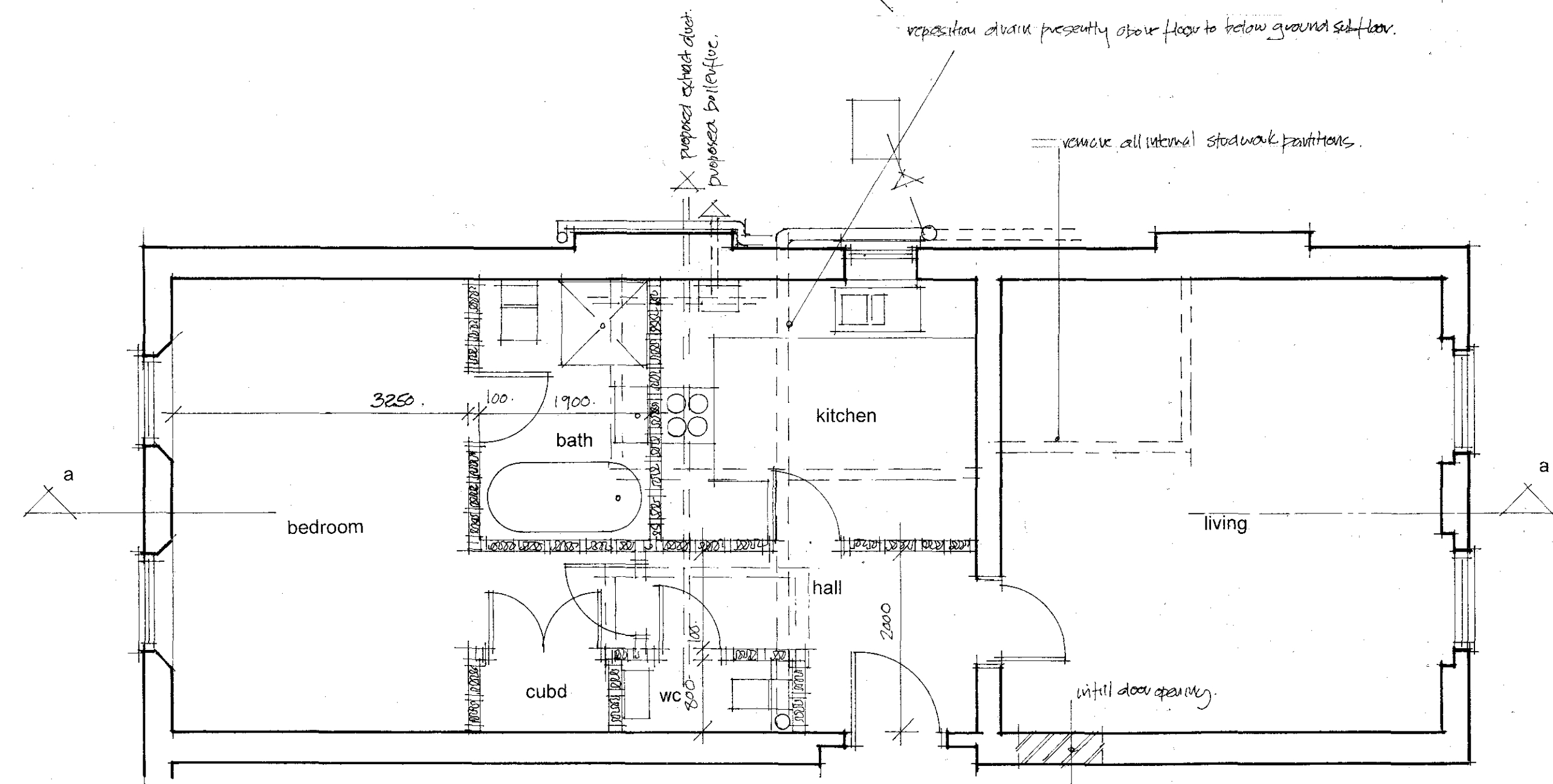


Section a a



Ground floor plan

2731 - Flat 1, No. 4 Hampstead Hill Gardens, proposed internal alterations
Construction Notes

GENERAL NOTE

All materials shall comply with relevant British Standards. All workmanship to comply with British Standard Codes of Practice, and manufacturers recommendations/standard details.
All dimensions and levels to be checked on site by the contractor and any discrepancies reported to the Architect.

All carcassing timbers to be pressure impregnated with preservative.
Do not scale from this drawing.
IF IN DOUBT, CONSULT ARCHITECT BEFORE PROCEEDING

PARTY WALL ACT 1996

Where:

- works are being carried out directly on a Party Wall
- a new building is on or sits astride the boundary line between properties
- excavation is to be carried out within 3 or 6 metres of a neighbouring building or structure (depending on the depth of the excavation)

the building owner (client) must serve notice in writing to all adjoining building owners that would be affected, indicating details of the work and when work is to be carried out, this must be served **2 months** before the anticipated start date. It is recommended that the owner discusses the proposals with neighbours **before** submitting the written notice.

If agreement with neighbours, or a reply is not received in writing within 14 days of serving the notice, then a dispute is regarded as having arisen, and if agreement cannot be reached, a Party Wall Surveyor (or 2 separate Party Wall Surveyors) should be appointed to draw up a Party Wall Award.

Further details can be found in DETR "The Party Wall etc. Act:1996" explanatory booklet

EXTERNAL WALLS

Present walls surfaces to be prepared. All decorative plaster and timber mouldings to be retained.

INTERNAL WALLS (including walls between bedrooms and other rooms, WCs and other rooms)

Studwork
100 x 50mm s.w vertical studwork at 400mm centres built off 100 x 50mm s.w sole and head plates, or metal stud partitioning if preferred. Provide solid nogginns between studs at 900mm vertical centres. Ensure that double joists is provided under sole plates where partitions run parallel to joist spans and provide solid nogginns under sole plates, between joists, where partitions run at right angles to joist spans. Pack between studwork with 100mm mineral wool insulation quilt then finish both sides with 9.5mm plasterboard having jute and scrimmed joints and skim coat of board finishing plaster. Where partition is to a Bedroom, or a room containing a W.C, provide either 2 layers of plasterboard both sides with staggered joints, or fix 50mm of unfaced mineral wool insulation in the cavity, then fix 1 layer of 15mm plasterboard both sides.

FIREPLACE AND CHIMNEY

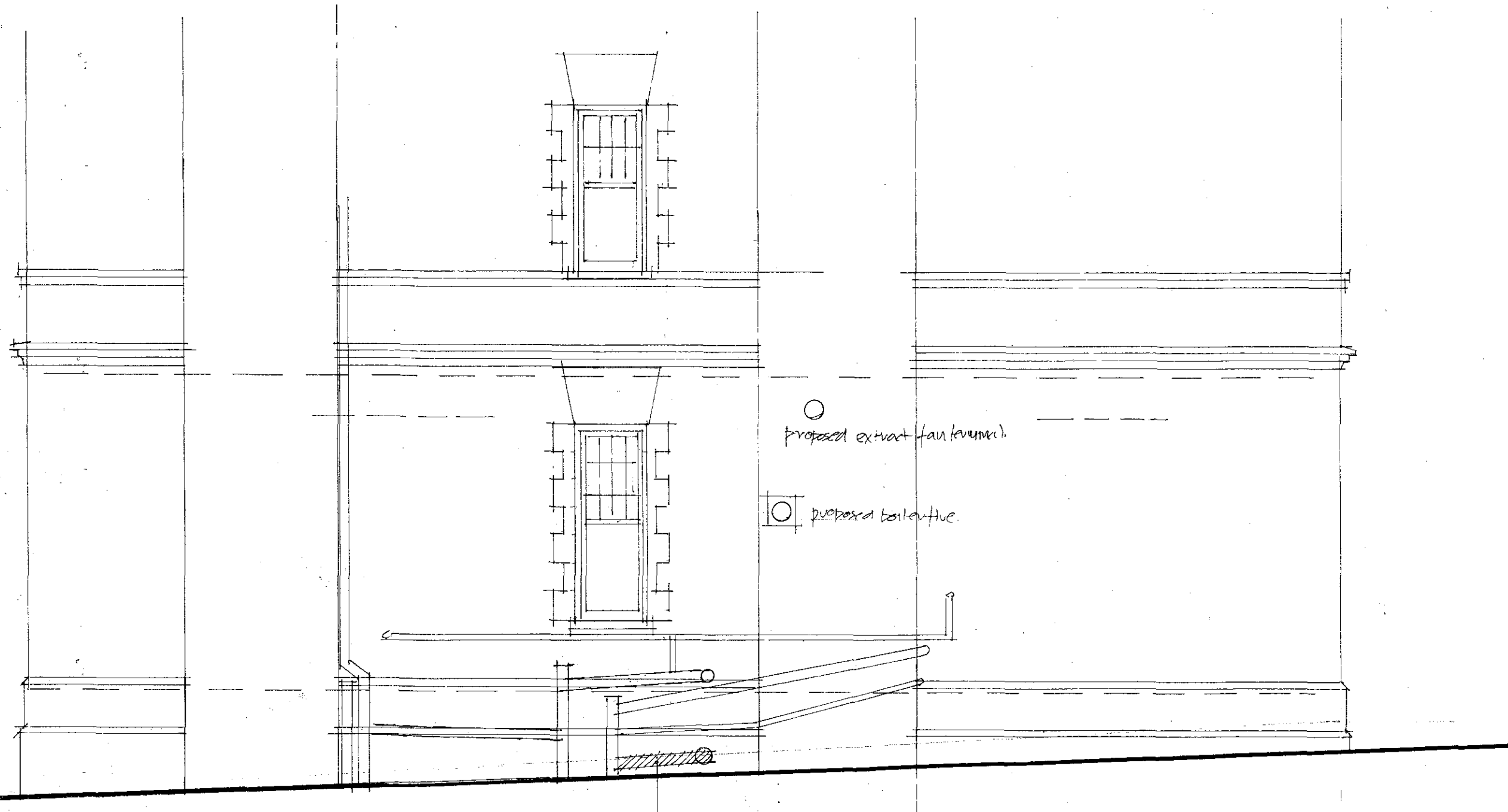
Provide ventilation grilles to redundant fireplace infilling

COMPARTMENT FLOOR (FLAT OVER)

Present lath and plaster ceiling to be retained. A sub ceiling to be formed using steel rafters fixed at 400mm centre and fixed independently of ceiling. Insulate between joists with 100mm Rockwool. Under draw ceiling with 2 15mm layers sound block plaster board. Note - any recessed lights to be fitted with Part P fire resistant hoods.

INTERNAL PLUMBING

Modify existing internal soil and vent pipe to terminate at ground floor level with large radius bend having rodding access. Stub stacks (where shown) to have mechanical air inlet valve fitted to top. The plumbing shall conform in all respects to BS 5572. 40mm diameter pvc wastes for baths, sinks and shower trays up to 3m branch length. 50mm diameter pvc wastes for baths, sinks and shower trays up to 4m branch length. 32mm diameter pvc wastes for washbasins and bidets up to 1.7m branch length. 40mm diameter pvc wastes for washbasins and bidets up to 3m branch length. All wastes from fittings to have 75mm deep seal traps. Where shown, use 50mm diameter combined waste pipes and/or stub wastes for multi-waste connections. W.C branch connection may connect into s.v.p.'s at ground floor level if the w.c connection is min. 450mm above the invert of the drain.



part north elevation

new drain / s.v.p. branch pipe (existing over/low pipe repositioned)
connect to present stack stack

UNDERGROUND DRAINAGE

Below ground drainage to comply with BS 8301:1985 UPVC drains & inspection chambers by Osma installed in accordance with manufacturers recommendations.
Pipes generally to be 110mm diameter laid to 1:40 falls. Bed/surround pipes in min. 100mm granular material where pipes (not under a road) have less than 0.6m cover, providing paving slabs above pipes with min. 75mm granular material between.
Where pipes pass through walls provide protective sleeve and coupler both sides and to comply with Part H1 (A1) of the Building Regulations. Where pipes pass under buildings, bed/surround in min 100mm granular material.
Over-site concrete to be reinforced with a 1.0m wide strip of BRC A142 mesh over the line of the drainage below.
Manholes constructed in 225mm Class B engineering bricks or concrete or concrete rings on 150mm thick concrete base (1:2.4 mix) and have steel or cast iron covers.

FIRE DOORS SHOWN

Indicates 30 minute fire resisting door, fitted with self closing device (if listed so) and intumescent strips to edges, built into softwood frame. Vision panels (if shown VP) to be in Georgian wilted glass to standard aperture pattern.

WINDOWS & GLAZING

Present single glazed windows to be retained.

SAFETY GLAZING

Any glazing within 800mm of the floor level (windows) or within 1500mm of the floor level (doors), must be capable of breaking safely, i.e. disintegration with small detached particles or, separate pieces that are not sharp pointed, all in accordance with British Standard BS 6206 1981 "Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings".

VENTILATION OF ROOMS

Kitchen: Provide mechanical extract fan capable of extracting air at 60 litres per second (or 30 litres per second if incorporated within cooker hood). Background ventilation provided by trickle ventilator in head of window achieving 4000mm² total area.
Bathroom: Provide mechanical extract fan, extracting 15 litres per second, 15 minute overrun.
Other Rooms: Openable area of windows to exceed one twentieth of floor area of room.
Air Transfer: A 20mm gap should be maintained under doors to ensure adequate air transfer.

SMOKE DETECTORS

All smoke detectors to comply with BS 5446 Part 1.
Smoke detectors to be permanently wired to a separately fused circuit at the distribution board. Do not fix smoke detector within 300mm of any wall or ceiling light, or directly above any heater/radiator. Detectors to be positioned in main circulation areas/escape routes, detectors to be interconnected so that activation of one detector sounds the others.

ELECTRICS & ELECTRICAL INSTALLATION

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Switches and socket outlets to be provided between 450 and 1200mm above floor level.

ENERGY EFFICIENT LIGHTING

To areas indicated on plan, install energy efficient fixed lighting outlets, efficacy greater than 40 lumens per circuit watt to number not less than 3 per 4sq. fixed lights.

BOILER AND BOILER FLUE

Boiler SEDBUCK, rating to be 86% (natural gas).
Balanced Flue (room sealed)
Combustion air and combustion gases to enter and leave boiler via balanced flue outlet connecting to external air. Provide terminal guard to prevent vermin entry. Balanced flue outlet generally positioned min 300mm from any wall opening, corner, pipe etc where gas fired, or 600mm if oil fired, but all in accordance with the requirements of the Building Regulations.

HEATING

Space heating to be provided by floor or wall mounted balanced flue type gas boiler as above, max input 60kw to wet radiator system. Boiler to comply with BS 5410 Pt 3 1977 and Pt L of the Building Regulations. An unvented hot water storage system shall be installed by a person competent to do so. Provide the following space heating system controls:-

Zone controls

2 zones (sleeping and living areas) controlled by thermostatic radiator valves or other suitable temperature sensing devices.

Timing controls

To control the periods when the heating system operates.

Boiler control interlocks

When no heating required the central heating system should switch the boiler off. Systems controlled by thermostats should fire only when a space heater or cylinder thermostat is calling for heat. Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.

HOT WATER STORAGE SYSTEM CONTROLS

(Where combination boiler not used)

To comply with BS 1566 or BS3198. Provide thermostatic controls to shut off the supply of heat when the storage temperature is reached. This should be interconnected with the room thermostat(s) to switch off the boiler when no heat is required. Provide a timer to shut off the system for periods when water heating is not required. Provide installation and commissioning certificate for unvented hot water system on completion.

INSULATION OF CYLINDERS, PIPES & DUCTS

Hot water cylinder to have factory applied coating of PU foam 40mm thick.
Provide insulation to pipes and ducts unless, the heat loss from the pipe contributes to the useful heat requirement of the room or space. This applies to pipes in loft space, sub floors, unheated garages and pipes within 1m of hot water cylinder. All to comply with BS 5422: 1990.

HOT WATER SUPPLY & SYSTEMS

Hot water must be limited to 48°C to baths, hot water specification to be supplied by specialist.

Client

PAMELA STEVENS-TURNER

Project

PROPOSED ALTERATIONS FLAT 1

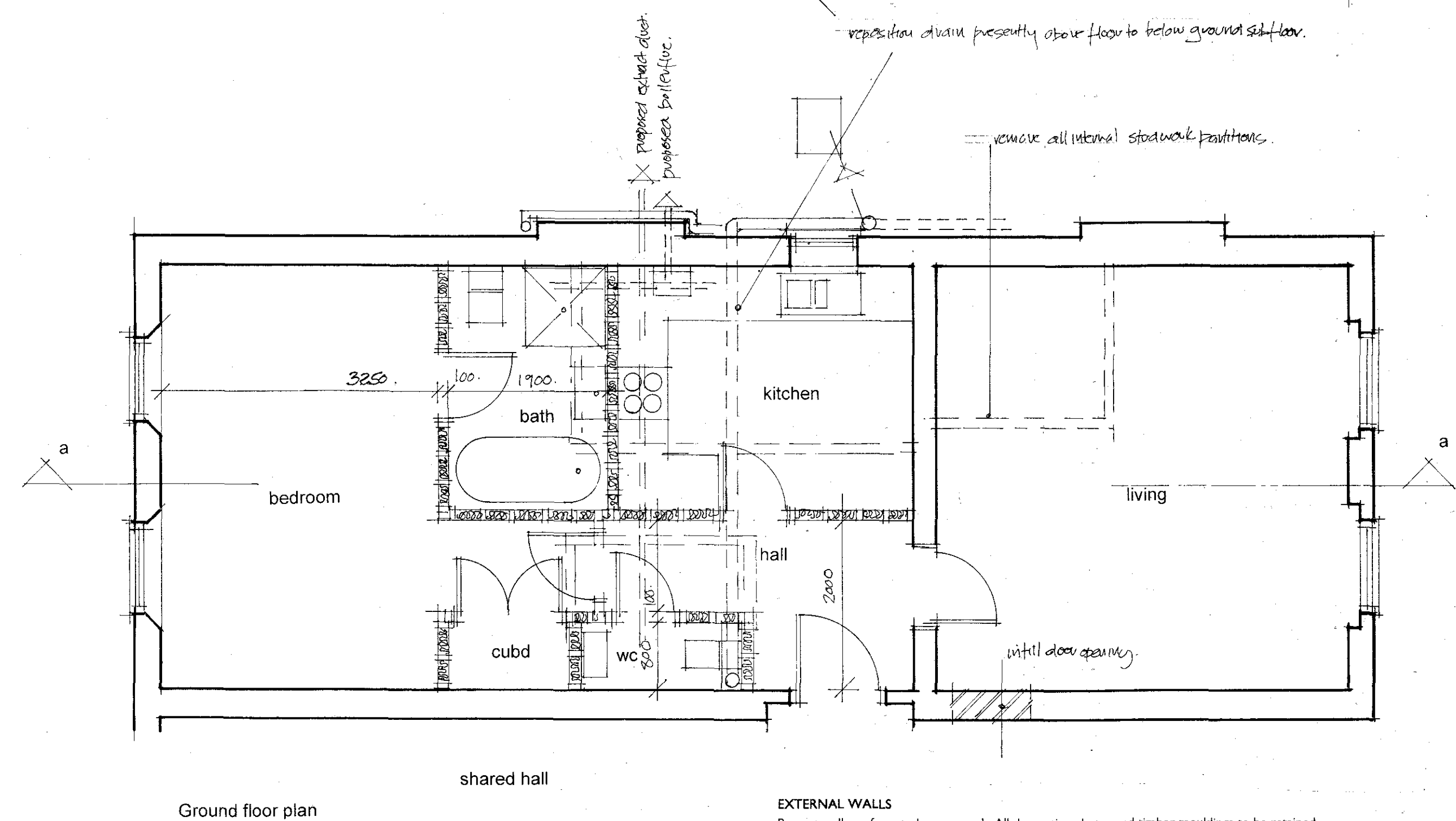
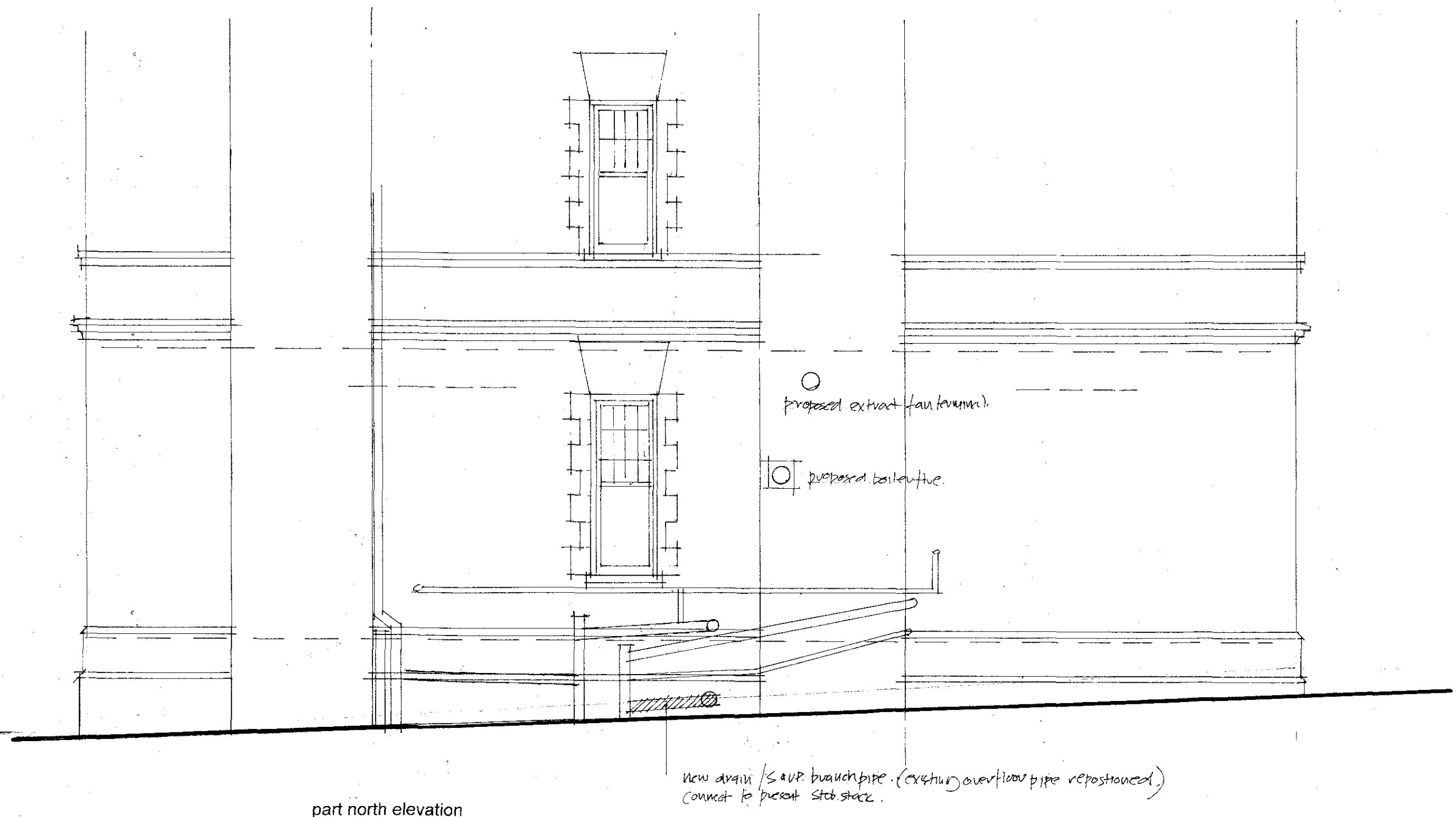
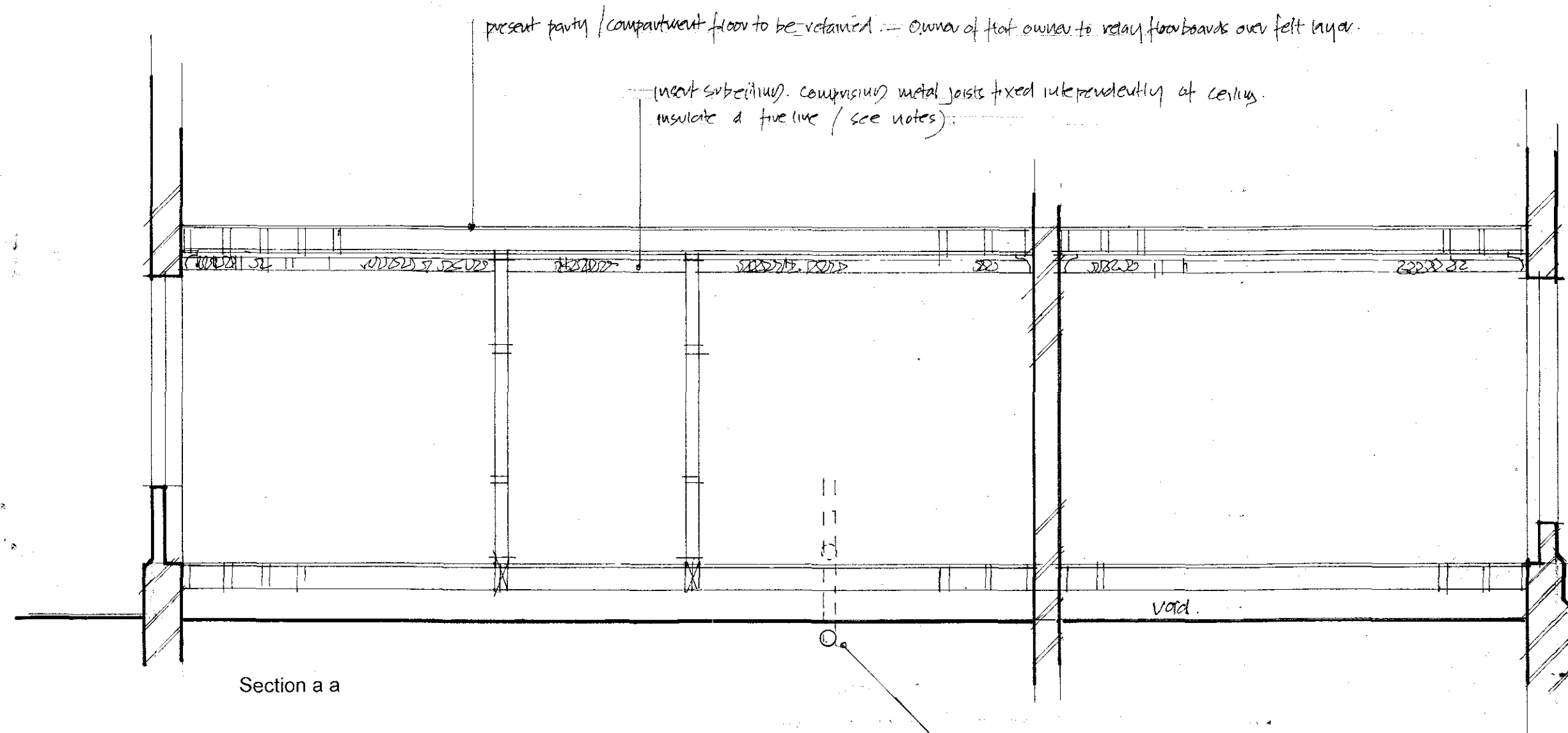
NO. 4 HAMPSTEAD HILL GARDENS,

HAMPSTEAD, LONDON

Title

CONSTRUCTION DRAWING AS PROPOSED

Drawing Ref.	Revision	
2731/03		
Scale	Drawn	Date
1:50 @ A1	MG	JAN 2013
Drawing Status	Checked	



UNDERGROUND DRAINAGE

Below ground drainage to comply with BS 8301:1985 UPVC drains & inspection chambers by Osma installed in accordance with manufacturers recommendations.
Pipes generally to be 110mm diameter laid to 1:40 falls. Bed/surround pipes in min. 100mm granular material where pipes (not under a road) have less than 0.6m cover, providing paving slabs above pipes with min. 75mm granular material between.
Where pipes pass through walls provide protective sleeve and coupler both sides and to comply with Part H1 (A1) of the Building Regulations. Where pipes pass under buildings, bed/surround in min 100mm granular material.
Oversite concrete to be reinforced with a 1.0m wide strip of BRC A142 mesh over the line of the drainage below.
Manholes constructed in 225mm Class B engineering bricks or concrete or concrete rings on 150mm thick concrete base (1:2:4 mix) and have steel or cast iron covers.

FIRE DOORS SHOWN

Indicates 30 minute fire resisting door, fitted with self closing device (if listed so) and intumescent strips to edges, built into softwood frame. Vision panels (if shown VP) to be in Georgian wilted glass to standard aperture pattern.

WINDOWS & GLAZING

Present single glazed windows to be retained.

SAFETY GLAZING

Any glazing within 800mm of the floor level (windows) or within 1500mm of the floor level (doors), must be capable of breaking safely, i.e. disintegration with small detached particles or, separate pieces that are not sharp pointed, all in accordance with British Standard BS 6206 1981 "Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings".

VENTILATION OF ROOMS

Kitchen: Provide mechanical extract fan capable of extracting air at 60 litres per second (or 30 litres per second if incorporated within cooker hood).
Background ventilation provided by trickle ventilator in head of window achieving 4000mm³ total area.
Bathroom: Provide mechanical extract fan, extracting 15 litres per second, 15 minute overrun.
Other Rooms: Openable area of windows to exceed one twentieth of floor area of room.
Air Transfer: A 20mm gap should be maintained under doors to ensure adequate air transfer.

SMOKE DETECTORS

All smoke detectors to comply with BS 5446 Part 1.
Smoke detectors to be permanently wired to a separately fused circuit at the distribution board. Do not fix smoke detector within 300mm of any wall or ceiling light, or directly above any heater/radiator. Detectors to be positioned in main circulation areas/escape routes, detectors to be interconnected so that activation of one detector sounds the others.

ELECTRICS & ELECTRICAL INSTALLATION

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To areas indicated on plan, install energy efficient fixed lighting outlets, efficacy greater than 40 lumens per circuit watt to number not less than 3 per 4m² fixed lights.

BOILER AND BOILER FLUE

Boiler SEDBUCK rating to be 86% (natural gas).
Balanced flue (room sealed)
Combustion air and combustion gases to enter and leave boiler via balanced flue outlet connecting to external air. Provide terminal guard to prevent vermin entry. Balanced flue outlet generally positioned min 300mm from any wall opening, corner, pipe etc where gas fired, or 600mm if oil fired, but all in accordance with the requirements of the Building Regulations.

HEATING

Space heating to be provided by floor or wall mounted balanced flue type gas boiler as above, max input 60kw to wet radiator system. Boiler to comply with BS 5410 Pt 3 1977 and Pt L of the Building Regulations. An unvented hot water storage system shall be installed by a person competent to do so. Provide the following space heating system controls:-
Zone controls
2 zones (sleeping and living areas) controlled by thermostatic radiator valves or other suitable temperature sensing devices.
Timing devices
To control the periods when the heating system operates.
Boiler control interlocks
When no heating required the central heating system should switch the boiler off. Systems controlled by thermostats should fire only when a space heater or cylinder thermostat is calling for heat. Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.

HOT WATER STORAGE SYSTEM CONTROLS

(Where combination boiler not used)
To comply with BS 1566 or BS3198. Provide thermostatic controls to shut off the supply of heat when the storage temperature is reached. This should be interconnected with the room thermostat(s) to switch off the boiler when no heat is required. Provide a timer to shut off the system for periods when water heating is not required. Provide installation and commissioning certificate for unvented hot water system on completion.

INSULATION OF CYLINDERS, PIPES & DUCTS

Hot water cylinder to have factory applied coating of PU foam 40mm thick.
Provide insulation to pipes and ducts unless the heat loss from the pipe contributes to the useful heat requirement of the room or space. This applies to pipes in loft space, sub floors, unheated garages and pipes within 1m of hot water cylinder. All to comply with BS 5422: 1990.

HOT WATER SUPPLY & SYSTEMS

Hot water must be limited to 48°C to baths, hot water specification to be supplied by specialist.

2731 - Flat 1, No. 4 Hampstead Hill Gardens, proposed internal alterations
Construction Notes

GENERAL NOTE

All materials shall comply with relevant British Standards. All workmanship to comply with British Standard Codes of Practice, and manufacturers recommendations/standard details.
All dimensions and levels to be checked on site by the contractor and any discrepancies reported to the Architect.

All carcassing timbers to be pressure impregnated with preservative.
Do not scale from this drawing.
IF IN DOUBT, CONSULT ARCHITECT BEFORE PROCEEDING

PARTY WALL ACT 1996

Where:
1. works are being carried out directly on a Party Wall
2. a new building is on or sits astride the boundary line between properties
3. excavation is to be carried out within 3 or 6 metres of a neighbouring building or structure (depending on the depth of the excavation)

the building owner (client) must serve notice in writing to all adjoining building owners that would be affected, indicating details of the work and when work is to be carried out, this must be served 2 months before the anticipated start date. It is recommended that the owner discusses the proposals with neighbours before submitting the written notice.

If agreement with neighbours, or a reply is not received in writing within 14 days of serving the notice, then a dispute is regarded as having arisen, and if agreement cannot be reached, a Party Wall Surveyor (or 2 separate Party Wall Surveyors) should be appointed to draw up a Party Wall Award.
Further details can be found in DETR "The Party Wall etc. Act 1996" explanatory booklet

EXTERNAL WALLS

Present walls surfaces to be prepared. All decorative plaster and timber mouldings to be retained.

INTERNAL WALLS (including walls between bedrooms and other rooms, WC's and other rooms)

Studwork 100 x 50mm s.w vertical studwork at 400mm centres built off 100 x 50mm s.w sole and head plates, or metal stud partitioning if preferred. Provide solid noggins between studs at 900mm vertical centres. Ensure that double joist is provided under sole plates where partitions run parallel to joist spans and provide solid noggins under sole plates, between joists, where partitions run at right angles to joist spans. Pack between studwork with 100mm mineral wool insulation quilt then finish both sides with 9.5mm plasterboard having jute and scrimmed joints and skim coat of board finishing plaster. Where partition is to a Bedroom, or a room containing a WC, provide either 2 layers of plasterboard both sides with staggered joints, or fix 50mm of unfaced mineral wool insulation in the cavity, then fix 1 layer of 15mm plasterboard both sides.

FIREPLACE AND CHIMNEY

Provide ventilation grilles to redundant fireplace infilling.

COMPARTMENT FLOOR (FLAT OVER)

Present lath and plaster ceiling to be retained. A sub ceiling to be formed using steel rafters fixed at 400mm centre and fixed independently of ceiling. Insulate between joists with 100mm Rockwool. Under draw ceiling with 2 15mm layers sound block plaster board. Note - any recessed lights to be fitted with Part P fire resistant hoods.

INTERNAL PLUMBING

Modify existing internal soil and vent pipe to terminate at ground floor level with large radius bend having rodding access. Sub stacks (where shown) to have mechanical air inlet valve fitted to top. The plumbing shall conform in all respects to BS 5572. 40mm diameter pvc wastes for baths, sinks and shower trays up to 3m branch length. 50mm diameter pvc wastes for baths, sinks and shower trays up to 4m branch length. 32mm diameter pvc wastes for washbasins and bidets up to 1.7m branch length. 40mm diameter pvc wastes for washbasins and bidets up to 3m branch length. All wastes from fittings to have 75mm deep seal traps. Where shown, use 50mm diameter combined waste pipes and/or stub wastes for multi-waste connections. W.C branch connection may connect into s.w.p.'s at ground floor level if the w.c connection is min. 450mm above the invert of the drain.

Client

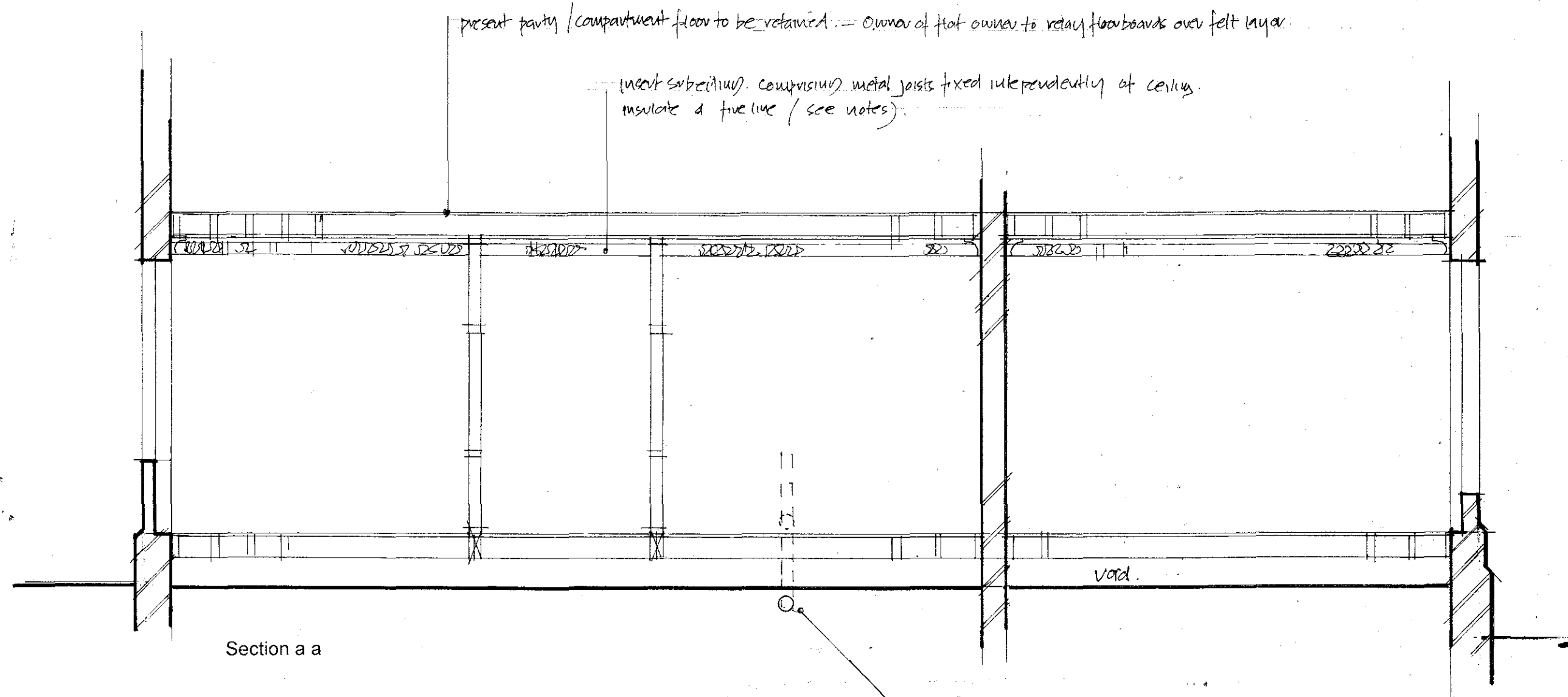
PAMELA STEVENS-TURNER

Project

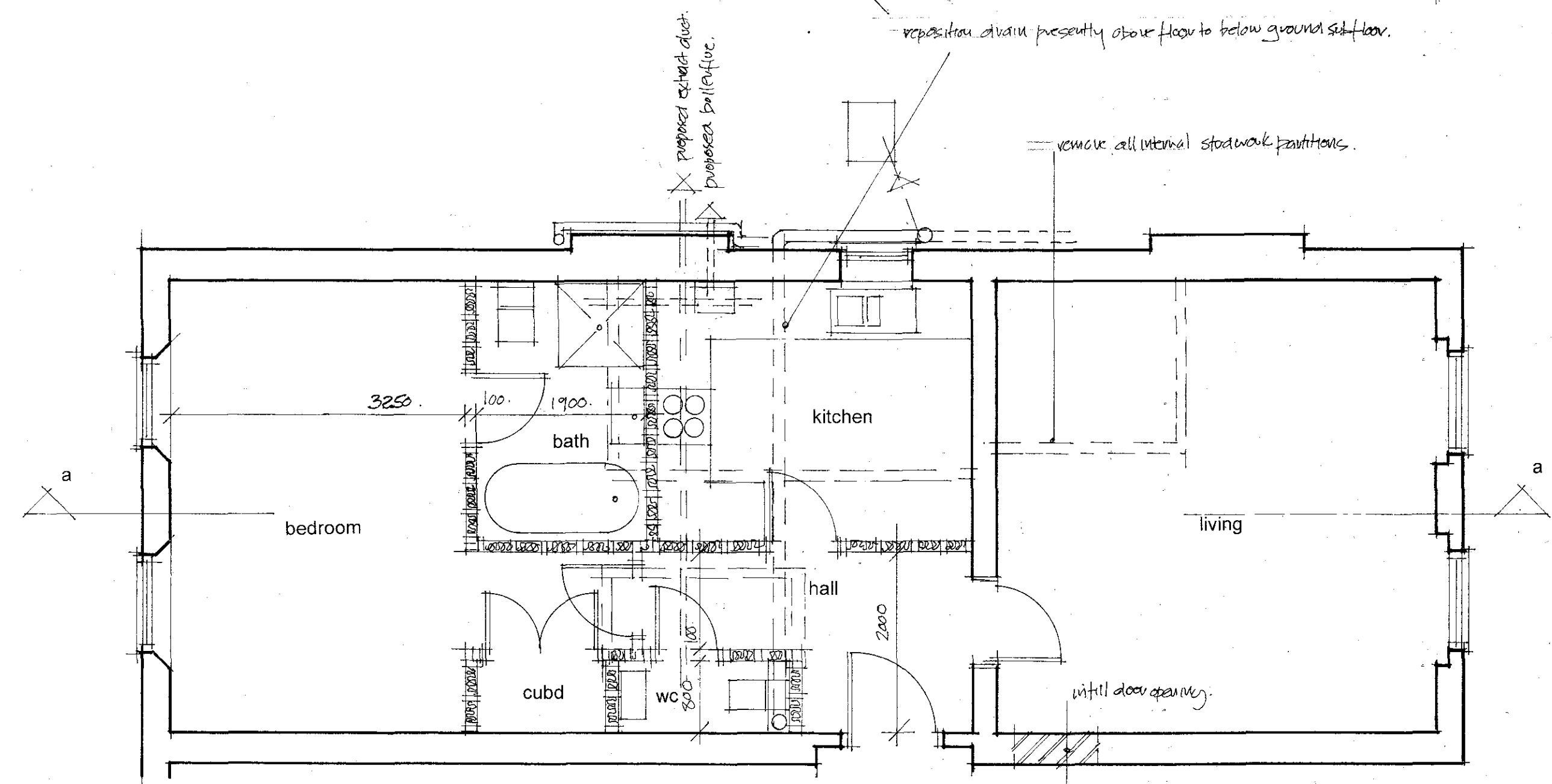
PROPOSED ALTERATIONS FLAT 1
NO. 4 HAMPSTEAD HILL GARDENS,
HAMPSTEAD, LONDON
Tide

CONSTRUCTION DRAWING AS PROPOSED

Drawing Ref.	Revision	
2731/03		
Scale	Drawn	Date
1:50 @ A1	MG	JAN 2013
Drawing Status	Checked	



Section a a



Ground floor plan

2731 - Flat 1, No. 4 Hampstead Hill Gardens, proposed internal alterations
Construction Notes

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FIREPLACE AND CHIMNEY

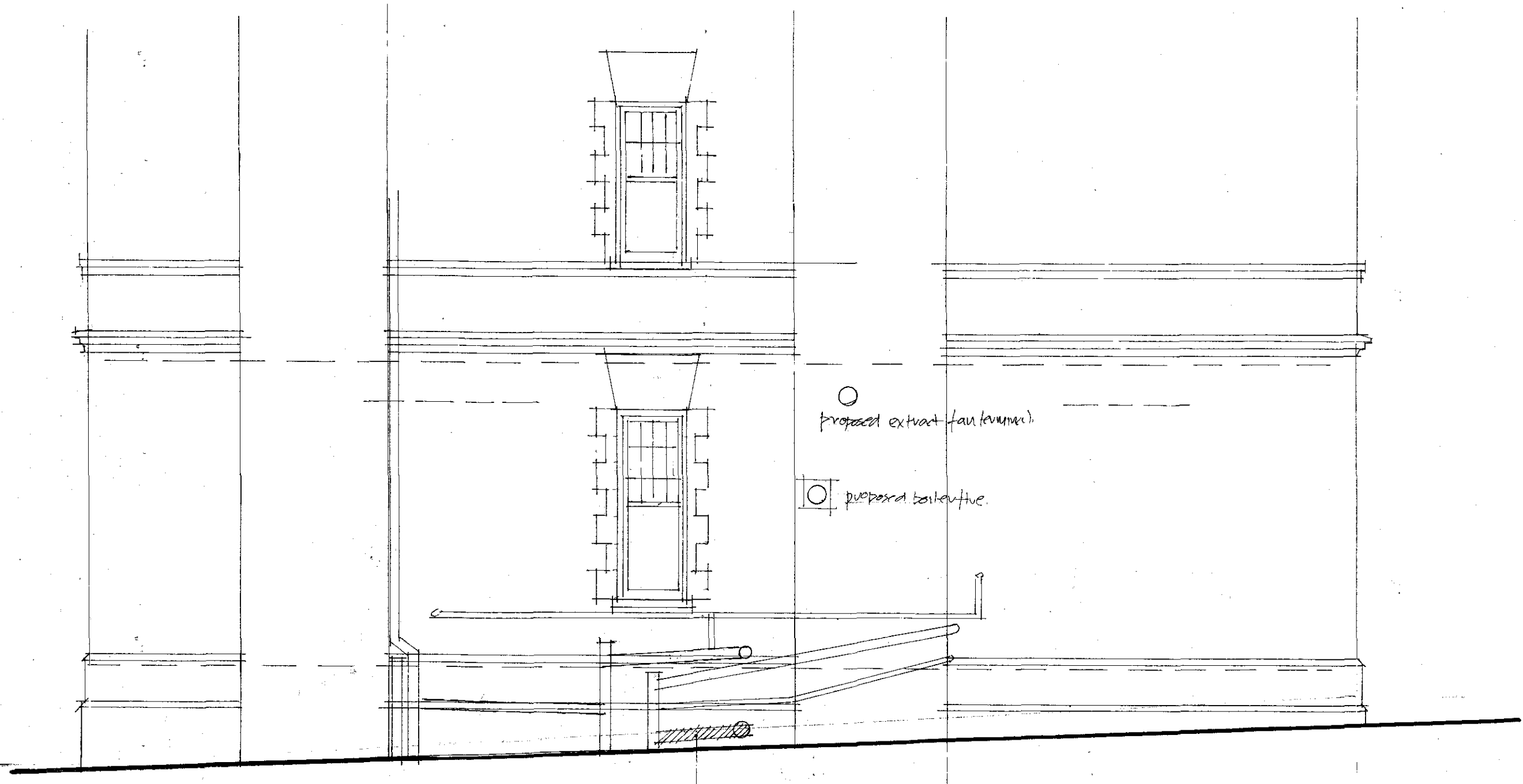
Provide ventilation grilles to redundant fireplace infilling.

COMPARTMENT FLOOR (FLAT OVER)

Present lath and plaster ceiling to be retained. A sub ceiling to be formed using steel rafters fixed at 400mm centre and fixed independently of ceiling. Insulate between joists with 100mm Rockwool. Under draw ceiling with 2 15mm layers sound block plaster board. Note - any recessed lights to be fitted with Part P fire resistant hoods.

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part north elevation

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Where pipes pass through walls provide protective sleeve and coupler both sides and to comply with Part H (A1) of the Building Regulations. Where pipes pass under buildings, bed/surround in min 100mm granular material.
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Manholes constructed in 225mm Class B engineering bricks or concrete or concrete rings on 150mm thick concrete base (1:2:4 mix) and have steel or cast iron covers.

FIRE DOORS SHOWN

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WINDOWS & GLAZING

Present single glazed windows to be retained.

SAFETY GLAZING

Any glazing within 800mm of the floor level (windows) or within 1500mm of the floor level (doors), must be capable of breaking safely, i.e. disintegration with small detached particles or, separate pieces that are not sharp pointed, all in accordance with British Standard BS 6206 1981 "Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings".

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Boiler: SEDBUCK rating to be 86% (natural gas).
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HEATING

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To control the periods when the heating system operates.
Boiler control interlocks.
When no heating required the central heating system should switch the boiler off. Systems controlled by thermostats should fire only when a space heater or cylinder thermostat is calling for heat. Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.

HOT WATER STORAGE SYSTEM CONTROLS

(Where combination boiler not used)

To comply with BS 1566 or BS3198. Provide thermostatic controls to shut off the supply of heat when the storage temperature is reached. This should be interconnected with the room thermostat(s) to switch off the boiler when no heat is required. Provide a timer to shut off the system for periods when water heating is not required. Provide installation and commissioning certificate for unvented hot water system on completion.

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Hot water must be limited to 48°C to baths, hot water specification to be supplied by specialist.

Client

PAMELA STEVENS-TURNER

Project

PROPOSED ALTERATIONS FLAT 1
NO. 4 HAMPSTEAD HILL GARDENS,
HAMPSTEAD, LONDON
Title

CONSTRUCTION DRAWING AS PROPOSED

Drawing Ref.	Revision	
2731/03		
Scale	Drawn	Date
1:50 @ A1	MG	JAN 2013
Drawing Status	Checked	