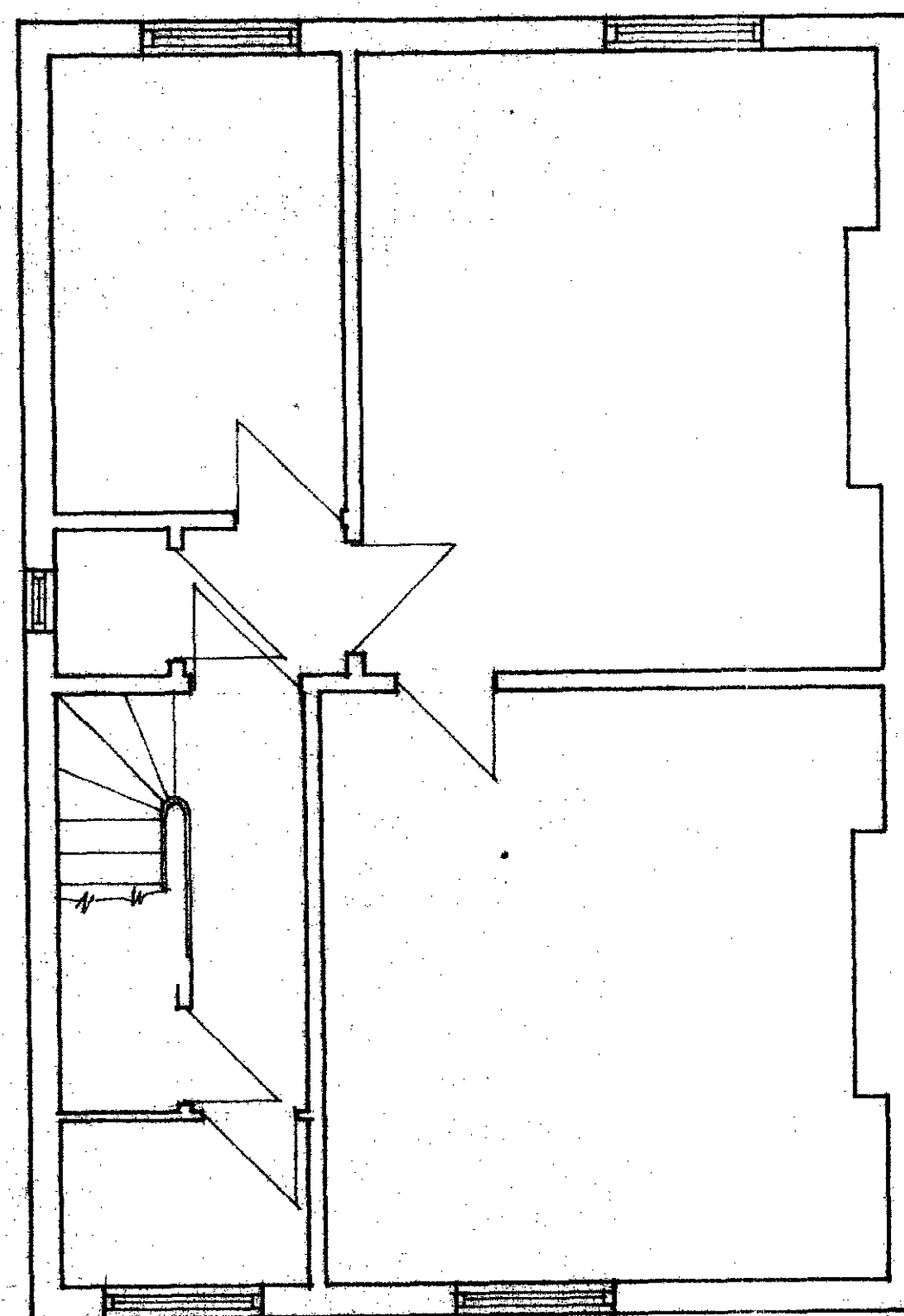
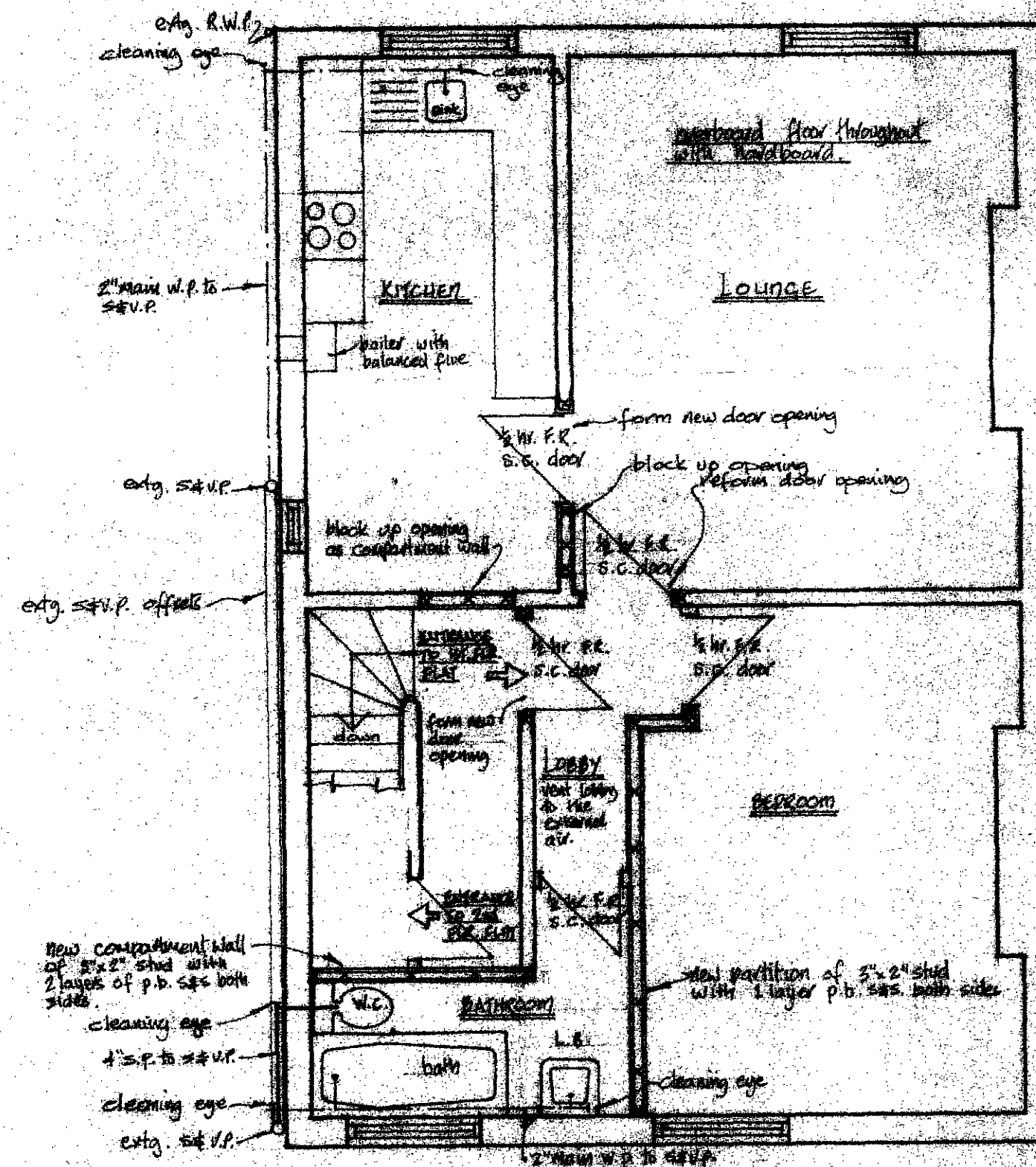




EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

1. Check all windows throughout the flat revealing all defective sashes, frames, beads, etc. and have in a good working order.
2. Check all internal wall plaster throughout the flat and replaster the walls as necessary.
3. Remove all existing plaster throughout the flat and relime with 2 layers of plasterboard.
4. Remove all old fire surrounds etc. and brick up openings. Fit air bricks to vent flues as necessary.
5. Obtain a timber treatment specialist report on the condition of the timber throughout the flat and have all defective timbers treated by specialist. Specialist to give minimum 20 year guarantee on all treatment.
6. All decorations, central heating, electrical rewiring etc. to be in accordance with the specifications.
7. Similarly install new hot and cold water system to accord with the specifications.
8. Provide all habitable rooms with minimum 2000 mm² permanent ventilation.
9. Construct the entry hall to let floor slabs & surround the main front door generally.
10. Construct the external elevations removing all defective pointing, rendering etc. to make good and repoint.

CONSTRUCTION NOTES

GENERAL
All work to be to Local Authority satisfaction.
All dimensions must be checked on site.
All loft conversion structural timber Groups S2, Grade SS.

Alternate roof & floor joists strapped to walls with 35mm x 5mm Galv. riv. straps.
Encase all steels in 12mm Plasterboard & wire & finish with 12mm vermiculite plaster.

FOUNDATIONS
1 metre (min) below G.L. below invert of drains.
Brickwork only to be built below D.P.C.
Horizontal D.P.C. to be min 150mm above G.L.

SOLID FLOORS
Min. 150mm hardcore, blinding, 100G. P.V.C. Membrane.
100mm (1:2.4 mix) site concrete & 50mm sand/cement screed. D.P.M. to overlap wall D.P.C.
Maintain existing floor ventilation by ducts in new floor & air bricks.

EXTERNAL WALLS
(i) 114mm matching facings; 50mm cavity with wall ties & 900mm C/S staggered every 4 courses & 135mm solar celcon blocks & 12.5 carlite plaster.
(ii) 215mm low density solar blocks to B.S. 8073 in excess of 2.8N/mm² load bearing walls, K value 1.11; U value 0.45W/m²°C with waterproof rendering externally to match the existing.

All internal surfaces covered with 12mm Carlite plaster.
All walls to be toothed & bonded into the existing walls.
D.P.C. to reveals & lintols to be L.A. requirements.

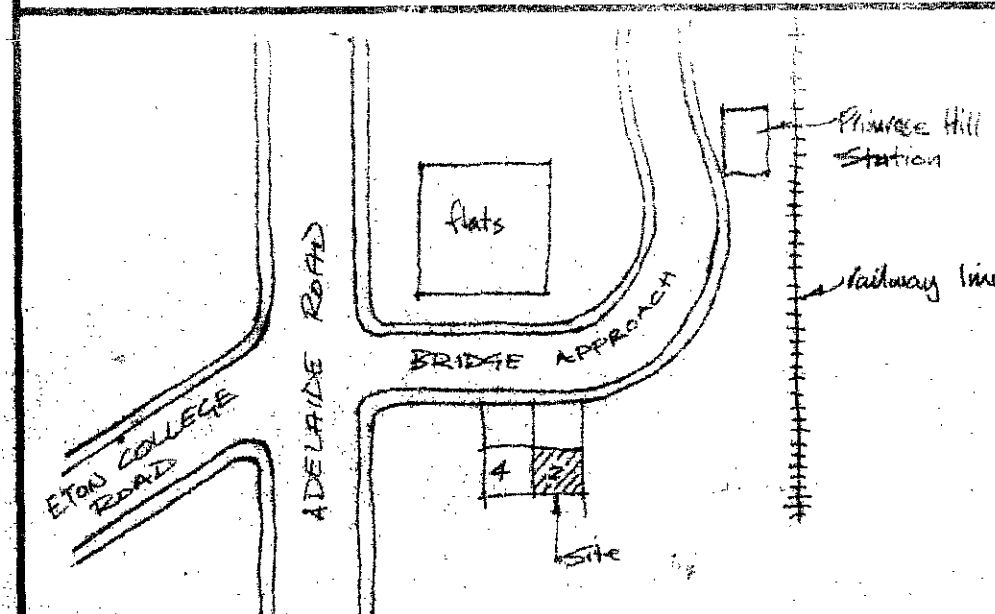
FLAT ROOF
12.5mm spar chippings bitumen bonded on 3 layers asb. based felt to B.S. 747 & hot bonded to C.P. 144 on 18mm Plyboard fixed to joists on
joists in 400mm ctrs. 100mm fibreglass & P.V.C. vapour barrier & 9.7mm plasterboard scrimmed & skimmed to ceiling. Set fascia 25mm away from roof & fit anti-infestation gauze. Cross ventilate roof by cross purling and installing roof vents as necessary. Min. 150mm flashing chased into brickwork or dressed up min. 300mm under existing tiling.

DRAINING & PLUMBING
All drainage to C.P. 301. 100mm S.G.W. drains; 1:40 falls in 150mm concrete bridge drains with conc. lintols where passing through fids.
New gullies to be B1 type.
New manholes—150mm conc. base; 225 semi/Eng. brickwork and steel covers & frames. Internal manholes to be fitted with double seal & bolted down covers.
R.W. drainage to link with existing surface water system or to soakaway (min) 5 mtrs from any building.
All plumbing to C.P. 304—Bath & basin wastes 38mm diameter with 75mm deep seal traps. W/C wastes to be 100mm diameter.

LOFT CONVERSIONS
Dormer checks to be tiled or slated to match the existing roof on battens & felt, fixed to 50mm x 100mm framing @ 400mm C/S with top, bottom & middle rails. In fill with 100mm fibreglass & 9.7 plasterboard, scrimmed & skimmed internally. Suitable flash all angles & corners to L.A. approval.
Where checks are adjacent to party boundary build in a 12.5mm layer of supalux.
Flat Dormer roofs as detailed above.

FIRE REGULATIONS WORK
All upper floors to be overboarded with hardboard. All habitable rooms, kitchens & flat entrance doors as applicable, to be 1/2 hr. F.R. with 'perko' door closers fitted. Door stops to be 25mm x 35mm screwed & glued to min. 32mm thick linings.

STAIRCASES
No equal risers each— (max) pitch of stairs 42°.
No equal goings each— (min) 2 mtrs vert. headroom above nosing.
Winders to have (min) 75mm going & equal C/L going (min) 220mm.
Balustrade & handrails (min) 840mm above nosing & (min) 900mm above landing.
(Max) 100mm openings at risers of open plan stairs & also between balusters.
Stair width between handrail 600/800mm.



Location plan scale 1:1250

BUILDING DESIGNS

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LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS

08 MAY 1985

APPROVED
PLANS
ON BEHALF OF THE COUNCIL

TP 8500540

job No.	date.	scales.	drawn by.
2335	MAR. '85	1/4" = 1'-0"	by. 8