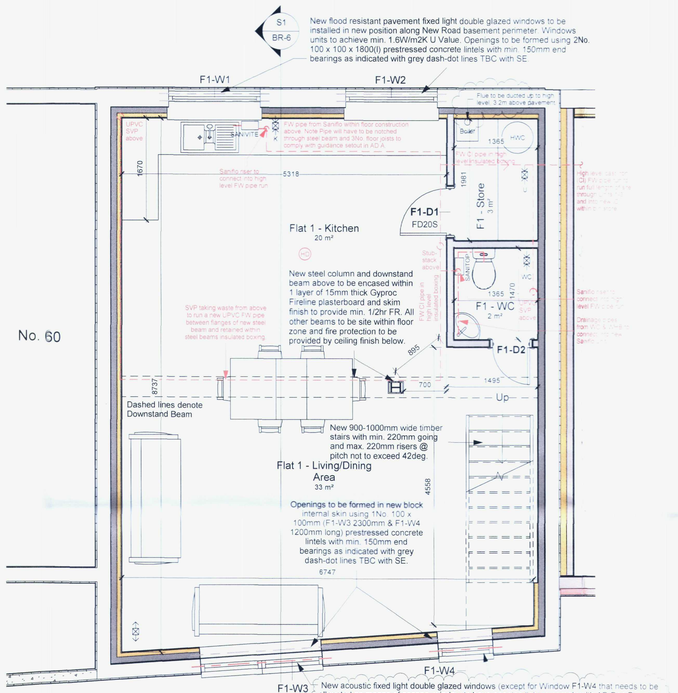


Legend

- 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 manufactuers 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.
- Smoke Alarm - Heat & Smoke Detectors connected to mains operated Fire Alarm.
- 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.
- 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.
- Single skin Hemelite lightweight concrete block partitions with two coat wet plaster system ready for decoration to both sides.
- Boiler TBC with M&E Eng. (Boiler) / Hot Water Cylinder TBC with M&E Eng. (HWC)
- Sanflo units to take waste from kitchen sink, WC, WHB, WM & DW and pump waste up to new foul system in floor/high level boxing above. (SANI-)
- All wet areas to be fitted with new extract ventilation, providing adequate 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).

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

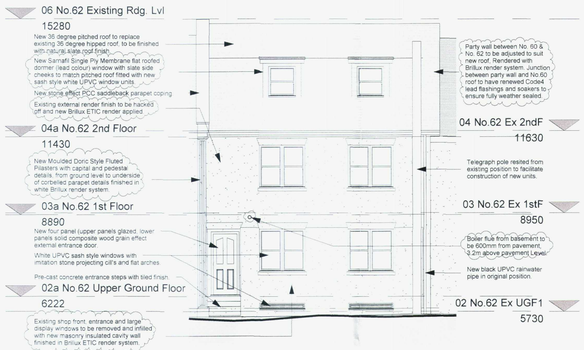
01a No.62 Lower Ground Floor
1 : 50

- Separating Wall - Timber Frame (Robust detail E-WT-1) between Flat 1 and shared entrance lobby/Flat 2 staircase; Two layers of Gyproc Duplex plasterboard first layer 15mm thick and second layer 12.5mm thick finished with Thistle Multifinish plaster skim ready for decoration, two skins of 100 x 50mm tanalised timber studs @ 400mm c/c's with matching noggins @ 600mm c/c's and 50mm gap/cavity between frames, frames are not to be diagonally braced but tied together with not more than one row of 40mm x 3mm tes @ 1200mm min c/c's. Frames to be partially filled with 60mm thick Rockwool Flexi SoundPro insulation friction fitted between studs to outer face of frame i.e. against inner face of plasterboard.
- Existing shop front to be completely removed and infilled with new cavity wall; Brillux ETIC reinforced render system, 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.
- External rendered timber wall; Knauf Aquapanel basecoat, Knauf Aquapanel Exterior reinforcing mesh and Brillux ETIC render system, 12.5mm thick Knauf Aquapanel exterior Cement Board, 25 x 38mm tanalised timber vertical battens @ 400mm c/c's, 25 x 38mm tanalised horizontal lath @ 400mm c/c's, Breather membrane, 15mm WBP plywood sheathing board, 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 100mm thick Celotex GA5000 insulation, Vapour barrier, 12.5mm thick Duplex plasterboard with Thistle Multifinish skim coat ready for decoration. 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.

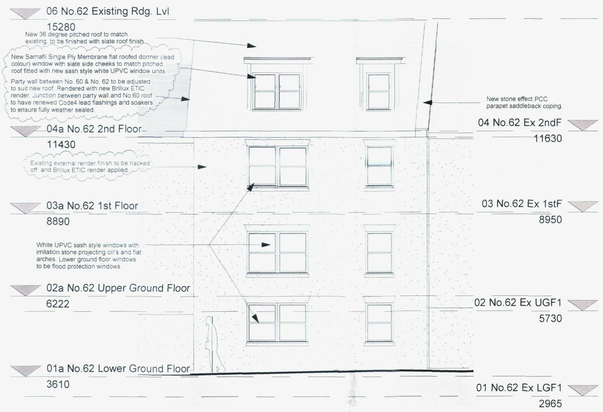
Note: Where internal face of stud partitions within bathroom to be tiled, plasterboard layer to be replaced with Knauf Aquapanel tile backing board or similar.

Emergency Lighting.

02a No.62 Upper Ground Floor
1 : 50



A1 - No. 62 North Elevation
1 : 100



B1 - No. 62 South Elevation
1 : 100

Planning Notes

Conversion of Number 62

New lower ground floor level will be constructed at a level 645mm above the existing lower basement floor level and 155mm above the upper existing basement level to provide a unified level floor throughout the lower ground floor removing any un-necessary stepped changes between levels.
Upper ground floor level to be raised 492mm above its existing lowest point and 352mm above its existing highest point to increase the headroom to the lower ground floor and to raise the floor level ensuring level is no lower than 5.8m above ODN.
First and second floor levels have been adjust to provide maximum possible headroom for the use of the space.

The lower ground floor walls are to be fully tanked to provide protection against flood risk and fitted with flood protection windows with cill level set no lower than 4710 above ODN to Brighton Rd side as a flood prevention measure as well as maintaining the maximum required cill height for means of escape to comply with Building Regulations AD B.

The lower ground floor, floor construction will be constructed from an insulated water resistant floor construction to further aid the potential effect of flooding.

Please note that the existing lowest basement floor level of No. 62 (2.65m) is 2.15m lower than the Environment agencies possible flood level of 4.8m ODN. The proposed works will raise the existing floor of No. 62 by 155mm.

Improvements to ADC/0005/10
In comparison with the original permission ADC/0005/10 please see our brief summary of changes below;

No.62 Conversion

- Shared refuse store to the lower ground floor/basement has been omitted along with door to Brighton road side; due to access issues this has allowed us to redesign the layouts to make minor changes to Flat 1 floor plan layouts.
- Removal of central staircase to Flat 1 between upper and lower ground floors and adjustment of the main staircases between these levels and Flat 2 which has resulted in minor layout changes to the first floor.
- Flat entry to Flat 1 has been omitted in favour of having one shared access from New Road via a shared lobby.
- Floor levels have been adjusted to rectify previous design flaws in relation to adequate headroom requirements.

Notes
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 · HAS

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Brighton
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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
Building Regulation/Tender
No. 62 Proposed Lower & Upper Ground Floor Plans & Elevations

Drawn by	Job No	Scale
GRM	1854/12	
Checked by: POW	Drawing No: BR-1	Rev: A
Date: 31/07/2013 01:33:36		

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