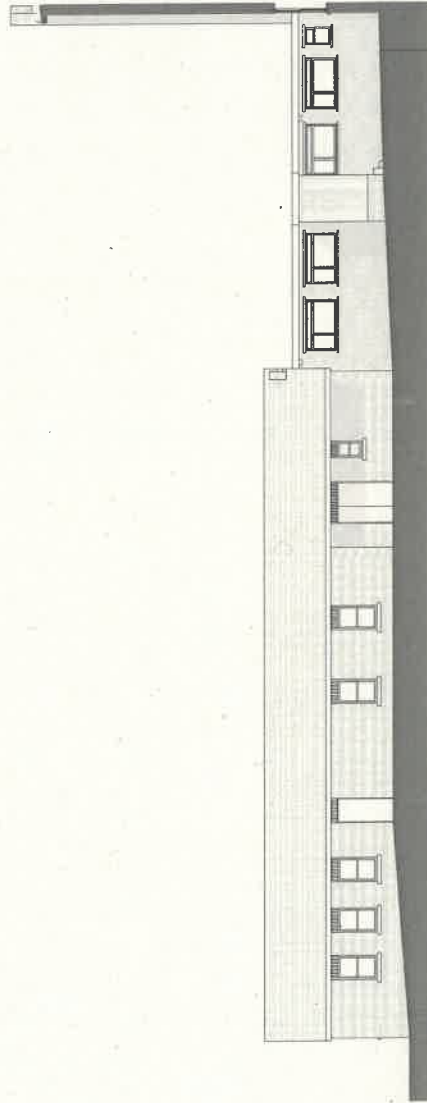


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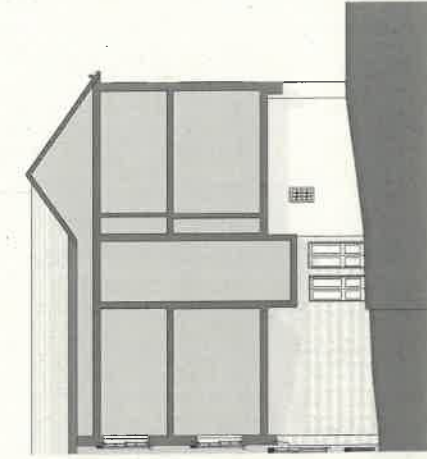
E1 Front Elevation

1:100



E3 Side Elevation

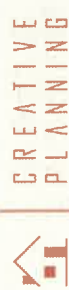
1:100



E2 Side Elevation

1:100

Rev.	Date	Revised Description	By	CHK



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Scale: 1:100 @ A1 Date: 13.02.24

Project Title: 42 Broad Street

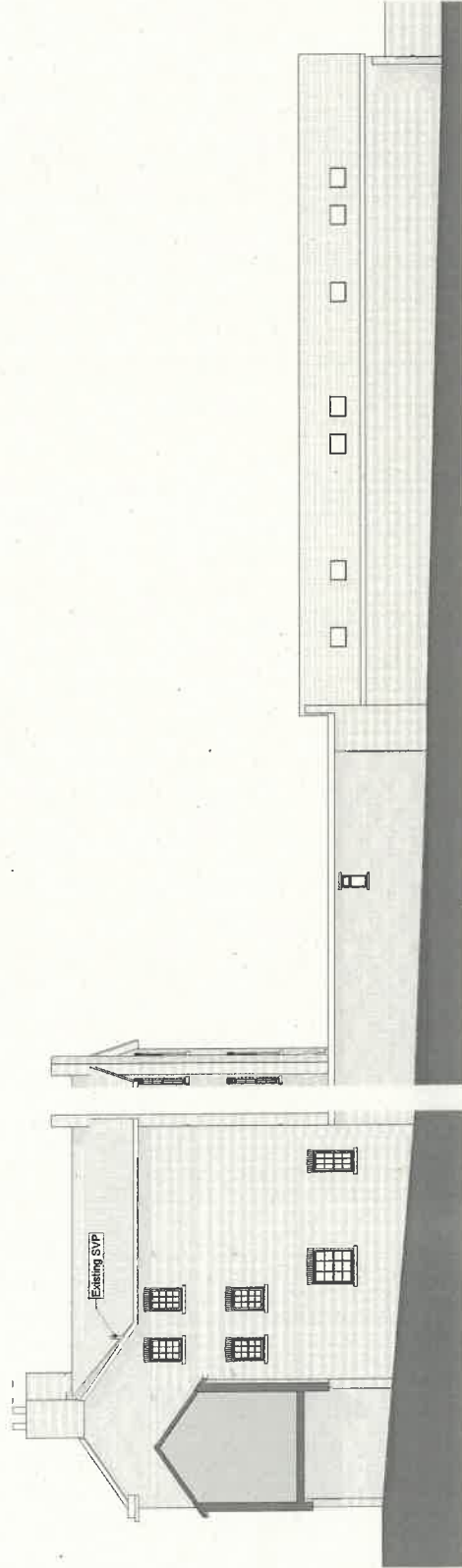
Client: Mr Dean Hammond

Drawing Title: Proposed Elevations 1 of 2

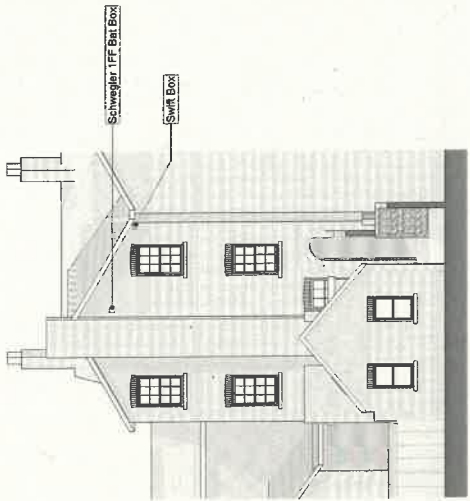
Project No. CP0007 Drawing No. PL-004 Rev.



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1:100 E6 Side Elevation



1:100 E4 Rear Elevation

1:100 E5 Side Elevation

Rev.	Date	Revised Description	By	Chk.



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Project Title, 42 Broad Street

Client, Mr Dean Hammond

Drawing Title, Proposed Elevations 2 of 2

Project No., CP0007 Drawing No., PL-005 Rev.,



With regards to the potential for the commercial unit at ground floor to negatively impact the residents of the apartment in the flat roof extension we have reviewed the existing use class of the ground floor of the commercial unit and it is currently restricted to a use class of E(c)(i) which is financial services as its previous use was a bank.

As the building is listed, this use cannot be changed to another commercial use without planning permission. This means that there is already a very robust restriction in terms of managing the use class and therefore controlling nuisance through noise and odours. The operations associated with financial services are clerical, do not involve any industrial process and are undertaken within normal working hours.

On this basis, a noise assessment is not required as there are no concerns of adverse impact to dwellings above in terms of noise and odour. It is therefore not a currently permitted use which could cause acoustic concerns and that there is a suitable restriction in place to safeguard this use.

Typical acoustic floor details have been provided in drawing PL-006 which would show the extent of the work necessary to acoustically upgrade the floors to comply with building regulations. Other matters relating to Building Control are detailed below:

Fire Escape

Fire escape from the ground floor will be through the existing entrances to the front and side.

Fire escape from all upper floors will be from a protected stairwell.

The existing floors between basement and ground floor are concrete and supported by steel beams

Any door off the protected stairwell to be a 60min fire door, which will create compartmentation.

Natural Light / Ventilation

The habitable rooms of the proposals are already served by opening windows which provide the necessary levels of ventilation. The bathrooms will be mechanically extracted, which is compliant with current building regulations.

General Compliance

As the building has already been substantially modernised and there are no structural changes required. We are not proposing to replace any of the existing external windows / doors or materially change any of the exterior fabric of the building to facilitate building regulations compliance.

Changes to Previous Approval

The application runs alongside a variation / removal of condition application that seeks the following:

Condition 2 – Approved Plans – To be Varied

Condition 5 – New Plasterwork – to be Removed

Condition 7 – Internal Door Schedule – To be Removed (information supplied in new Approved Plans)

Condition 8 – Retention of existing doors – To be Removed (existing doors are finished in asbestos)



Condition 11 – External Penetrations - To be Removed (information supplied in new Approved Plans)
Condition 12 – Bat and Bird Boxes - To be Removed (information supplied in new Approved Plans)

The new drawings submitted as part of the removal/variation of condition application are identical to the drawings submitted as part of this application.

Details of the new internal doors, external penetrations, and bat and bird boxes are supplied within the new drawings.

The design changes are summarised below:

Internal Doors

Following an asbestos survey, the existing internal doors were found to be finished in asbestos paint. As the existing doors have to be 30min protected fire doors, it is not practical or safe to retain these existing doors as they are beyond repair and refurbishment. The seven internal doors (referenced from W-01 to W-07) are to be replaced with timber doors as per drawing PL-007.

Coving, Walls and Casements

The existing floor plans have noted the areas where coving is present. The existing coving is inconsistent in both location and profile. It is proposed that the existing coving is replaced with the profile shown in drawing PL-006 and in the areas shown on drawing PL-003.

The external walls are proposed to be thermally upgraded with 50mm battened and filled stud, a 25mm thermal plasterboard, and then a 12.5mm foil-faced plasterboard and skim. This is proposed to meet current building regulations. This increase in the depth of the wall build-up requires the existing window casements to be replaced as per drawing PL-006, which will match the existing profile.

Floor Joists and Ceilings

The existing floor joists have rotted and are in poor condition. The structural survey, which accompanies this application, confirms that they need to be replaced, like-for-like. The floor boards will be retained where possible, and a new ceiling is proposed as per drawing PL-006.

Structural

A structural report accompanies this application, which outlines the structural interventions that are necessary to secure the long-term use of the building. The recommendations of the structural report form part of this application.

Windows

Secondary glazing is proposed to all existing windows as per drawing PL-006. This is to improve the thermal performance of the windows.