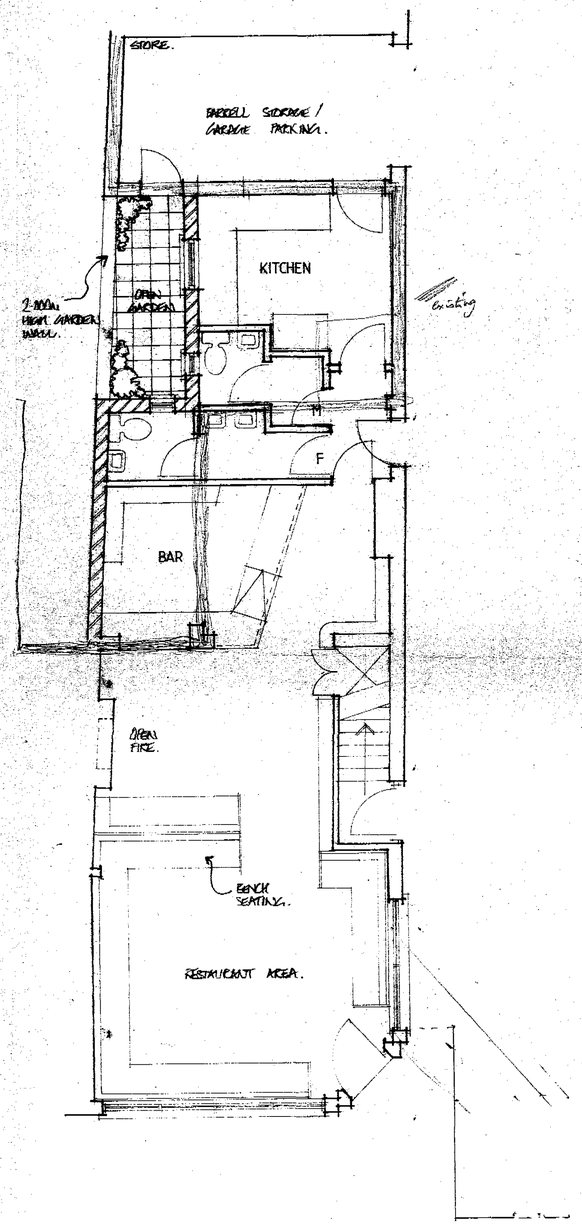
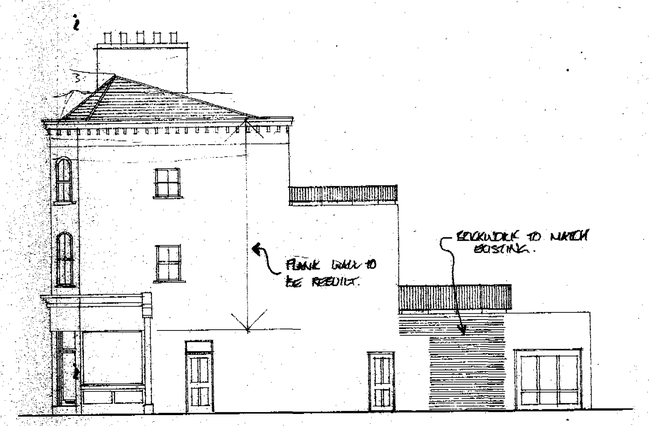
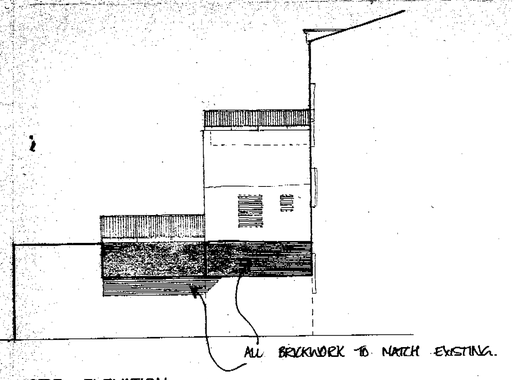



STREET SIDE ELEVATION




SIDE ELEVATION

## NOTES:

**FOUNDATIONS:** Unless shown otherwise on plan, 'Trench-fill' foundations to within 200mm of ground level, min 450mm wide x 1.1 metre deep. Where any tree roots present, continue foundations down to 1 metre below the roots visible or to L.A. approval. All foundations to be continued down to below the invert of any adjacent drains to Reg. N 14(2)
Use 1:2:4 mix using sulphate resisting cement.

**DRAINAGE AND PLUMBING:** *All new drainage to comply with C.P. 301 and new plumbing to comply with B.S. 5572 1978* and both to be agreed on site. New drains to be 100mm dia "Hepsleve" jointed, vitreous clay pipes in 150mm concrete surround, to fall min 1 in 40. Any existing drains underneath proposed extension, to be exposed and encased 150mm concrete if not already so encased. Drains passing through foundations to have approved R.C. lintels over. Any new inspection chambers to be constructed in 225mm class B semi-engineering brickwork on min. 150mm concrete base, with air tight covers. Any internal inspection chambers or gullies to have double seal, bolt down, air tight covers with access provided in floor.
All new gullies to be back inlet type and to be roddable. New waste pipes to be polypropathene or similar approved type and have rodding access provided at all bends (rodding eyes). All sanitary units to have min 75mm deep seal traps (not bottle traps). All wastes connected to a common S.V.P. to have anti-syphonage systems where necessary, to maintain traps under working conditions (single stack system). All kitchen sinks and baths and shower wastes to be 38mm dia. and hand basins 32mm dia. unless specified otherwise on plan. Soil and vent pipes to be 100mm dia. and be air tested, with access plate at base. Centre line of lowest connection to be min. 450mm above level of base of SVP for single family dwellings (750mm in all other cases). Where passing through any roof, SVP to have adequate Code 4 lead flashing around. Provide wire balloon to vent min. 1 metre above top of highest window. New guttering to be 100mm H.R. type discharging via 63mm dia. R.W.P. to surface water drainage system.
All wastes discharging to gullies, to do so below grating level and above water level

**DAMP PROOF COURSE:** Use approved lead lined or P.V.C. Type to B.S. 743, min. 150mm above adjacent ground level and lapped to existing d.p.c. Use sulphate resisting cement on all works below d.p.c. level

**FLOORS:**
**SOLID:** 50mm sand: cement screed, reinforced with galvanised wire mesh on 100mm oversate concrete on 1000 gauge visqueen dpm, lapped with new and existing dpc's. joints to be lapped min 150mm and sealed with tape, on 25mm sand blinding on 150mm compacted clean hardcore. Provide 100mm dia. ducts to exterior, encased in 150mm concrete to any existing air bricks, maintaining existing sub floor ventilation. Use sulphate resisting cement for all floors.

**TIMBER:** 19mm T. & G. blockboard flooring on 100mm x 50mm S.W. joists @ 400mm centres on 100mm x 50mm plates on d.p.c. on honeycombed sleeper walls @ 1.2 metre centres. Provide min 450mm deep x 225mm wide concrete foundations under sleeper walls. Provide min air gap of 125mm beneath underside of wall plate to top of 100mm concrete oversite on 1000 gauge visqueen dpm on 25mm sand blinding on 150mm compacted hardcore. Joists ends to be treated with timber preservative and to be 20mm clear of external walls. Provide 225mm x 75mm air bricks to external walls @ 1.5 metre centres to Reg. C.3.

**BRICKWORK:**
**CAVITY WALLS:** 112mm facing brickwork with 50mm cavity and 125mm Celcon Solar blockwork internally. Use 2 skins of brickwork below d.p.c. with cavity filled with lean mix concrete to g.l. 12.5mm plaster internally to give U-value 0.6w/m2 °C min. Galvanised twist wall ties spaced: 450mm vertically, 900mm horizontally. Cavity tray every block course at cavity closures. Provide d.p.c. to all unbonded reveals in external cavity walls and d.p.c. (cavity tray) over all openings - allow for weepholes. Use Dorman Long combined lintels over openings (unless specified otherwise on plan) with min 225mm end bearings. Close cavity at top with 100mm block.

**SOLID WALLS:** 225mm Celcon Solar blockwork rendered 2 coats sand/ cement to C.P. 221 and B.S. 5262 (waterproofing). Below d.p.c. level use 225mm brickwork. 12.5mm plaster internally to give U-value 0.6 w. m2 °C min. Use 1:1/6 mix.

**BOND:** Tooth Bond new brickwork and Block Bond new blockwork to existing.

**LATERAL RESTRAINTS** Provide lateral restraints on roof deck to all unrestrained walls exceeding 3 metres in length with 30mm x 5mm steel ties at 1.8 metre centres to schedule 7 and in accordance with CP 111

For Two Storey Structures Provide also lateral restraints at first floor level 30mm x 5mm steel ties at 1.8 metre centres to Schedule 7 and in accordance with CP 111

**BRICKING UP:** existing openings, provide new foundations as above where none presently existing, or provide approved R.C. lintels under new d.p.c. to be lapped to existing, and brickwork to be bonded to existing. Use sulphate resisting cement.

**STRUCTURAL STEELWORK & TIMBER:** *All twin Universal Beams & R.S.Js to be bolted together with M.S. separators @ 1.3 spaces. All structural steelwork and S.W. beams trenmies to be encased in* 9.5mm plasterboard and 9.5mm vermiculite gypsum plaster to provide *minimum of 1.2 hour fire* resistance. Use 1.6mm binding wire at 100mm crs. All structural timbers to be treated preservative to BS 4072 and to be stress graded to B.S. 4978. Where steel beams are exposed to external weathering encase beams in concrete with min 75mm cover all round. (Use D.49 wrapping fabric on steelwork)

**STUD PARTITIONS:** 75mm x 50mm stud partitions with noggins and 75mm x 50mm sole and head plates, faced on both sides 13mm plasterboard. Double-up floor joists under new partitions, where joists are parallel.

**VENTILATION:** All rooms to have a minimum of 1/20th of floor area in opening lights. Any internal bathrooms and w.c.s to have mechanical ventilation, *ducted to outside, providing min. 3 volume changes* per hour and 20 minute over run - operated by light switch. Where ventilation is by door only provide additional openable vent equal in area to 10000mm2

**HEADROOM:** Minimum storey height to be 2300mm, 2000mm clear headroom below any new beams.

**ELECTRICAL WORKS:** to be in accordance with I.E.E. Regulations and position of socket outlets and lighting points to be agreed with owners.

**ROOFS:** Warm Deck Construction 12.5mm thick spar chippings hot bonded to 3 layers roofing felt to B.S. 747 & laid in accordance with C.P. 144 Part 3 1972 on "Jabdeck" laid and fixed in strict accordance with the manufacturers specifications on 1 layer Masonite hot bonded to 18mm exterior quality plywood deck and laid to fall min 1 in 60 on firring pieces on S.W. joists, min. 7mm @ 400mm centres. Provide 100mm fibre glass thermal blanket laid on 13mm foil backed plasterboard ceiling. Provide herringbone strutting between joists, and strap ends to tie down joists to Reg. D2. Tree ends of joists with timber preservative. Any fascia board to be preservative treated before fixing.

**EXTERNAL WOODWORK:** Knot, prime and stop, paint with 1 undercoat and 2 coats gloss finish

This plan was prepared with information provided by the Client and available at the time of the site survey and therefore the Contractors are to check all dimensions, levels, drain runs and conditions on site before works commence. The Chartered Surveyors, Stuart Henley & Partners to be notified immediately upon discovery of any errors, omissions or discrepancies. *Figured dimensions to be used. All works to be carried* out in accordance with the relevant Code of Practice and British Standards, and to comply with the relevant By laws

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REV.

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
14 AUG 1985
PLANS ~~APPROVED~~ NOT APPROVED
ON BEHALF OF THE COUNCIL

PROJECT: CHANGE OF USE TO WINE BAR.

LOCATION 56 CHETWYND RD. NW5.

DRAWING TITLE PLAN / ELEVATIONS

| | | | |
|---|---|---|---|
| SCALES: 1:50 / 1:100 | | DRG. No. 686/3 | REV. |
| DRN. BY GAC. | | DATE JUNE 85 | |

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