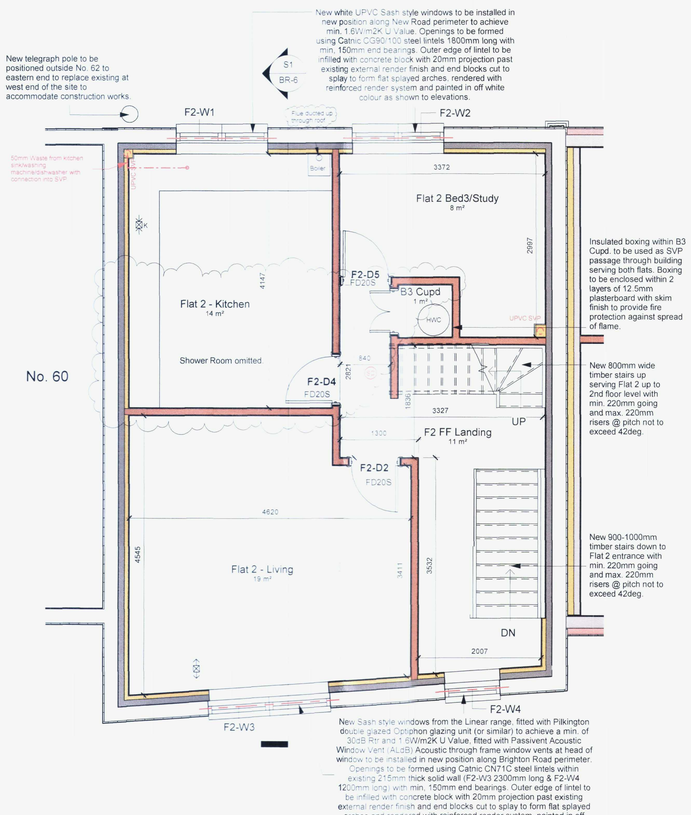

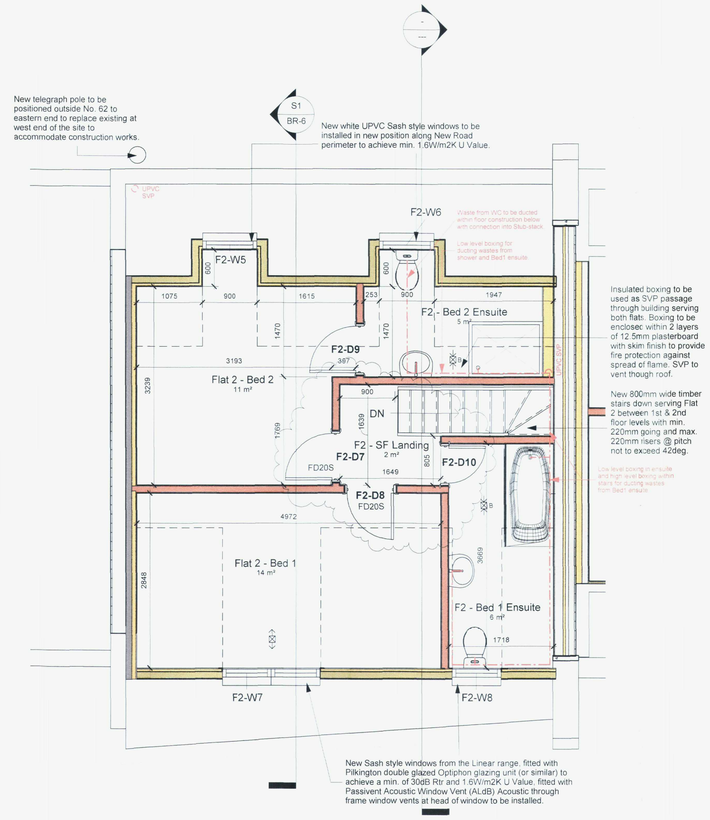

Legend

Existing solid brick wall to be retained with existing external render hacked off brush off existing masonry and treat with biocide and new Brillux ETIC Reinforced render system to be applied in strict accordance with manufacturers guidance.

Existing solid brick wall and party wall between No.60 & No.62 to be upgraded internally. New 100mm thick GTI concrete block skin (for structural purposes, type of block TBC with Structural Engineer (SE)) built up to internal face of existing wall and tied back to structure. Wall to be drylined with new Celotex 77.5mm thick PL4000 insulation back plasterboard to achieve 0.28W/m2K U Value.

New Passivent MEV ventilation system (purge ventilation).Main plant to be located with roof spaces or at high level within cupboards with fresh air supplied via ductwork up to roof level via vented junction with roof. All habitat rooms to Brighton Road to have ductwork and grates to supply/purge ventilation to these areas.

All wet areas to be fitted with new extract ventilation providing adaquate extract rates of (K - Denotes Kitchen with extract rate of 30l/s adjacent to hob/60l/s not adjacent to hob. U - Denotes Utility with extract Rate of 30l/s. WC - Extract Rate 6l/s, B - Denotes Bathroom with extract Rate of 15l/s)

Existing newly categorised party wall between No.62 and Unit 1 to be upgraded internally. New 100mm thick concrete block skin (for structural purposes, type/density/strength of block TBC with SE) built up to internal face of existing wall and tied back to structure finished internally with new two coat wet plaster system.

Internal timber Stud Partitions; 100 x 50mm tanalised timber stud wall framing with studs @ 400mm c/c's and matching noggins @ 600mm c/c's with void half filled with 50mm thick Rockwool Flexi SoundPro insulation, 12.5mm thick Duplex plasterboard with Thistle Multifinish skim coat ready for decoration to both sides.

Note: Where internal face of stud partitions within bathroom to be tiled, plasterboard layer to be replaced with Knauf Aquapanel tile backing board or similar.

Note: For All Structural Elements please see Philip Goacher Associates drawings 10245-101, 10245-102, 10245-103 & 10245-104 for structural designs & Calculations.

Legend

Existing solid brick wall to be retained with existing external render hacked and new Brillux ETIC Reinforced render system to be applied in strict accordance with manufacturers guidance.

Exisiting solid brick wall and party wall between No.60 & No.62 to be upgraded internally. New 100mm thick concrete block skin (for structural purposes, type of block TBC with Structural Engineer (SE)) built up to internal face of existing wall and tied back to structure. Wall to be drylined with new Celotex 77.5mm thick PL4000 insulation back plasterboard to achieve 0.28W/m2K U Value.

Load Bearing Timber Stud Dwarf Walls: 100 x 50mm tanalised timber stud wall framing with studs @ 400mm c/c's and matching noggins @ 600mm c/c's with void fully filled with 50mm thick Rockwool Flexi SoundPro insulation with 12mm WBP plywood sheathing to internal face with 25 x 38mm tanalised timber vertical battens @ 400mm c/c's to provide services zone, infilled with 30mm thick Rockwool RWA45 insulation and finished internally with 12.5mm Gyproc Duplex plasterboard with Thistle skim plaster finish ready for decoration. Where external face exposed to elements at dormer positions above roof finish, wall to be clad with natural slate cladding with 25 x 50mm tanalised timber battens and Klober felt underlay on 1 layer of 9mm WBP shuttering grade plywood. Wall to achieve min. 0.28W/m2K U Value.

New cavity wall to form new gable to No. 62/Unit 1 junction; 22mm thick lime render to match existing facade, 100mm thick GTI or similar outer skin blockwork, 90mm thick cavity wall with 50mm continuous void and 40mm thick Celotex cavity insulation, 100mm thick GTI or similar outer skin blockwork, two coat wet plaster system finish. All walls to be tied together using 'Power-Ties' wall ties at 450mm staggered c/c's and 150mm c/c's to reveals. Window junctions to be closed using Thermabate cavity closers to suit 90mm cavity. Wall Construction to Achieve 0.28W/m2K U Value.

Internal timber Stud Partitions; 100 x 50mm tanalised timber stud wall framing with studs @ 400mm c/c's and matching noggins @ 600mm c/c's with void half filled with 50mm thick Rockwool Flexi SoundPro insulation, 12.5mm thick Duplex plasterboard with Thistle Multifinish skim coat ready for decoration to both sides.

Note: Where internal face of stud partitions within bathroom to be tiled, plasterboard layer to be replaced with Knauf Aquapanel tile backing board or similar.

03a No.62 1st Floor

1 : 50

Building Control Notes

General Notes:
The Contractor is responsible for taking and checking all levels, dimensions etc. prior to ordering materials and commencement of works.
Work is not to be started until all Local Authority consents are obtained.
Samples of bricks, roof tiles etc. to be approved by the Local Authority and Client, as required prior to ordering materials and commencement of works.
All works (and materials used for works) to be in accordance with the Local Authority, British Standards, or recognised Institute of Trade Association recommendations etc, even where they supersede those referred to in the drawings or notes.
These notes to be read in conjunction with all other documents relating to this project.

Fire Precautions:
To be protected with an automated fire detection and alarm system in accordance with BS 5839 Part 6:2004 with 2No. linked mains operated smoke detector/ sounder to BS 5446 Part 1 located 3m of all bedrooms and within 7.5m of the doors to every habitable room. This is to be Grade A Category Ld2 System. Electrical engineer to supply Certificate of design, Installation certificate and Commissioning certificate for contractor to submitt to BC Officer to comply with BS:5839. Emergency lighting to comply with BS5266 and to operate not only if complete failure occurs but also on sub circuit failure to allow persons to reach a place of safety. A certificate from qualified electrical enginner to be forwarded to BC officer confirming compliance with BS:5266 and to maintain th full 3 hour duration required.

All UPVC pipes, cables and ducts penetrating Party/Compartment floors and walls to be firestopped by use of intumescent collars, sleeves, pillows and mastic to achieve required fire resistance. All drainage pipework to be fire-stopped at junction with compartmentation walls and floors using intumescent pipe closers to BS476: Part 20:1987.

Steel beams to be coated with Envirograf Product 92 Fire Retardant Coating for steel, primer and top coat as per manufacturers recommendations to provide min. 60min fire resistance.

Three dwelling-house units (Units 1-3) to be fitted with domestic whole house sprinkler system all in accordance with the design and installed by specialist.

All flats and Dwelling-houses to be fitted with FD20 fire doors internally and must be fitted with intumescent strips and three hinges. FD30S Fire doors to be fitted to the entrance of the flats and must be fitted with smoke seals and self-closing devices.

Glazing:
High performance sealed double glazed units with low E11, argon gas filled. All glazing in critical areas e.g. doors, screens, windows below 800mm shall be fitted with toughened glass conforming with BS 6206 and Part N of current Building Regulations.

Structural Elements:
All structural elements as per Philip Goacher Associates Structural Engineers details.

Ventilation:
Habitable rooms to Brighton Road to be fitted with new Passivent MEV ventilation system (purge ventilation) to allow for loss of ventilation due to fixed light acoustic windows in these areas. These fixed light windows to be fitted with Passivent Acoustic Window Vent (ALdB) Acoustic through frame window vents.

All New Road Habitable rooms to have opening light windows with the openings equivalent to 1/20th of the floor area and fitted with trickle ventilation to provide min. 8000mm2 of background ventilation.

All mechanical ventilation to wet areas to extract at rates as described to BR-1 legend.

Water
Water Calculations to remain the same as previous Building Control Submission ABC/0546/10.

Air Tightness:
Units 1-3 to have Pre-completion air tightness test to be carried to prove compliance.

Stairs
All timber stairs to comply with AD Part K with min. 220mm going and max. 220mm risers @ pitch not to exceed 42deg.
Where stair construction constitutes Party element e.g. No.62 Entrance stairs to Flat 2, risers and treads to be fitted with min. 6mm soft floor finish glued to prevent trips etc. Underside of stairs to have independent insulated ceiling constructed from 75 x 50mm tanalised timber joists @ 600mm c/c's, infilled with 70mm thick Rockwool Flexi SoundPro and underdrawn with 1layer of 15mm Gyproc Soundbloc plasterboard and one layer of 12.5mm thick Gyproc Duplex plasterboard with skim finish to comply with AD Part B & E.

Access Statement:
Access to and from the new proposed dwellings has been governed by the potential of flood risk, meaning that access from New Road requires the ability to climb up three steps from the pavement level. therefore affecting the potential for disabled persons from accessing the dwellings. For flood mitigation purposes the finished floor levels of the habitable rooms of the new flats and new units are set no lower than 5.8m above Ordnance Datum Newlyn (AODN). Entry and escape from the building via the New Road pavement level of 5.5-5.65m AODN will not hamper egress and ingress from the building in times of flooding or fire.

Heating/Hot Water:
As per MCA engineers design and Specification.

04a No.62 2nd Floor

1 : 50

Sound/Acoustic:
Pre-completion sound testing to be undertaking for all new Dwelling Houses (units 1- 3) and two flats (flat1&2) as change of use from shop/office space as detailed within AD E Section 1

Conservation of Fuel and Power:
As built EPC's to be carried out at completion incorparating measured air permeability for the new Dwelling houses.

Electrical Fittings
Switches and socket outlets for lighting, power and other equipment are to be white plastic to match existing. All new lighting will be provided with energy efficient light fittings and any recessed downlights are to be 30minute fire rated or hoods to be provided to achieve the required rating. All electrical installations will be carried out by competent persons and on completion shall issue an electrical certificate to Building Control.

Combustion Appliances:
Boiler flues will not discharge within 600mm of the pavement, flues to discharge at high level as indicated on plans and elevations.

Drainage:
All new drainage to be laid in accordance with Part H of current Building Regulations.
Existing drainage system to be surveyed.

All sanitaryware to be fitted with the following Osma wastes and traps to BS 3934:
WHB - 32mm dia waste, 50mm dia trap.
Shower - 40mm dia waste, 75mm deep-seal trap.
Bath - 40mm dia waste, 75mm deep-seal trap.
WC - 110mm dia waste, 75mm deep-seal trap.
Sink - 40mm dia waste, 75mm deep-seal trap.
Ventilation to be provided to the drainage system by air admittance valves.
Rodding points to be provided to above-ground drainage in positions which enable access to all pipe runs of drain.
All drainage to be from the Osma range, laid in strict accordance with the manufacturers recommendations, and in accordance with BS 8301: 1985 "Code of Practice for Building Drainage".

All new foul drainage to be 110mm PVCu plastic drainage except for cast iron run in basement at high level running through all units and party wall constructions, laid to 1 in 40 falls and encased with insulated boxing where within building and bedded and surrounded in 150mm pea shingle where below ground. Rocker pipes to be provided with flexible joints where drains pass through walls.

New 600mm dia. Osma inspection chambers/covers to be installed to allow for new below ground drainage to connect into mains to New Road and have a load class of B125.
Testing of all new drains to be carried out to BS 5572 prior to back-filling of excavations. All drainage to be water tested to pressure of 1.5M at head.
All above ground foul drainage to be fitted with access points in locations at ths base of all SVP's.

All surface water RWP's to discharge as noted on plans.

Note: For all other Building Regulation Information relating to Floors, Walls etc. please see Plans, Sections and Legends.

All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Chartered Surveyors.

Rev.	Amendments	Date	Drw.
A	Revisions as indicated within revision clouds	26.07.13	GRM

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RICS

Client
McRae Smith Ltd
46 Surrenden Close
Brighton
East Sussex BN1 6WF

Project
62 64 New Road, Shoreham-by-sea, West Sussex BN43 6RB
Conversion of No.62 into flats & Redevelopment of No.64 into 3No. Dwelling Houses

Drawing Title
PLANNING
No. 62 Proposed First & Second Floor Plans

Drawn by	Job No	Scale
GRM	1854/12	
Checked by POW	Drawing No BR-2	Rev A
Date 31/07/2013 01:33:38		

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