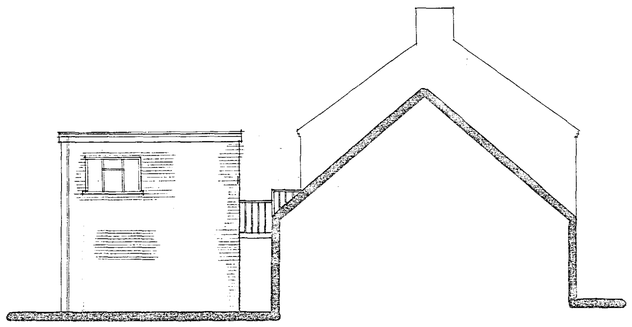
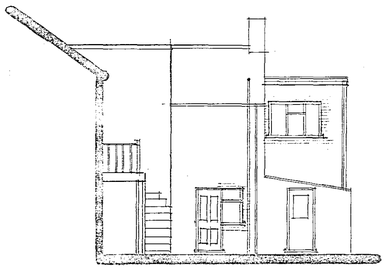


SIDE



NOTE
EXISTING MOULDED TIMBER FASCIA TO BE RETAINED & RESTORED

FRONT



SIDE



REAR

Where shop-fronts have previously been removed and bricked up with window added, this to be removed and shop-front to be reinstalled to match those of adjacent shop-fronts.

Where shop-fronts are now exposed to Lounge accommodation, glass to be treated internally to give obscured effect.

Existing cornice above shop-fronts and shop-fronts themselves to have paint stripped off and any defective timber replaced so as to restore cornice and shop-fronts to their original condition. Paint with gloss paint, colour to be agreed.

All existing windows and eaves detailed to front elevation facing bridge road to be similarly treated to that of cornice and shop-fronts.

Existing roof to have all broken or slipped slates and ridge tiles replaced.

Existing chimneys to have defective bricks, cappings and pots replaced ass necessary along with re-pointing of brickwork plus appropriate lead flashings as necessary.

All external doors to be half-hour fire resisting.

All kitchen and bedroom doors to be half-hour fire resisting self-closing.

Existing floors to be checked for fire resistance and upgraded if necessary to give half-hour fire resistance.

Provide suitable fire stopping between floors and walls.

Compartmentation to be checked and upgraded if necessary to give half-hour fire protection.

For hot water to each unit provide Santon Premier Plus unvented hot water system.

Ends of flat roof joists to be filled to avoid cold bridging.

Between first floor joists provide 200mm fibreglass insulation.

Dry Lining
Dry line existing solid external walls with Celotex TUFF-R™ Zero GA30002 system internally all in accordance with manufacturers specification.

Commissioning of Heating and HWS Systems
A competent person, i.e. the main contractor or sub-contractor shall supply a Certificate of Satisfactory Compliance with Building Regulations Part L. A copy of which shall be made available to both the client and the Building Control body.

A suitable set of operating and maintenance instructions are to be made available to the client to explain to the householders how to operate the systems so that they can perform efficiently and what routine maintenance is advisable for the purpose of the conservation of fuel and power.

External Lighting Fixed to the Building
External lights include lights in porches but not lights in garages and carports.

External lights should be made to enable effective control and/or the use of efficient lamps as follows:

a) Automatically extinguish when there is enough daylight and when not required at night.

b) Have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt.

This indicates position of external lights.

Stairs
All stairs to have minimum goings of 250mm and maximum rise of 170mm. Provide handrail to both sides of stairs.

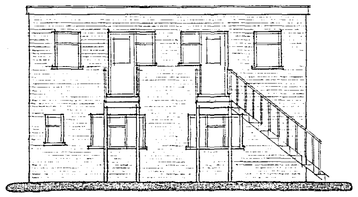
Bin Store
Provide bin store in position shown formed by 1.8m high close-boarded fence and gate.

Rapid ventilation to be equal to 1/20th of floor area. Inner shower rooms to have extractor fans with 20 minute overrun.

Sound Insulation
For new cavity party walls use Robust Detail Reference E-WM-1

For separating first floors use Robust Detail Reference E-FT-1

For existing solid separating party walls sound protection to conform to Building Regulations Part "E" and must pass the relevant statutory Sound Test.



ELEVATION -.B.



ELEVATION .A.

SHDC
Planning & Development
2 3 NOV 2004
Ref: 1555/04

B - ALTS - 22.11.04
A - MINOR ALTS - 23.10.04

DETERMINED PLAN

Status D P S C N
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED CONVERSION WORKS AT 80, 82, 84, 86 BRIDGE ROAD, SUTTON BRIDGE TO FORM FLATS & BED/SITS
FOR
MR. P. FLOWER.

ELEVATION AS PROPOSED

1:100	SD03-086/6
OCT-03	B.GILHAM.

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