

Conversion of central unit (unit 2) into 2no. residential units, with the erection of an orangery extension. (Listed Building Consent).

Condition 2

- 2 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:
 - i) new and/or replacement windows, external doors, and new staircases. These drawings must show:
 - materials
 - decorative/protective finish
 - cross section of frame, transom, mullions, glazing bars, etc
 - formation of openings including reveals, heads, sills, arches, lintels, etc
 - method of opening
 - method of glazing
- b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

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Phone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

- c) Schedule identifying all doors, doorcases, windows, joinery, panelling, fireplaces and surrounds, decorative plasterwork and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.
- d) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect on the appearance and fabric of historic and architectural features.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

2a.

- i. Drawings at a scale of 1:20 of the proposed new staircase going from ground floor to 1st floor attached. There are no new replacement windows or new external doors:
 - a. Materials – staircase is MDF with bullnose treads and treads and risers will be carpeted. New opening for staircase at 1st floor will be created through doubling up of joists and edge will be floorboards will continue over landing edge 2cm with bullnose in MDF and be carpeted. Landing soffit will be clad in MDF.

Ballustrades/ newel posts/ bottom rail and top rail will be pine. Handrail and newel caps will be oak

- b. Decorative finishes – MDF staircase treads and risers will be carpeted.
Ballustrades/ newel posts/ bottom rail and top rail will be white eggshell painted.
Newel caps and handrail will be varnished.
- c. Cross section see attached drawing
- d. Formation of opening details set out above under materials for stair and shown on drawings attached
- e. Method of opening – prop existing timber floor joists and cut out doubling up bearing joists with 9x2 C24 timbers tied into the existing joists with joist hangers.
- f. Method of glazing – none.

2b. No new bathrooms proposed and accordingly no new drainage routes.

2c.

- i. No existing doors to be altered, concealed, relocated or removed.
- ii. No existing doorcases to be altered, concealed, relocated or removed.
- iii. No existing windows to be altered, concealed, relocated or removed.
- iv. No existing joinery to be altered, concealed, relocated or removed.
- v. No existing panelling to be altered, concealed, relocated or removed.
- vi. No existing fireplaces and surrounds to be altered, concealed, relocated or removed.
- vii. No decorative plasterwork to be altered, concealed, relocated or removed. Existing ceiling is plain at 1st floor where landing removed with no cornicing.
- viii. No architectural features to be altered, concealed, relocated or removed.

2d. New partitions to separate house 2b at ground floor and 1st floor are on exactly the same vertical line. This means no horizontal fire separation within the proposed house 2b or neighbouring 2a is required.

The new partitions are to be built in metal 50mm stud with 2 No. independent partition walls with a 100mm void between to stop impact noise transmission between houses. The void will be filled with RWA100mm acoustic slab insulation. Each independent metal stud wall will be lined with staggered joints with 2 layers of 12.5mm soundbloc plasterboard. This achieves 1 hour fire separation between the houses and meets building regulations sound test standards as a robust detail. In the floor void, intumescent slab insulation will be installed to stop and fire spread through the cavity.