

Please note: All elements of structure to be provided with 60mins of fire resistance

**VENTILATION**  
All SVVP's to be vented using through roof via proprietary terminus vents. Provide trickle vents to all windows as background ventilation in all habitable rooms as 8000 mm2.

**FOUL DRAINAGE**  
To new drain runs and connections, provide 100mm salt glazed stoneware pipes to existing mains with flexible joints laid in straight lines to true and even fall of not less than 1:40 into existing sewer system. Pipes laid on pea gravel granular fill and where passing through walls to be protected by a prestressed concrete lintel over.

All to be installed strictly in accordance with the manufacturers. Recommendations and to Local Authority approval. Soil and vent stacks to be 110mm dia PVC vent pipes to terminate 900mm above any opening window and be fitted with bird trap. Vent pipes terminating within the buildings should be fitted with Hunter Nouveau relief valve. Access panel to be fitted at base of stack. One stack plumbing systems to be in 100mm PVC, no waste connection to be made opposite or within 200mm below wc pan connection (wc 100mm pipe 75mm trap), no connector to be made within 915mm of easy bend at bottom. Access plates to be provided to all external bends. Bath, basin and sink wastes to have 75mm deep seal traps. Bath sink and shower wastes 40mm dia. PVC, hand basins to have 32mm dia waste with 75mm traps. Where two pipes join provide. Hunter anti-syphon valve and combine in 43mm pipe. All gullies to be back inlet gullies unless otherwise stated. All inspection chambers to be Osma or similar standard, to a max. depth of 600mm. Below 600mm chambers to be built of 225mm semi-engineering brickwork on 200mm thick concrete base benched to suit pipe flow. Inspection Chambers deeper than 1200mm to have step irons built in. All pipes discharging into chambers or saddling on to main drains to be turned into the direction of flow. Where two soil pipes are to discharge into one soil pipe with up to 4 waste pipes, the 110mm multi-branch coupled to collar boss with solvent weld joint by Osma plumbing should be used. If waste pipes are required to join soil and vent

pipe within 200mm of wc pan, connection or discharge into soil pipe before in connects to soil and vent pipe or discharge directly into drain not via soil and vent. Use Bartol soil manifold. All plumbing and sanitary pipework to CP 312 Parts 1-3 BS 5572. Hot and cold services in copper with UPVC wastes, white where exposed.

**SURFACE WATER DRAINAGE**  
All surface water drainage to run from back inlet gullies into 110 mm Osma flexible joint pipes bedded in pea gravel at 1:60 into soakaways at 4m from boundary and 7m from building to local authority approval. Drains to discharge into soakaway pits having 1 m3. Capacity minimum. Alternatively all to be discharged into the foul sewerage system to Local Authority Approval.

**GLAZING**  
All glazing to in critical locations will be provided with safety / toughened glass  
**NEW WALLS.**  
16mm painted render to Thermalite 'Turbo' 215mm (2.8 newton) solid concrete blockwork & internal lining 60mm Gyproc ThermalLineSUPER on plaster dabs (Min. U-value 0.35). All on blue engineering bricks to DPC level. Provide min 700d x 600mm mass concrete foundations as designed by structural engineer subject to inspection by building inspector.

**Construction and Insulation**  
Exposed Wall (cavity wall)  
102.5mm facing brick outer leaf + 100mm cavity with 100mm Dritherm or 50mm Celotex CW4000 cavity insulation + 0.27  
100mm Celcon Standard 3.6N block inner leaf + lightweight plaster or plasterboard on dabs internal finish.  
Exposed Wall (stud walls/ashlar walls)  
90mm Celotex GA4000 insulation (between timber studs) + 12mm Celotex TB4000 (to inside face of studs). 0.27  
Exposed Wall (existing masonry wall - thermally upgraded)  
215mm solid brick + 70mm Gyproc ThermalLine Super insulated plasterboard (on plaster dabs). 0.28  
Roof (pitched)

90mm Celotex GA4000 insulation (between joists/rafters) + 50mm Celotex TB4000 insulation (under joists/rafters). 0.18  
Roof (option 2) flat roofs only  
126mm Celotex TD4000 composite insulation board (over timber roof deck). 0.18  
Note : Alternatively, and type or combination of suitable insulation that achieves a U-value of 0.18W/m K (or better).

Windows/Doors/Roof Glazing  
PVC-u or timber or thermally-broken metal or composite frame double-glazed + 16mm cavity (air or argon gas fill) + 1.80  
low-E glass, U-value of 1.80W/m K, or centre-pane U-value 1.20W/m K, or Window Energy Rating Band D.

**Heating Controls**  
Conventional (mains) gas-fired central heating with radiators and/or underfloor heating. Condensing boiler (approx 2 years old).  
**Heating Controls**  
Programmer + room thermostat (or flow switch or boiler energy manager) + boiler interlock + thermostatic radiator valves (TRVs).  
If underfloor heating, separate time and temperature controls.

**Ventilation**  
Background ventilators & intermittent extract fans, or passive stack ventilation (Approved Document F1, 2010).

**Other**  
Accredited construction details (robust details : limiting thermal bridging and air leakage) adopted : see www.planningportal.gov.uk.

**Lighting**  
75% of light fittings are dedicated low-energy (lamp luminous efficacy > 45 lumens/circuit watt, total output > 400 lamp lumens).

**Air Tightness**  
Part L1B - air pressure test not required.

A BS7671 electrical installation certificate should be submitted upon completion of works

New pitched thermally broken argon filled frameless double glazed roof light to achieve min 1.2 W/m², all details by manufacturer: TBD

New powder coated aluminium capping

New steel kitchen roof vent

Slip brick tiles

175x50 mm timber joists, as designed by s.e.

+2,873 Ceiling Level

+2,330 Ceiling Level

New flat roof membrane system at 1:50 fall by an approved contractor & internal aluminium gutter with built-infall at 1:100. MANUFACTURER: LANGLEY WATERPROOFING OR SIMILAR APPROVED

New steel beam, as designed by s.e.

New internal pocket door

New vertical radiator

± 0,000 Ground Floor Level

-0,400 Kitchen Level

New RC slab, as designed by s.e.

New RC foundation, as designed by s.e.

New pitched thermally broken argon filled frameless double glazed roof light to achieve min 1.2 W/m², all details by manufacturer: TBD

Existing flat roof

+ 5,204 Existing Parapet Level

+ 4,580 Ceiling Level

All new internal partitions to be constructed Treated SW studwork 70 x 50mm with 70mm Rockwool RW3 quilt. 12.5mm plasterboard tape, joint, fill and feather, skimmed and decorated. Except bathroom partitions; to be drylined in 2No. layers of 12.5mm of plasterboard and ground in Wet areas with 1No. layer of 18mm of marine plywood ready for tiling.

+ 2,520 Bathroom Level

+ 2,330 Ceiling Level

New steel beam, as designed by s.e.

New Thermally broken, painted hardwood, argon filled, double-glazed, rear garden double balcony doors to achieve a U-Value of at least 1.4W/M²K.  
Doors to be constructed of safety glass.

- 0,400 Kitchen Level

New RC slab, as designed by s.e.

024  
01

Proposed Section

Scale 1:50 @ A2 / 1:25 @ A0

024  
02

Proposed Section

Scale 1:50 @ A2 / 1:25 @ A0

0 0.5 1.0 1.5 2.0 2.5 m

1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.  
2. Contractors, sub - contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.  
3. This drawing to be read in conjunction with all relevant specifications. Engineers and specialist consultant information and any discrepancies reported prior to installation.  
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Revisions  
**REV A - 14.03.24** - Radiator, Flat roof and roof light revisions  
**REV C - 20.08.24** - New rooflights reduced size to 600x1500mm

Key - Plans/Sections

Ja K	J&K Studio LLP info@jandkstudio.co.uk 020 441 228 746 0092 7 00 44 0 228 746 0092 15-16 St Pauls Crescent, London NW1 8SL		Martin Residence	
	Project		16 St Pauls Crescent, London NW1 8SL	
Job No. 7862		Status	Tender	
DWG BY MK	Date	11/23	Scale	1:50 @ A1 1:100 @ A3
Drawing No. 7862_024		Rev.	C	