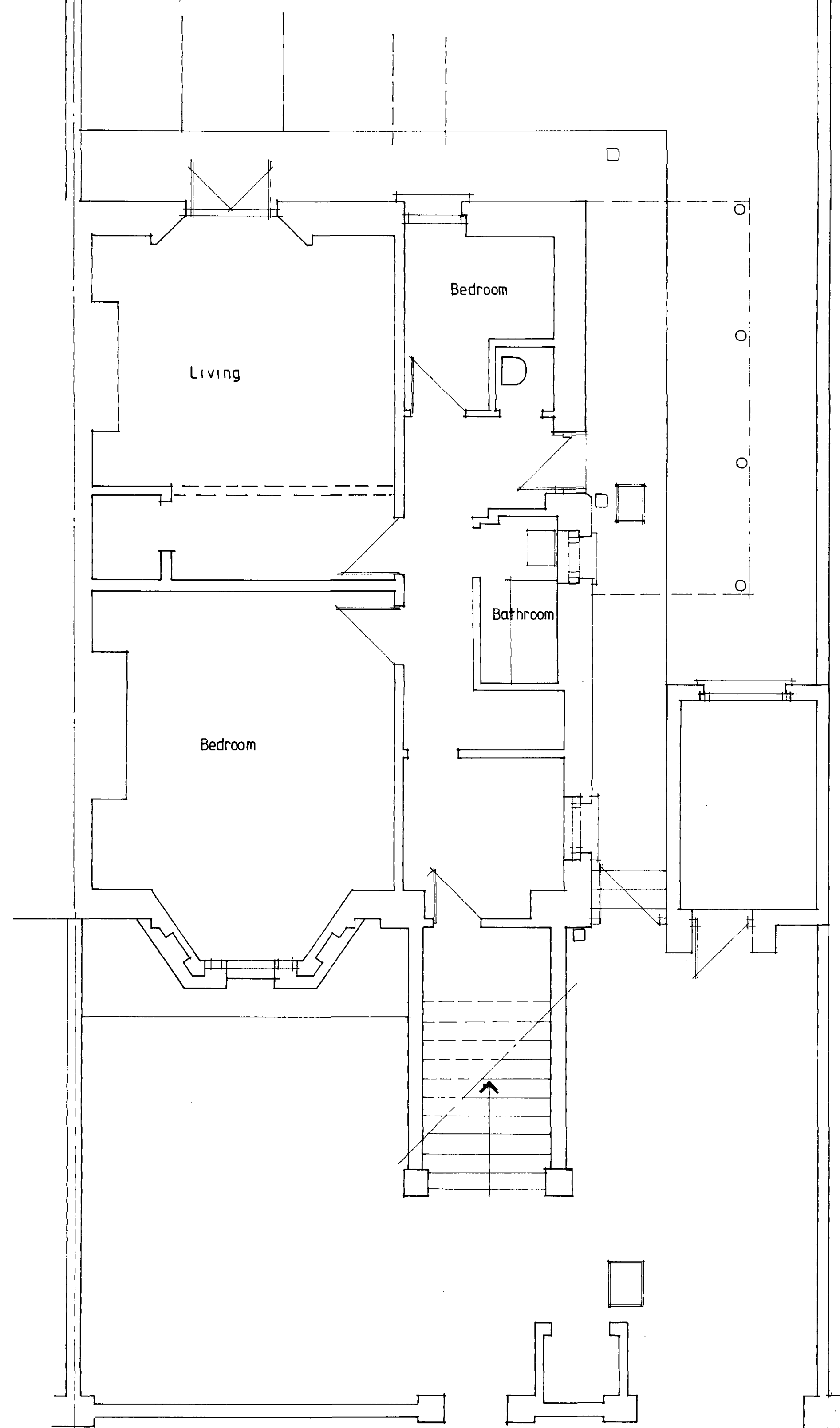
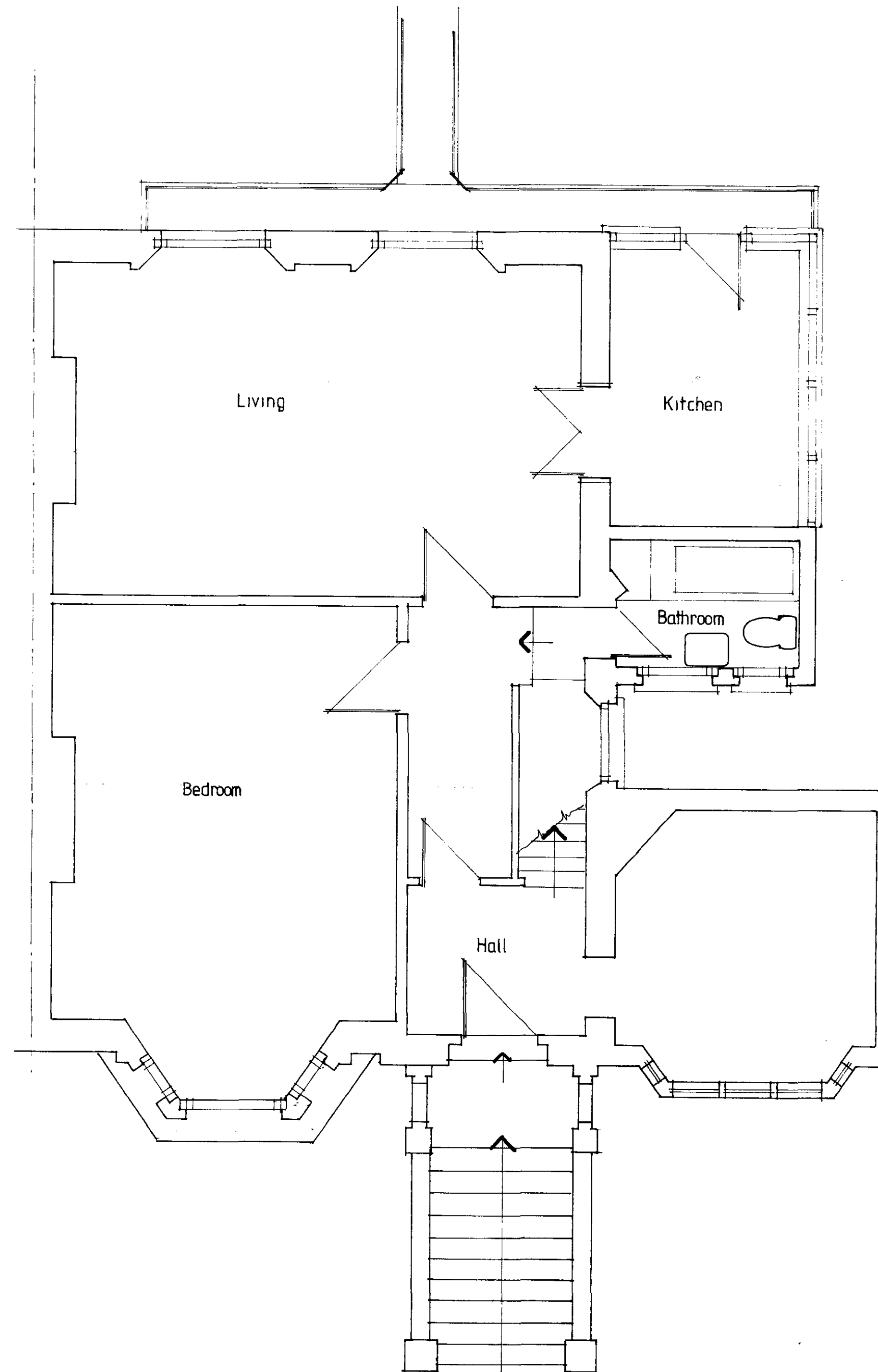


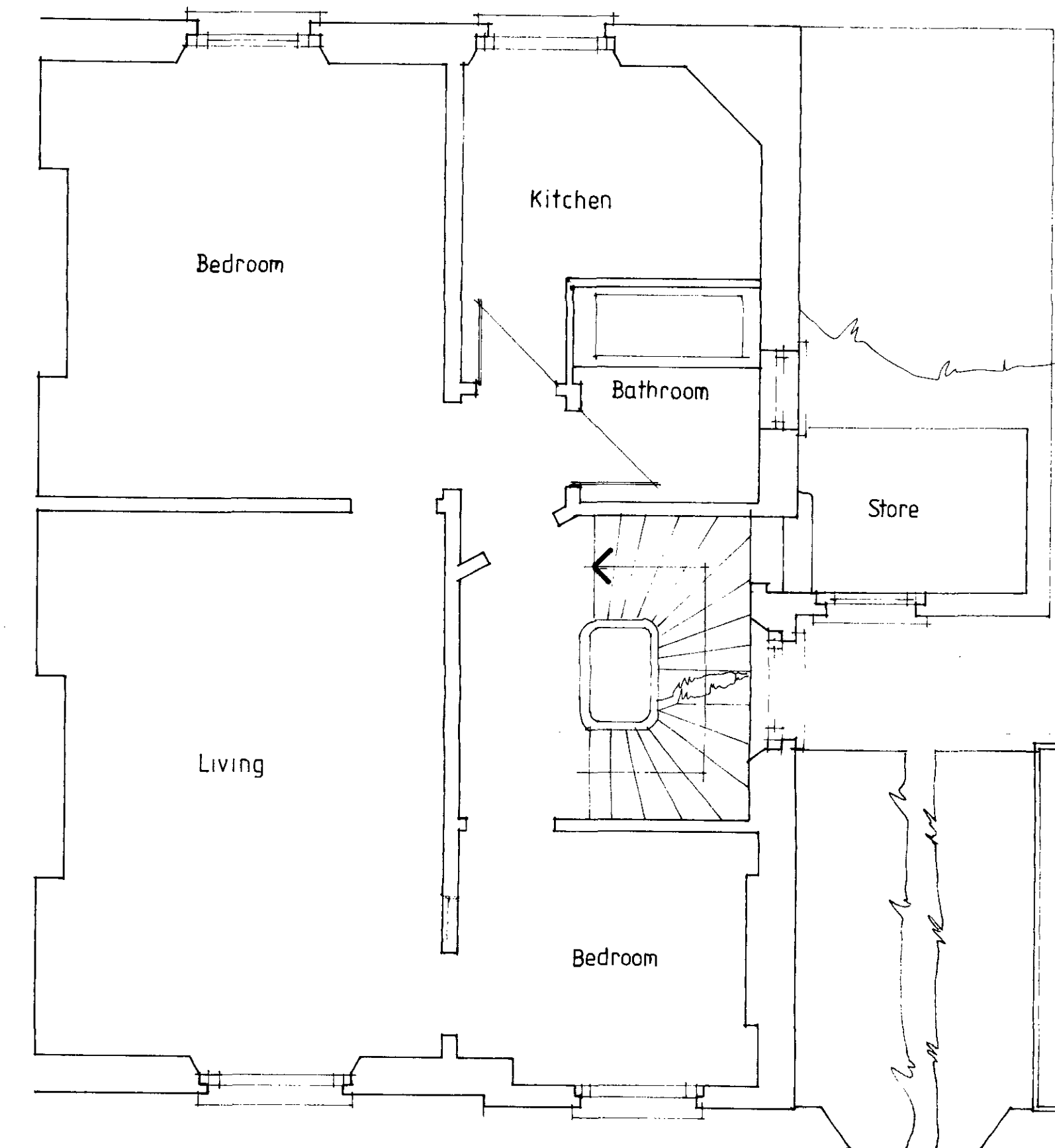
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Garden Level



Ground Floor

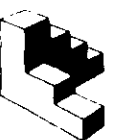


First Floor



Revisions		
No.	Note	Date

**MASLEN BRENNAN HENSHAW
PARTNERSHIP**



Surveyors, Architects & Engineers,
Interior Designers, Project Managers
88 Church Lane, London N2 0TB
Telephone: 01 444 0049/4463

Client:
OFFORD PROPERTIES LTD

Site:
**33 PARKHILL ROAD
LONDON NW 3**

Drawing Title:
**EXISTING
BUILDINGS
Sheet 1**

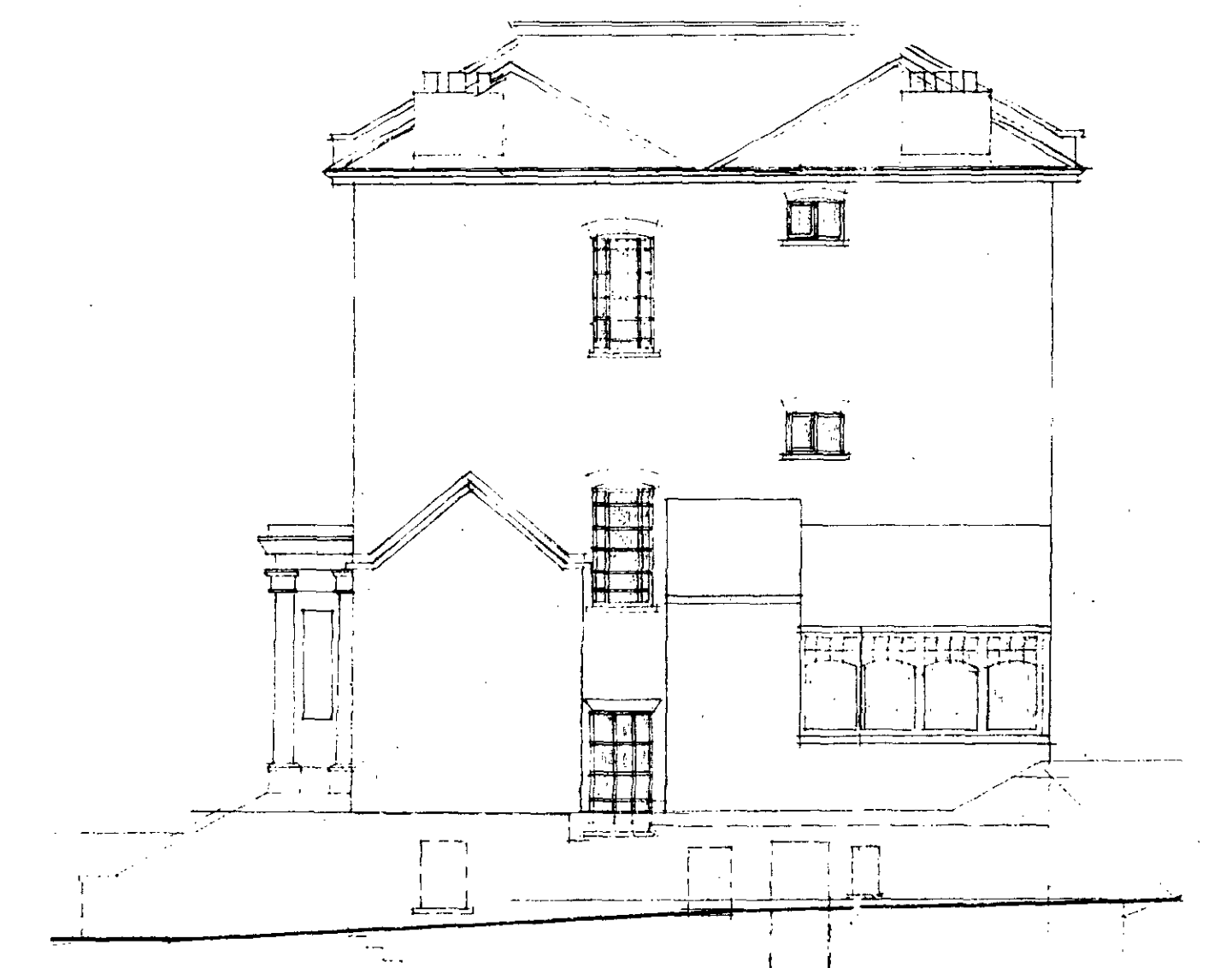
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Date: Feb 89
Drg. No. **4706-104**
Rev.



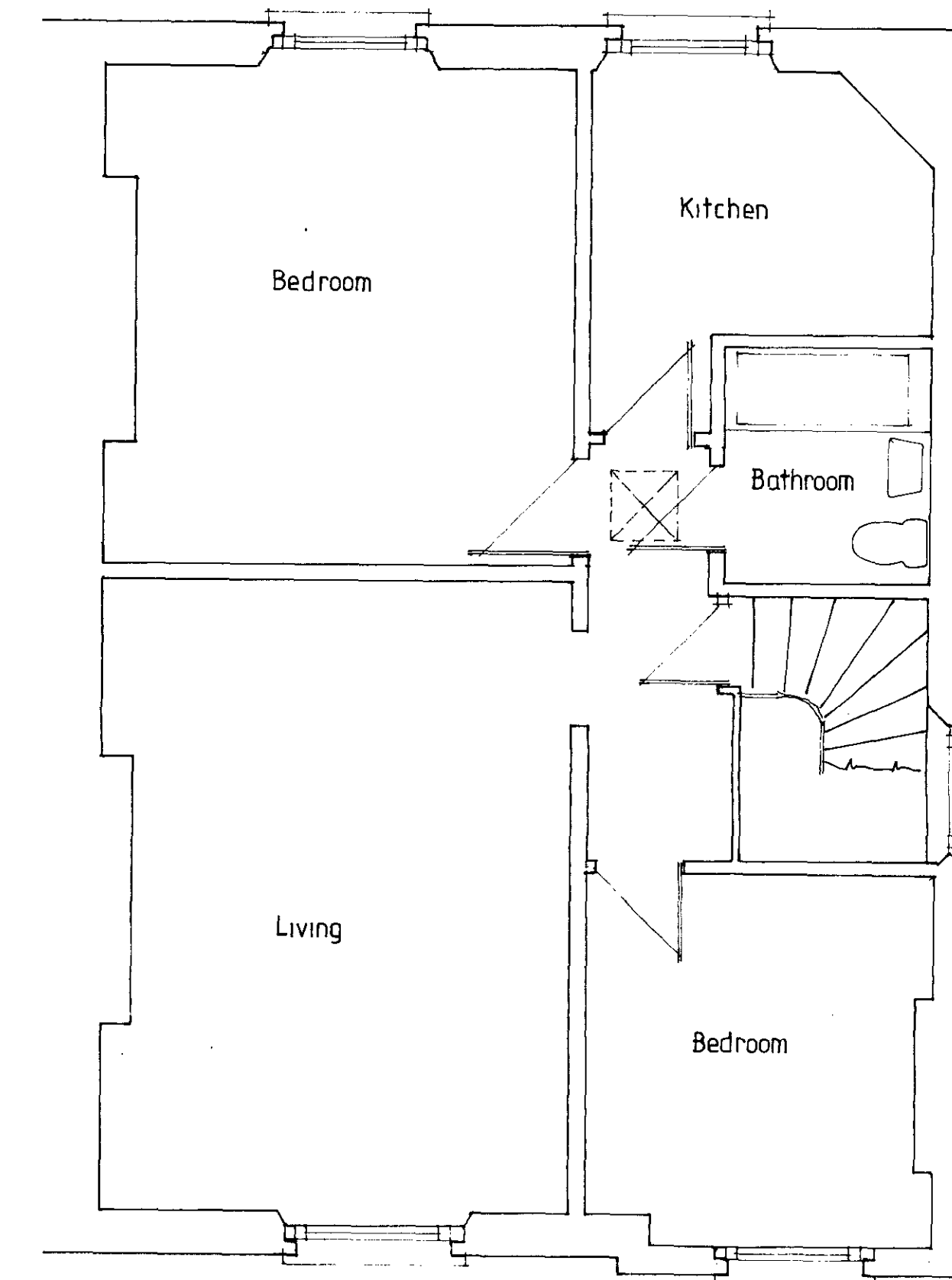
Front Elevation



Rear Elevation



Side Elevation



Second Floor



No scaled dimensions to be taken from this drawing. All dimensions to be site checked.

Revisions		
No.	Note	Date

**MASLEN BRENNAN HENSHAW
PARTNERSHIP**

Surveyors, Architects & Engineers,
Interior Designers, Project Managers
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Telephone: 01 444 0049/4463

Client:
OFFORD PROPERTIES LTD

Site:
**33 PARKHILL ROAD
LONDON NW3**

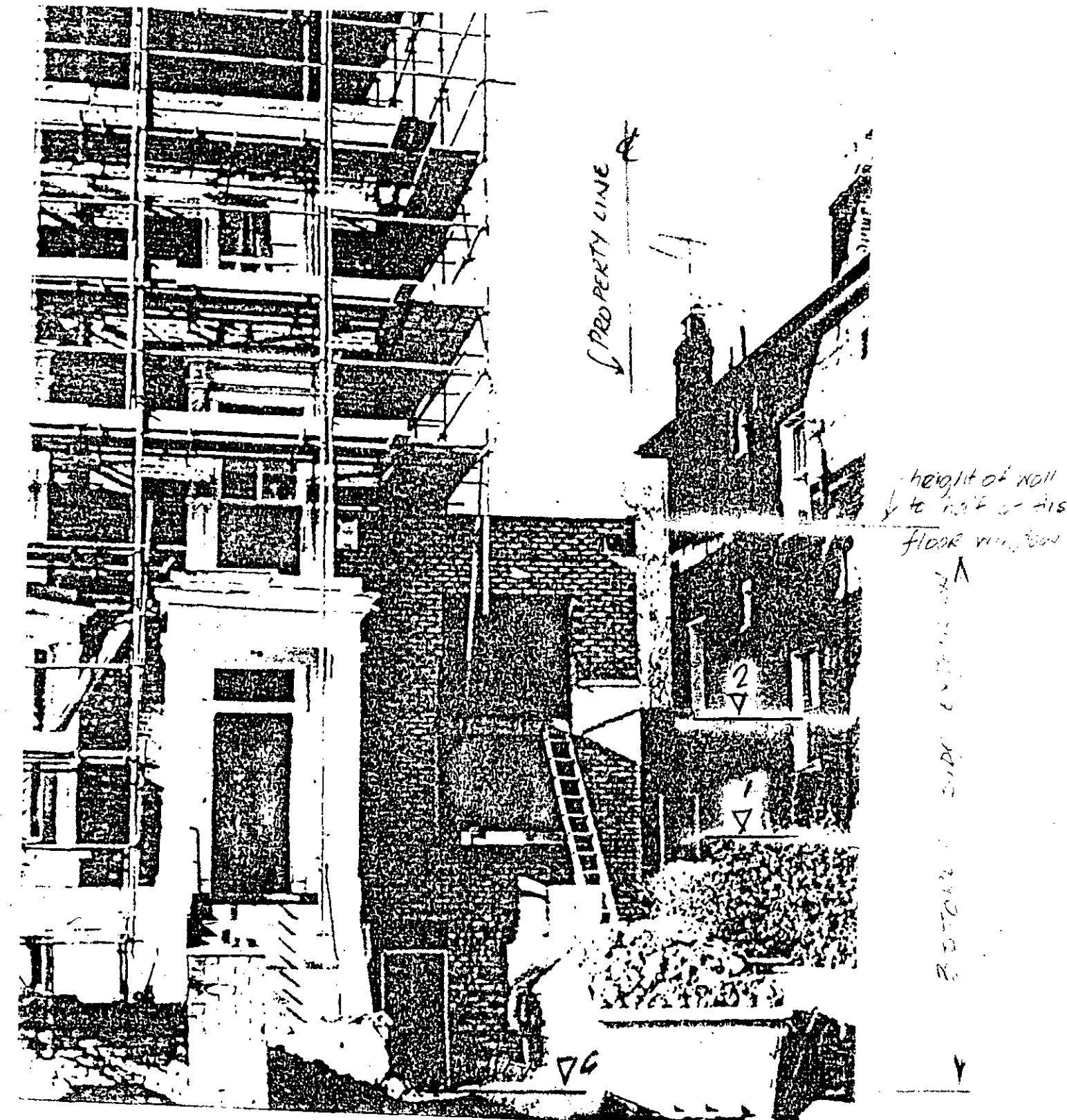
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Sheet 2

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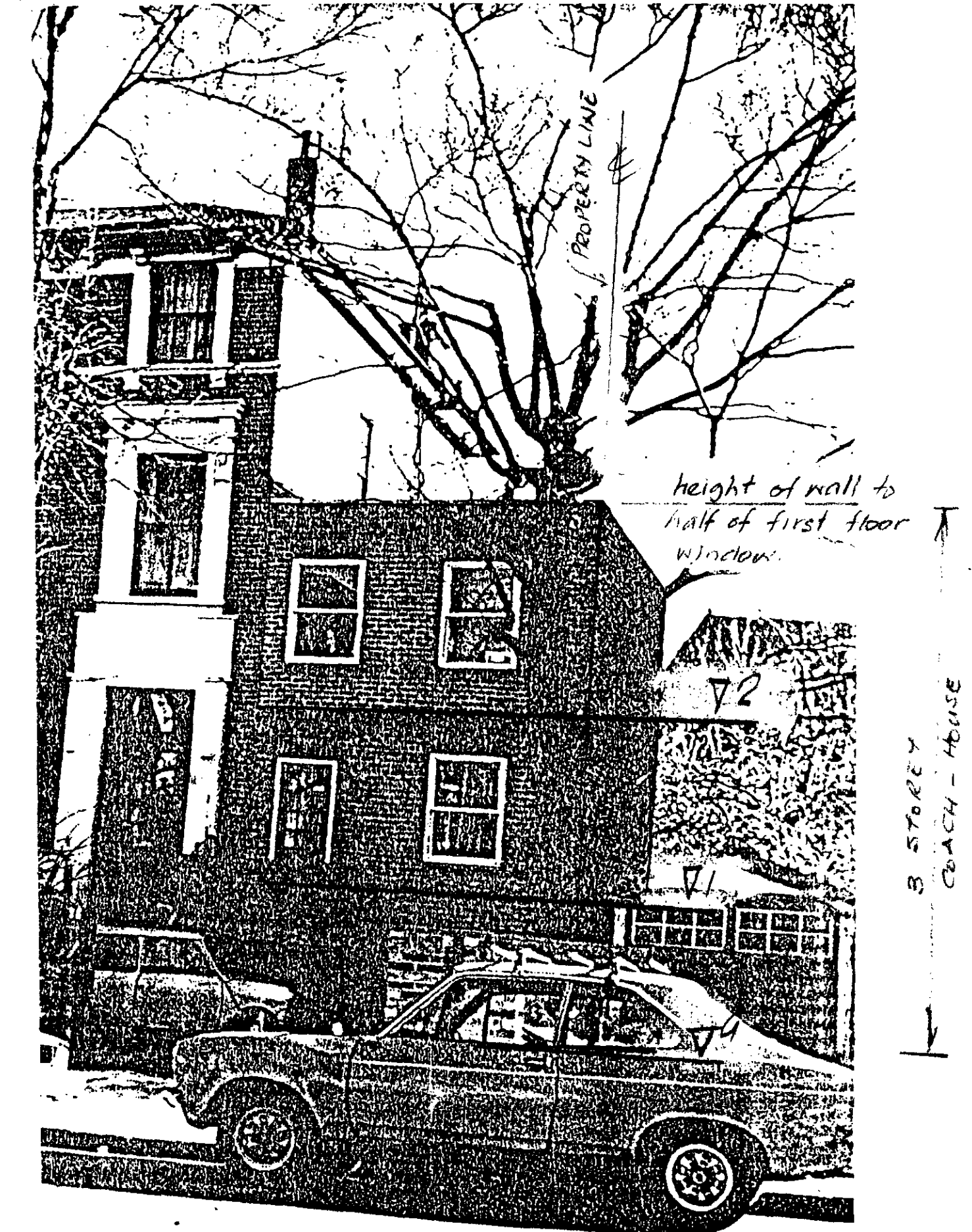
Date: Feb 89

Drg. No. 4706 -105	Rev.
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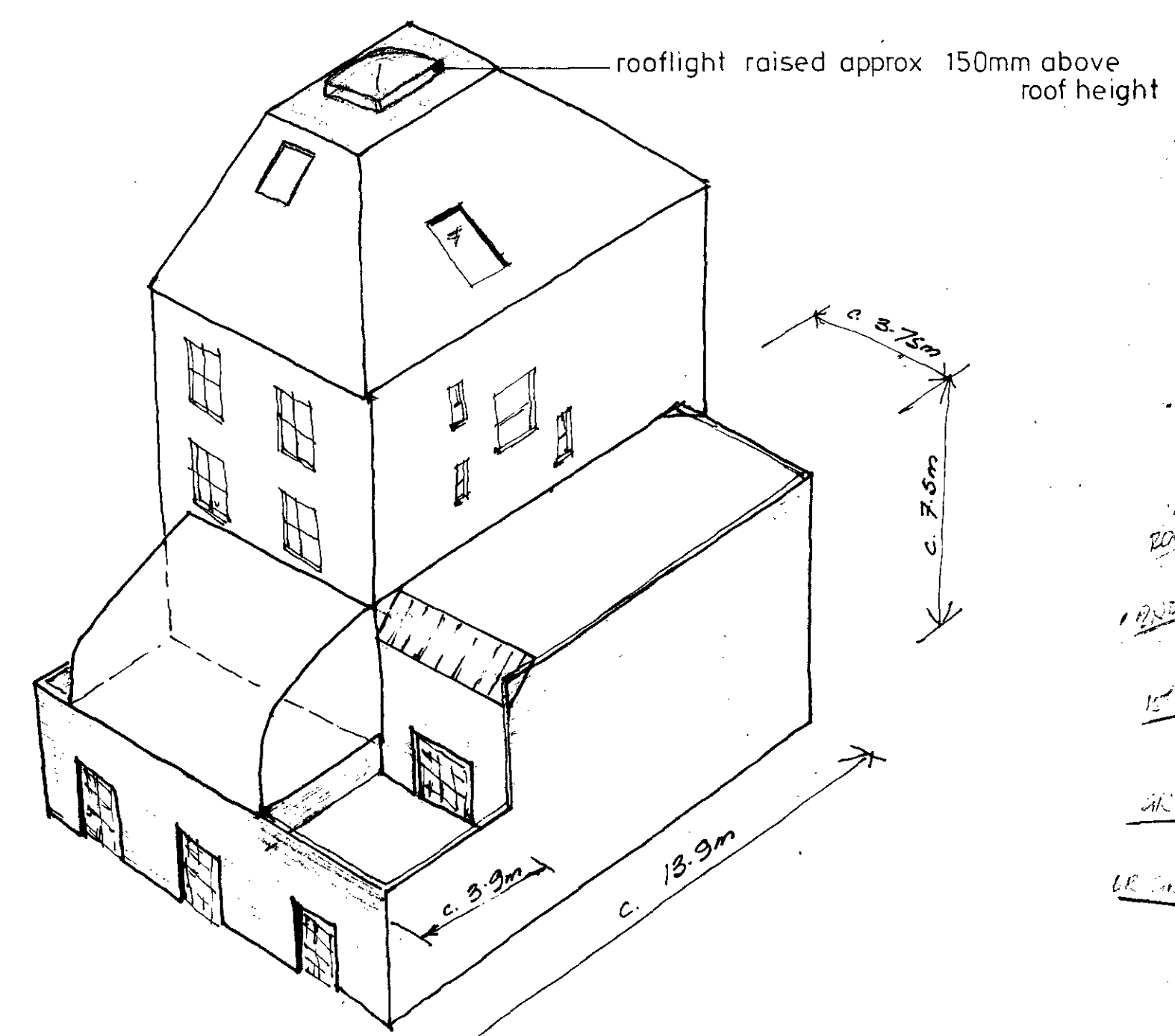
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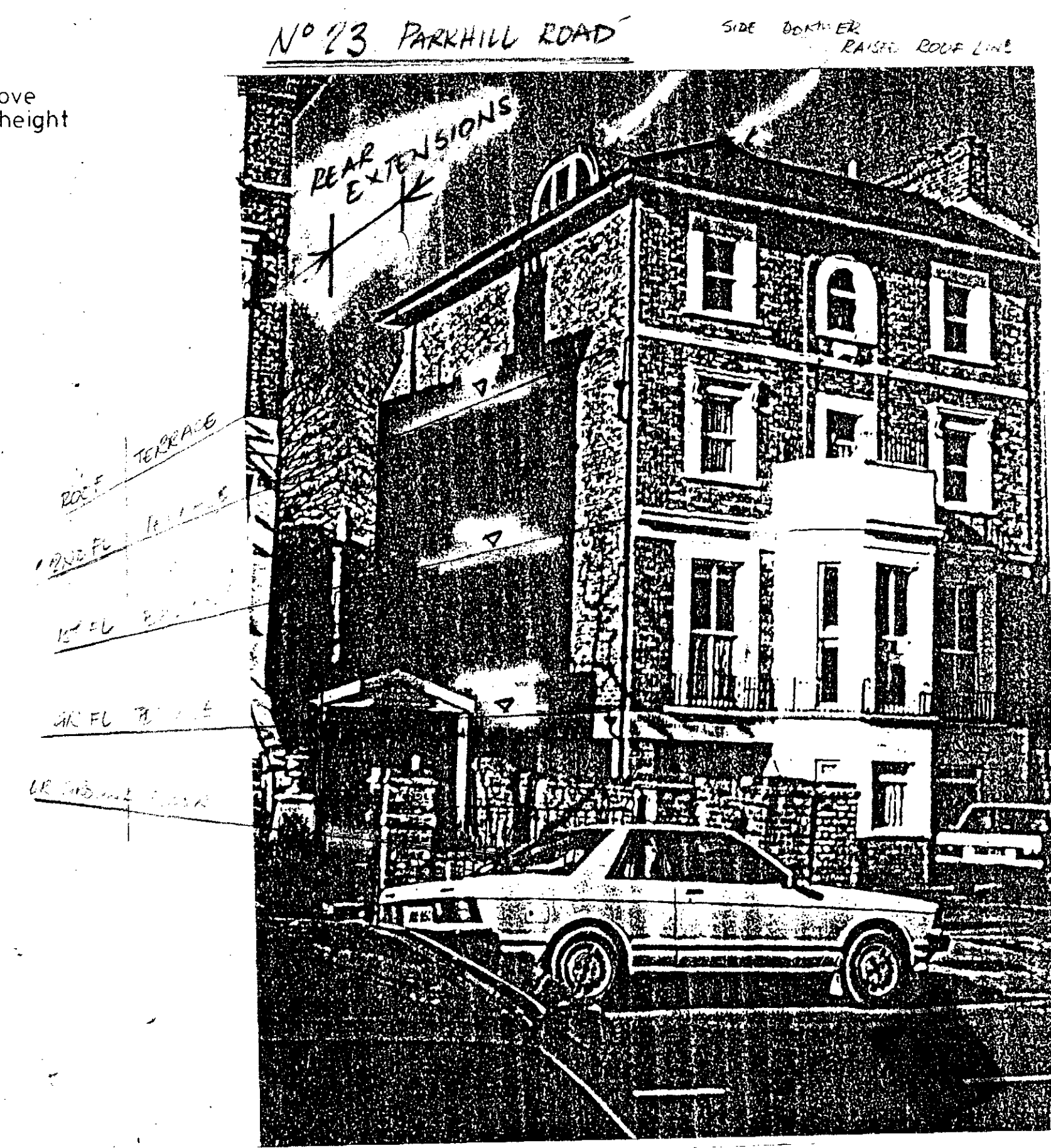
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17/07/81 CTP/02/160 (K1)
THIS 12.12.81 57.00.00



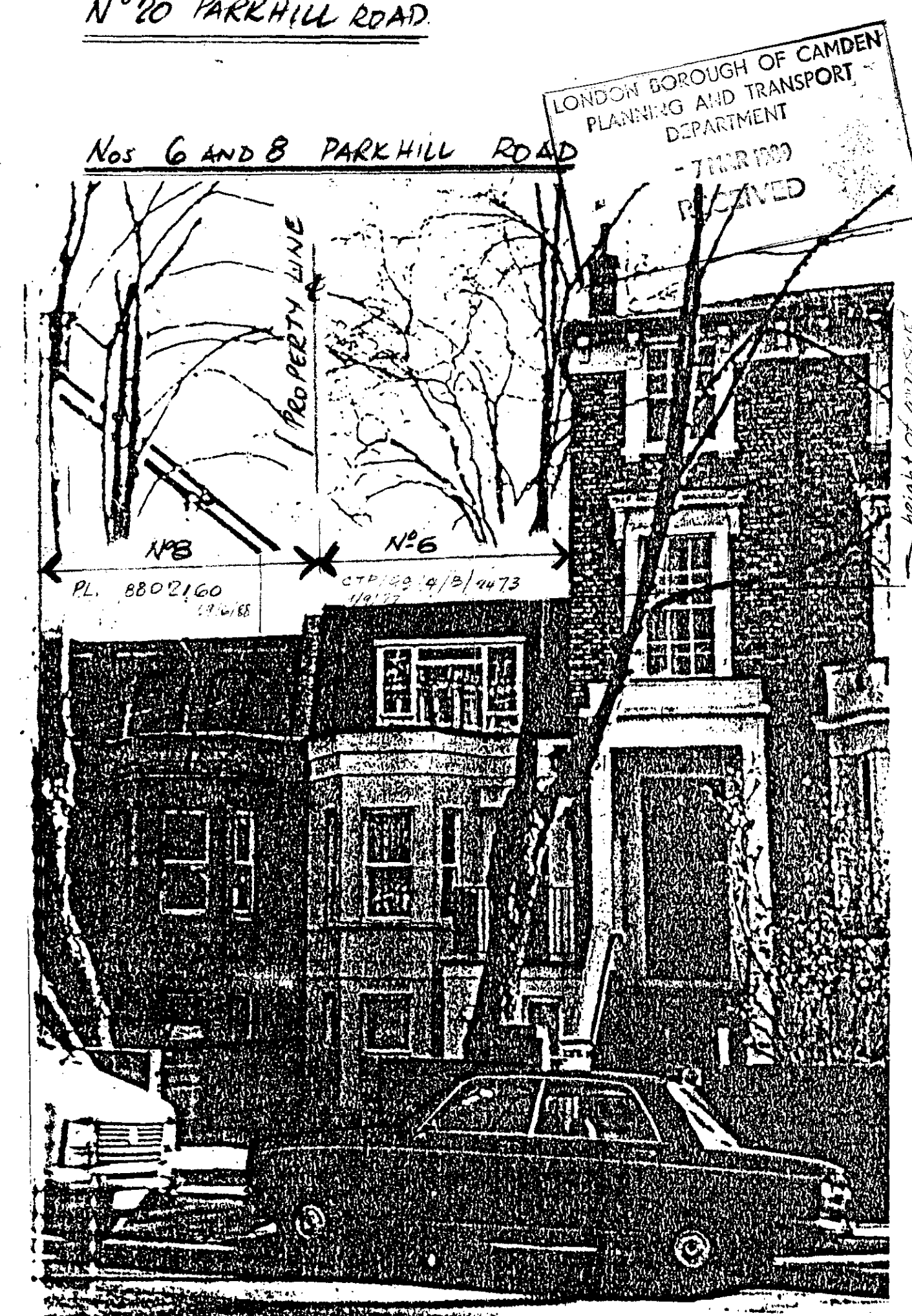
No 20 PARKHILL ROAD



No 17 PARKHILL ROAD - NB REAR VIEW - REVERSE HANDED FOR CLARITY.



No 23 PARKHILL ROAD



Nos 6 AND 8 PARKHILL ROAD

Revisions		
No.	Note	Date
A	GENERAL AMENDMENTS	DEC 1989
TP 8905202		

MASLEN BRENNAN HENSHAW PARTNERSHIP

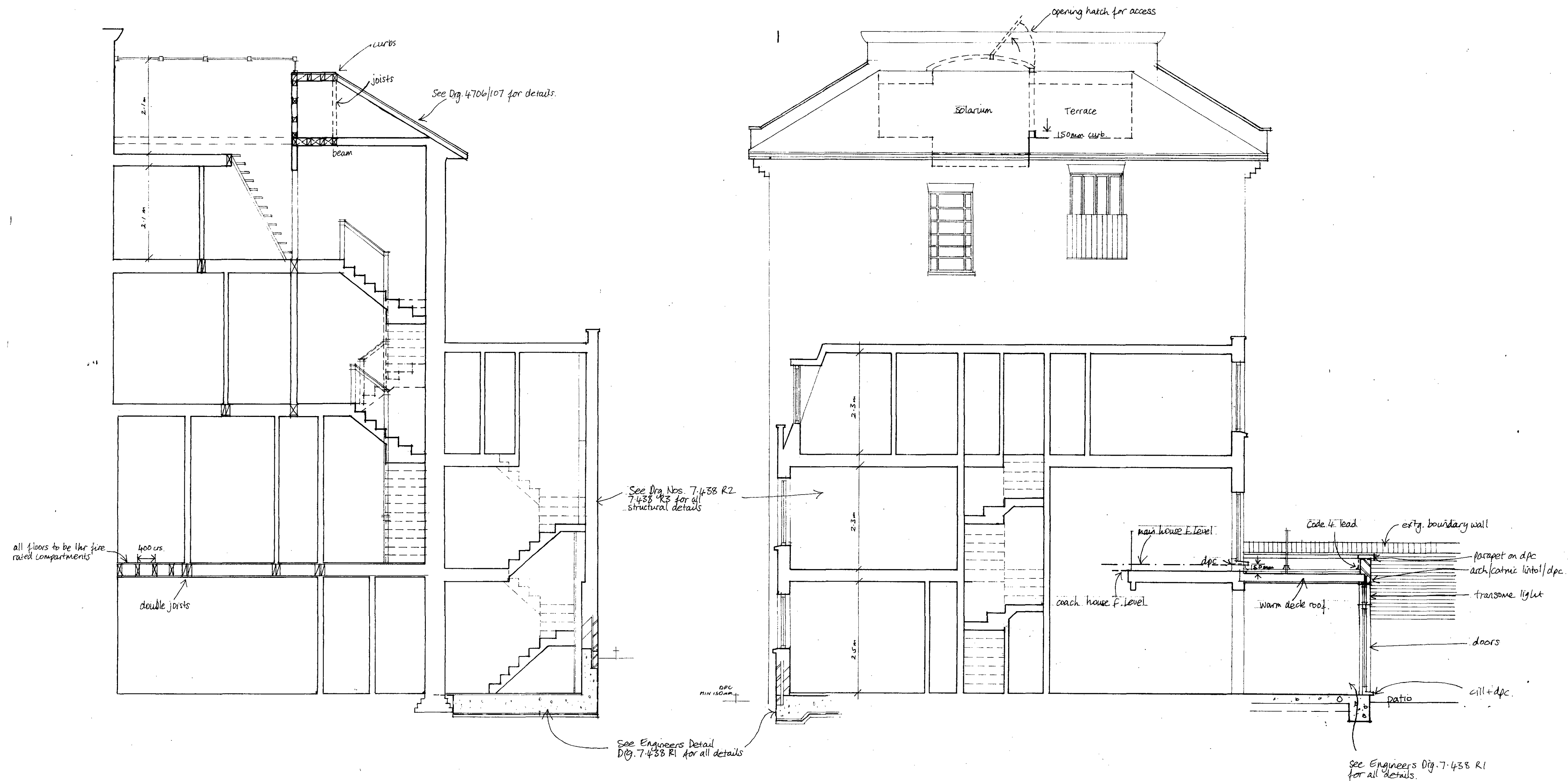
Surveyors, Architects & Engineers,
Interior Designers, Project Managers
88 Church Lane, London N2 0TB
Telephone: 01 444 0049/4463

Client:
OFFORD PROPERTIES LTD

Site:
**23 PARKHILL ROAD
LONDON NW3**

Drawing Title:
**ILLUSTRATIVES IN
SUPPORT OF PLANNING
APPLICATION**

Scale: **N.T.S.**
Date: **10.02.89**
Drg. No. **4706/106** Rev. **A**



PROPOSED SECTION A - A

PROPOSED SECTION B - B

Revisions		
No.	Note	Date
A	GENERAL	24/4/89
B	GENERAL	26/4/89
C	NOTES	3/5/89
D	Conservatory	16/6/89

MASLEN BRENNAN HENSHAW PARTNERSHIP

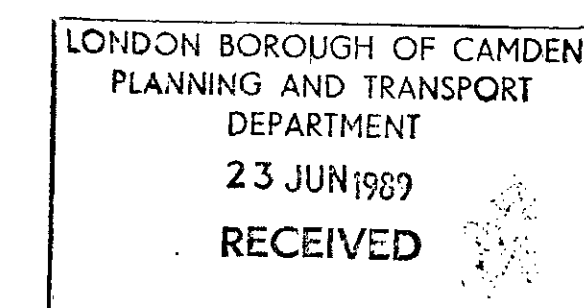
HB 8970950 R1
IP 8905202 R1
Surveyors, Architects & Engineers,
Interior Designers, Project Managers
88 Church Lane, London N2 0TB
Telephone: 01 444 0049/4463

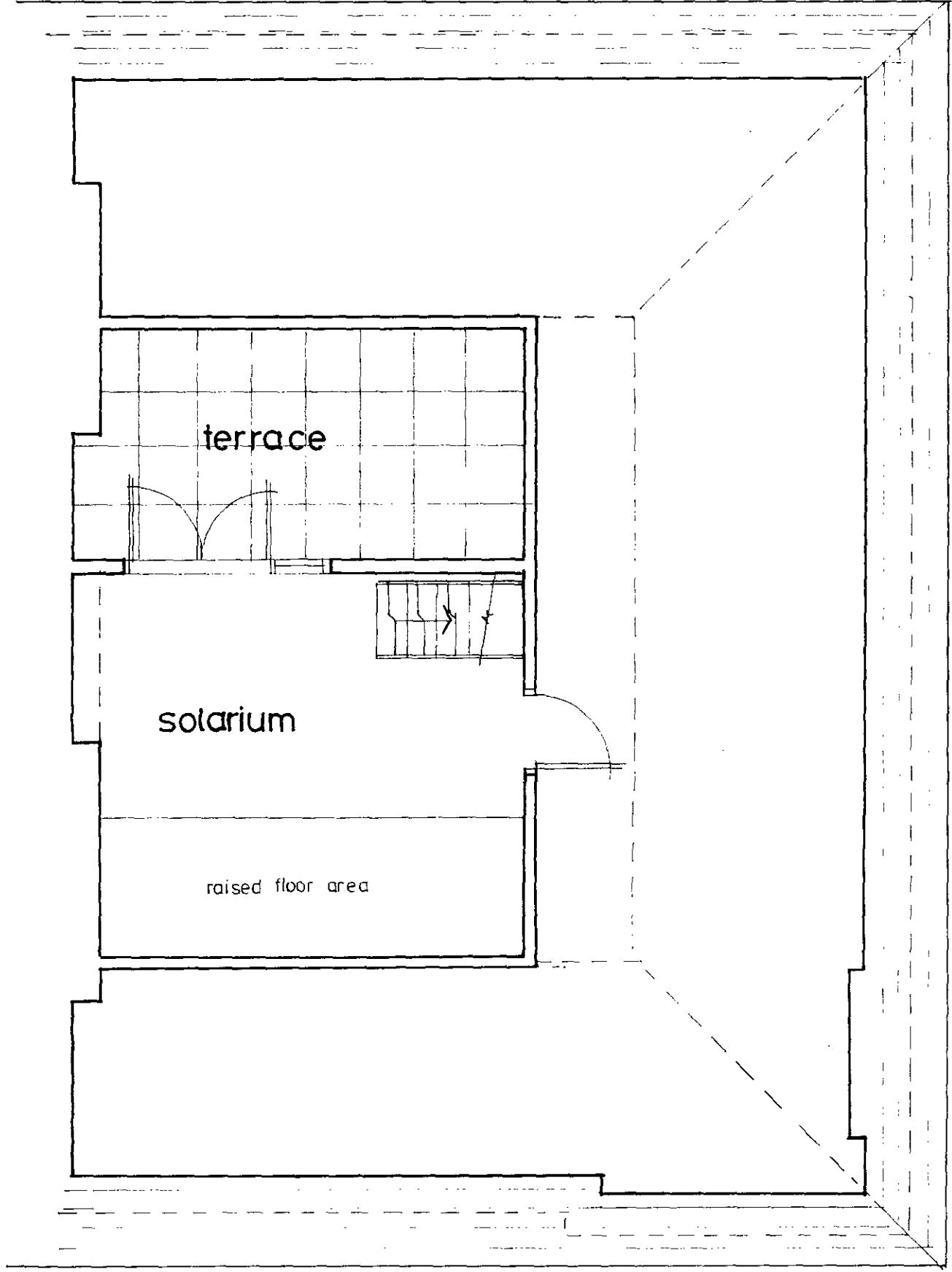
Client:
OFFORD PROPERTIES

Site:
**33 PARKHILL ROAD
LONDON NW3**

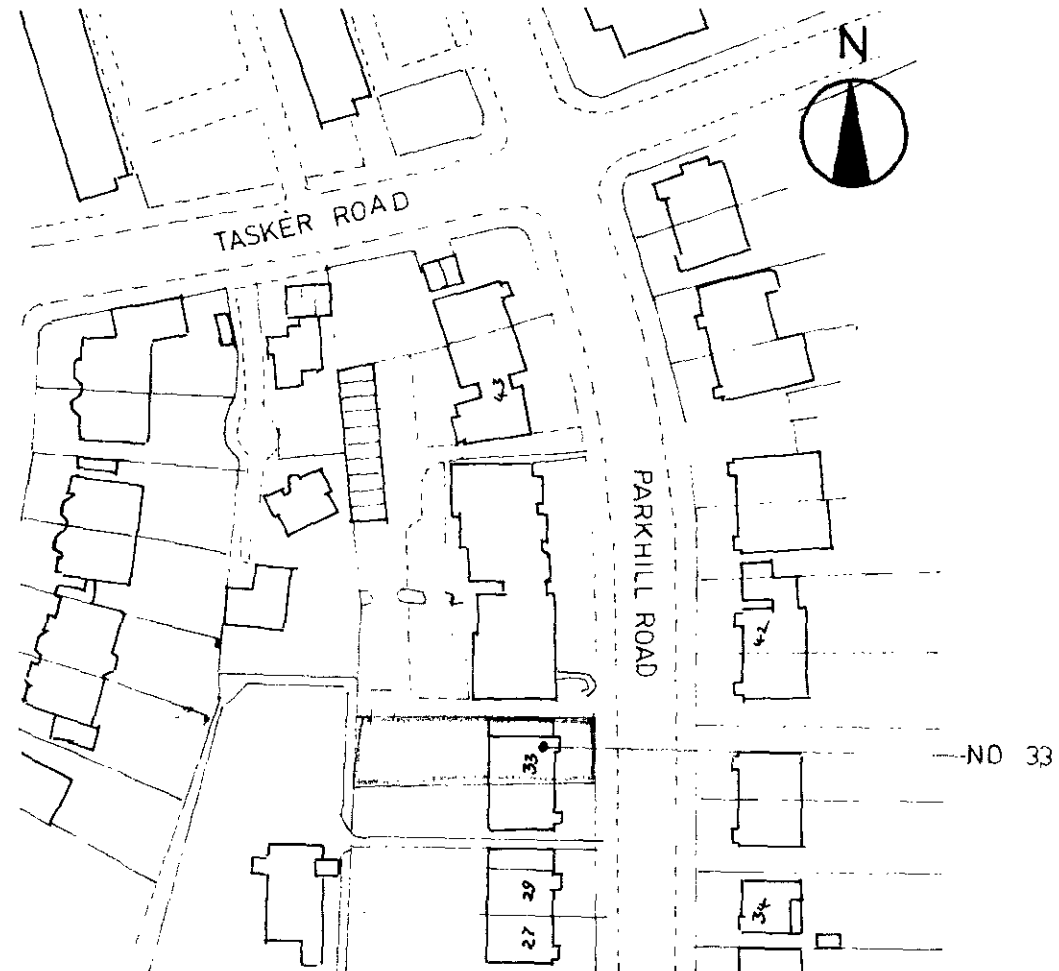
Drawing Title:
**PROPOSED SECTIONS
A-A & B-B**

Scale: 1:50m
Date: FEB 1989
Drg. No. 4706/103 Rev. D





PROPOSED ROOFSPACE



LOCATION PLAN scale 1:1250



No scaled dimensions to be taken from this drawing. All dimensions to be site checked.

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Revisions		
No.	Note	Date

MASLEN BRENNAN HENSHAW PARTNERSHIP

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88 Church Lane, London N2 0TB
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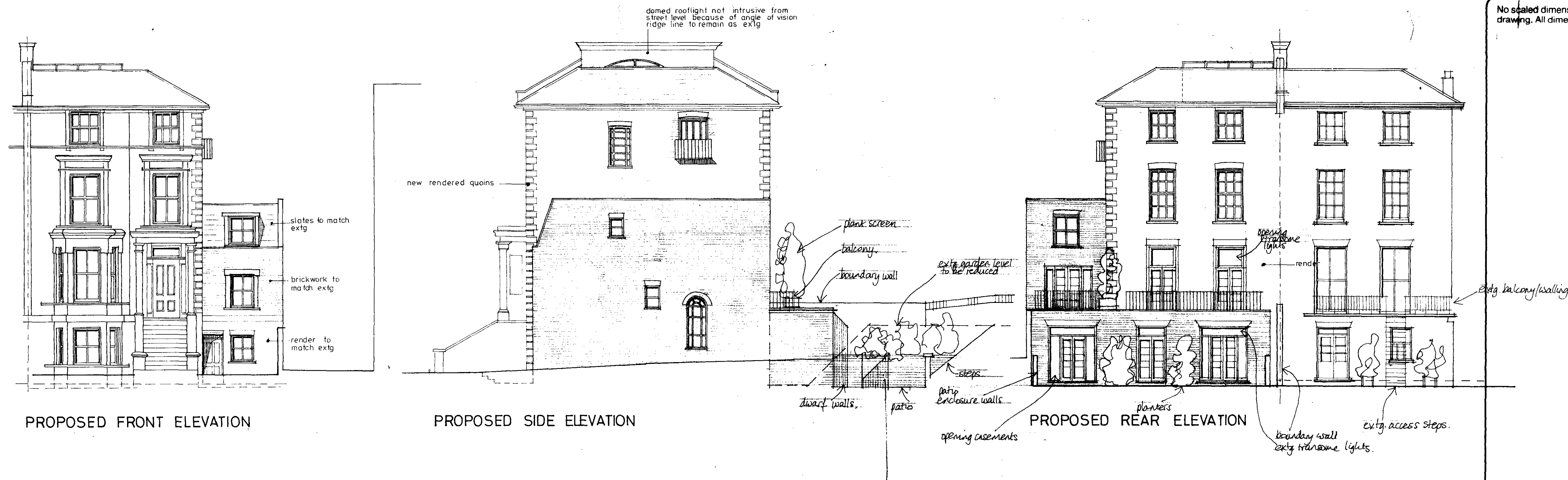
Client:
OFFORD PROPERTIES LTD

Site:
**33 PARKHILL ROAD
LONDON NW3**

Drawing Title:
PROPOSED ROOFSPACE

Scale: 1:50m
Date: FEB 1989
Org. No. 4706/102
Rev.

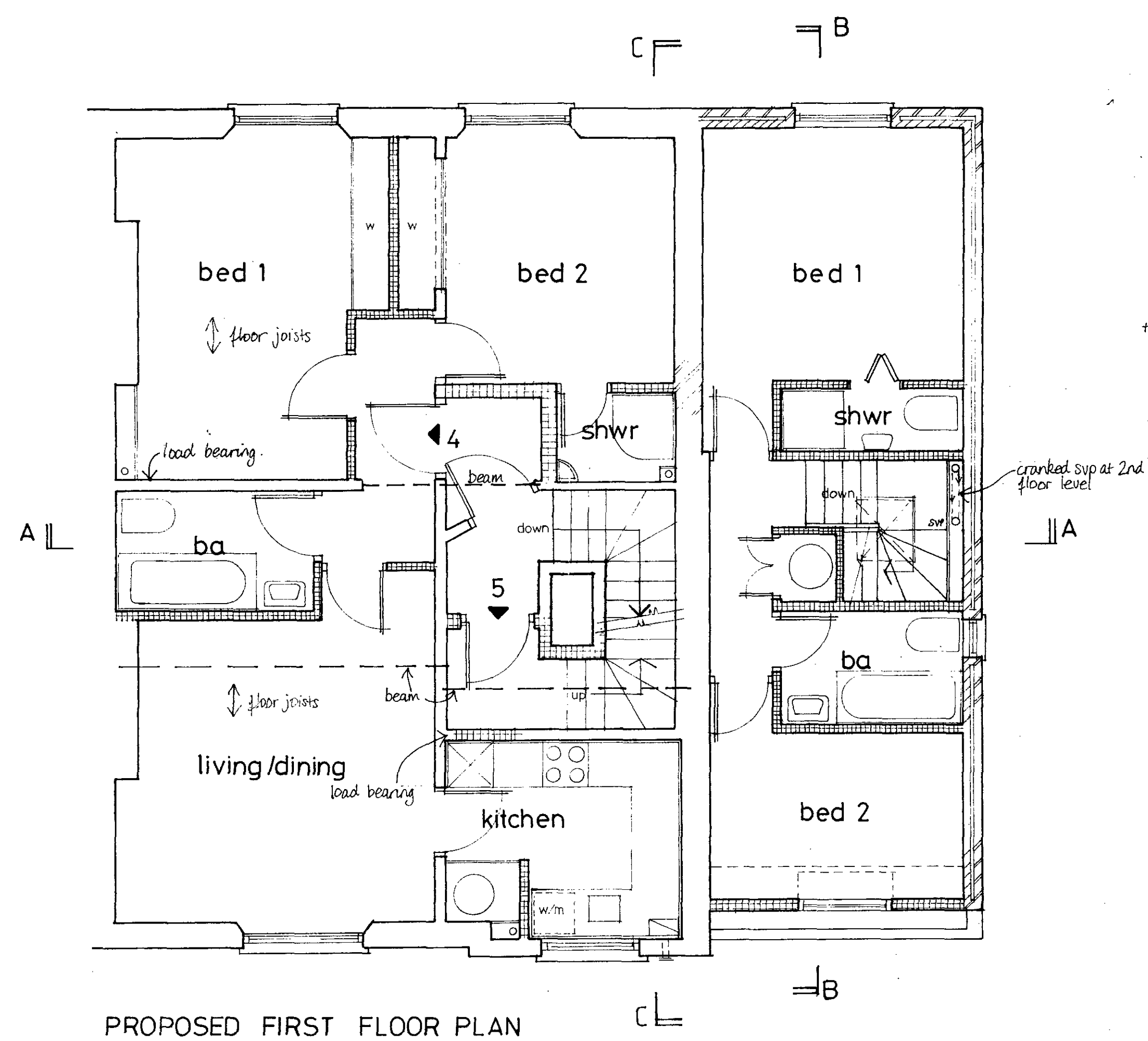
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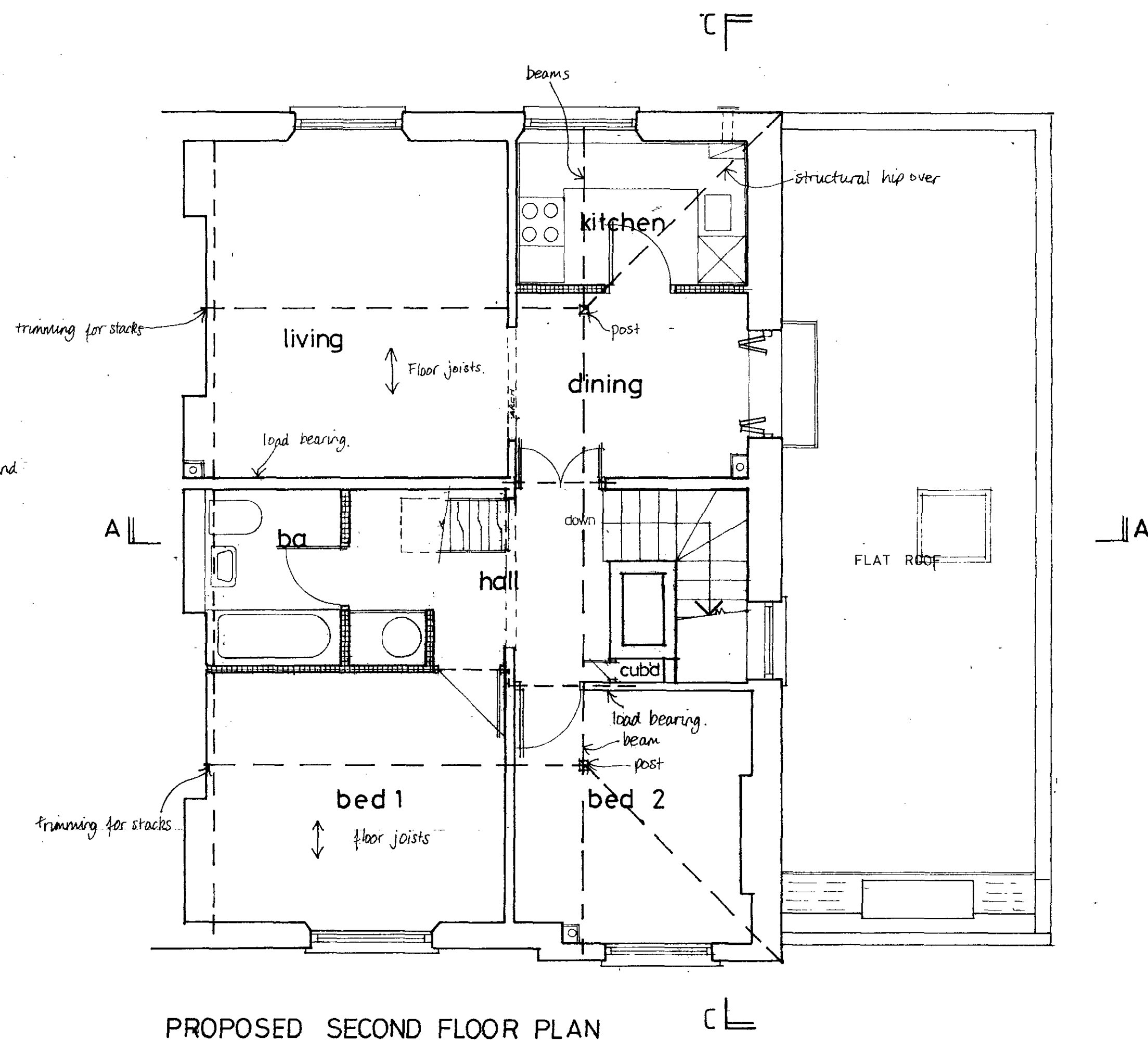
PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

Revisions		
No.	Note	D
A	STAIRS	APRIL 1989
B	DRAINAGE	25/4/89
C	NOTES	8/5/89
D	CONSERVATORY	16/6/89

MASLEN BRENNAN HENSHAW PARTNERSHIP

HB 8970950R1
TP 8905202R1
Surveyors, Architects & Engineers,
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88 Church Lane, London N2 0TB
Telephone: 01 444 0049/4463

Client:
OFFORD PROPERTIES LTD

Site:
**33 PARKHILL ROAD
LONDON NW3**

Drawing Title:
**PROPOSED FIRST
AND SECOND FLOOR
PLANS AND ELEVATIONS**

Scale: 1:50m 1:100m
Date: FEB 1989
Drg. No. 4706/101 Rev. D

LONDON BOROUGH OF CAMDEN
PLANNING AND TRANSPORT
DEPARTMENT
23 JUN 1989
RECEIVED

N1 All work to be to clients and local authorities satisfaction. Contractor to check all dimensions on site. All relevant BS & CP Codes to be complied with. Any disturbance or external alterations to be made good and finished to match existing and to requirements.

N2 EXISTING FLOORS AND CEILINGS Overlay any existing plain edge boards with 2mm dense hardboard well pinned. Replace existing wall and ceiling ceilings and soffits with 12.5mm fireline board and 12.5mm plasterboard, with staggered joints and 10mm pin set. Coat over with 10mm over sand. Soffits with 10mm fibre quilt. Add all top floor ceilings with 6mm 500 gauge quilt. Backed plaster board and 6mm plaster set coat. With 10mm mineral fibre quilt over (See section for floor insulation).

N3 GLAZING VENTILATION AND WINDOWS All habitable rooms to have operable windows to give 1/20th of the floor area of natural ventilation and 1/10th of natural light. All windows are to be replaced with notes on floor plans. All rooms to have 100mm x 100mm vent leading to external air directly. All vent ducts to be non-combustible 1/2 hr FR running horizontally through flats. Internal bathrooms to be mechanically ventilated to provide min. 300 air changes/hr and 15mm over run. Ducting as shown. Fans linked to light switches. Windows to each room to have an operable section large enough for an adult to escape in case of fire a min. of 300mm above sill. Fans to be dual motor with standby. Break up fire places, cap flues and vent rooms as required where flues not used.

N4 TIMBERS All to be SCS grade unless noted otherwise. All pressure impregnated with preservative as necessary. Well spike or bolt all timber connections with 9.5mm bolt bolts and dog tooth connectors at max 100mm centres.

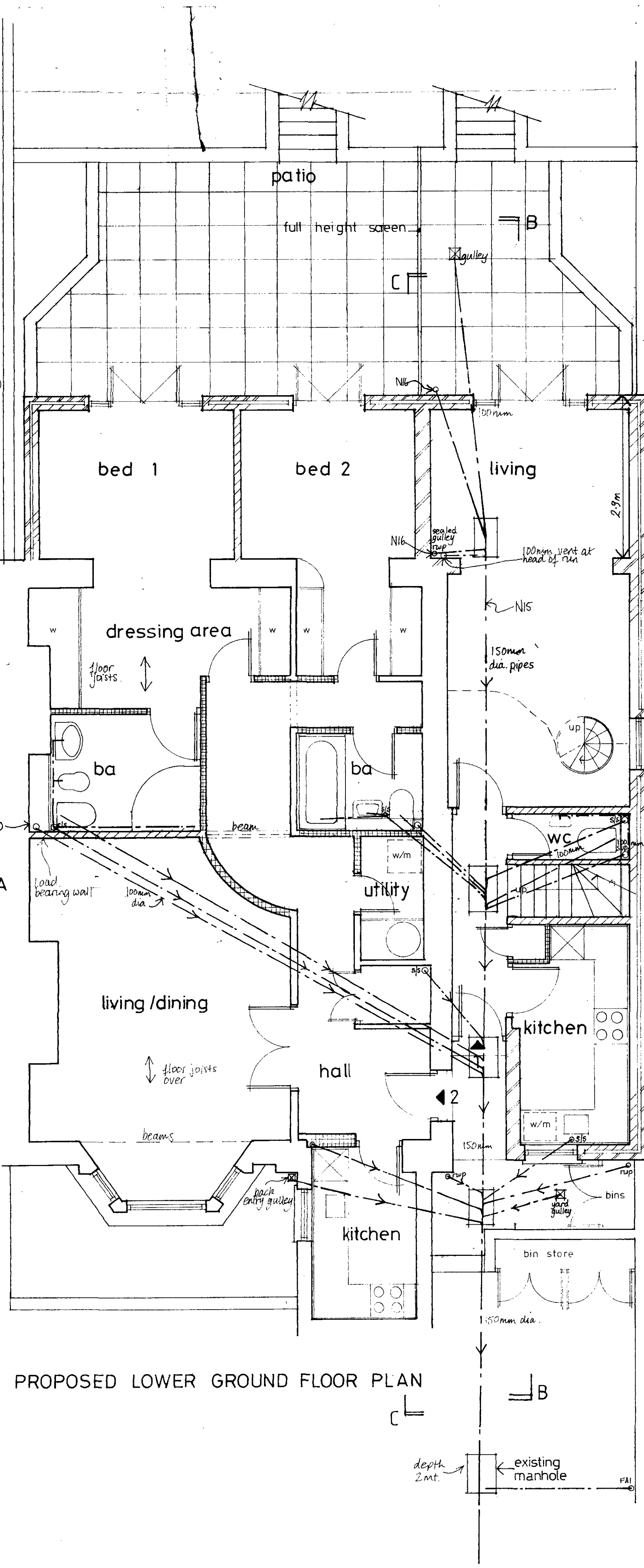
N5 WINDOWS AND UNITS All new windows to be standard softwood framed double hung sashes by Boulton Bull as shown, to match existing. Any existing retained windows to be overhauled, repaired and reinstated to match existing. Use Camlock or similar pressed steel units as specified painted with 2 coats of primer paint. 150mm end bearing to all units.

N6 NEW TIMBER STAIR New timber stair constructed to insure minimum one hour protection to all components including soffits and compartment walls, as shown on plans.

Common stairs to have min. head of 2400mm and a max. rise of 190mm, yielding a max. pitch of 38%. Tagged heads to have min. 50mm depth of 240mm and all equal goings of 240mm on centre line. Private stairs to have min. head of 2200mm and a max. rise of 220mm, yielding a max. pitch of 42%.

Construct new timber stairs as noted on drawings in softwood. New handrails as necessary to be 40mm above nosing and 100mm above landings. Vertical spindle balustrades to be max. 100mm apart. 100mm x 100mm metal posts to maintain existing stair clear width. Minimum headroom to be 2000mm measured from nosing vertically.

N7 LATERAL RESTRAINT Anchor roofs, ceilings and floors to walls at all levels as directed with 32mm x 6mm galv. M.S. straps at 900mm centres screwed to min. 50mm joists and along walls min. 100mm. New piers to be restrained at floor level with solid timber noggings secured to floor joists.



PROPOSED LOWER GROUND FLOOR PLAN

N7 LATERAL RESTRAINT Anchor roofs, ceilings and floors to walls at all levels as directed with 32mm x 6mm galv. M.S. straps at 900mm centres screwed to min. 50mm joists and along walls min. 100mm. New piers to be restrained at floor level with solid timber noggings secured to floor joists.

N8 D.P.C.'S Provide Bituminous D.P.C.'s by 'Bituthene' or similar approved to all new cavity walling min. 150 above adjacent ground level to both leaves. Where general ground level slopes step D.P.C. accordingly using prefabricated pieces ensuring full lap. Bed in cement mortar.

Provide Bituminous D.P.C.'s to all window sills, under and over wrap around sides and back.

Provide Bituminous D.P.C.'s under all parapet copings incorporating all cavity trays and flashings as indicated on drawings.

N9 ROOFLIGHTS Rooflights to be provided as shown on roof plan. Rooflight over common stair to have permanent ventilation and be operable with fusible link. Rooflights to be fire rated and meet with local authority building inspectors approval. All to be installed to manufacturers instructions, with all necessary flashings and upstands.

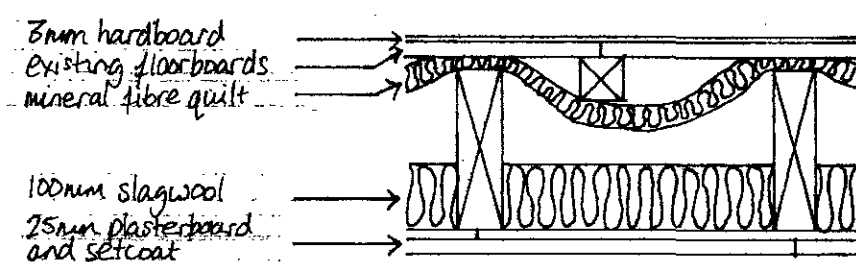
N10 PIPE AND VENTILATION DUCTS All to be one hour FR and non-combustible consisting of 9.5mm spiralax or waterboard on 50mm x 50mm battens of same material. Infill pipe ducts with min. fibre quilt and firestop at floors and anywhere any pipe leaves or enters duct. Pipe ducts to continue in roof space. Provide removable panels at base of each floor.

N11 FIRE DOORS All internal doors to be 1/2 hr fire resisting with Perko, closers or similar fitted in 1/2 hr FR frames with 38mm x 25mm SW. stops glued and screwed to frames with no. 10 brass screws at 250mm C to C. Cupboard doors need not be self closing if provided with locks and bathroom doors need not be self closing.

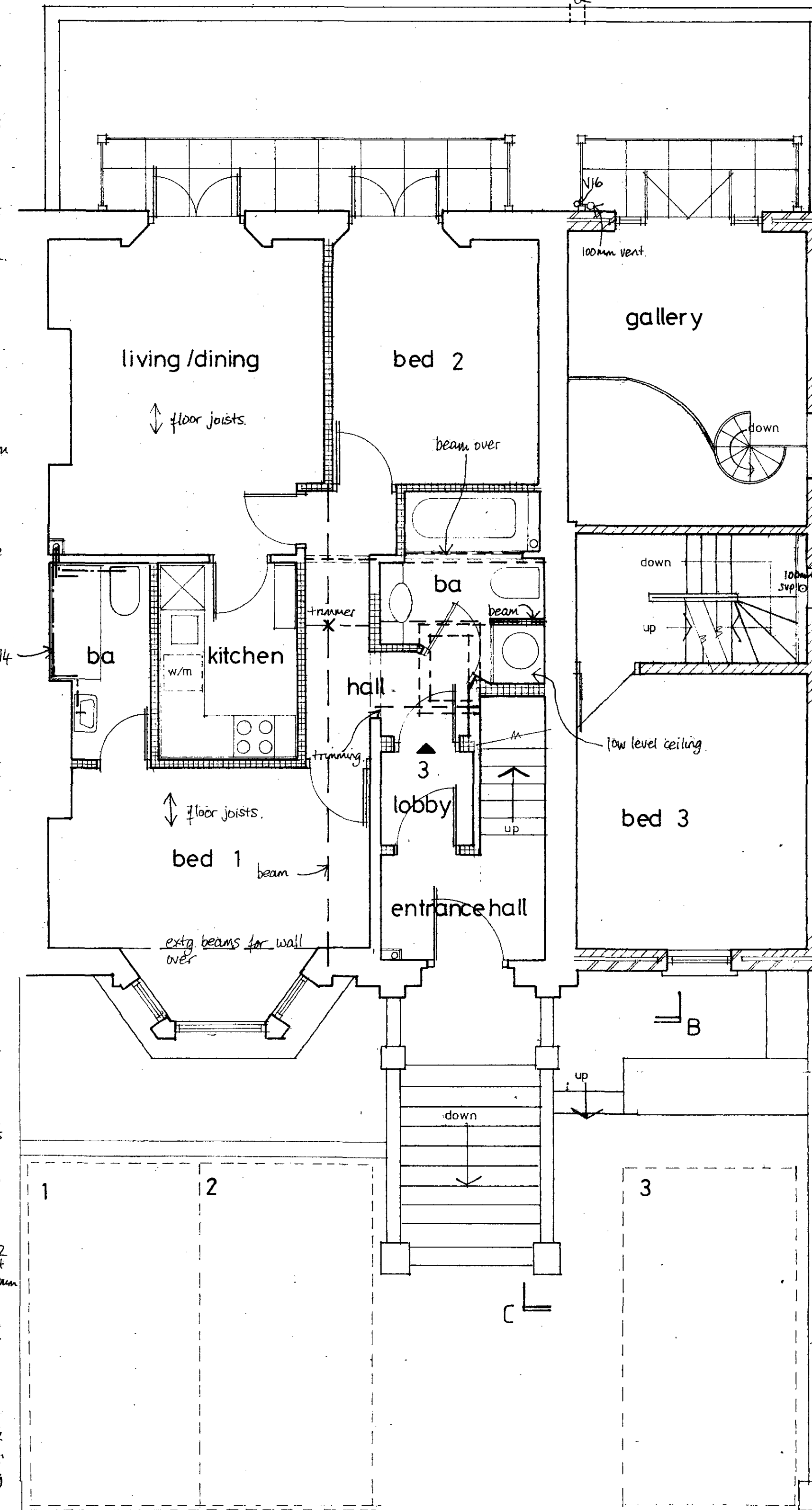
N12 New cavity walling constructed in accordance with BS 5628, Parts 1 & 2, 1978, with piers, leaf in 100mm brickwork, 50mm cavity filled with 75mm resin bonded min. fibre insulation slabs, rock or similar, secured and fixed to masonry. Recommendations. Wall ties to be 5 steel flat twisted pattern inner skin blockwork to be 35 N/mm² 112mm block.

N13 Form new blockwork partitions and openings as shown in 100 conc. block in 1:1:6 mortar or as specifically noted. Refer to engineers drawings for block strength.

N14 WASTE PLUMBING All to be in accord with BS 5572 100mm PVC soil stacks (age vent terminals at a point a min. of 900mm above any ventilation openings. Within 30m S.B. lead flashing ceiling to vents passing through roof. Vents to be 100mm with 50mm deep P-traps. All other wastes to have 75mm tubular P-traps. Waste sizes as shown. Provide 50mm A.S. vent pipes to overlength. Wastes as necessary connect up to waste within 500mm of top and back to stack above highest floor level or direct to air. Fit digger fresh air inlet valves and rodging access caps to garden floor stub stacks min 900mm above floor level. No connection to a stack to be within 20mm of a air connection.



TYPICAL FLOOR SECTION NTS



PROPOSED GROUND FLOOR PLAN

Rodding eyes at all piers and junctions and to stacks above 4.5m. Rodding eyes to be separately located and guarded at stack. Ducts discharging to gutters to be built to back inlets or being gravity but above water seal level.

N15 DRAINAGE All to be BS 8310. 100mm Hepsteve or similar cleanwater drains with flexible joints. Encase drains in 150mm concrete, laid at min. 1:40 fall. Large radius bends at base of stacks. New gutters to be of radiable back-piet type, 100mm deep with 100mm dia M.S. base. Other drains passing under walls with 150mm bearings. Existing drains to be rodged and clear and relaid if necessary. New insp. chambers to be in 225mm semi-engineering bricks with 1:3 mortar, with 150mm conc. bases. Corbel brickwork to suit standard medium duty cast iron covers and frames. Double seat joint down air tight cover to internal inspection chambers. Steel float finish to waterproof cement sand bedding.

N16 RAINWATER GOODS New and replacement R.W. goods to be black P.V.C. 150mm dia. H.R. gutters at 1:100mm fall, with 75mm D.P.'s with rainwater slopes discharging over gutters. Gratings or sealed to back inlet gutters with a seal plate. *Concrete to be sulphate resisting.

N17 WALL FINISHES Replaster all existing walls with 12mm sand and cement 1:1.6 mix render and stopple plaster set coat. Fully tiled walls to kitchens and bathrooms, 25mm sand and cement render on expanded metal lathing on studwork internally to bathrooms. Decorate corners and roses as required by client.

N18 HEATING AND HOT WATER Each flat to have its own separate heating and H.W. system with pumps valves and control equipment. Boilers to be class gas fired wall mounted. Room sealed balanced flue appliances to flats. Additional flue appliances to flats. Flues to be min. 300mm from any opening, with flue guards externally if within 2.5m of ground level. Use combined systems where necessary if space for tanks is not available. Otherwise provide H.W. cylinders in airing cupboards, prelagged cylinders and lagged pipework, all to specialist design.

N19 GAS AND ELECTRICITY METERS To be installed to Gas Board reg's in external G.P. meter boxes in agreed locations. Electricity meters installed to I.E.E. regulations in the fire rated high level cupboards in common hall.

N20 General note for garden flat floor. Remove existing timber floor and provide new R.C. slab on 1200dpm of 50mm sand bedding on min. 225mm compacted hardcore, compacted in min. 150 layers as detailed on Engineers' dng.

N21 STUDWORK PARTITIONS All to be 1/2 hr fire resisting construction consisting of 100mm x 50mm studs at 400mm centres and 100mm x 90mm centres finished both sides with 12mm plasterboard, brown Gypsur plaster set coat. Infill bathroom partitions with woodwool slabs. 100mm x 25mm.

N22 SEPARATING PARTITIONS Partitions forming separation between individual flats and common parts to be either:
1) 75mm x 50mm studs at 600 centres or described Fib. Gyproc resilient bars on one side and 19mm Gyproc planks on both sides in accordance with manufacturers recommendations. Infill partitions with mineral fibre quilt and 100mm x 25mm plasterboard and brown set to yield a nominal thickness of 154mm, or
2) Gyproc jumbo stud walling using 140mm metal stud frame at 600 centres with a 25mm min. thick mineral fibre mat suspended between the faces. Secured to the outside of each frame is 1 layer of 19mm Gyproc plank fixed horizontally and one layer of 7.5 tapered edge Gyproc wallboard or fireline, fixed vertically, yielding a nominal thickness of 211mm.

N23 Existing wall separating individual flats from common parts to be upgraded to meet the fire requirements, 1 hour and sound requirements of current building regulations.

N24 Plaster all blockwork internally as N17.

N25 Totally new floors as in rear extension to be as follows: Min 100mm 1/2 hr boarding nailed to timber battens min 50mm wide and resilient strip at least 25mm thick. 25mm mineral fibre having a density of at least 90kg/m³ on new timber joists with a ceiling of 30 dense plaster on expanded metal. Lay min 100mm thick of mineral fibre on ceiling.

N26 Roof warm deck construction (U=0.31) permeable tiles laid bonded 25mm x 25mm ceiling board. (See full drawing 14 Aug 80/89) on bitumen bonded vapour barrier on 19mm plywood on ex 75mm x 50mm spaced joists on G.S. grade subsoil at 400mm C to C. Strutting to be 50mm x 50mm at mid span. Joists to be fixed to subsoil with galv steel strap joist hangers securely nailed. Floor fall 1:100mm. Joists to be strapped to adjacent flank walls by 30mm x 50mm mild steel straps at 2m C to C. 50mm insulating board over 15mm x 15mm built-up bonded roofing felt. Bitumen based 1.5mm hot bonded granitic chippings scribed option finish.

No scaled dimensions to be taken from drawing. All dimensions to be site check

Revisions		
No.	Note	D
A	GENERAL AMENDMENTS	FEB 1989
B	WORKING DRAWINGS	APRIL 1989
C	DRAINAGE & STAIRS	21/4/89
D	DRAINAGE	25/4/89
E	NOTES	7/5/89
F	CONSERVATORY	16/6/89

MASLEN BRENNAN HENSHAW PARTNERSHIP

HB 897 0950 R1
TP 8905202 R1

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88 Church Lane, London N2 0TB
Telephone: 01 444 0049/4463

Client:
OFFORD PROPERTIES LTD

Site:
33 PARKHILL ROAD
LONDON NW3

Drawing Title:
PROPOSED LOWER
GROUND AND GROUND
FLOOR PLANS

Scale: 1: 50m
Date: FEB 1989
Drg. No. 4706/100
Rev. F