

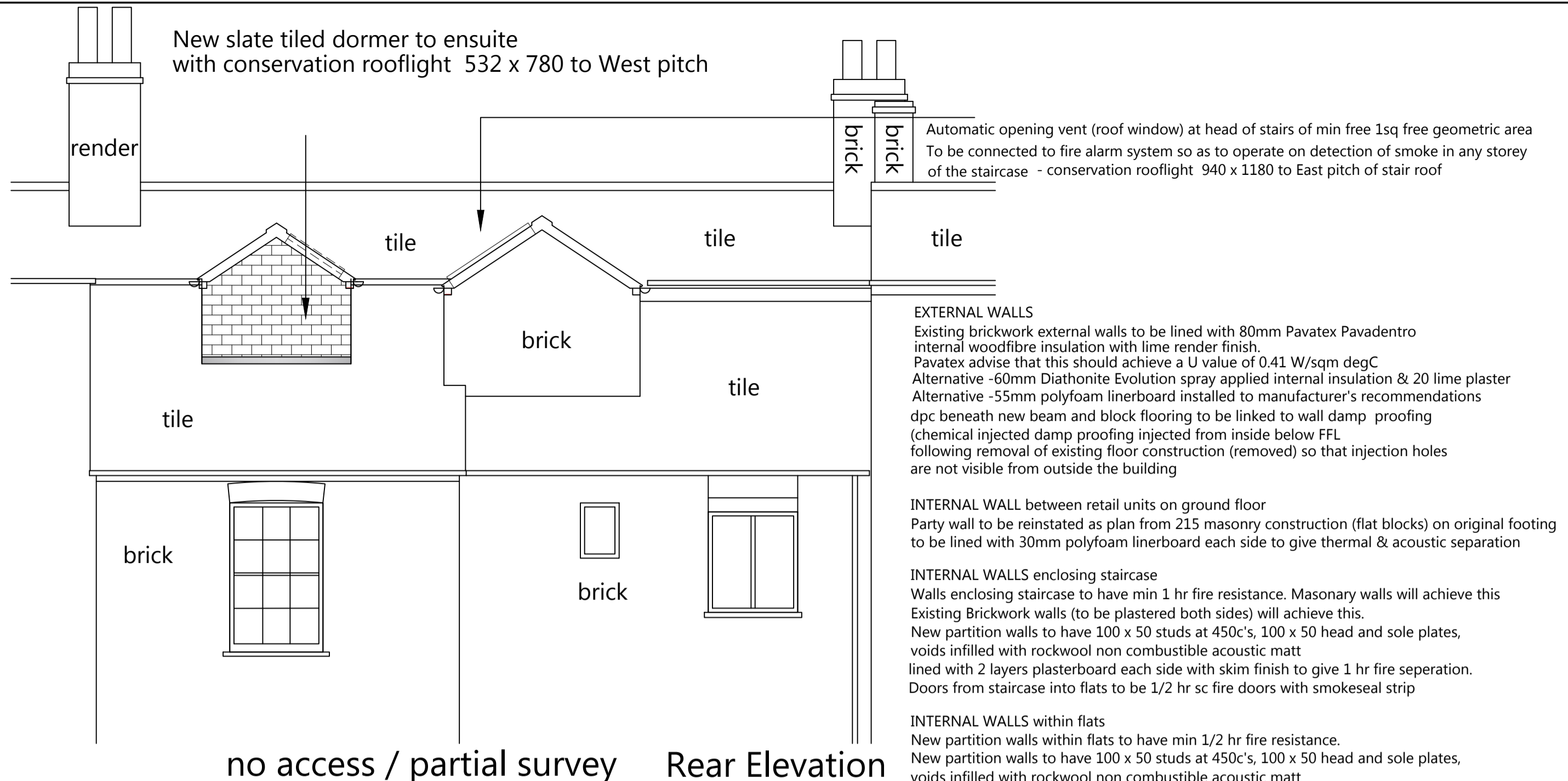
New shopfront to match existing incorporating doors to retail units and flat entrance signboards, pillasters, stall risers, doors etc to follow existing pattern

**Front Elevation** SHOPFRONT DETAIL DESIGN SUPERCEDED BY MEER END DRAWING XXX

**Richard S. Baily**  
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PROPOSED REFURBISHMENT  
 57 & 59 REGENT STREET,  
 LEAMINGTON SPA CV32 5EE  
 SHOPFRONT DETAILS  
 SCALE 1:50 @ A3  
 Drg 5222 05B

Level Datum 48.00m



**EXTERNAL WALLS**  
 Existing brickwork external walls to be lined with 80mm Pavatex Pavadentro internal woodfibre insulation with lime render finish. Pavatex advise that this should achieve a U value of 0.41 W/sqm degC  
 Alternative -60mm Diathonite Evolution spray applied internal insulation & 20 lime plaster  
 Alternative -55mm polyfoam linerboard installed to manufacturer's recommendations dpc beneath new beam and block flooring to be linked to wall damp proofing (chemical injected damp proofing injected from inside below FFL following removal of existing floor construction (removed) so that injection holes are not visible from outside the building

**INTERNAL WALL** between retail units on ground floor  
 Party wall to be reinstated as plan from 215 masonry construction (flat blocks) on original footing to be lined with 30mm polyfoam linerboard each side to give thermal & acoustic separation

**INTERNAL WALLS** enclosing staircase  
 Walls enclosing staircase to have min 1 hr fire resistance. Masonry walls will achieve this Existing Brickwork walls (to be plastered both sides) will achieve this.  
 New partition walls to have 100 x 50 studs at 450c's, 100 x 50 head and sole plates, voids infilled with rockwool non combustible acoustic matt lined with 2 layers plasterboard each side with skim finish to give 1 hr fire separation. Doors from staircase into flats to be 1/2 hr sc fire doors with smoke seal strip

**INTERNAL WALLS** within flats  
 New partition walls within flats to have min 1/2 hr fire resistance.  
 New partition walls to have 100 x 50 studs at 450c's, 100 x 50 head and sole plates, voids infilled with rockwool non combustible acoustic matt lined with 1 layer plasterboard each side with skim finish to give 1/2 hr fire separation. Internal doors within flats to be 1/2 hr fire doors

**NEW STAIRCASE UP TO FLATS - GROUND TO FIRST**  
 Floor to floor 3440, 20 risers @ 170, 250 going, stair 1100 wide, landing min 1100 going min 50mm going on windows, handrail to lths @ 900 above flight line, min 2m headroom 1hr fire resistant partition enclosure, ceiling and soffit (min 2 layers 13mm plasterboard and skim)

**EXISTING (ORIGINAL) STAIRCASE TO SECOND FLOOR** to be retained (Conservation requirement)  
 Floor to floor 2910, 14 risers @ 207, 210 goings, stair 910 wide, handrail @ 900, 2m headroom

**NOTES**

**COMMENTARY**  
 This building is part of a listed building and its refurbishment is required to comply with Warwick District Council's Conservation Officer's requirements This places limitations on what can be upgraded within the building E.g insulation type and thickness, window spec (only single glazing acceptable) etc Existing (original) staircase to second floor to be retained (Conservation requirement) and the permitted upgrades may fall short of building regulation requirements It is understood that, in the context of a listed building, this is acceptable.

**STRUCTURAL SURVEY AND SUBMISSION**

This building has been modified and bodged a number of times and exhibits a number of structural defects The structural engineer is to undertake a survey to identify defects and advise remedial works required. This survey is to take into account the proposed alterations and incorporate new beams etc to facilitate same. The developer is to undertake the remedial works identified. The structural submission is to consider the existing floor constructions and determine if they are adequate for the residential floor loadings and upgrading proposed and advise any structural upgrading required The structural submission is to consider the existing roof constructions and determine if they are adequate for continued use incorporating insulation / lining upgrades and advise any structural upgrading required. The developer is to undertake the upgrading works identified.

**DAMP INGRESS / ROT AND INFESTATION SURVEY**

The developer is to commission a survey to determine the extent of damp ingress and rot/infestation together with recommendations to rectify same. The report is to identify any remedial works that are necessary. It will identify any perished / infected timber and advise if any timber requires treatment or replacement. If timber elements require replacement or repair the repairs and replacements are to be undertaken using like-for-like timber sections to match the existing. The contractor is to undertake the remedial works recommended by the specialist survey. The contractor is to issue the report to Warwick District Council Conservation Department so that they can sign off any remedial works.

**SECOND FLOOR CONSTRUCTION**

Existing floor construction to be upgraded to 1 hr fire to form compartment floor between flats Existing floor comprises 190 x 50 joists @ 450c's with 20 floorboards and is to be retained Install Rockwool 100 dense acoustic mats between joists to enhance thermal and acoustic separation. Overlay with resilient based floor deck to provide impact sound deadening- note this adds 30mm to FFL Underline with 2 layers plasterboard with skim finish to give 1 hr fire separation to floor construction. Upgraded floor to meet part E (sound transfer) and M (thermal separation) of building regs. Ensure all gaps properly firesealed and airtight including service penetrations Svp's to be fitted with intumescent collars where penetrating compartment floors See also comments under structural survey/ submission and damp ingress/ rot and infestation survey

**FIRST FLOOR CONSTRUCTION**

Existing floor construction to be upgraded to 1 hr fire to form compartment floor between flat and retail Existing floor comprises 190 x 50 joists @ 450c's with 20 floorboards and is to be retained Install Rockwool 100 dense acoustic mats between joists to enhance thermal and acoustic separation. Overlay with resilient based floor deck to provide impact sound deadening- note this adds 30mm to FFL Underline with 2 layers plasterboard with skim finish to give 1 hr fire separation to floor construction. Upgraded floor to meet part E (sound transfer) and M (thermal separation) of building regs. Ensure all gaps properly firesealed and airtight including service penetrations Svp's to be fitted with intumescent collars where penetrating compartment floors See also comments under structural survey/ submission and damp ingress/ rot and infestation survey

**GROUND FLOOR CONSTRUCTION**

Remove old timber / concrete floors For new ground floor construction see structural drawings and specification Part of the new floor is a ground bearing slab, part is mezz floor floor deck 150 celotex floor insulation on dpm above concrete floor with 60mm freeflow screed incorporating underfloor heating FFL to match existing (level access to retail units from street) dpc beneath slab to be linked to wall damp proofing (chemical injected damp proofing injected from inside below FFL following removal of existing floor construction (removed) so that injection holes are not visible from outside the building) Ensure ventilation retained to subfloor voids by use of periscope vents terminating on stall riser

**DOORS AND WINDOWS**

All existing external windows and doors are to be replaced with new to match the original pattern White painted hardwood windows to traditional pattern (box sashes) by Meer End Joinery. White painted hardwood windows to traditional pattern (flush casement - rear elevation) by Meer End Joinery. All windows and doors to be single glazed (Warwick District Council conservation requirement) Traditional shopfronts incorporating stall riser, pillasters, signboards etc as detail Level access threshold to entrance doors to shopfronts and flat access door. U value of single glazing - 5.8 W/sqmddeg C All glazing below 800mm above FFL to be toughened glass

**BUILDING REGULATIONS GENERAL NOTES**

- Part A - Structure
  - All structural design and specification information in accordance with the consulting Structural Engineer's
  - All work on site should be in accordance with these plans, Elevations, Sections and Building Control Specification, meet current Building Regulation standards & be carried out in accordance with the manufacturer's details.
- Part B - Fire Safety
  - Mains smoke detectors to be located as indicated on the plans
  - Fire doors to be provided as indicated
- Part C - Site Preparation & Resistance to Contamination
  - The ground floor, external walls & roof will all provide resistance to moisture
  - All external walls are to have a minimum 100mm
  - All cavity walls to have cavity trays and damp proof courses as appropriate. All cavity trays will drain via proprietary weep holes.
  - Ground Floor Slabs will have a 300mm damp proof membrane which will lap up the external walls and lap under the DPC.
  - All pitched roofs will be fitted with breather membranes
- Part D - Toxic Substances
  - If insulating material is inserted into the cavity of a cavity wall reasonable precautions shall be taken to prevent any toxic fumes from entering any part of the building occupied by people.
- Part E - Resistance to Passage of Sound
  - All internal walls and floors are to have sound insulation installed as per the manufacturer's details.
- Part F - Means of Ventilation
  - All windows and doors to the external envelope will be operable.
  - All windows will be fitted with night vent lockable ventilation.
  - Habitable Rooms to have 8000mm<sup>3</sup> equivalent area of background ventilation, Wet Rooms to have 4000mm<sup>3</sup>.
  - The Kitchen will have an extractor fan located over the hob with an extract rate of 60/s
  - The Bathroom, Cloaks and Ensuite to have a extractor fans with an extract rate of 30/s
  - All internal doors are to promote air transfer and are to be hung so the bottom of the door is 10mm above the floor finish
- Part G - Sanitation, Hot Water Safety and Water Efficiency
  - Reasonable provision must be made by the installation of fittings & fixed appliances that use water efficiently for the prevention of undue consumption of water.
  - A record of all fittings shall be maintained with the flow rates and efficiency highlighted
- Part H - Drainage and Waste Disposal
  - All WCs, Baths, Showers, Wash Basins, Washing Machines, Dishwashers, etc. will be connected to the mains sewerage drainage system.
  - All drainage pipe work to be installed in accordance with the Building Regulations and the manufacturer's details.
- Part J - Combustion Appliances and Fuel Storage Systems
  - All combustion appliances shall be installed so that there is an adequate supply of combustion air. All appliances will have adequate provision for the discharge of waste gas and products of combustion.
  - All appliances shall be installed by a certified installer to meet all current regulations.
- Part L1 - Conservation of Fuel and Power
  - The external envelope of the dwelling shall be insulated in accordance with the details in the Building Control Specification.
  - All internal surface joints will be sealed as required to pass the air tightness test.
- Part M - Access to and use of the Building
  - Light switches and power sockets will be positioned in accordance with the requirements of the approved document.
- Part N - Glazing
  - All glass shall be accessible for cleaning
  - All glass where required by the Building Regulations will need to be toughened safety glass
- Part P - Electrical Safety
  - All electrical installation work will be carried out by an NICEIC registered competent electrical engineer.
  - Light switches and sockets to be located between 450mm min. & 1200mm max. above the finished floor

**NOTE BUILDING NOTICE APPLICATION FOR WORKS ABOVE GROUND FLOOR (GROUND FLOOR REPLACEMENT PREVIOUSLY APPROVED REF BCW/23/00793/FP 06 SEPT 2023**

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Description:  
 PROPOSED REFURBISHMENT  
 57 & 59 REGENT STREET,  
 LEAMINGTON SPA  
 CV32 5EE

PROPOSED ELEVATIONS AND SECTION

1:50@A1  
 Scale: 1:100@A3 Date: 06/18 Drawn: MAB  
 Drawing No. 5222/04 G

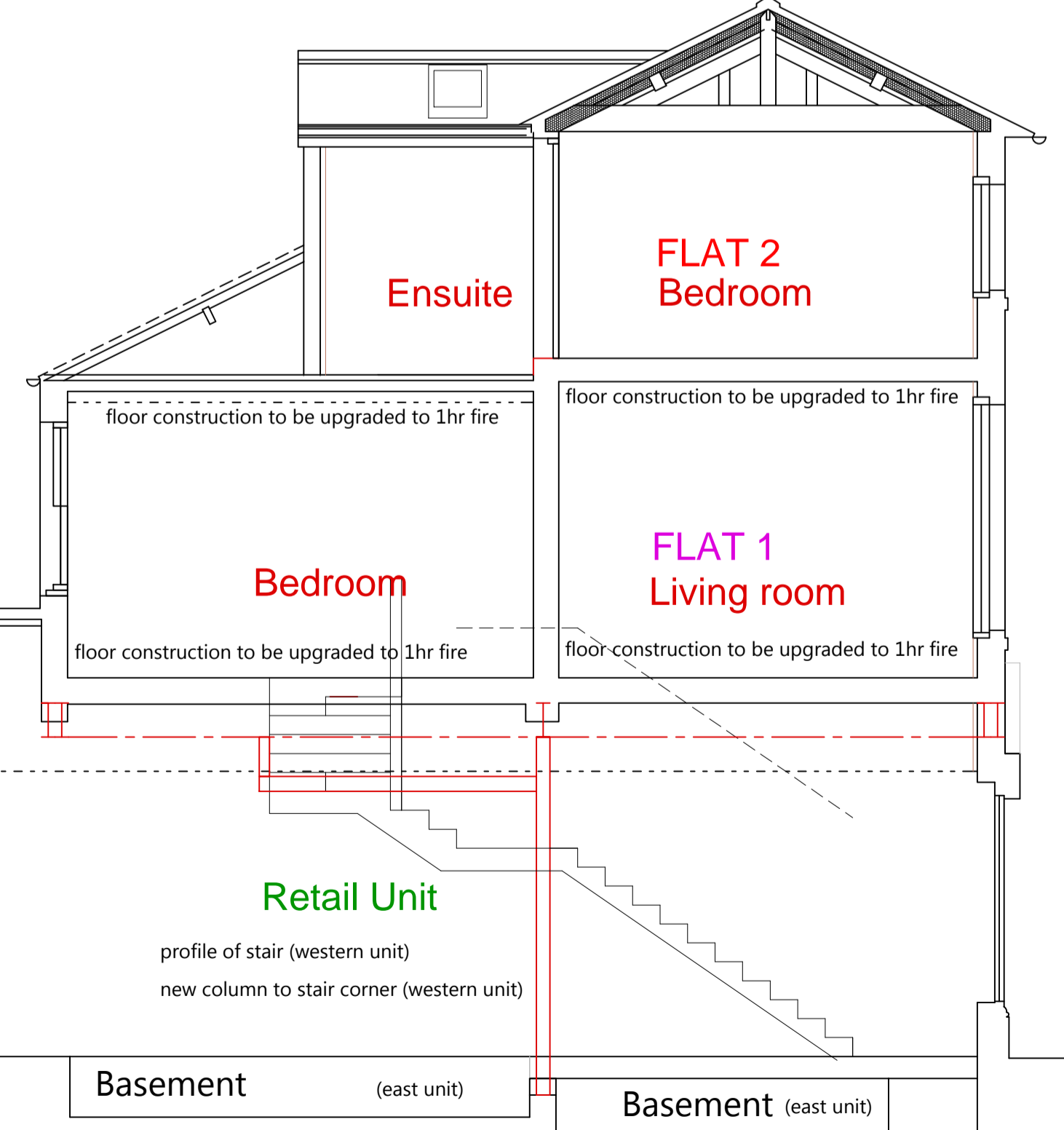
**ROOF REFURBISHMENT**

Existing roof to be refurbished (finish - roofing slate) When access is available roof to be inspected to determine the condition of the roof and determine if re-roofing is required or if patch repairs are viable. All flashings to be inspected and overhauled / replaced as required. All ridges etc re-bedded Chimney condition / brickwork condition / pointing / haunching/ pots etc to be reviewed and remedial works undertaken as necessary (all materials to match existing) If re-roofing is warranted the opportunity should be taken to install vapour permeable sarking in lieu of the existing bituminous sheathing felt with new treated tiling battens atop. All guttering and rainwater pipes are to be overhauled and repaired / replaced as necessary If replacement is warranted new rainwater goods are to match existing cast iron. 80mm Pavatex insulation to be installed between rafters leaving 50mm gap beneath sarking 80 mm insulated polyfoam linerboard and skim lining between purlins Pavatex advise that this should achieve a U value of 0.22 W/sqm degC All original roof timbers and beams including rafters, trusses, purlins etc to be retained if sound and repaired or replaced where perished Timbers where left exposed are to be steam cleaned i.e. not using abrasives All original roof timbers and beams including rafters, trusses, purlins etc to be retained if sound and repaired or replaced where perished Timbers where left exposed are to be steam cleaned i.e. not using abrasives

**NEW ROOF TO ENSUITE DORMER**  
 slate to match existing, treated sw tiling battens, vapour permeable sarking 130 mm rafters at 450c's, ridge, valleys etc as structural submission. 80mm Pavatex insulation to be installed between rafters leaving 50mm gap beneath sarking 80 mm insulated polyfoam linerboard and skim lining to u/s Pavatex advise that this should achieve a U value of 0.22 W/sqm degC All flashings to be Code 4 lead in accordance with LDA recommendations

**NEW WALLS TO ENSUITE DORMER**

slate to match existing, treated sw 50 x 25 tiling battens (horizontal), treated 50 x 25 counter battens vapour permeable sarking, external ply sheathing 100 x 50 treated sw stud wall, studs @ 450c's voids infilled with 100mm pavatex insulation 50 mm insulated polyfoam linerboard and skim lining to u/s Pavatex advise that this should achieve a U value of 0.22 W/sqm degC All flashings to be Code 4 lead in accordance with LDA recommendations



**Section A-A**

SCALE  
 1 0.5 0 1 2 3 4 5m.

Level Datum 48.00m