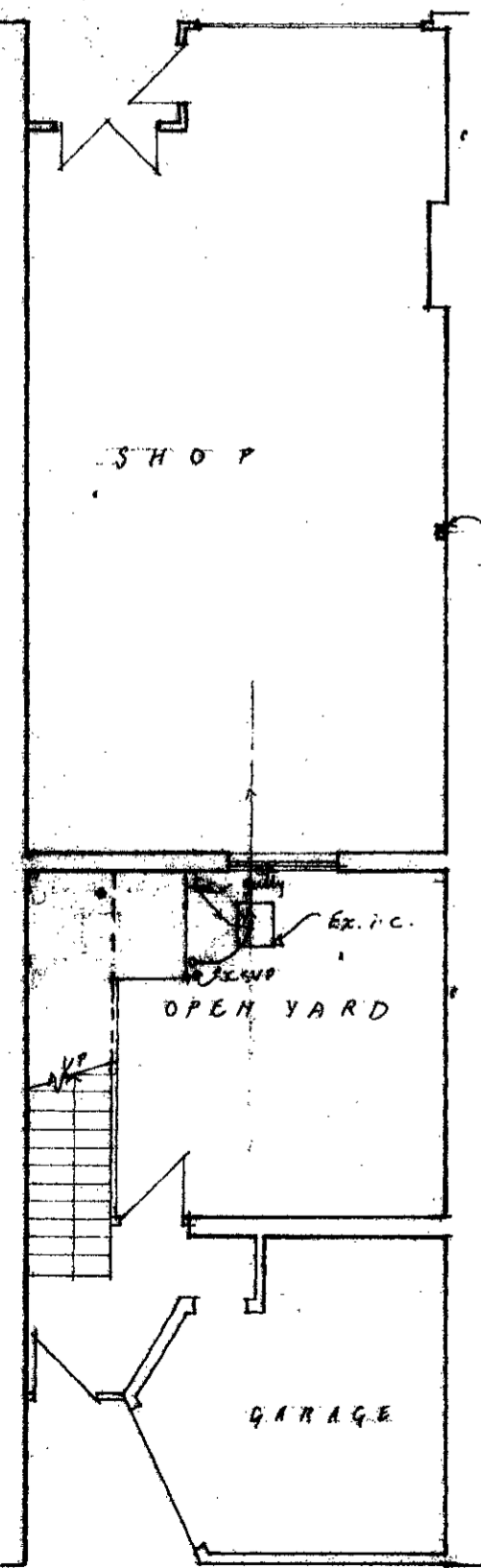
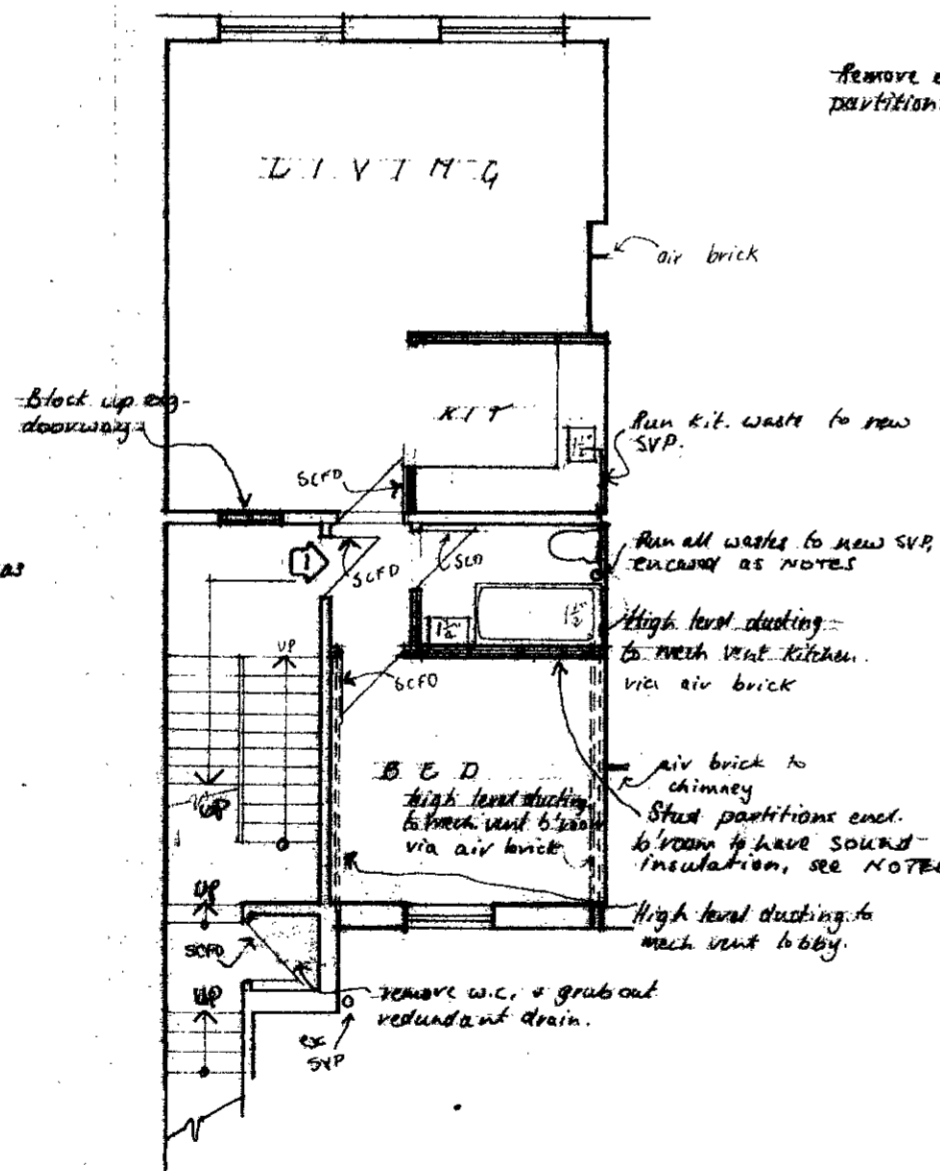


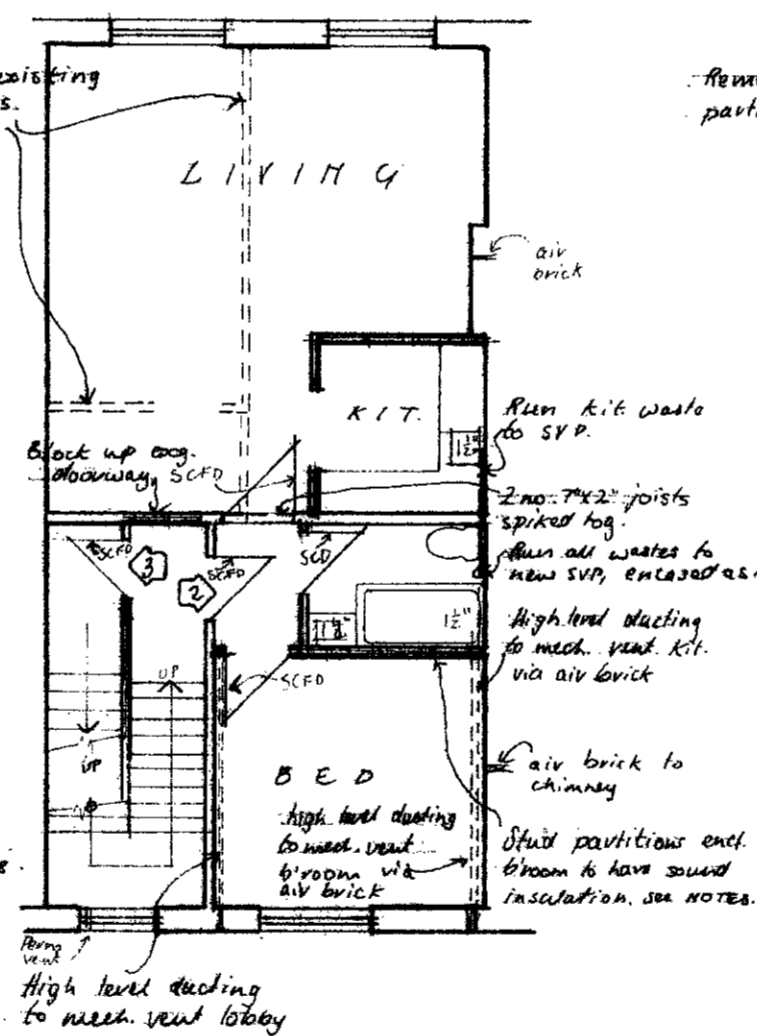
basement



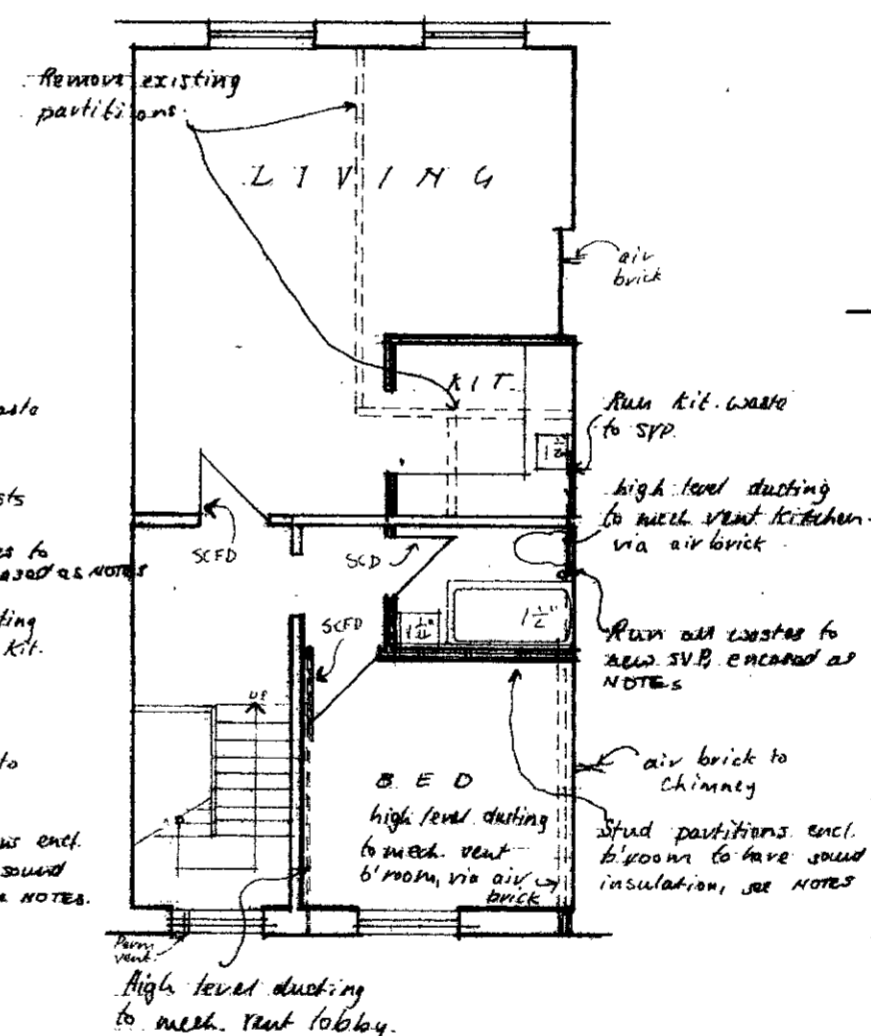
ELIZABETH MEWS
ground



first



second



third

Case Code
LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
29 NOV 1983
PLANS APPROVED
ON BEHALF OF THE COUNCIL

S.C.D. denotes self closing door.

Services Ducts - to have min 1/2 hr. f.r. between flats (floors) - 3" x 2" stud work, with 1/2" plasterboard, + 13 mm gypsum plaster to both sides.

All ventilation trunking to be at ceiling level, but not to perforate ceilings separating flats, i.e. just below ceiling level + not to pass through any escape routes. Services ducts as above, + where SVP passes through separating floors, form E.M.L. around opening or fill with cement to form non-combustible plug.

NOTES:

DRAINAGE AND PLUMBING: All new drainage to comply with B.S. 5572 1978, and new plumbing to comply with B.S. 5572 1978 and both to be agreed on site. New drains to be 102 mm (4") dia. 'Hepsieve' flexibly jointed, vitreous, clay pipes in 150 mm (6") pea shingle surround, to fall minimum 1 in 40. Any existing drains underneath proposed extension, to be exposed and encased in 150 mm (6") 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 225 mm (9") class 'B' semi engineering brickwork, with air tight covers. Any internal inspection chambers or gullies to have double seal, bolt down air tight covers with access provided in floor. Provide min. 450 mm concrete base to I.C. (at benching level).
All new gullies to be back inlet type and be roddable. New waste pipes to be polypropylene or similar approved type and have rodding access provided at all bends (rodding eyes). All sanitary units to have min 75 mm (3") deep seal traps (not bottle traps). All wastes connected to a common S.V.P. to have anti-siphonage systems where necessary, to maintain traps under working conditions (single stack system). Sink and bath and shower wastes to be 38 mm (1 1/2") dia. and hand basins 32 mm (1 1/4") dia. unless specified otherwise on plan. Soil and vent pipes to be 100 mm (4") dia. and where passing through any roof to have adequate Code 4 lead flashing around. Provide wire balloon to vent min. 1 metre (3' 3") above top of highest window. All plumbing air tested on completion. New guttering to be 100 mm (4") H.R. type discharging via 53 mm (2 1/4") dia. R.W.P. to surface water drainage system.
All wastes discharging to existing gullies, to do so below grating level and above water level.
FOUNDATIONS: Unless shown otherwise on plan, Trench fill foundations to within 200 mm (8") of ground level, min 450 mm (18") wide x 1.1 metre (3' 6") deep. Where any tree roots present, continue foundations down to 1 metre (3' 3") 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.

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.
DAMP PROOF COURSE: Use approved lead lined or P.V.C. Type to B.S. 743, min 150 mm (6") above adjacent ground level and lapped to existing d.p.c. Use sulphate resisting cement on all works below d.p.c. level.
STUD PARTITIONS:
HALF HOUR FIRE RESISTANT: 75 mm x 50 mm (3" x 2") stud partitions with noggin and 75 mm x 50 mm sole and head plates, faced both sides 13 mm (1/2") plasterboard.
ONE HOUR FIRE RESISTANT: Type 13 mm (1/2") plasterboard and 9.5 mm (3/8") vermiculite/gypsum plaster on both sides or 13 mm (1/2") plasterboard on both sides. Double-up floor joists under all new partitions, where parallel to partitions.

FLOORS:
HALF HOUR FIRE RESISTANT: To existing floors consisting of lath and plaster on 75 mm (3") joists with close boarding over, overlay and fix down 5 mm (1/8") dense hardboard to provide full 1/2 hour fire resistance.
ONE HOUR FIRE RESISTANT: As half hour fire resistant floor above, but provide additional 9.5 mm (3/8") plasterboard and 9.5 mm (3/8") vermiculite/gypsum plaster to provide full 1 hour fire resistance, where existing lath and plaster ceiling sound. If ceiling to be renewed then overlay flooring as described above and provide new 9.5 mm (3/8") plasterboard with 12.5 mm vermiculite/gypsum plaster ceiling.

STAIRCASES:
HALF HOUR FIRE RESISTANT: Underline all stairs with 6 mm (1/4") Asbestolux sheeting with cover-fillets.
ONE HOUR FIRE RESISTANT: Underline all stairs with 12.5 mm (1/2") Asbestolux based sheeting with cover-fillets.

STRUCTURAL STEELWORK & TIMBER: All twin universal beams (R.S.Js.) to be bolted together with M.S. separator @ 1/2 spaces. All structural members, both steelwork and S.W. beams/trimmers to be encased in 9.5 mm (3/8") plasterboard and 9.5 mm vermiculite/gypsum plaster to provide minimum of 1/2 hour fire resistance. Use 1.6 mm binding wire at 100 mm c/s. All structural timbers to be stress graded to B.S. 4975. Where steel beams are exposed to external weathering encase beams in concrete with min 25 mm (1") cover all round. (Use D.49 wrapping fabric on steelwork.)

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. - twin motor fan. Additional operable vent equal in area to 10,000 mm² (16 in²) where ventilation is by external door only.

GENERAL:
Any pipes passing through compartment walls/floors, to be encased 9.5 mm (3/8") plasterboard and 9.5 mm vermiculite/gypsum plaster to provide min 1/2 hour fire resistance, all to Reg. E.12.
Ducts to be fire stopped at each floor level.
S.C.F.D. - denotes self closing 1/2 hour fire resistant door, with 25 mm x 45 mm stops screwed to frame.

Provide meter cupboard in common hallway, to be min. 1/2 hour fire resistant, + kept locked. Provide fire stops between compartment floors and walls, ensure all new and existing separating partitions on ground floor continue down to oversite concrete (on to d.p.c.).
Provide 3 kW electric immersion heaters for H.W. supply to kitchen and bathroom(s).
Provide mains C.W. supply to all kitchen sinks.

STAIRS:
Any new stairs to comply in all respects to Part H.
Minimum going 220 mm. Maximum rise 200 mm. Pitch 42° private, 38° common. Minimum width: 800 mm private, 900 mm common.
Replacement handrail height to be 840 mm above pitch. Maximum spacing between balustrading to be 100 mm. Balustrade to be not less than 1.1 metres high.

HEADROOM: Minimum storey height to be 2300 mm (7' 6"). 2000 mm (6' 7") 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.
EXTERNAL WOODWORK: Knot, prime and stop, paint with 1 undercoat and 2 coats gloss finish.

denotes stud partitions as NOTES
1/2 hr. f.r., except stud partitions enclosing bathroom, to provide sound insulation with wood wool slabs between studs.
Double up joists under partitions where parallel.

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 in preference to scaled dimensions.
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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CTP/59/22/A/36971
REV.

PROJECT: CONVERSION TO THREE S/CONTAINED FLATS.		
LOCATION: 42 ENGLANDS LAKE LONDON NW3		
DRAWING TITLE: PLANS		
SCALES: 1/8" = 1'0"	DRG. No. 390/3	REV.
DRN. BY R.G.	DATE Sep 83	

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