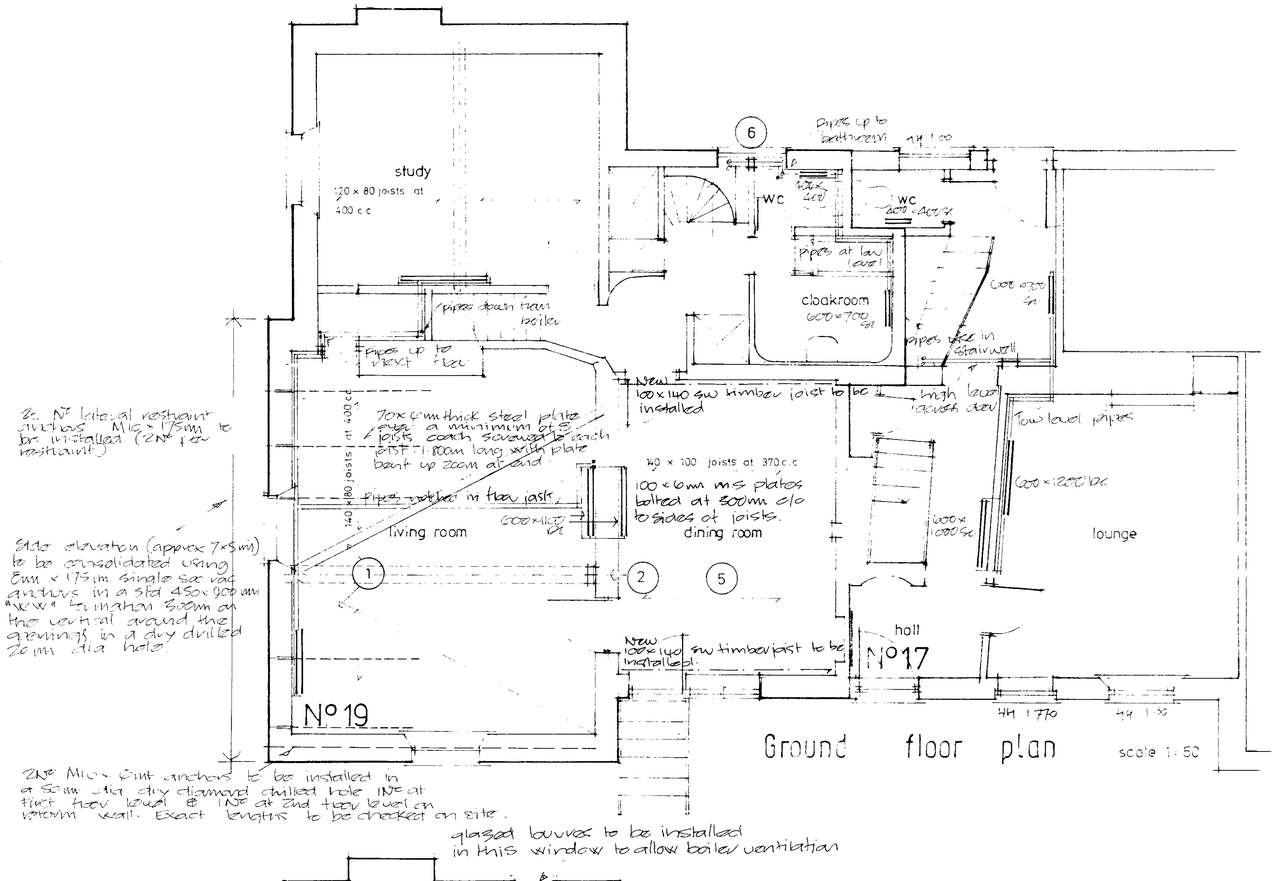
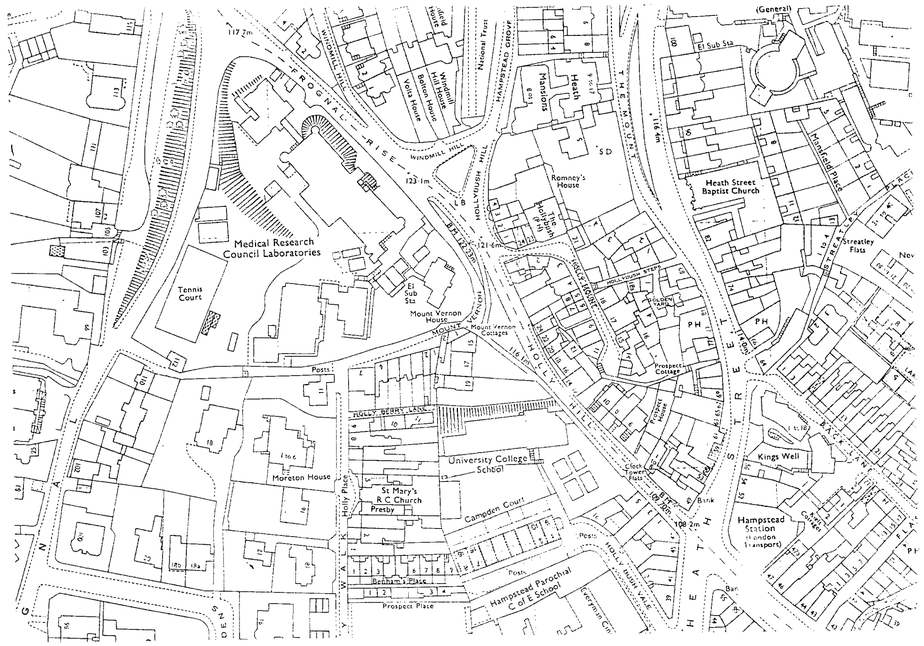
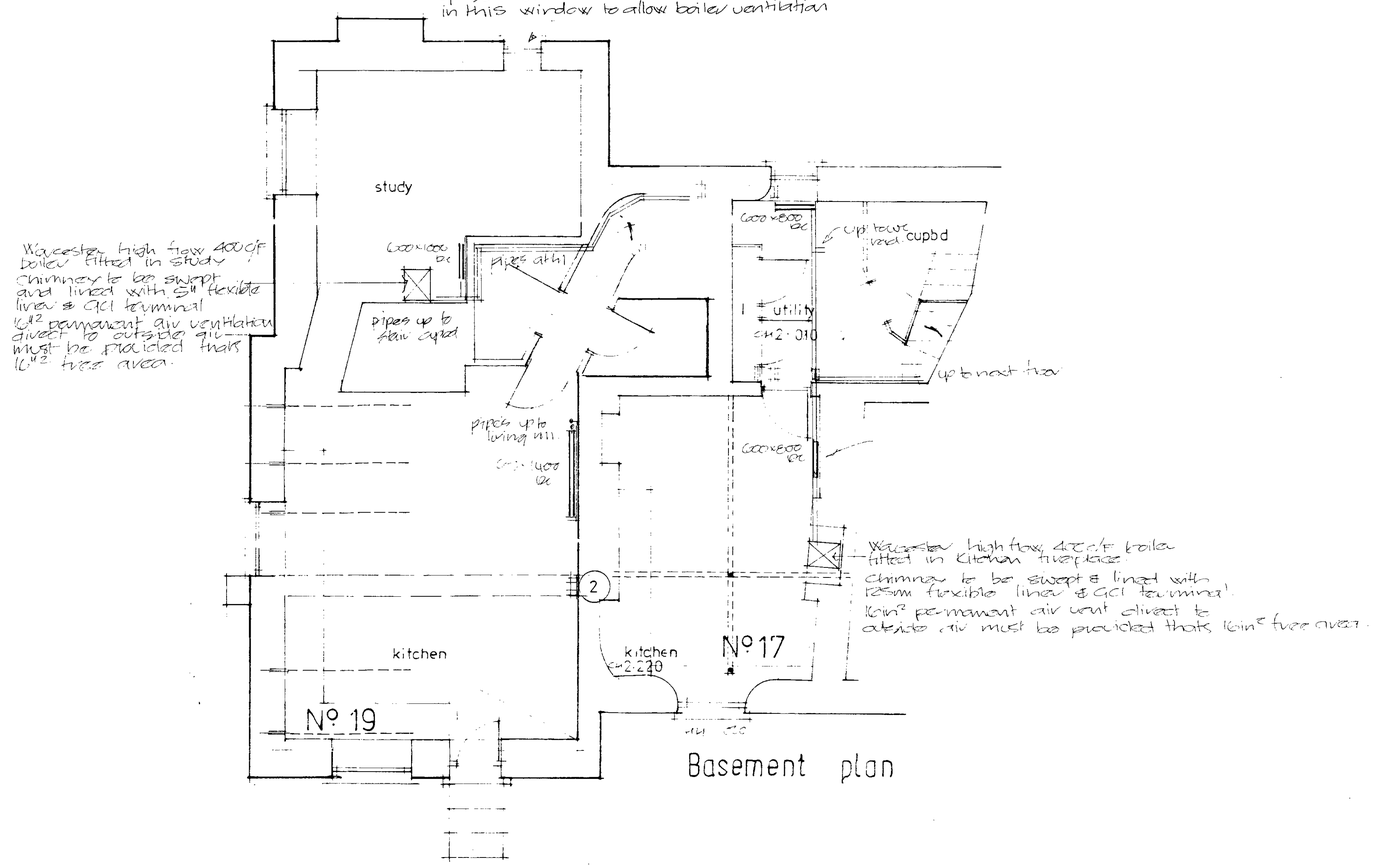




Location plan

scale 1:1250



Structural Repairs to Timber Frame.

1. Install 8 No M8 straps 100 mm × 10mm straps notched over joists & fixed to securing plates.
the intention is to prevent further movement of timber beams at ground & first floor level. The walls will be restrained by 70 × 6mm straps fixed (as detailed on dwg).
2. Steel & timber columns used to support end of beam (timber) which is only supported by 25mm end bearing (See Engineers detail).

4. Remove brick wall & replace with timber stud wall. 100×50 softwood studs with 9.7mm plasterboard skimmed & set.
Materials & sizes of intended members to be confirmed with English Heritage Structural Engineers.
5. Take up floor boards in dining room & use for replacement of defective boards throughout house. Lay new sw 150 × 19mm t&g boarding in dining area
6. 75mm × 75mm × 3mm mild steel post supporting end of 225mm sq section beam & m s brackets supporting ends of joists which are unsupported. See detail on dwg CB:98:306:2.

A/ Heating layout added 8.7.98.
B/ Kitchen fire [illegible]

Colin A. Bullinaire ARICS, MCIOB.
Chartered Surveyor / Chartered Builder
Parkview, Charlton Hill, Andover,
Hampshire SP10 3TR.
Telephone: 01264 355940

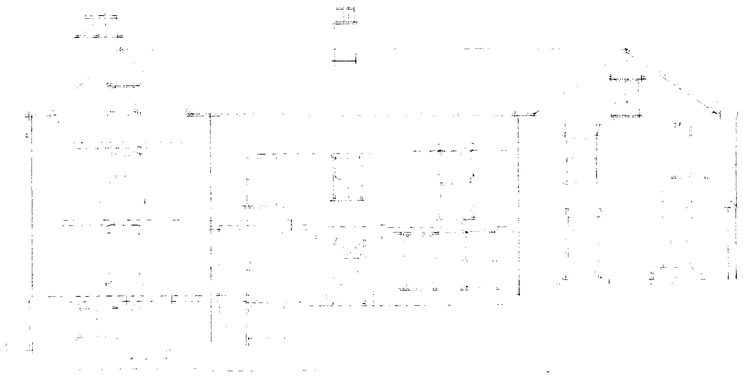
C/ Drawings amended [illegible] 29.10.98

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
21 APR 1999
PLANS APPROVED
[illegible] OF THE COUNCIL

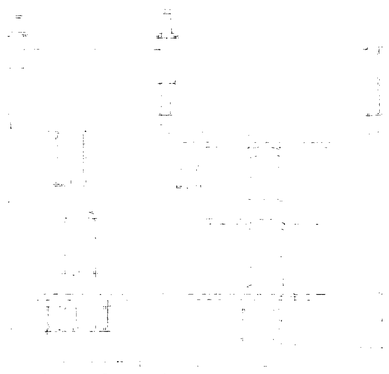
Drawing Title
Maintenance & repair of
17 & 19 Holly Hill Hampstead, London
for J. Shepherd esq

SCALE	DATE
As shown	March 1998
PLANNING NUMBER	BUILDING CONTROL No.

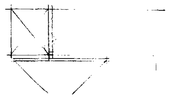
DRAWING/NUMBER CB:98:306:1A.B



Front elevation scale 1:100

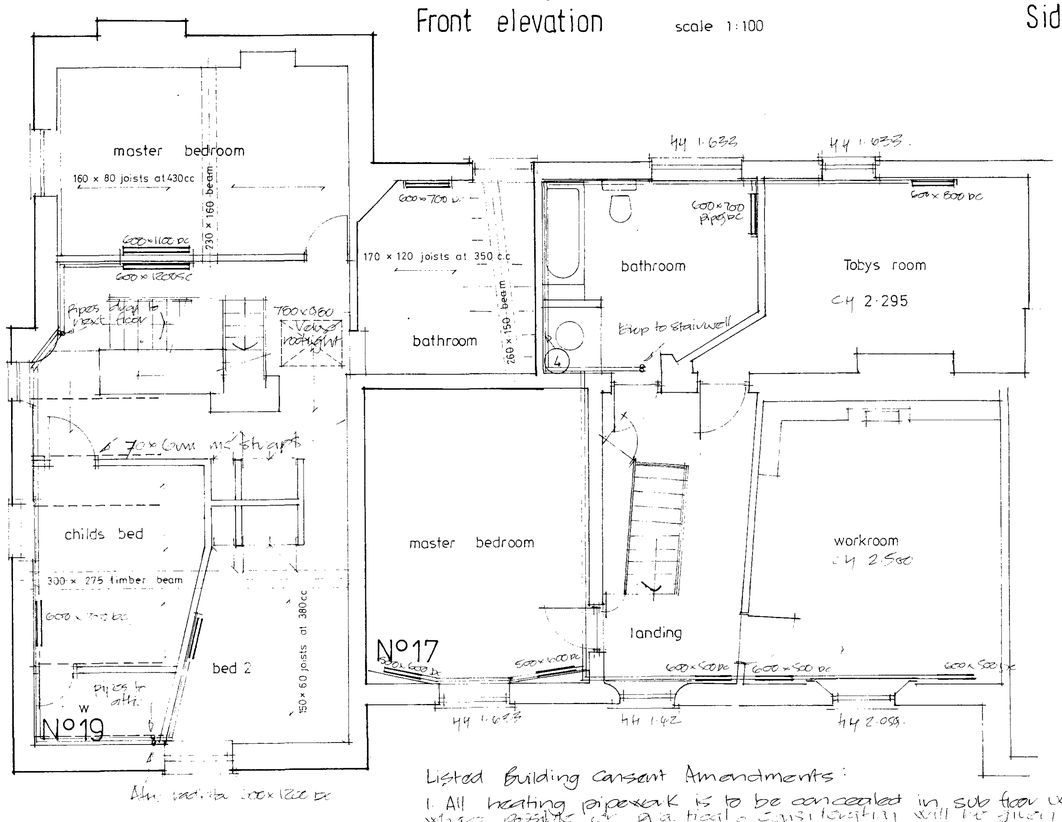


Side elevation scale 1:100



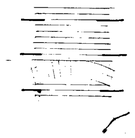
Detail of joist hanger

Section thro beam support Detail 6



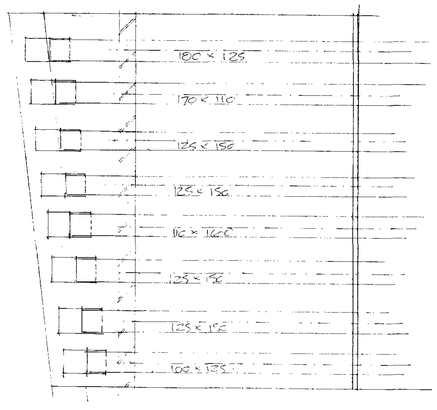
Listed Building Consent Amendments:
1. All heating pipework is to be concealed in sub floor voids. Where possible on a non-listed construction will be given to not causing unfortunate damage to historic fabric.

First floor plan scale 1:50



Rebuild this area at brickwork 2 courses beneath arch & 6 courses above relieving band. Install 6 No resin anchors.

Part rear elevation scale 1:100



Floor plan of bathroom No 19

19802

Rev A Heating layout updated 8.7.98.

Colin A. Bullinaire ARICS, MCIOB.
Chartered Surveyor / Chartered Builder
Parkview, Charlton Hill, Andover,
Hampshire SP10 3TR.
Telephone: 01264 355940

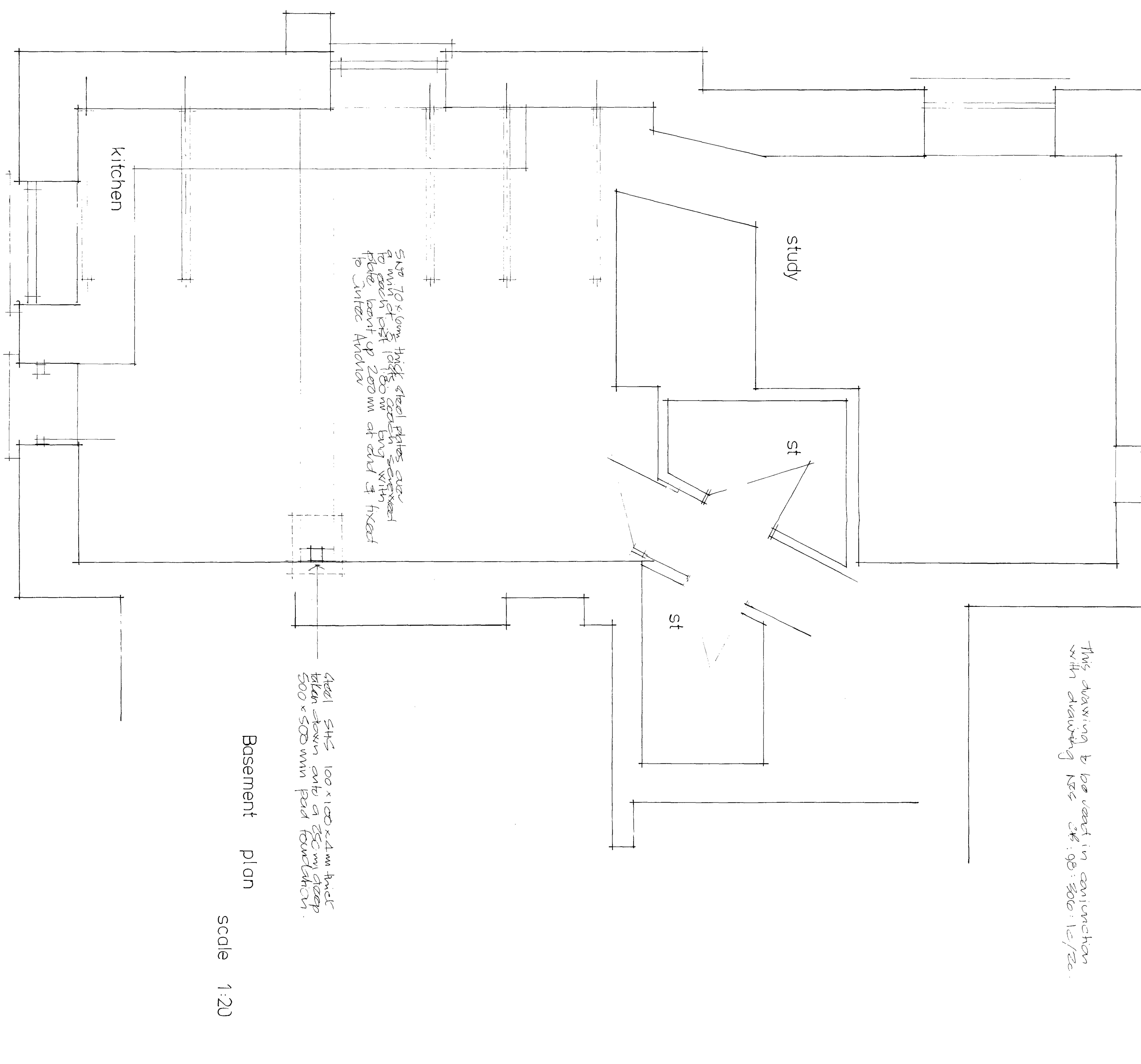
c/ drawings amended to accord with Listed Building Consent dated 30.4.99

Drawing Title
Maintenance & repair of
17 & 19 Holly Hill, Hampstead, London
for J. Shepherd esq

21 APR 1999

SCALE	DATE
As shown	March 1998
PLANNING NUMBER	BUILDING CONTROL No.

DRAWING/NUMBER
CB:98:306:2 A



1.00 FOUNDATIONS;

1.01 Foundations comply with Building Regulations Approved Document A1/2 - Section 1:- Part E (Strip foundations of plain concrete).

1.02 Depth of foundations to be such to suit ground conditions and satisfy the requirements on site of the Local Authority Building Control Officer.

1.03 Minimum thickness of foundations to comply with Diagram 24 and minimum width of foundations to comply with Table 12 but in any event be not less than.-

1.04 Traditional strip concrete (20N/mm2 - 1 : 2 :4) foundations at a width of :- 600mm x 200mm to external cavity walls 450mm x 150mm to internal partitions.

1.05 Trench fill concrete (15N/mm2 - 1 : 3 : 6) foundations filled to within 150mm below ground level at a width of :- 450mm to cavity walls, 450mm to internal partitions.

1.06 Where stepped foundations occur the highest level is to extend over the lower level by 300mm or by the same width as the foundations whichever is the greater (See Diagram 22).

1.07 Where foundations cross existing or new drainage then foundation trench to be taken to below invert level.

1.08 Where foundations are within one metre of existing or new drainage then either:-
a) drain trench to be backfilled with lean mix concrete (1 :10) to level of underside of foundation or
b) foundation trench to be taken down to below invert level.

2.00 SOLID FLOOR CONSTRUCTION:

2.01 Solid floor construction to comply with Building Regulation Approved Document C4:- Section 1 (Resistance to weather and ground moisture).

2.02 150mm hardcore to consist clean clinker, broken brick, limestone scalping or similar inert material (free from water soluble sulphates and other deleterious matter) levelled compacted and blinded with sand.

2.03 Damp proof membrane to be 1200g polythene to be double welted and lapped at all joints taken up perimetres and lapped under D.P.C's of inner leaf of external cavity wall and internal partitions.

2.04 100mm concrete bed composed of 50kg cement to not more than 0.11m3 of fine aggregate and 0.16m3 of coarse aggregate or BS5328 mix ST2.

2.05 50mm Rockwool RW6 rigid slab thermal insulation with a separating layer of building paper to (BS1521, Grade BIF).

2.06 75mm sand screed 1 : 3 mix.

3.00 FIRST FLOOR CONSTRUCTION:

3.01 Construction to comply with Building Regulations approved Document A1/A2 Section 1A (Basic requirements for stability). 1B (Sizes of timber floor floor, ceiling, and roof members in single family houses.) Shown on drawing .

3.02 Timber floors to be constructed in accordance with Appendix A tables A1 & A2.

3.03 Floor boarding to be 18/22mm (dependant on floor joist centres 400mm/600mm) moisture resistant tongued and grooved flooring grade chipboard.

3.04 Floor joists are to be doubled under bath load areas and partitions parallel to joists.

3.05 Ground floor ceilings are to be 12.5mm plasterboard regardless to provide spread of flame resistance required.

3.06 Where floors are positioned over carports, garages etc. they will be classified as semi-exposed and will be insulated with 150mm fibreglass and given 1/2hr fire protection with 2 layers 12.5mm asbestolux with staggered joints.

4.00 EXTERNAL WALL CONSTRUCTION:

4.01 (Below D.P.C.) : External cavity wall construction and internal partitions below dpc to comply with Building Regulation Approval Documents A1 Section C (Thickness of walls *in certain small buildings) & C4 -Section 4 (Walls).*

4.02 External cavity wall construction and internal partitions below dpc to be in 100mm dense concrete loadbearing blockwork in cement mortar (1 : 3). Outer leaf of cavity walls to be half brick thick in facings in cement mortar for a minimum height below dpc of 225mm.

4.03 Cavity to be filled up to 150mm below ground level with weak mix concrete (1 : 10) with splayed top to outer leaf.

4.04 'Hyload' Pitch polymer horizontal damp proof courses to BS 743 positioned (minimum 150mm) above groud level with 100mm laps at joints and intersections.

4.05 *Where existing or new drainage passes through external cavity walls and internal* precast/prestressed lintels.

5.00 EXTERNAL WALL CONSTRUCTION:

5.01 (Above D.P.C.) : External cavity wall construction and internal partitions below dpc to comply with Building Regulation Approved Documents A1 Section C (Thickness of walls in certain small buildings) & D1 (Cavity Insulation).

5.02 Outer leaf of cavity wall construction to be half brick thick in facings with inner leaf 100mm (minimum) insulating blockwork in gauged mortar (1 cement : 2 lime : 9 sand).

5.03 *Cavity insulation of 50mm cavity wall batts taken down to below D.P.C. level (with* support given by wall ties spaced at 600mm horizontally) and installed in accordance with manufacturers instructions.

5.04 50mm cavity between inner and outer leaves of cavity wall construction with butterfly type stainless steel wall ties to BS1243 spaced at distances not exceeding 900mm measured horizontally and 450mm measured vertically with additional ties at 300mm centres vertically at reveals.

5.05 Cavities closed at reveals of openings with 100mm insulating blockwork.

5.06 Vertical damp proof courses to reveals and extended into the cavity 150mm wide secured to *window/door frame rebates prior to building in.*

5.07 Horizontal damp proof cavity trays to openings where not combined with lintels (ie at airbricks, meter boxes, etc).

6.00 FLOOR, CEILING, AND ROOF LATERAL RESTRAINTS.

6.01 Timber floor, ceiling and roof lateral restraints to comply with Building Regulation Approved Document, Section 1 (Basic requirements for stability).

6.02 30mm x 5mm galvanised mild steel straps are to be fixed at 2.00m (maximum) centres (where external cavity walls run parallel to floor/ceiling joists and rafters) from the external face of the cavity wall inner leaf fixed with *5mm x 8 gauge non ferrous screws,* over a minimum of two no members with 50mm x 75mm minimum solid nogging.

6.03 Wall plates to be held down at 1.80m (maximum) centres with 30mm x 2.5mm galvanised mild steel straps plugged to the inside face of the cavity wall inner leaf with 50mm x 8 gauge non ferrous screws.

7.00 LINTELS:

7.01 Lintels over openings (having a minimum of 150mm end bearings) to be constructed from hot dipped galvanised mild steel with integral cavity trays and stopped ends.

7.02 Weepholes are to be left at every 4th perpendicular joint over the lintels span in external cavity walls. 6.03 See reference numbers on plan.

7.03 Calculations will be provided where spans are in excess of 3.00m's or where point loads occur over openings.

8.00 CAVITY TRAYS, SOAKERS AND FLASHINGS:

8.01 Horizontal and stepped cavity trays at roof abatement to brickwork to be Super pure Aluminium, or bitumen coated Code 4 lead soakers and flashings dressed to tiles/slates as appropriate.

9.00 FLAT ROOF CONSTRUCTION:

9.01 Flat roof construction to comply with Building Regulation Approved Document A1/2 - Section 1, Part B (Sizes of timber floor, ceiling and roof member in single family houses), F2 (Condensation) & L1 (Insulation).

9.02 White mineral chips to a depth of 12.7mm.

9.03 Rubbertorch HP 400 High performance felt to BS 747.

9.04 19mm exterior grade plywood or 19mm chipboard to be MF/UF or PF resin bonded.

9.05 Firrings to fall a minimum of 75mm in 3,00m.

9.06 Roof joists 400mm centre to centre, see plan.

9.07 Cross battening over joints of 50mm x 50mm battens to aid cross ventilation.

9.08 150mm fibreglass over entire ceiling area.

9.09 12.7mm foil backed plasterboard butt jointed and fixed with 40mm x 2mm galvanised clout nails, *ends of boards fixed to cross noggins. Boards to be taped and finished in* stippled Artex. 9.10 Asbestolux soffite fixed with 25mm PVC ventilator strip. Fibreglass is not to obscure ventilation openings.

9.10 200mm x 25mm fascia, 25 x 50mm softwood drip, 50mm angle fillet between junction of roof and walls. 9.12 Roofing felt taken up one course of tiles and fixed with batten.

9.11 Venting to flat roofed areas where two sides are exposed and two sides are covered (corner positions) will have abutment vents provided at vertical surfaces.

10.00 PITCHED ROOF CONSTRUCTION:

10.01 *Pitched roof construction to comply with Building Regulation Approval Document* A1/2 - Section 1, Part B (Sizes of timber floor, ceiling and roof members in single family houses), F2 (Condensation), L1 (Insulation).

10.02 Trussed rafter roofs of proprietary manufacture to be designed, fabricated and braced in accordance with BS 5268 Part 3. Please issue conditional approval subject to manufacturers calculations.

10.04 Cut roofs to be constructed in accordance with approved document A, Appendix A. Dimensions of timbers will be shown on drawings where appropriate.

10.05 Load from water tank in roof space to be evenly distributed via 50 x 100mm sawn *softwood bearers.*

10.06 Tiling/Slating at gauge appropriate for pitch to be aluminum nailed to 32/38 x 19/22/25mm (dependant on choice of tile/slate and rafter centre 400/600).

10.07 Sawn softwood treated battens galvanised nailed to roof timbers on untearable underfelt to BS 747 Type 1f fixed with galvanised clout nails.

10.08 Soffite ventilation to be 0.3% of roof plan area. Where skilling ceilings exist ridge vents are to be provided, giving a 5mm gap to the ridge length or equivalent vented area.

10.09 Insulation to roof voids of 150mm fibreglass laid between floor/ceiling joists or rafters.

11.00 FOUL DRAINAGE:

11.01 Foul Drainage to comply with Building Regulation Approved Document H. Septic tanks and cesspools are to be agreed with the National Rivers Authority.

11.02 100mm flexible jointed underground clayware pipework to BS 65 laid to falls 1 : 80 (minimum) comply with table 6 & Diagram 7.

11.03 Additional flexible coupling joints within 150mm (maximum) of each side of external cavity walls and internal partitions and adjacent to sides of inspection chambers/manholes.

11.04 Drainage pipework bedded and surrounded in:-
a) 100mm *granular material where external to building or*
b) 150mm (minimum) lean mix concrete (1 : 10) with compressible joints and flexible couplings where under solid ground floor.

11.05 Inspection chambers/manholes to be either:-
a) constructed with one brick thick sides in wire cut bricks in cement mortar (1 : 3) with all joints watertight of 150mm concrete (1 : 2 : 4) base and benching complete with cover or frame.

11.06 b) proprietary manufacture.

11.07 Gullies to be back inlet type.

11.08 Internal inspection chambers/manholes and gullies to have double sealed, bolted down covers and frames

12.00 PARTITIONS:

12.01 Loadbearing partitions to be 100mm concrete blocks in gauged mortar (1 : 1, 6 or 1 : 6 & lime plasticiser).

12.02 Studwork partitions to be 50mm x 75mm/100mm sawn softwood sole head plates, studs and noggins. Sound deadening fibreglass quilt to the cavity, to achieve 36 dB reduction.

13.00 SURFACE WATER DRAINAGE:

13.01 Surface water drainage to comply with Building Regulation Approved Document H3 - 100mm half round p.v.c. gutters with outlets to 63mm rainwater downpipes with sealed discharge via 100mm flexible couplings joined to underground clayware pipework to soakaways.

13.02 Soakaways excavated 5.00m's distance from buildings of at least 1m3 capacity filled up to within 300mm of finished grounds level with selected hardcore and covered with 1000 gauge polythene sheet and vegetable topsoil.

14.00 WINDOWS: All windows are to be double glazed.

14.01 Windows to comply with Building Regulation Approved Document F1, Section 1 (Means of ventilation), N1 & N2 Glazing - materials and protection.

14.02 'Rapid ventilation' One or more ventilation openings with a total area of at least one twentieth of the floor area of the room and with some part of the ventilation openings at least 1.75ms above the floor level e.g. an opening window.

14.03 'Background ventilation' a ventilation opening (or openings) having a total area of not less than 4000 square millimetres, e.g. trickle ventilator. The openings should be *controllable and secure and located so as to avoid draughts.*

14.04 Kitchens to have a mechanical extract ventilation for rapid ventilation. rated as capable of extracting a rate not less than 60 litres per second and bathrooms fitted to be fitted with mechanical extract capable of extracting 15 litres per second which may be operated intermittently.

14.05 All glazing to be hazardous areas, ie from floor level to 800mm min above floor level and 300mm either side of openings and glazing contained within openings is to be of safety glazing to BS6206.

14.06 *Security measures :- Opening windows which can easily be reached from the outside* such as basement or ground floor windows or first floor windows which can be reached from a flat roof should be fitted with a key or combination operated locks.

15.00 STAIRCASES:

15.01 Staircase to comply with Building Regulation Approved Document K1 - Section 1 (Stairs).

15.02 Staircase pitch not to exceed 42 degrees. The rise and going of the staircase treads can be seen noted on the drawing

15.03 *1000mm unobstructed width.*

15.04 300mm minimum treads and 200mm maximum risers.

15.05 Handrail 840mm minimum above flights and 900mm above landings with 100mm maximum spacing between balusters.

15.06 Clear headroom 2.00m minimum above the pitch line.

16.00 INTERNAL FINISHES:

16.01 Walls: Block/brick - Two coat (render & set) plaster steel trowelled finish and decorated with a mist coat of emulsion and two full coats of emulsion paint.

16.02 *Studwork: 9.5mm/12.7mm (dependant on studwork centres 400mm/600mm)* plasterboard with skim coat plaster steel trowelled finish and decorated with a mist and two full coats of emulsion paint.

16.03 Ceilings: Plasterboard 9.5mm/12.7mm (dependant on floor, ceiling joist centres 400mm/600mm) using vapour check plasterboard to underside of roof spaces with either:-
a) A textured Artex finish
b) 3mm skim coat of plaster steel trowelled finished and decorated with a mist and two coats of emulsion paint.

1700 SANITARY APPLIANCES
Sanitary installations to comply with Building Regulation Approved Document H1 (Sanitary pipework and drainage).

17.01 Sanitary *pipework to comply with BS CP 5572.*

17.02 UPVC soil and vent pipe of 100mm dia with access point at base (from inspection chamber/manhole at head of drainage system) terminating with a suitable capping

17.03 Outlet 900mm (minimum) above window/door openings within3,00m horizontal distance.

17.04 Code 4 lead collar and apron flashed where the soil and vent pipe passes through the roof covering.

17.05 Sanitary fittings to have 100mm UPVC wastes and 75mm deep seal traps with minimum diameters to sinks, baths & showers and 32mm to wash hand basins.

17.06 Rodding points to give access to any lengths of waste pipe which cannot be reached by removing traps.

17.07 Any soil vent pipe passing beneath a Living room or Bedroom to be encased and insulated to minimise sound nuisance.

18.00 TIMBER:

18.01 All timber used throughout building to be SC3 grade unless stated to the contrary.

18.02 All timber to be treated with preservative to BS4072:1974.

19.00 HEATING:
Heating installations to comply with Building Regulation Approved Document J1/2/3 (Heat producing appliances) .

19.01 Air supply to appliances :-
Solid fuel burning open appliance: An air opening or openings with a total free area of *at least 50% of the appliance throat opening as defined in BS.8303:1986.*
Other solid fuel appliance: An air opening or openings witha total free area of at least 550mm2 per kW rated output above 5kW. Where a flue draught stabiliser is used the total free area should be increased by 300mm2 for each kW of rated output.

19.02 Flue outlets should be at least equal to that of the flue output of the appliance or in accordance with J1, Section 2, Table 2. The outlet should be in accordance with Diagram 1 and be vertical wherever possible and any bend should not make an angle of 30 degrees. A flue pipe should only be used to connect an appliance to a chimney and should not pass through any roof space. Flue pipes with spigot and socket joints *should be fitted with the spigot uppermost.*

19.03 Chimneys for use with solid fuel appliances should be capable of withstanding temperatures of 1100 degrees Celsius. Where the chimney is not directly over the appliance a debris collecting appliance should be provided with access for emptying. Brick chimneys should be lined using clay flue liners rebated and socketed to BS1181:(1977). See Diagram 4 for combustible materials under hearths, Diagram 5 for Fireplace recesses, Diagram 6 for Walls next to hearths, Diagram 7 for Placing of appliances on constructional hearths, Diagram 8 for Separating appliances from combustible materials in walls.

20.00 INSULATION:
Insulation to comply with Building Regulation L1 (Conservation of fuel and power).

20.01 Insulation of Hot water storage vessels should be insulated so as to limit in use the heat loss to 90W/m2 of surface area of the vessel and be in accordance with 5615:1985. Where an insulation jacket is used the segments of the jacket should be laped together so as to provide an unbroken coverage.

20.02 Insulation of pipework and ducts, unless the heat loss of the pipe or duct contributes to the heat requirements of the room or space, the pipe or duct should be insulated. The insulation of the pipes should have a thermal conductivity not greater than 0.45W/kW and in thickness equal to the outside diameter of the pipe up to a max of 40mm or (see Diagram 9). Alternatively for pipes and in the case of ducts insulation should meet the recommendations of BS 5422:1977.

Note

1. This drawing is the copyright of the Building Surveyor & must not be *reproduced without his prior consent*
2. Written dimensions are to be taken in preference to scaled dimensions.
3. The contractor must visit the site and must be responsible for taking & checking all dimensions and drainage levels, before work commencement.

L98/02426R4

Colin A. Bullinaire ARICS, MCIOB.
Chartered Surveyor / Chartered Builder
Parkview, Charlton Hill, Andover,
Hampshire SP10 3TR.
Telephone: 01264 355940

Drawing Title
19 Holly Hill Hampstead

SCALE

DATE

PLANNING NUMBER

BUILDING CONTROL No.

DRAWING/NUMBER CB 98:306:3.

21 APR 1999
APPROVED FOR THE COUNCIL

1.00 FOUNDATIONS:
1.01 Foundations comply with Building Regulations Approved Document A1/2 - Section 1:- Part E (Strip foundations of plain concrete).
1.02 Depth of foundations to be such to suit ground conditions and satisfy the requirements on site of the Local Authority Building Control Officer.
1.03 Minimum thickness of foundations to comply with Diagram 24 and minimum width of foundations to comply with Table 12 but in any event be not less than:-
1.04 Traditional strip concrete (20N/mm2 - 1 : 2 :4) foundations at a width of :- 600mm x 200mm to external cavity walls 450mm x 150mm to internal partitions.
1.05 Trench fill concrete (15N/mm2 - 1 : 3 : 6) foundations filled to within 150mm below ground level at a width of :- 450mm to cavity walls, 450mm to internal partitions.
1.06 Where stepped foundations occur the highest level is to extend over the lower level by 300mm or by the same width as the foundations whichever is the greater (See Diagram 22).
1.07 Where foundations cross existing or new drainage then foundation trench to be taken to below invert level.
1.08 Where foundations are within one metre of existing or new drainage then either:- a) drain trench to be backfilled with lean mix concrete (1 :10) to level of underside of foundation or b) foundation trench to be taken down to below invert level.

2.00 SOLID FLOOR CONSTRUCTION:
2.01 Solid floor construction to comply with Building Regulation Approved Document C4:- Section 1 (Resistance to weather and ground moisture).
2.02 150mm hardcore to consist clean clinker, broken brick, limestone scalping or similar inert material (free from water soluble sulphates and other deleterious matter) levelled compacted and blinded with sand.
2.03 Damp proof membrane to be 1200g polythene to be double welted and lapped at all joints taken up perimeters and lapped under D.P.C's of inner leaf of external cavity wall and internal partitions.
2.04 100mm concrete bed composed of 50kg cement to not more than 0.11m3 of fine aggregate and 0.16m3 of coarse aggregate or BS5328 mix ST2.
2.05 50mm Rockwool RW6 rigid slab thermal insulation with a separating layer of building paper to (BS1521, Grade BIF).
2.06 75mm sand screed 1 : 3 mix.

3.00 FIRST FLOOR CONSTRUCTION:
3.01 Construction to comply with Building Regulations approved Document A1/A2 Section 1A (Basic requirements for stability), 1B (Sizes of timber floor, ceiling, and roof members in single family houses.) Shown on drawing.
3.02 Timber floors to be constructed in accordance with Appendix A tables A1 & A2.
3.03 Floor boarding to be 18/22mm (dependant on floor joist centres 400mm/600mm) moisture resistant tongued and grooved flooring grade chipboard.
3.04 Floor joists are to be doubled under bath load areas and partitions parallel to joists.
3.05 Ground floor ceilings are to be 12.5mm plasterboard regardless to provide spread of flame resistance required.
3.06 Where floors are positioned over carports, garages etc. they will be classified as semi-exposed and will be insulated with 150mm fibreglass and given 1/2hr fire protection with 2 layers 12.5mm asbestolux with staggered joints.

4.00 EXTERNAL WALL CONSTRUCTION:
4.01 (Below D.P.C.) : External cavity wall construction and internal partitions below dpc to comply with Building Regulation Approval Documents A1 Section C (Thickness of walls in certain small buildings) & C4 -Section 4 (Walls).
4.02 External cavity wall construction and internal partitions below dpc to be in 100mm dense concrete loadbearing blockwork in cement mortar (1 : 3). Outer leaf of cavity walls to be half brick thick in facings in cement mortar for a minimum height below dpc of 225mm.
4.03 Cavity to be filled up to 150mm below ground level with weak mix concrete (1 : 10) with splayed top to outer leaf.
4.04 'Hyload' Pitch polymer horizontal damp proof courses to BS 743 positioned (minimum 150mm) above groud level with 100mm laps at joints and intersections.
4.05 Where existing or new drainage passes through external cavity walls and internal precast/prestressed lintels.

5.00 EXTERNAL WALL CONSTRUCTION:
5.01 (Above D.P.C.) : External cavity wall construction and internal partitions below dpc to comply with Building Regulation Approved Documents A1 Section C (Thickness of walls in certain small buildings) & D1 (Cavity Insulation).
5.02 Outer leaf of cavity wall construction to be half brick thick in facings with inner leaf 100mm (minimum) insulating blockwork in gauged mortar (1 cement : 2 lime : 9 sand).
5.03 Cavity insulation of 50mm cavity wall batts taken down to below D.P.C. level (with support given by wall ties spaced at 600mm horizontally) and installed in accordance with manufacturers instructions.
5.04 50mm cavity between inner and outer leaves of cavity wall construction with butterfly type stainless steel wall ties to BS1243 spaced at distances not exceeding 900mm measured horizontally and 450mm measured vertically with additional ties at 300mm centres vertically at reveals.
5.05 Cavities closed at reveals of openings with 100mm insulating blockwork.
5.06 Vertical damp proof courses to reveals and extended into the cavity 150mm wide secured to window/door frame rebates prior to building in.
5.07 Horizontal damp proof cavity trays to openings where not combined with lintels (ie at airbricks, meter boxes, etc).

6.00 FLOOR, CEILING, AND ROOF LATERAL RESTRAINTS.
6.01 Timber floor, ceiling and roof lateral restraints to comply with Building Regulation Approved Document, Section 1 (Basic requirements for stability).
6.02 30mm x 5mm galvanised mild steel straps are to be fixed at 2.00m (maximum) centres (where external cavity walls run parallel to floor/ceiling joists and rafters) from the external face of the cavity wall inner leaf fixed with 5mm x 8 gauge non ferrous screws, over a minimum of two no members with 50mm x 75mm minimum solid nogging.
6.03 Wall plates to be held down at 1.80m (maximum) centres with 30mm x 2.5mm galvanised mild steel straps plugged to the inside face of the cavity wall inner leaf with 50mm x 8 gauge non ferrous screws.

7.00 LINTELS:
7.01 Lintels over openings (having a minimum of 150mm end bearings) to be constructed from hot dipped galvanised mild steel with integral cavity trays and stopped ends.
7.02 Weepholes are to be left at every 4th perpendicular joint over the lintels span in external cavity walls. 6.03 See reference numbers on plan.
7.03 Calculations will be provided where spans are in excess of 3.00m's or where point loads occur over openings.

8.00 CAVITY TRAYS, SOAKERS AND FLASHINGS:
8.01 Horizontal and stepped cavity trays at roof abatement to brickwork to be Super pure Aluminium, or bitumen coated Code 4 lead soakers and flashings dressed to tiles/slates as appropriate.

9.00 FLAT ROOF CONSTRUCTION:
9.01 Flat roof construction to comply with Building Regulation Approved Document A1/2 - Section 1, Part B (Sizes of timber floor, ceiling and roof member in single family houses), F2 (Condensation) & L1 (Insulation).
9.02 White mineral chips to a depth of 12.7mm.
9.03 Rubbertorch HP 400 High performance felt to BS 747.
9.04 19mm exterior grade plywood or 19mm chipboard to be MF/UF or PF resin bonded.
9.05 Firrings to fall a minimum of 75mm in 3.00m.
9.06 Roof joists 400mm centre to centre, see plan.
9.07 Cross battening over joists of 50mm x 50mm battens to aid cross ventilation.
9.08 150mm fibreglass over entire ceiling area.
9.09 12.7mm foil backed plasterboard butt jointed and fixed with 40mm x 2mm galvanised clout nails, ends of boards fixed to cross noggins. Boards to be taped and finished in stippled Artex. 9.10 Asbestolux soffite fixed with 25mm PVC ventilator strip. Fibreglass is not to obscure ventilation openings.
9.10 200mm x 25mm fascia, 25 x 50mm softwood drip, 50mm angle fillet between junction of roof and walls. 9.12 Roofing felt taken up one course of tiles and fixed with batten.
9.11 Venting to flat roofed areas where two sides are exposed and two sides are covered (corner positions) will have abutment vents provided at vertical surfaces.

10.00 PITCHED ROOF CONSTRUCTION:
10.01 Pitched roof construction to comply with Building Regulation Approval Document A1/2 - Section 1, Part B (Sizes of timber floor, ceiling and roof members in single family houses), F2 (Condensation), L1 (Insulation).
10.02 Trussed rafter roofs of proprietary manufacture to be designed, fabricated and braced in accordance with BS 5268 Part 3. Please issue conditional approval subject to manufacturers calculations.
10.04 Cut roofs to be constructed in accordance with approved document A, Appendix A. Dimensions of timbers will be shown on drawings where appropriate.
10.05 Load from water tank in roof space to be evenly distributed via 50 x 100mm sawn softwood bearers.
10.06 Tiling/Slating at gauge appropriate for pitch to be aluminum nailed to 32/38 x 19/22/25mm (dependant on choice of tile/slate and rafter centre 400/600).
10.07 Sawn softwood treated battens galvanised nailed to roof timbers on untearable underfelt to BS 747 Type 1f fixed with galvanised clout nails.
10.08 Soffite ventilation to be 0.3% of roof plan area. Where skilling ceilings exist ridge vents are to be provided, giving a 5mm gap to the ridge length or equivalent vented area.
10.09 Insulation to roof voids of 150mm fibreglass laid between floor/ceiling joists or rafters.

11.00 FOUL DRAINAGE:
11.01 Foul Drainage to comply with Building Regulation Approved Document H, Septic tanks and cesspools are to be agreed with the National Rivers Authority.
11.02 100mm flexible jointed underground clayware pipework to BS 65 laid to falls 1 : 80 (minimum) comply with table 6 & Diagram 7.
11.03 Additional flexible coupling joints within 150mm (maximum) of each side of external cavity walls and internal partitions and adjacent to sides of inspection chambers/manholes.
11.04 Drainage pipework bedded and surrounded in:- a) 100mm granular material where external to building or b) 150mm (minimum) lean mix concrete (1 : 10) with compressible joints and flexible couplings where under solid ground floor.
11.05 Inspection chambers/manholes to be either:- a) constructed with one brick thick sides in wire cut bricks in cement mortar (1 : 3) with all joints watertight of 150mm concrete (1 : 2 : 4) base and benching complete with cover or frame.
11.06 b) proprietary manufacture.
11.07 Gullies to be back inlet type.
11.08 Internal inspection chambers/manholes and gullies to have double sealed, bolted down covers and frames

12.00 PARTITIONS:
12.01 Loadbearing partitions to be 100mm concrete blocks in gauged mortar (1 : 1 : 6 or 1 : 6 & lime plasticiser).
12.02 Studwork partitions to be 50mm x 75mm/100mm sawn softwood sole head plates, studs and noggins. Sound deadening fibreglass quilt to the cavity, to achieve 36 dB reduction.

13.00 SURFACE WATER DRAINAGE:
13.01 Surface water drainage to comply with Building Regulation Approved Document H3 -
13.02 100mm half round p.v.c. gutters with outlets to 63mm rainwater downpipes with sealed discharge via 100mm flexible couplings joined to underground clayware pipework to soakaways.
13.03 Soakaways excavated 5.00m's distance from buildings of at least 1m3 capacity filled up to within 300mm of finished grounds level with selected hardcore and covered with 1000 gauge polythene sheet and vegetable topsoil.

14.00 WINDOWS: All windows are to be double glazed.
14.01 Windows to comply with Building Regulation Approved Document F1, Section 1 (Means of vcentilation), N1 & N2 Glazing - materials and protection.
14.02 'Rapid ventilation' One or more venilation openings with a total area of at least one twentieth of the floor area of the room and with some part of the ventilation opening at least 1.75m above the floor level e.g. an opening window.
14.03 'Background ventilation' a ventilation opening (or openings) having a total area of not less than 4000 square millimetres, e.g. trickle ventilator. The openings should be controllable and secure and located so as to avoid draughts.
14.04 Kitchens to have a mechanical extract ventilation for rapid ventilation, rated as capable of extracting a rate not less than 60 litres per second and bathrooms fitted to be fitted with mechanical extract capable of extracting 15 litres per second which may be operated intermittently.
14.05 All glazing to be hazardous areas, ie from floor level to 800mm min above floor level and 300mm either side of openings and glazing contained within openings is to be of safety glazing to BS6206.
14.06 Security measures :- Opening windows which can easily be reached from the outside such as basement or ground floor windows or first floor windows which can be reached from a flat roof should be fitted with a key or combination operated locks.

15.00 STAIRCASES:
15.01 Staircase to comply with Building Regulation Approved Document K1 - Section 1 (Stairs).
15.02 Staircase pitch not to exceed 42 degrees. The rise and going of the staircase treads can be seen noted on the drawing
15.03 1000mm unobstructed width.
15.04 300mm minimum treads and 200mm maximum risers.
15.05 Handrail 840mm minimum above flights and 900mm above landings with 100mm maximum spacing between balusters.
15.06 Clear headroom 2.00m minimum above the pitch line.

16.00 INTERNAL FINISHES:
16.01 Walls: Block/brick - Two coat (render & set) plaster steel trowelled finish and decorated with a mist coat of emulsion and two full coats of emulsion paint.
16.02 Studwork: 9.5mm/12.7mm (dependant on studwork centres 400mm/600mm) plasterboard with skim coat plaster steel trowelled finish and decorated with a mist and two full coats of emulsion paint.
16.03 Ceilings: Plasterboard 9.5mm/12.7mm (dependant on floor, ceiling joist centres 400mm/600mm) using vapour check plasterboard to underside of roof spaces with either:- a) A textured Artex finish b) 3mm skim coat of plaster steel trowelled finished and decorated with a mist and two coats of emulsion paint.

1700 SANITARY APPLIANCES
Sanitary installations to comply with Building Regulation Approved Document H1 (Sanitary pipework and drainage).
17.01 Sanitary pipework to comply with BS CP 5572.
17.02 UPVC soil and vent pipe of 100mm dia with access point at base (from inspection chamber/manhole at head of drainage system) terminating with a suitable capping.
17.03 Outlet 900mm (minimum) above window/door openings within3.00m horizontal distance.
17.04 Code 4 lead collar and apron flashed where the soil and vent pipe passes through the roof covering.
17.05 Sanitary fittings to have 100mm UPVC wastes and 75mm deep seal traps with minimum diameters to sinks, baths & showers and 32mm to wash hand basins.
17.06 Rodding points to give access to any lengths of waste pipe which cannot be reached by removing traps.
17.07 Any soil vent pipe passing beneath a Living room or Bedroom to be encased and insulated to minimise sound nuisance.

18.00 TIMBER:
18.01 All timber used throughout building to be SC3 grade unless stated to the contrary.
18.02 All timber to be treated with preservative to BS4072:1974.

19.00 HEATING:
Heating installations to comply with Building Regulation Approved Document J1/2/3 (Heat producing appliances).
19.01 Air supply to appliances :- Solid fuel burning open appliance: An air opening or openings with a total free area of at least 50% of the appliance throat opening as defined in BS.8303:1986. Other solid fuel appliance: An air opening or openings witha total free area of at least 550mm2 per kW rated output above 5kW. Where a flue draught stabiliser is used the total free area should be increased by 300mm2 for each kW of rated output.
19.02 Flue outlets should be at least equal to that of the flue output of the appliance or in accordance with J1, Section 2, Table 2. The outlet should be in accordance with Diagram 1 and be vertical wherever possible and any bend should not make an angle of 30 degrees. A flue pipe should only be used to connect an appliance to a chimney and should not pass through any roof space. Flue pipes with spigot and socket joints should be fitted with the spigot uppermost.
19.03 Chimneys for use with solid fuel appliances should be capable of withstanding temperatures of 1100 degrees Celsius. Where the chimney is not directly over the appliance a debris collecting appliance should be provided with access for emptying. Brick chimneys should be lined using clay flue liners retated and socketed to BS1181:(1977). See Diagram 4 for combustible materials under hearths, Diagram 5 for Fireplace recesses, Diagram 6 for Walls next to hearths, Diagram 7 for Placing of appliances on constructional hearths, Diagram 8 for Separating appliances from combustible materials in walls.

20.00 INSULATION:
20.01 Insulation to comply with Building Regulation L1 (Conservation of fuel and power). Insulation of Hot water storage vessels should be insulated so as to limit in use the heat loss to 90W/m2 of surface area of the vessel and be in accordance with 5615:1985. Where an insulation jacket is used the segments of the jacket should be taped together so as to provide an unbroken coverage.
20.02 Insulation of pipework and ducts, unless the heat loss of the pipe or duct contributes to the heat requirements of the room or space, the pipe or duct should be insulated. The insulation of the pipes should have a thermal conductivity not greater than 0,45W/kW and in thickness equal to the outside diameter of the pipe up to a max of 40mm or (see Diagram 9). Alternatively for pipes and in the case of ducts insulation should meet the recommendations of BS 5422:1977.

Note
1. This drawing is the copyright of the Building Surveyor & must not be reproduced without his prior consent
2. Written dimensions are to be taken in preference to scaled dimensions.
3. The contractor must visit the site and must be responsible for taking & checking all dimensions and drainage levels, before work commencement.

Colin A. Bullinaire ARICS, MCIOB.
Chartered Surveyor / Chartered Builder
Parkview, Charlton Hill, Andover,
Hampshire SP10 3TR.
Telephone: 01264 355940

Drawing Title
19 telly hill tangley

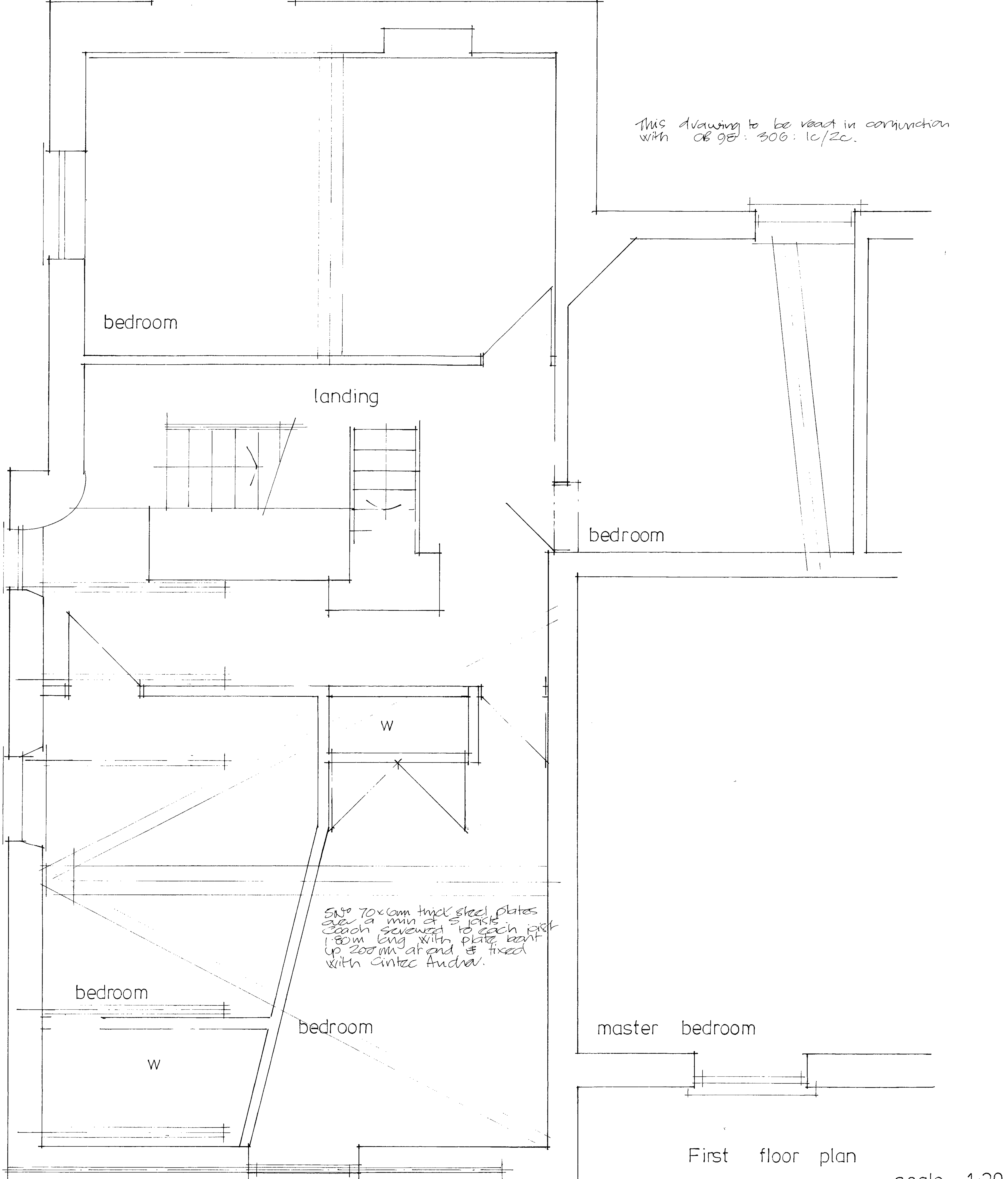
SCALE

DATE

PLANNING NUMBER

BUILDING CONTROL No.

DRAWING/NUMBER CB 98 : 306 : 4



First floor plan

scale 1:20

1.00 FOUNDATIONS;
1.01 Foundations comply with Building Regulations Approved Document A1/2 - Section 1:- Part E (Strip foundations of plain concrete).
1.02 Depth of foundations to be such to suit ground conditions and satisfy the requirements on site of the Local Authority Building Control Officer.
1.03 Minimum thickness of foundations to comply with Diagram 24 and minimum width of *foundations to comply with Table 12 but in any event be not less than:-*
1.04 Traditional strip concrete (20N/mm2 - 1 : 2 : 4) foundations at a width of :- 600mm x 200mm to external cavity walls 450mm x 150mm to internal partitions.
1.05 Trench fill concrete (15N/mm2 - 1 : 3 : 6) foundations filled to within 150mm below ground level at a width of :- 450mm to cavity walls, 450mm to internal partitions.
1.06 Where stepped foundations occur the highest level is to extend over the lower level by 300mm or by the same width as the foundations whichever is the greater (See Diagram 22).
1.07 Where foundations cross existing or new drainage then foundation trench to be taken to below invert level.
1.08 Where foundations are within one metre of existing or new drainage then either:-
a) drain trench to be backfilled with lean mix concrete (1 :10) to level of underside of foundation or
b) *foundation trench to be taken down to below invert level.*

2.00 SOLID FLOOR CONSTRUCTION;
2.01 Solid floor construction to comply with Building Regulation Approved Document C4- Section 1 (Resistance to weather and ground moisture).
2.02 150mm hardcore to consist clean clinker, broken brick, limestone scalping or similar inert material (free from water soluble sulphates and other deleterious matter) levelled compacted and blinded with sand.
2.03 Damp proof membrane to be 1200g polythene to be double welted and lapped at all joints taken up perimetres and lapped under D.P.C's of inner leaf of external cavity wall and internal partitions.
2.04 100mm concrete bed composed of 50kg cement to not more than 0.11m3 of fine aggregate and 0.16m3 of coarse aggregate or BS5328 mix ST2.
2.05 *50mm Rockwool RW6 rigid slab thermal insulation with a separating layer of building* paper to (BS1521, Grade BIF).
2.06 75mm sand screed 1 : 3 mix.

3.00 FIRST FLOOR CONSTRUCTION;
3.01 Construction to comply with Building Regulations approved Document A1/A2 Section 1A (Basic requirements for stability). 1B (Sizes of timber floor, ceiling, and roof members in single family houses.) Shown on drawing.
3.02 Timber floors to be constructed in accordance with Appendix A tables A1 & A2.
3.03 Floor boarding to be 18/22mm (dependant on floor joist centres 400mm/600mm) moisture resistant tongued and grooved flooring grade chipboard.
3.04 Floor joists are to be doubled under bath load areas and partitions parallel to joists.
3.05 *Ground floor ceilings are to be 12.5mm plasterboard regardless to provide spread of* flame resistance required.
3.06 Where floors are positioned over carports, garages etc. they will be classified as semi-exposed and will be insulated with 150mm fibreglass and given 1/2hr fire protection with 2 layers 12.5mm asbestolux with staggered joints.

4.00 EXTERNAL WALL CONSTRUCTION;
4.01 (Below D.P.C.) : External cavity wall construction and internal partitions below dpc to comply with Building Regulation Approval Documents A1 Section C (Thickness of walls in certain small buildings) & C4 -Section 4 (Walls).
4.02 *External cavity wall construction and internal partitions below dpc to be in 100mm* dense concrete loadbearing blockwork in cement mortar (1 : 3). Outer leaf of cavity walls to be half brick thick in facings in cement mortar for a minimum height below dpc of 225mm.
4.03 Cavity to be filled up to 150mm below ground level with weak mix concrete (1 : 10) with splayed top to outer leaf.
4.04 'Hyload' Pitch polymer horizontal damp proof courses to BS 743 positioned (minimum 150mm) above groud level with 100mm laps at joints and intersections.
4.05 *Where existing or new drainage passes through external cavity walls and internal* precast/prestressed lintels.

5.00 EXTERNAL WALL CONSTRUCTION;
5.01 (Above D.P.C.) : External cavity wall construction and internal partitions below dpc to *comply with Building Regulation Approved Documents A1 Section C (Thickness of* walls in certain small buildings) & D1 (Cavity insulation).
5.02 Outer leaf of cavity wall construction to be half brick thick in facings with inner leaf 100mm (minimum) insulating blockwork in gauged mortar (1 cement : 2 lime : 9 sand).
5.03 Cavity insulation of 50mm cavity wall batts taken down to below D.P.C. level (with support given by wall ties spaced at 600mm horizontally) and installed in accordance with manufacturers instructions.
5.04 50mm cavity between inner and outer leaves of cavity wall construction with butterfly type stainless steel wall ties to BS1243 spaced at distances not exceeding 900mm measured horizontally and 450mm measured vertically with additional ties at 300mm centres vertically at reveals.
5.05 Cavities closed at reveals of openings with 100mm insulating blockwork.
5.06 Vertical damp proof courses to reveals and extended into the cavity 150mm wide *secured to window/door frame rebates prior to building in.*
5.07 Horizontal damp proof cavity trays to openings where not combined with lintels (ie at airbricks, meter boxes, etc).

6.00 FLOOR, CEILING, AND ROOF LATERAL RESTRAINTS.
6.01 Timber floor, ceiling and roof lateral restraints to comply with Building Regulation Approved Document, Section 1 (Basic requirements for stability).
6.02 30mm x 5mm galvanised mild steel straps are to be fixed at 2.00m (maximum) centres (where external cavity walls run parallel to floor/ceiling joists and rafters) from the external face of the cavity wall inner leaf fixed with 5mm x 8 gauge non ferrous screws, over a minimum of two no members with 50mm x 75mm minimum solid nogging.
6.03 Wall plates to be held down at 1.80m (maximum) centres with 30mm x 2.5mm galvanised mild steel straps plugged to the inside face of the cavity wall inner leaf with 50mm x 8 gauge non ferrous screws.

7.00 LINTELS:
7.01 Lintels over openings (having a minimum of 150mm end bearings) to be constructed from hot dipped galvanised mild steel with integral cavity trays and stopped ends.
7.02 Weepholes are to be left at every 4th perpendicular joint over the lintels span in external cavity walls. 6.03 See reference numbers on plan.
7.03 Calculations will be provided where spans are in excess of 3.00m's or where point loads occur over openings.

8.00 *CAVITY TRAYS, SOAKERS AND FLASHINGS:*
8.01 Horizontal and stepped cavity trays at roof abatement to brickwork to be Super pure Aluminium, or bitumen coated Code 4 lead soakers and flashings dressed to tiles/slates as appropriate.

9.00 *FLAT ROOF CONSTRUCTION:*
9.01 Flat roof construction to comply with Building Regulation Approved Document A1/2 - Section 1, Part B (Sizes of timber floor, ceiling and roof member in single family houses), F2 (Condensation) & L1 (Insulation).
9.02 White mineral chips to a depth of 12.7mm.
9.03 Rubbertorch HP 400 High performance felt to BS 747.
9.04 19mm exterior grade plywood or 19mm chipboard to be MF/UF or PF resin bonded.
9.05 Firrings to fall a minimum of 75mm in 3,00m.
9.06 Roof joists 400mm centre to centre, see plan.
9.07 Cross battening over joists of 50mm x 50mm battens to aid cross venilation.
9.08 150mm fibreglass over entire ceiling area.
9.09 12.7mm foil backed plasterboard butt jointed and fixed with 40mm x 2mm galvanised clout nails, ends of boards fixed to cross noggins. Boards to be taped and finished in *stippled Artex. 9.10 Asbestolux soffite fixed with 25mm PVC ventilator strip. Fibreglass* is not to obscure ventilation openings.
9.10 200mm x 25mm fascia, 25 x 50mm softwood drip. 50mm angle fillet between junction of roof and walls. 9.12 Roofing felt taken up one course of tiles and fixed with batten.
9.11 Venting to flat roofed areas where two sides are exposed and two sides are covered *(corner positions) will have abutment vents provided at vertical surfaces.*

10.00 PITCHED ROOF CONSTRUCTION:
10.01 Pitched roof construction to comply with Building Regulation Approval Document A1/2 - Section 1, Part B (Sizes of timber floor, ceiling and roof members in single *family houses), F2 (Condensation), L1 (Insulation).*
10.02 Trussed rafter roofs of proprietary manufacture to be designed, fabricated and braced in accordance with BS 5268 Part 3. Please issue conditional approval subject to manufacturers calculations.
10.04 Cut roofs to be constructed in accordance with approved document A. Appendix A. Dimensions of timbers will be shown on drawings where appropriate.
10.05 Load from water tank in roof space to be evenly distributed via 50 x 100mm sawn softwood bearers.
10.06 Tiling/Slating at gauge appropriate for pitch to be aluminum nailed to 32/38 x 19/22/25mm (dependant on choice of tile/slate and rafter centre 400/600).
10.07 Sawn softwood treated battens galvanised nailed to roof timbers on untearable underfelt to BS 747 Type 1f fixed with galvanised clout nails.
10.08 Soffite ventilation to be 0.3% of roof plan area. Where skilling ceilings exist ridge vents *are to be provided, giving a 5mm gap to the ridge length or equivalent vented area.*
10.09 Insulation to roof voids of 150mm fibreglass laid between floor/ceiling joists or rafters.

11.00 FOUL DRAINAGE:
11.01 Foul Drainage to comply with Building Regulation Approved Document H. Septic tanks and cesspools are to be agreed with the National Rivers Authority.
11.02 100mm flexible jointed underground clayware pipework to BS 65 laid to falls 1 : 80 (minimum) comply with table 6 & Diagram 7.
11.03 Additional flexible coupling joints within 150mm (maximum) of each side of external *cavity walls and internal partitions and adjacent to sides of inspection* chambers/manholes.
11.04 Drainage pipework bedded and surrounded in:-
a) 100mm granular material where external to building or
b) 150mm (minimum) lean mix concrete (1 : 10) with compressible joints and flexible *couplings where under solid ground floor.*
11.05 Inspection chambers/manholes to be either:-
a) constructed with one brick thick sides in wire cut bricks in cement mortar (1 : 3) with all joints watertight of 150mm concrete
(1 : 2 : 4) base and benching complete with cover or frame.
b) proprietary manufacture.
11.06 Gullies to be back inlet type.
11.07 Internal inspection chambers/manholes and gullies to have double sealed, bolted down covers and frames

12.00 PARTITIONS:
12.01 Loadbearing partitions to be 100mm concrete blocks in gauged mortar (1 : 1 : 6 or 1 : 6 & lime plasticiser).
12.02 *Studwork partitions to be 50mm x 75mm/100mm sawn softwood sole head plates,* studs and noggins. Sound deadening fibreglass quilt to the cavity, to achieve 36 dB reduction.

13.00 SURFACE WATER DRAINAGE:
13.01 *Surface water drainage to comply with Building Regulation Approved Document H3 -*
13.02 100mm half round p.v.c. gutters with outlets to 63mm rainwater downpipes with sealed discharge via 100mm flexible couplings joined to underground clayware pipework to soakaways.
13.03 Soakaways excavated 5.00m's distance from buildings of at least 1m3 capacity filled up to within 300mm of finished grounds level with selected hardcore and covered with 1000 gauge polythene sheet and vegetable topsoil.

14.00 *WINDOWS:* All windows are to be double glazed.
14.01 Windows to comply with Building Regulation Approved Document F1, Section 1 (Means of vcentilation), N1 & N2 Glazing - materials and protection.
14.02 'Rapid ventilation' One or more ventilation openings with a total area of at least one twentieth of the floor area of the room and with some part of the ventilation openings *at least 1.75ms above the floor level e.g. an opening window.*
14.03 'Background ventilation' a ventilation opening (or openings) having a total area of not less than 4000 square millimetres, e.g. trickle ventilator. The openings should be controllable and secure and located so as to avoid draughts.
14.04 Kitchens to have a mechanical extract ventilation for rapid ventilation, rated as capable of *extracting a rate not less than 60 litres per second and bathrooms fitted to* be fitted with mechanical extract capable of extracting 15 litres per second which may be operated intermittently.
14.05 All glazing to be hazardous areas, ie from floor level to 800mm min above floor level and 300mm either side of openings and glazing contained within openings is to be of safety glazing to BS6206.
14.06 Security measures :- Opening windows which can easily be reached from the outside such as basement or ground floor windows or first floor windows which can be reached from a flat roof should be fitted with a key or combination operated locks

15.00 STAIRCASES:
15.01 Staircase to comply with Building Regulation Approved Document K1 - Section 1 (Stairs).
15.02 Staircase pitch not to exceed 42 degrees. The rise and going of the staircase treads can be seen noted on the drawing
15.03 1000mm unobstructed width.
15.04 300mm minimum treads and 200mm maximum risers.
15.05 Handrail 840mm minimum above flights and 900mm above landings with 100mm maximum spacing between balusters.
15.06 Clear headroom 2.00m minimum above the pitch line.

16.00 INTERNAL FINISHES:
16.01 Walls: Block/brick - Two coat (render & set) plaster steel trowelled finish and decorated with a mist coat of emulsion and two full coats of emulsion paint.
16.02 Studwork: 9.5mm/12.7mm (dependant on studwork centres 400mm/600mm) *plasterboard with skim coat plaster steel trowelled finish and decorated with a mist* and two full coats of emulsion paint.
16.03 Ceilings: Plasterboard 9.5mm/12.7mm (dependant on floor, ceiling joist centres 400mm/600mm) using vapour check plasterboard to underside of roof spaces with either:-
a) A textured Artex finish
b) 3mm skim coat of plaster steel trowelled finished and decorated with a mist and two coats of emulsion paint.

1700 SANITARY APPLIANCES
Sanitary installations to comply with Building Regulation Approved Document H1 (Sanitary pipework and drainage).
17.01 Sanitary pipework to comply with BS CP 5572.
17.02 UPVC soil and vent pipe of 100mm dia with access point at base (from inspection chamber/manhole at head of drainage system) terminating with a suitable capping.
17.03 Outlet 900mm (minimum) above window/door openings within3,00m horizontal distance.
17.04 Code 4 lead collar and apron flashed where the soil and vent pipe passes through the roof covering.
17.05 Sanitary fittings to have 100mm UPVC wastes and 75mm deep seal traps with minimum diameters to sinks, baths & showers and 32mm to wash hand basins.
17.06 Rodding points to give access to any lengths of waste pipe which cannot be reached by removing traps.
17.07 *Any soil vent pipe passing beneath a Living room or Bedroom to be encased and* insulated to minimise sound nuisance.

18.00 TIMBER:
18.01 All timber used throughout building to be SC3 grade unless stated to the contrary.
18.02 All timber to be treated with preservative to BS4072:1974.

19.00 HEATING:
Heating installations to comply with Building Regulation Approved Document J1/2/3 (Heat producing appliances) .
19.01 Air supply to appliances :-
Solid fuel burning open appliance: An air opening or openings with a total free area of at least 50% of the appliance throat opening as defined in BS.8303:1986.
Other solid fuel appliance: An air opening or openings witha total free area of at least 550mm2 per kW rated output above 5kW. Where a flue draught stabiliser is used the total free area should be increased by 300mm2 for each kW of rated output.
19.02 Flue outlets should be at least equal to that of the flue output of the appliance or in accordance with J1, Section 2, Table 2. The outlet should be in accordance with Diagram 1 and be vertical wherever possible and any bend should not make an angle of 30 degrees. A flue pipe should only be used to connect an appliance to a chimney and should not pass through any roof space. Flue pipes with spigot and socket joints *should be fitted with the spigot uppermost.*
19.03 Chimneys for use with solid fuel appliances should be capable of withstanding temperatures of 1100 degrees Celsius. Where the chimney is not directly over the appliance a debris collecting appliance should be provided with access for emptying. Brick chimneys should be lined using clay flue liners rebated and socketed to *BS1181:(1977). See Diagram 4 for combustible materials under hearths, Diagram 5* for Fireplace recesses, Diagram 6 for Walls next to hearths, Diagram 7 for Placing of appliances on constructional hearths, Diagram 8 for Separating appliances from combustible materials in walls.

20.00 INSULATION:
Insulation to comply with Building Regulation L1 (Conservation of fuel and power).
20.01 Insulation of Hot water storage vessels should be insulated so as to limit in use the heat loss to 90W/m2 of surface area of the vessel and be in accordance with 5615:1985. Where an insulation jacket is used the segments of the jacket should be taped together so as to provide an unbroken coverage.
20.02 Insulation of pipework and ducts, unless the heat loss of the pipe or duct contributes to the heat requirements of the room or space, the pipe or duct should be insulated. *The insulation of the pipes should have a thermal conductivity not greater than* 0,45W/kW and in thickness equal to the outside diameter of the pipe up to a max of 40mm or (see Diagram 9). Alternatively for pipes and in the case of ducts insulation should meet the recommendations of BS 5422:1977.

Note
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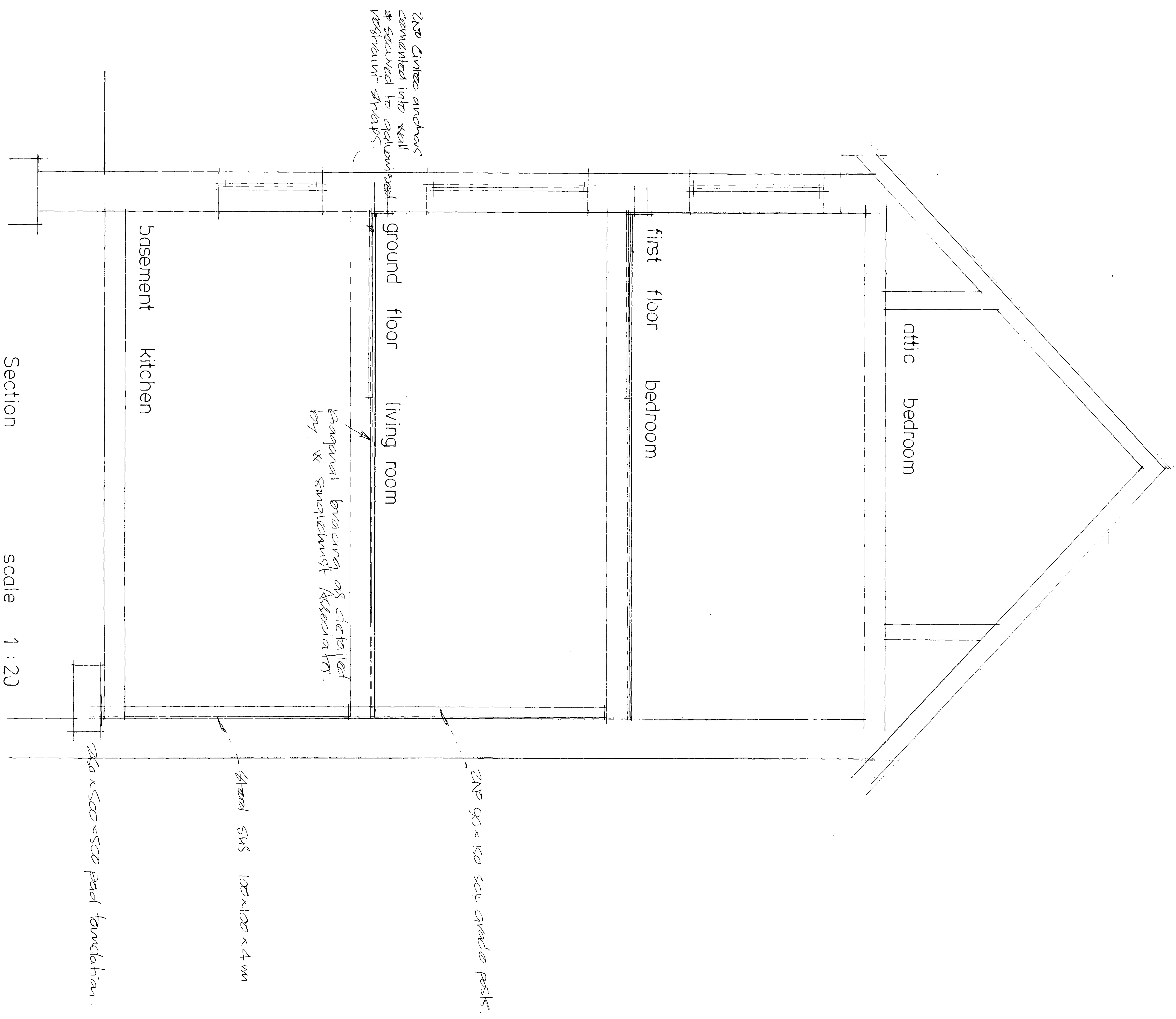

Section scale 1 : 20

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Colin A. Bullinaire ARICS, MCIOB.
Chartered Surveyor / Chartered Builder
Parkview, Charlton Hill, Andover,
Hampshire SP10 3TR.
Telephone: 01264 355940

Drawing Title

19 Holly Hill Hampstead

SCALE

DATE

PLANNING NUMBER

BUILDING CONTROL No.

DRAWING/NUMBER CS 98 : 306 : 5.

LONDON BOROUGH OF CAMDEN BUILDING ACTS
21 APR 1999
APPROVED OF THE COUNCIL

1.00 FOUNDATIONS:
1.01 **Foundations comply with Building Regulations Approved Document A1/2 - Section 1: Part E 15Nr foundations of plain concrete:**
1.02 **Depth of foundations to be such to suit ground conditions and satisfy the requirements on site of the Local Authority Building Control Officer.**
1.03 **Trenches for strip foundations to be dug in accordance with Diagram 24 and minimum width of foundations to comply with Table: (2 but in any event no less than:-**
1.04 **Traditional strip concrete (20N/mm2 - 1 : 2 : 4) foundations at a width of :- 600mm x 200mm to external cavity walls 450mm x 150mm to internal partitions.**
1.05 **Trench fill concrete (15N/mm2 - 1 : 3 : 6) foundations filled to within 150mm below ground level at a width of :- 450mm to cavity walls, 450mm to internal partitions.**
1.06 **Where stepped foundations occur the highest level is to extend over the lower level by 300mm or by the same width as the foundations whichever is the greater (See Diagram 22).**
1.07 **Where foundations cross existing or new drainage then foundation trench to be taken to below invert level.**
1.08 **Where foundations are within one metre of existing or new drainage then either:-**
a) drain trench to be backfilled with lean mix concrete (1:10) to level of underside of foundation or
b) foundation trench to be taken down to below invert level.

2.00 SOLID FLOOR CONSTRUCTION:
2.01 *Solid floor construction to comply with Building Regulation Approved Document C4:- Section 1 (Resistance to weather and ground moisture).*
2.02 **150mm hardcore to consist clean clinker, broken brick, limestone scalping or similar non-frost susceptible material free from water soluble sulphates and other deleterious matter) levelled and blinded with sand ready for concrete.**
2.03 *Damp proof membrane to be 1200g/phethene to be double welded and lapped at all joints taken up perimetres and lapped under D.P.C's of inner leaf of external cavity wall and internal partitions.*
2.04 **100mm concrete bed composed of 50kg cement to not more than 0.11m3 of fine aggregate and 0.1m3 of coarse aggregate or BS3328 mix S12.**
2.05 **50mm floor screed RHW rigid slab thermal insulation with a separating layer of building paper BS1521 to BS747.**
2.06 **75mm sand screed 1 : 3 mix.**

3.00 FIRST FLOOR CONSTRUCTION:
3.01 **Construction to comply with Building Regulations approved Document A1/A2 Section 1A (Basic requirements for stability). 18 Sizes of**
timber floor floor, ceiling, and roof members in single family houses.) Shown on diagram.
3.02 **Timber floor to be constructed in accordance with Appendix A tables A1 & A2.**
3.03 **Floor boarding to be 18/22mm (dependant on floor joist centres 400mm/600mm) moisture resistant tongued and grooved flooring grade chipboard.**
3.04 **Floor joists are to be doubled under bath load areas and partitions parallel to joists.**
3.05 **Ground floor ceilings are to be 12.5mm plasterboard regardless to provide spread of flame resistance required.**
3.06 **Timber floors extended over carports, garages etc. they will be classified as semi-exposed and will be insulated with 150mm fibreglass and given 1/2hr fire protection with 2 layers 12.5mm asbestolux with staggered joints.**

4.00 EXTERNAL WALL CONSTRUCTION:
4.01 **(Below D.P.C.): External cavity wall construction and internal partitions below dpc to comply with Building Regulation Approved Document C1 Section C (Thickness of walls in certain small buildings) & C4 -Section 4 (Walls).**
4.02 **External cavity wall construction and internal partitions below dpc to be 1:100mm (nominal) thick blockwork in cement mortar (1 : 3). Outer leaf of cavity walls to be half brick thick in facings in cement mortar for a minimum height below dpc of 225mm.**
4.03 **Cavity to be filled up to 150mm below ground level with weak mix concrete (1 : 10) with spheyed top to outer leaf.**
4.04 **'Hyload' Pitch polymer horizontal damp proof courses to BS 743 positioned minimum 150mm below ground level with 100mm lap at joints and intersections.**
4.05 **Where cavity occurs at door openings provide vertical cavity walls and internal precast/prestressed lintels.**

5.00 EXTERNAL WALL CONSTRUCTION:
5.01 *(Above D.P.C.): External cavity wall construction and internal partitions below dpc to comply with Building Regulation Approved Documents A1 Section C (Thickness of walls in certain small buildings) & C4 -Section 4 (Walls).*
5.02 **Outer leaf of cavity wall construction to be half brick thick in facings with inner leaf 100mm (minimum) insulating blockwork in gauged mortar (1 cement : 2 lime : 9 sand).**
5.03 **Cavity insulation of 50mm cavity wall batts taken down to below D.P.C. level (with support given by wall ties spaced at 600mm**
horizontally) and installed in accordance with manufacturers instructions.
5.04 **50mm cavity between inner and outer leaves of cavity wall construction with butterfly type wall ties to BS 1243 (Type 2) to be installed in accordance with manufacturers specification spaced horizontally and 450mm measured vertically with additional ties at 300mm centres vertically at reveals.**
5.05 **Cavities closed at reveals of openings with 100mm insulating blockwork.**
5.06 *Vertical damp proof courses to reveals and extended into the cavity 150mm wide secured to window/door frame rebates prior to building in.*
5.07 *Horizontal damp proof cavity trays to openings where not combined with lintels (ie at airbricks, meter boxes, etc).*

6.00 FLOOR CEILING AND ROOF LATERAL RESTRAINTS.
6.01 **Timber floor, ceiling and roof lateral restraints to comply with Building Regulation Approved Document. Section 1 (Basic requirements for stability).**
6.02 **30mm x 5mm galvanised mild steel straps are to be fixed at 2.00m (maximum) centres across the ceiling joists to joists (floor/ceiling joists and rafters) from the external face of the cavity wall inner leaf with 5mm x 8 gauge nails through slots in the strap. Straps are to be fixed to the top of the joists (ceiling joists).**
6.03 **Wall plates to be held down at 1.80m (maximum) centres with 30mm x 2.5mm galvanised mild steel straps plugged to the inside face of the cavity wall inner leaf with 50mm x 8 gauge non ferrous screws.**

7.00 LINTELS:
7.01 **Lintels over openings (having a minimum 6 - 50mm end bearings) to be constructed from hot dipped galvanised mild steel with integral cavity trays and stopped ends.**
7.02 **Lintels over openings in cavity walls to be installed in accordance with the lintels span in external cavity walls. 6.03 See refer to manufacturers plan.**
7.03 **Calculations will be provided where spans are in excess of 3.00m's or where point loads occur over openings.**

8.00 CAVITY TRAYS, SOAKERS AND FLASHINGS:
8.01 *Horizontal and stepped cavity trays at roof abutement to brickwork to be Super pure Aluminium or bitumen coated Code 4 lead soakers and flashings dressed to tiles/slates as appropriate.*

9.00 FLAT ROOF CONSTRUCTION:
9.01 *Flat roof construction to comply with Building Regulation Approved Document A1/2 - Section 1, Part B (Sizes of timber floor, ceiling and roof member in single family houses). F2 (Condensation) & L1 (Insulation).*
9.02 **White mineral chips to a depth of 12.7mm.**
9.03 **Felt roofing to be Bitumen felt to BS 747 (Type 1).**
9.04 **19mm exterior grade plywood or 19mm chipboard to be MF/UF or PF resin bonded.**
9.05 **Firrings to fall a minimum of 75mm in 3.00m.**
9.06 **Roof joists 400mm centre to centre, see plan.**
9.07 **Cross battening over joints of 50mm x 50mm battens to aid cross ventilation.**
9.08 **150mm fibreglass over entire ceiling area.**
9.09 **12.7mm foil backed plasterboard butt jointed and fixed with 40mm x 2mm galvanised clout nails, ends of boards fixed to cross noggins. Boards to be taped and finished in accordance with BS 5492 Part 2 Specification for internal plastering. Ceiling finish is not to obscure ventilation openings.**
9.10 **200mm x 25mm fascia, 25 x 50mm soffitted drip, 50mm angle fillet between junction of roof and walls. 9.12 Roofing felt taken up one course of tiles and fixed with batten.**
9.11 **Venting to flat roofed areas where two sides are exposed and two sides are covered (corner positions) will have abutment vents provided at vertical surfaces.**

10.00 PITCHED ROOF CONSTRUCTION:
10.01 **Pitched roof construction to comply with Building Regulation Approval Document A1/2 - Section 1, Part B (Sizes of timber floor, ceiling and roof members in single family houses). F2 (Condensation). L1 (Insulation).**
10.02 *Trussed rafter roofs of proprietary manufacture to be designed, fabricated and braced in accordance with BS 5268 Part 3. Please issue conditional approval subject to manufactures calculations.*
10.03 **Cut roofs to be constructed in accordance with approved document A, Appendix A, Table A2 and A3 (Sizes of timber floor, ceiling and roof members in single family houses).**
10.04 **Load from water tank in roof space to be evenly distributed via 50 x 100mm sawn softwood bearers.**
10.05 **Tiling/Slating at gauge appropriate for pitch to be aluminium nailed to 32/38 x 19/22/25mm (dependant on choice of tile/slate and rafter centre 400/600).**
10.06 **Sawn softwood treated battens galvanised nailed to roof timbers on untreatable underfelt to BS 747 Type 1f fixed with galvanised clout nails.**
10.07 **Eaves ventilation to be provided, giving a 5mm gap to the ridge length or equivalent vented eaves.**
10.08 **Ridge ventilation to be provided, giving a 5mm gap to the ridge length or equivalent vented eaves.**
10.09 **Insulation to roof voids of 150mm fibreglass laid between floor/ceiling joists or rafters.**

11.00 FOUL DRAINAGE:
11.01 **Foul Drainage to comply with Building Regulation Approved Document H: Septic tanks and cesspools are to be agreed with the National Rivers Authority.**
11.02 **100mm diameter unplasticised clayware pipework to BS 65 laid to falls 1 :80 (minimum) comply with table 6 & Diagram 7.**
11.03 **Adequate access for rodding to be provided (maximum) of each side of external chambers/manholes.**
11.04 **Drainage pipework and surrounded in:-**
a) 100mm granular material where external to building or
b) 150mm (minimum) lean mix concrete (1 :10) with compressible joints and flexible couplings where under solid ground floor
11.05 *Inspection chamber to be constructed in accordance with Diagram 7 and 8 with all joints watertight of 150mm concrete*
(1 : 2 : 4) base and benching complete with cover or frame.
11.06 **b) proprietary manufacture.**
11.07 **Gullies to be back inlet type.**
11.08 **Internal inspection (hambers/manholes and gullies to have double sealed, bolted down covers and frames**

12.00 PARTITIONS:
12.01 *Loadbearing partitions to be 100mm concrete blocks in gauged mortar (1 : 1 : 6 or 1 : 6 & lime plasticiser).*
12.02 **Studwork partitions to be 50mm x 75mm/100mm sawn softwood sole head plates, studs and noggins. Sound deadening fibreglass quilt to the cavity, to achieve 36 dB reduction.**

13.00 SURFACE WATER DRAINAGE:
13.01 **Surface water drainage to comply with Building Regulation Approved Document H1 - 100mm half round p.v.c. gutters with outlets to 63mm rainwater downpipes with**
13.02 **galvanised hangers and nails to the fascia board. Provide adequate ventilation openings at least 1.75mm above the floor level of the opening area.**
13.03 **Soakaways excavated 5.00m distance from buildings of at least 1m3 capacity filled up to a depth 300mm below ground level with broken stone or coarse hardcore and covered with 1000 gauge polythene sheet and 600mm topsoil.**

14.00 WINDOWS: *All windows are to be double glazed.*
14.01 **Windows to comply with Building Regulation Approved Document F1, Section 1 (Means of ventilation). N1 & N2 Glazing - materials and protection.**
14.02 **Rapid ventilation One or more ventilation openings with a total area of at least one twentieth of the floor area of the room or space. Provide adequate ventilation openings**
14.03 **Background ventilation a ventilation opening (or openings) having a total area of not less than 4000 square millimetres, e.g. trickle ventilator. The openings should be controllable and secure and located so as to avoid draughts.**
14.04 **Kitchens to have a mechanical extract ventilation for rapid ventilation, rated as capable of extracting a rate not less than 60 litres per second and bathrooms fitted to be fitted with mechanical extract capable of extracting 15 litres per second which may be operated intermittently.**
14.05 **All glazing to be hazardous areas, ie from floor level to 800mm min above floor level and 300mm either side of openings and glazing contained within openings is to be of safety glazing to BS6206.**
14.06 **Security measures :- Opening windows which can easily be reached from the outside such as basement or ground floor windows or flat roof windows which can easily be reached from a flat roof should be fitted with a key or combination operated locks.**

15.00 STAIRCASES:
15.01 **Staircase to comply with Building Regulation Approved Document K1 - Section 1 (Stairs).**
15.02 **Staircase pitch not to exceed 42 degrees. The rise and going of the staircase treads can be seen noted on the drawing.**
15.03 **Handrail 840mm minimum above flights and 900mm above landings with 100mm maximum spacing between balusters.**
15.04 **100mm minimum treads and 200mm maximum risers.**
15.05 **Clear headroom 2.00m minimum above the pitch line.**

16.00 INTERNAL FINISHES.
16.01 **Walls and ceilings :- Two coat trender & vet plaster steel trowelled finish and decorated with a skim coat plaster steel trowelled finish and decorated with a mist and two full coats of emulsion paint.**
16.02 **Studwork: 9.5mm/12.7mm dependant on studwork centres 400mm/600mm) plasterboard with skim coat plaster steel trowelled finish and decorated with a mist and two full coats of emulsion paint.**
16.03 **Ceilings. Plasterboard 9.5mm/12.7mm (dependant on floor, ceiling joist centres 400mm/600mm) using vapour check plasterboard to underside of roof spaces with**
a) A textured Artex finish
b) 3mm skim coat of plaster steel trowelled finished and decorated with a mist and two coats of emulsion paint.

17.00 SANITARY APPLIANCES
Sanitary installations to comply with Building Regulation Approved Document H1 (Sanitary pipework and drainage).
17.01 **Sanitary pipework to comply with BS CP 5572.**
17.02 **Inspection chamber to be provided with access point at base (from inspection chamber/manhole at head of drainage system) terminating with a suitable capping.**
17.03 *Outlet 900mm (minimum above window/door openings within/40m horizontal distance.*
17.04 **Code 4 lead collar and apron flashed where the soil and vent pipe passes through the roof covering.**
17.05 **Sanitary fittings to have 100mm UPVC wastes and 75mm deep seal traps with adequate ventilation to prevent the loss of water seals by induced siphonage.**
17.06 **Rodding points to give access to any lengths of waste pipe which cannot be reached by removing traps.**
17.07 **Any soil vent pipe passing beneath a Living room or Bedroom to be encased and insulated to minimise sound nuisance.**

18.00 TIMBER:
18.01 **All timber used throughout building to be SC3 grade unless stated to the contrary.**
18.02 **All timber to be treated with preservative to BS4072 1974.**

19.00 HEATING:
Heating installations to comply with Building Regulation Approved Document H1/2/3 (Heat producing appliances).
19.01 **Solid fuel open fire:**
Solid fuel burning open appliance. An air opening or openings with a total free area of at least 50% of the appliance throat opening as defined in BS 8303:1986.
Other solid fuel appliance: An air opening or openings with a total free area of at least 550mm2 per kW rated output above 5kW. Where a flue draught stabiliser is used the total free area should be increased by 300mm2 for each kW of rated output.
19.02 **Flue outlets should be at least equal to the flue output of the appliance or in accordance with the appliance manufacturer's instructions. See Diagram 7 and Diagram 7 and be vertical wherever possible and any bend should not make an angle of 30 degrees. A flue pipe should only be used to connect an appliance to a chimney and should not pass through any roof space. Flue pipes with spigot and socket joints should be fitted with the spigot uppermost.**
19.03 **Chimneys for use with solid fuel appliances should be capable of withstanding temperatures of 1100 degrees Celsius. Where the chimney is not directly over the appliance provide a fireproof hearth to prevent the ignition of combustible materials. Brick chimneys should be lined using clay flue liners rebated and socketed to BS1181:(1977). See Diagram 4 for combustible materials under hearths, Diagram 5 for fireplace recesses. Diagram 6 for Walls next to hearths, Diagram 7 for Placing of appliances on constructional hearths, Diagram 8 for Separating appliances from combustible materials in walls.**

20.00 INSULATION:
20.01 **Insulation to comply with Building Regulation L1 (Conservation of fuel and power). Insulation of Hot water storage vessels should be insulated so as to limit in use the heat loss to 90W/m2 of surface area of the vessel and be in accordance with 5615:1985. Where an insulation jacket is used the segments of the jacket should be taped together so as to provide an unbroken coverage.**
20.02 **Insulation of pipework and ducts, unless the heat loss of the pipe or duct contributes to the heat requirements of the room space, the pipe or duct should be insulated. The thickness of the insulation should be in accordance with Table 2 of BS5422:(1977). 0.45kW/kW and in thickness equal to the outside diameter of the pipe up to a max of 40mm or (see Diagram 9). Alternatively for pipes and in the case of ducts insulation should meet the recommendations of BS 5422:1977.**

Note

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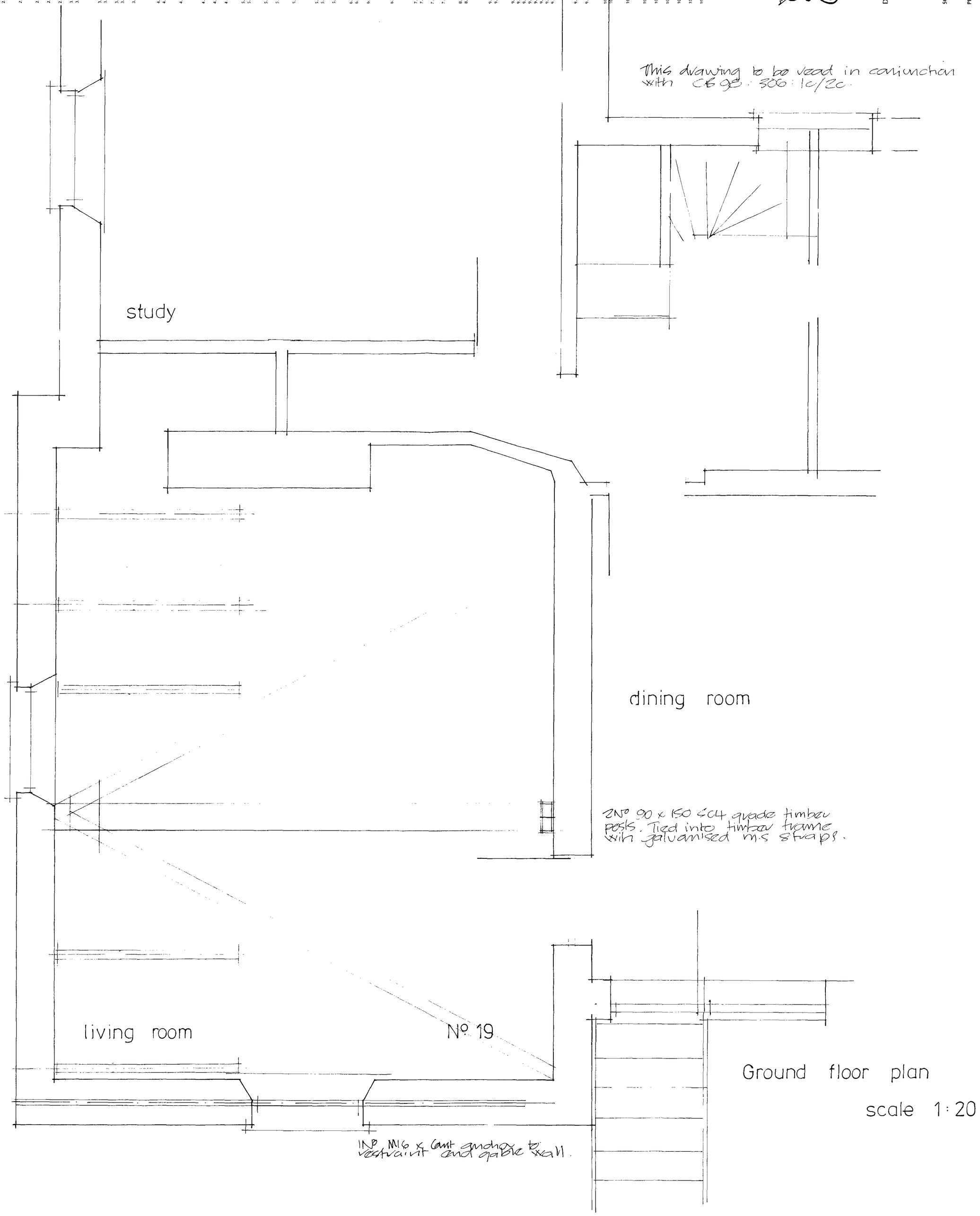

Drawing Title: 19 Kelly Hill Hamble

SCALE | DATE

PLANNING NUMBER | BUILDING CONTROL No.

DRAWING/NUMBER: CB 98 : 300 : 6.

DIRECTOR OF CAMDEN
BUILDING CONTROL
TOWN PLANNING ACTS
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CONDITIONALLY ON BEHALF OF THE COUNCIL