KEY

+22.44 Level from benchmark

2.83 Ceiling height

Run of 50mm waste pipe from kitchens

Run of 100mm soil pipe from shower rooms

SVP 100mm Soil vent pipe / vented stack

VP 100mm Vent pipe to stack below

SP 100mm Soil pipe

AAV Air admittance valve where stack not vented to external air

Line of 30 minutes fire resistance

Line of 60 minutes fire resistance

FE Fire escape signage

LIGHTING

Pendant light fitting

Recessed LED light fitting

E E suffix denotes emergency fitting.

LED strip light- Warm white LED.

ELECTRICAL

Smoke detector

HD Heat detector

Bathroom extract fan.

STORAGE

storage 2000 x 440

Wardrobe with sliding doors. Example IKEA PAX with sliding doors.
Provides 0.8 sq.m. of storage

storage 600 x 1500

Storage cupboard. Provides 0.6 sq.m. of storage

Kitchen

Wall units provides 0.9 sq.m. of storage.
Under sink cupboard
Hob/ oven
Dishwasher
Washer/ dryer
Under sink cupboard
Fridge (with freezer compartment)

Under sink unit

1. 30 litre bin W320 x H453 x D265
2. 7 litre kitchen caddy W252xH252XD229
3. 12.9 litre waste bin W210xH308xD269

SPECIFICATION

EXISTING BUILDING FABRIC

General

The building is currently occupied and a large amount of items are being stored within the interior. This has prevented a full inspection being made as the stored items obscured some areas of the interior. It is possible to identify scem original features surviving and these have been indicated on the plans. In general the following outline specification is proposed. It is proposed to remove all existing surface mounted trunking and wiring etc. All existing wall mounted spur shelving to be removed.

Existing wall and ceiling surfaces

Many existing wall and ceiling surfaces are covered in woodchip wallpaper. In some areas, in particular ceilings, the paper is coming away from the substrate. Existing walls to have existing woodchip wallpaper removed. Wall surface to be made good as necessary and to receive plaster skim coat. Existing ceilings to have existing woodchip wallpaper removed. Ceiling surface to be made good as necessary.

Existing lath and plaster ceilings

Existing lath and plaster ceilings will be retained. An examination of the condition of the existing ceiling will be made using the following procedure.

Floor boards to be lifted using non-powered hand tools. The condition of lath and plaster ceiling is to be inspected from above. The dust/ dirt on the back of the ceiling is to be carefully cleaned away with a vacumn cleaner and the following will be examined:

How well are the laths adhered to the joists, has the key broken?

Have the nails rusted or pulled out under the weight of the plaster?

Have the laths rotted so they are no longer able to support the ceiling?

Areas of unsound plaster and or laths will be carefully taken out and replaced.

In areas where it is required to pull sound plaster back up to the lath (where the keys have broken) or to pull plaster and lath to the joists above, plaster washers will be used in conjunction with flat headed wood screws or drywall screws. Subsequently the screw head will be covered with jointing compound.

Similar techniques will also be employed around the edges of the openings that are being cut for services.

Existing windows

Wherever possible the existing sash windows will be retained. This will need to be evaluated as the works progress on site. It is proposed to liaise directly with Camden Conservation should it be considered necessary to replace any windows. A site meeting will be arranged to look at each individual window concerned. If it is agreed that it is not possible to retain existing sash windows they will be replaced with like for like copies.

Existing doors

Wherever possible the existing doors, frames and architraves will be retained. This will need to be evaluated as the works progress on site. It is proposed to liaise directly with Camden Conservation should it be considered necessary to replace any windows. A site meeting will be arranged to look at each individual door concerned. If it is agreed that it is not possible to retain existing doors they will be replaced with like for like replacements in solid wood. Certain doors will require upgrading in terms of their fire resisitance and an outline specification of the method proposed is outlined in the text below.

UPGRADING PARTITIONS, DOORS AND FLOORS

Upgrading the fire resistance of existing partitions and ceilings through use of Envirograf intumescent paints (see detail drawing 178.500)

Application of Envirograf EP/CP product 105 to the plaster/plasterboard of existing partitions that require an improvement in fire resistance.
The application of Envirograf intumescent paint is the same to both plasterboard and lath & plaster; the preparation of the lath & plaster is, however, likely to be more involved. Some of the stair partitions at Second and Third level are faced on the flat side of the partition with plasterboard.
The product is capable of achieving fire resistance times of one hour.

In preparation any lining paper and distemper must be removed first. Cracks must be filled. The effectiveness of any coating is dependent on the quality and fastness of the substrate that it is applied to. Apply one coat of Stabond sealer; 2 coats of EP/CP @ 8m2 per litre per coat; apply one (or more) coats of AEC (acrylic emulsion coating) as a protective topcoat. The EP/CP is a flexible paint and the application of a standard emulsion over the top may cause crazing or cracking of the less flexible topcoat. Therefore a high acrylic topcoat must be used as Envirograf AEC or Dulux external Weathershield. The flexibility of the topcoat can reduce the opacity of the finish and, therefore, one topcoat is sometimes not sufficient for the depth of colour required.

Installation of mineral wool within existing floor void to improve acoustic performance of floor (see detail drawing 178.500)

The proposal seeks to upgrade the existing floors and separating partitions to achieve an appropriate standard of fire separation and protection.
For the floors it is proposed to incorporate 100mm of Rockwool RWA 45 within the depth of the floor cavity, suspended on metal mesh.
Such a solution can potentially achieve a standard of 60 minutes fire separation between floors, equivalent to modern building regulations.
The presence of the Rockwool RWA 45 within the depth of the floor will also improve the acoustic separation between the flats.

Treatment of existing wood panelling for surface spread of flame through use of Envirograf Class 0 paints

Areas of existing timber panelling will require treatment to achieve surface spread of flame rating of Class 1.

The application of Envirograf Q/VFR will achieve Class 0 spread of flame protection to the timber. 2 coats are required for BS 476 Parts 6 & 7 Class 0 and Class1 (1987) spread of flame. First coat coverage could vary according to wood type/ density. Where existing coating over existing gloss paint, ES/VFR primer should be used first. Apply the first coat and allow 1-2 hours to dry. Ensure each coat is dry before applying next coat. Apply second coat and allow 1-2 hours to dry. Coverage 12-15m2 per litre. Top coat of emulsion paint must be applied.

Upgrading the fire resistance of existing doors through use of Envirograf intumescent paints

Existing doors to the common stair will be upgraded to achieve FD30 classification through the application of the Envirograf ES/RFC System (Product 103).

DOORS

FD30S/ FD60S - fire door and frame to achieve a minimum of 30 minutes (or 60 minute) period of fire resistance when tested to BS 476: Part 22.

Hung to open in one direction only, on metal hinges, no part of which has a melting point less than 800 degrees celcius. Frames to be in accordance with door manufacturer's instructions. S Suffix denotes requirement smoke seals.

Note entrance doors to flats are required to be self closing. Self closing door to be effectively self closing by means of a spring device which will ensure that the doors are held firmly in the closed position and are free from any means of holding them in an open.

WINDOWS

Note: all windows to be retained and refurbished if possible. Each window to be assessed on site with Conservation Officer. Any windows deemed to be beyond repair to be replaced with like for like sash window.

DOORS AND WINDOWS

DG.1 - Existing timber front door to street to be retained and made good as necessary to match existing.

DG.2 - Existing timber door and architrave to be retained, made good and redecorated. Door to be upgraded to FD30S.

DG.3 - Existing timber door and architrave to be retained, made good and redecorated. Door to be upgraded to FD30S.

DG.4 - Existing timber door and architrave to be retained, made good and redecorated. Door to be upgraded to FD30S. Door will remain locked shut permenantly.

DG.5 - New door to enlarged opening. To match DG.4 in design.

DG.6 - New door timber door and architrave to be retained, made good and redecorated. Door to be upgraded to FD30S.

DG.7 - New door to existing opening. FD30S.

DG.8 - Existing timber external door to be retained and made good as necessary to match existing.

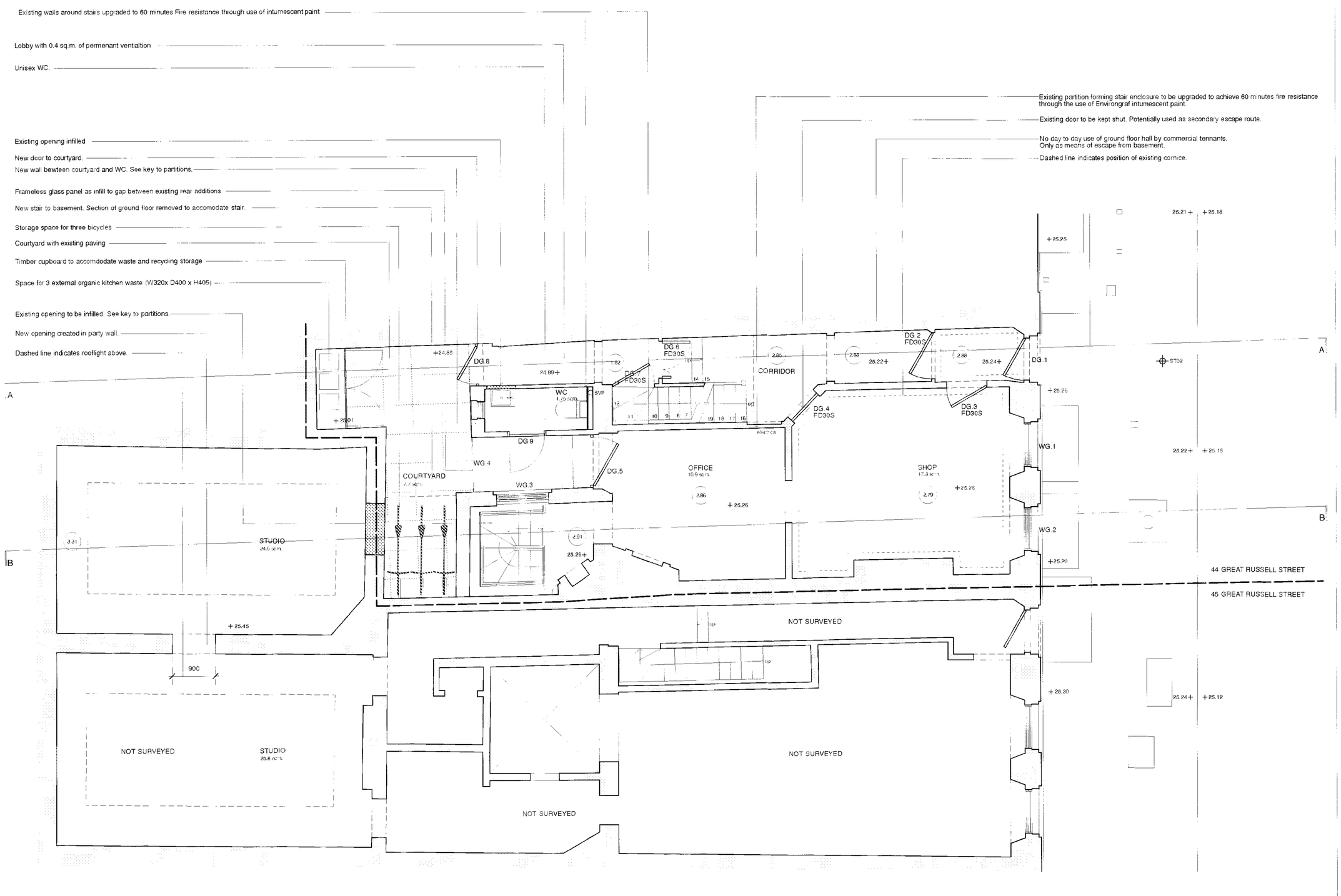
DG.9 - New door to new opening. To match DG.4 in design.

WG.1 - Existing sash window to be retained, made good and redecorated.

WG.2 - Existing sash window to be retained, made good and redecorated.

WG.3 - Existing sash window to be retained, made good and redecorated.

WG.4 - New frameless glass infill panel.



© 2011 syte architects limited
Check all dimensions on site prior to commencement of the work. If this drawing is found to be in error in any way the architects are to be informed before work is commenced.
Do not scale dimensions from drawing. Drawing is diagram only.
Drawing to be read in conjunction with all other relevant drawings and specifications.

syte architects
33-34 Bowling Green Lane London EC1R 0BJ T 020 7833 8310 F 020 7833 8301

revisions
REV A 01.07.11 Position of services added.
REV B 14.02.12 Drawings revised in line with advice received from Building Control. Hold open doors added at top of flight to Basement. Extension to existing toilet removed. Staircase to basement extended.
REV C 05.03.12 General amendments
REV D 12.07.12 Revised to Planning and Listed Building Issue

FOR APPROVAL

client: Roger Janson and Lorna Williams

project: 44 Great Russell Street London WC1B 3PA

drawing title: Ground Floor Plan As Proposed

date	drawn by	revision
June 11	BM	D
scale	checked by	drawing
1:50@A1	RW	178.201