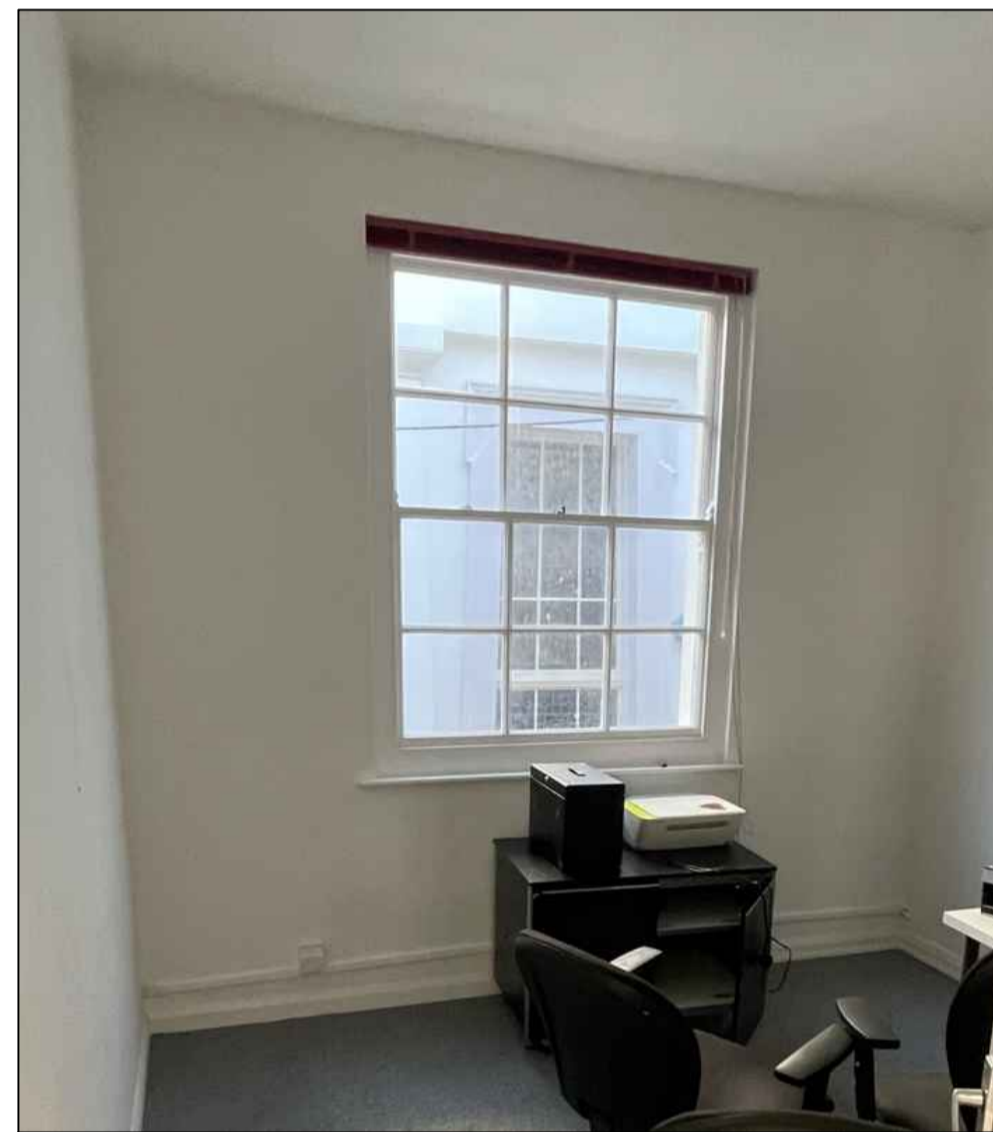


1-5 UNION STREET
Brighton

THIS IS A GRADE II LISTED BUILDING
HISTORIC ENGLAND LIST ENTRY: 1381038

KEY

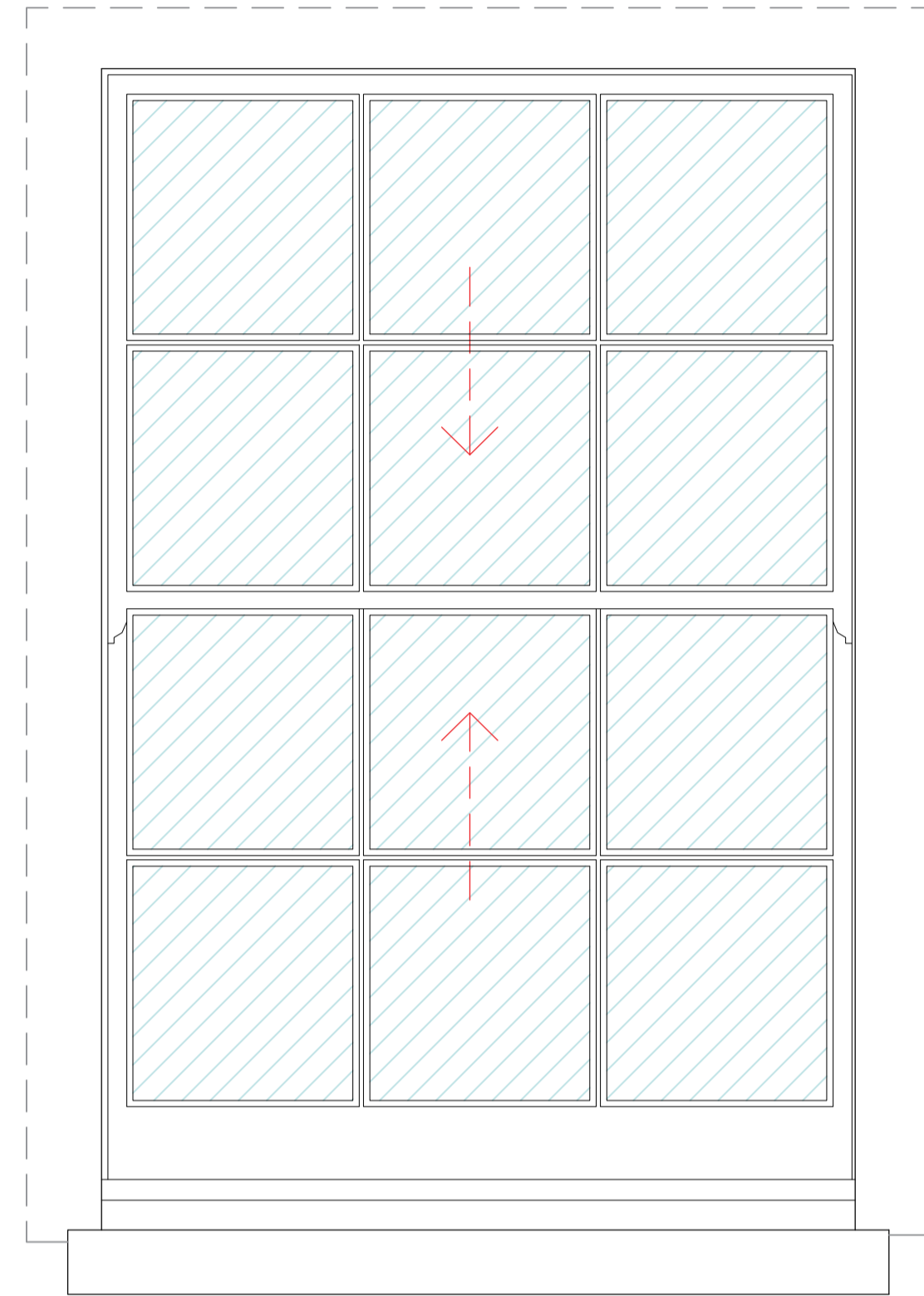
- Early 19th Century
- Mid 19th Century
- Late 19th Century
- Mid to late 20th Century alterations
- Proposed newbuild



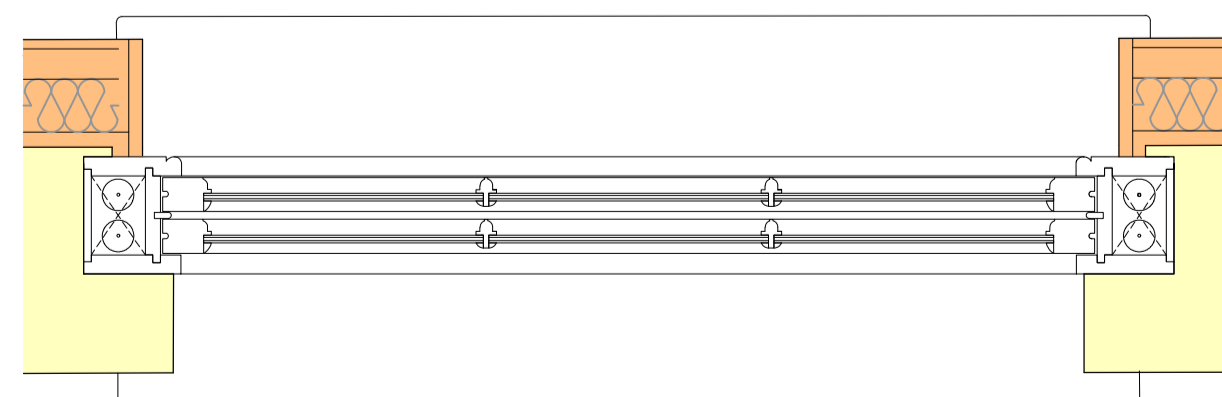
First Floor Typical Sash Window (Internal) facing Union Street



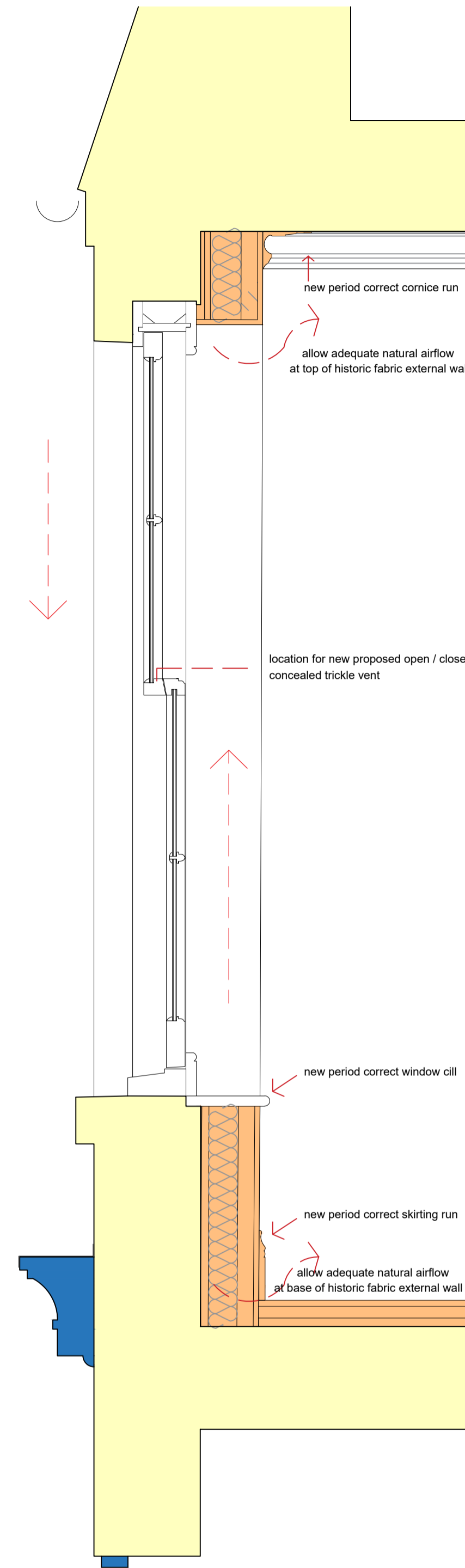
First Floor Typical Sash Window (External) facing Union Street



Typical Sash Window ELEVATION - 1:10@A1



Typical Sash Window PLAN - 1:10@A1



Typical Sash Window SECTION - 1:10@A1

NOTES - RESTORED PERIOD SASH WINDOWS

Detailed dimensioned drawing required to bespoke joinery items (windows / doors / fixed furniture) to show Employers Requirements by subcontractor prior to manufacture / refurbishment.

Paint finish - include for preparation, undercoats/mist coats and full coats as per manufacturer's instructions. Please include for painting window and window reveals where applicable.

Contractor to be responsible for having all rooms / windows 'deep cleaned' upon completion.

Contractor to present proposals for suitable ironmongery to client for final approval.

Nil use of expanding foam during installation of new & refurbishment of existing period sash windows.

Structural capability new / existing sash openings required prior to manufacture - by competent structural engineer

GLAZING TYPE

Histoglass D10 thin double glazed low emistivity cylinder glass to be used to replace existing. 3mm low E (non tinted / Anti Sun / 4mmCavity / 3mm clear glass (TBA by client)

IRONMONGERY

Install new draught strips, like for like sash cords / sash weights to best match existing. To ensure accurate 'like for like' replacement sash ironmongery please source via the brooking collection <https://www.thebrookingcollection.org/> Secure locks (TBA by client)

PAINT FINISH

Windows to be prepared then applied with primer then two undercoats (oil based) then further 2 coats of interior quality Gloss / satin (TBA by client)

REPLACEMENT TIMBER SPECIFICATION (IF REQUIRED)

Use only High quality RPI European oak cills / frames / wooden pegs to be used to fit window - no expanding foam

EXTERNAL ORNAMENTAL DECORATION

Existing ornamental plaster / render detail decoration (head / cill level) to be carefully maintained / any damage to be carefully repaired (inc paint spec as above)

THERMAL WALL LINING TO EXISTING EXTERNAL WALLS

(Target U-value 0.28W/m2K, Part L1B Table 2 requires a min. 0.28W/m2k) Note: Thermal lining based on a British Gypsum Gypliner system. WT1A is as per WT1, except 1 layer of SoundBloc board is to be added to the outer face of the build-up.

Existing brick external wall. Repair internal face as required, any voids or hollows must be made good to a flush finish with a suitable filler to minimise air leakage.

20mm cavity between rear of stud and existing wall (adequate airflow)

Gypframe 60/70' studs (achieves up to 3m high) @600mm ctrs

70mm Isover Steel Frame Infill Batt fitted between studs

53mm Gyproc Thermaline PIR (50mm insulation/12.5mm plasterboard). Board contains an integral VCL. Fit 12mm WBP plywood sheathing to face of battens where required to attach fixtures and fittings.

Plaster skim finish.

notes

Please note: These are planning application stage drawings not construction drawings and should be treated as such.

EDWSArchitects

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J O B	CHECKED
1-3 Union Street Brighton BN1 1HA	PT
	DRAWN
	ES
CLIENT	DATE
Hove Lets	23.10.17
	SCALE
	1:10 @ A1
DRAWING	REVISION
Typical Reduced Noise Impact Sash Window remedial works	.
1:10 Profiles / Sections	NUMBER
	7225/030