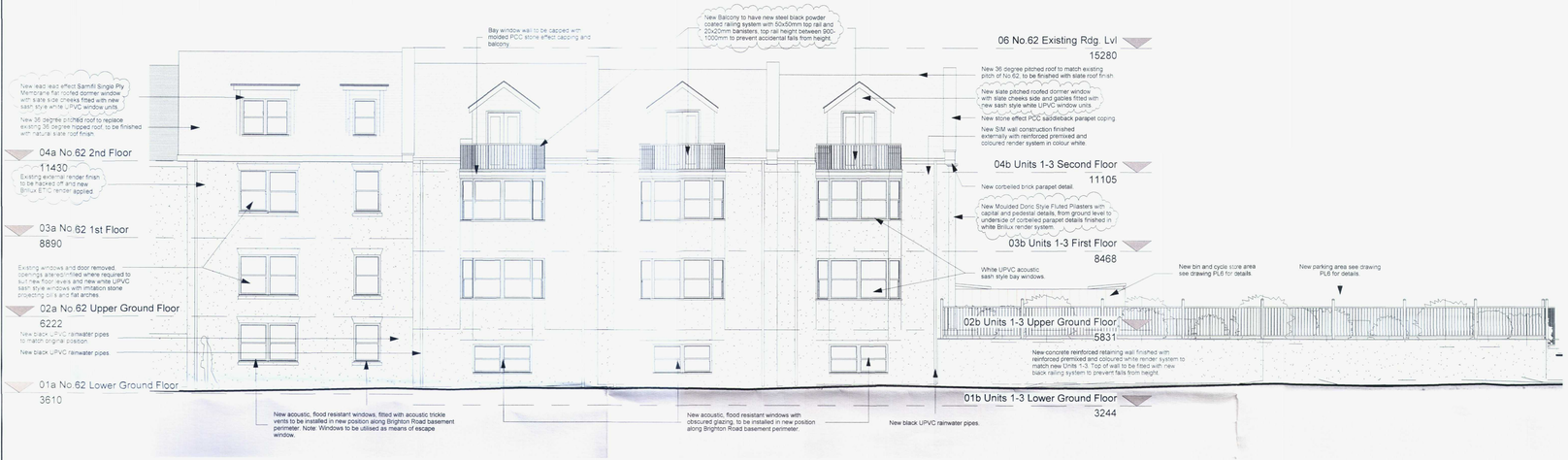


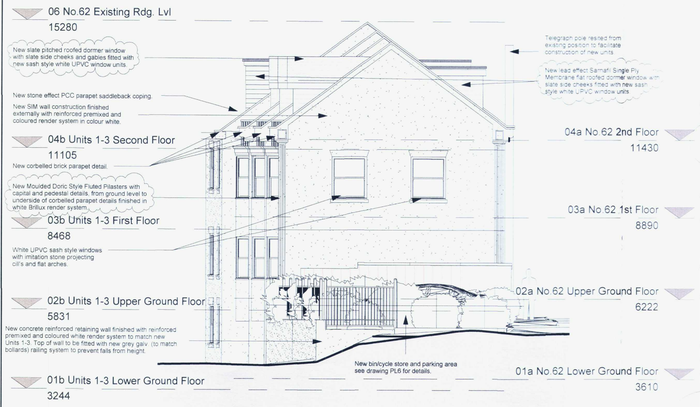
A2 - North Elevation (All Units)

1 : 100



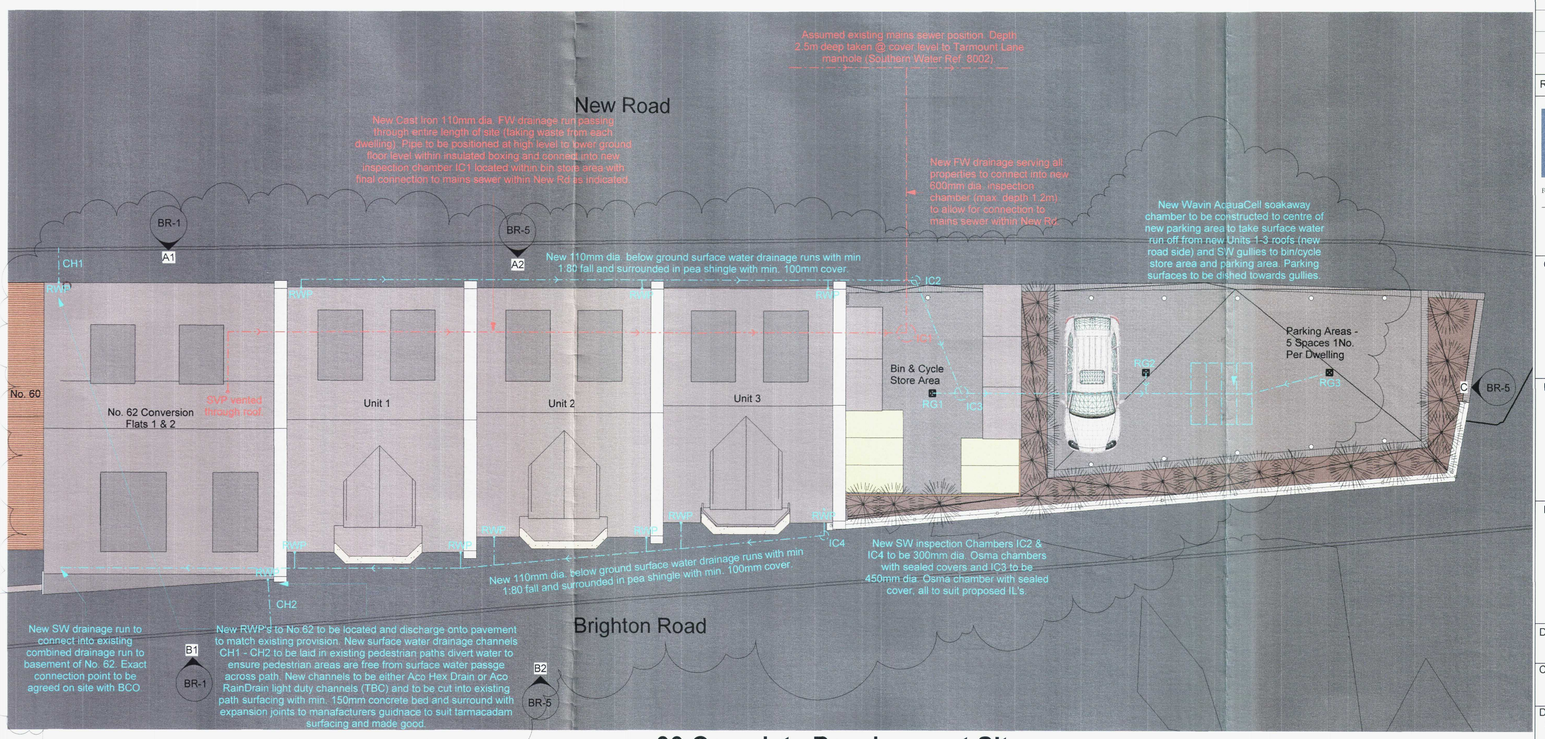
B2 - South Elevation (All Units)

1 : 100



C - East Elevation (All Units)

1 : 100



00 Complete Development Site

1 : 100

Planning Notes

Drainage

Foul Water Drainage: New proposed FW drainage to run from No. 62 through new units 1-3 to new inspection chamber within bin/cycle store (taking waste from each dwelling along run). New high level pipe to run at high level to lower ground floor below ceiling within insulated boxing connecting into new inspection chamber where new connection to mains sewer within New Rd will be connected.

Roof Surface Water Drainage: Roof rainwater to discharge into black UPVC half round rainwater gutter with matching round rainwater pipes. RWP's to No. 62 to discharge as existing on to pavement via. new channel drains. Units 1-3 to have new RWP's connected to new underground SW drainage system. Below ground drainage to new road side to discharge into new Soakaway chamber beneath parking area. Below ground SW drainage to brighton road to connect into existing combined drainage system as shown on plan.

Hard Landscaping Surface Water Drainage: Hard landscaping to be dished to new gully positions with final discharge into new soakaway chamber.

Schedule of Materials

Conversion No. 62.

Walls

Existing solid brickwork externally rendered external walls to be retained. Existing doors and windows to be removed and walls altered to suit changes of openings. Existing solid brick wall to have existing external render hacked off brush off existing masonry and treat with biocide and new Brillux ETIC render system. All internal partitions to be stripped out and renewed along with new floors to suit new design.

Roof

Existing 36 degree hipped pan tiled roof to be removed and new 36 degree pitched gabled slate roof with new parapet to allow construction of new units 1-3.

Dormers

4No. flat roof dormers to be formed in new roof, two to north elevation and two to rear elevation. Flat roof finish to be lead effect single ply roofing system with slate facade and side cheeks to match roof with new windows to match description below.

Windows

Existing windows to be removed, openings altered to suit new arrangement and design including shop front to New Rd to be infilled incorporating new openings. All new windows to be sash style white UPVC windows except for pavement windows to new road which will be fixed light casement UPVC white windows. All windows to south elevation to be acoustic grade due to abutment with Brighton Rd. All windows to lower ground floor to be flood protection windows.

Doors

All existing doors to be removed including the complete removal of new road recessed entrance to shop front and new solid composite wood grain effect front entrance door to be fitted to new recessed opening. Door style to be a four panelled door with upper panels being glazed and lower panels being solid.

Rainwater Goods

All round downpipes and halfround gutters to be black UPVC.

New Units 1-3

Walls

New walls to be constructed using a Super Insulated Masonry (SIM) thin joint single skin blockwork wall system with insulation fixed to the exterior face of the block wall and render in a reinforced pre-mixed and pre-coloured render system in colour white to match No.62.

Roof

Each unit to have a new 36 degree pitched gabled slate roof with new parapet to each gable to allow for the stepped nature of the complete footprint on the roof to abut each other with an adequate weather sealed junction.

Dormers

Each unit to have 2No. flat roof dormers to be formed to the new roofs along northern perimeter to New Road. The flat roofed dormers to be finished with lead effect single ply system with matching slate facade and side cheeks to match roofs with new windows to match description below.
Each unit to have 1No. pitched roof dormers to be formed to the new roofed along southern perimeter to Brighton Road. The pitch roof dormers are to be finished with natural slate tiles to match main roof. Front gable facade and side cheeks to be finished with slate to match and new white UPVC double glazed French balcony doors.

Balcony

Each unit to have a balcony formed above each of the bay windows with and insulated flat roof system finished with a balcony tiled floor system. Each bay to be capped with new PCC stone effect coping stone to match splayed layout of bays. Each balcony to have new black powder coated steel railing system top rail set above min. height of between 900-1000mm above balcony floor surface to prevent falls from height.

Windows

All new windows to be sash style white UPVC windows. All windows to south elevation to be acoustic grade due to abutment with Brighton Rd. All windows to lower ground floor to be flood protection windows.

Doors

New doors to be solid composite wood grain effect front entrance doors to be fitted to new recessed opening. Door style to be a four panelled door with upper panels being glazed and lower panels being solid, and white UPVC small scale French doors to balconies to match windows.

Rainwater Goods

All round downpipes and halfround gutters to be black UPVC.

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	Drv.
A	Revisions as indicated within revision clouds	26.07.13	GRM

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Conversion of No.62 into Flats & Redevelopment of No.64 into 3No. Dwelling Houses

Drawing Title

Building Regulation/Tender

Proposed Units 1-3 Elevations & Complete Development Site Plan

Drawn by GRM	Job No 1854/12	Scale
Checked by POW	Drawing No BR-5	Rev A
Date 31/07/2013 01:33.58		

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