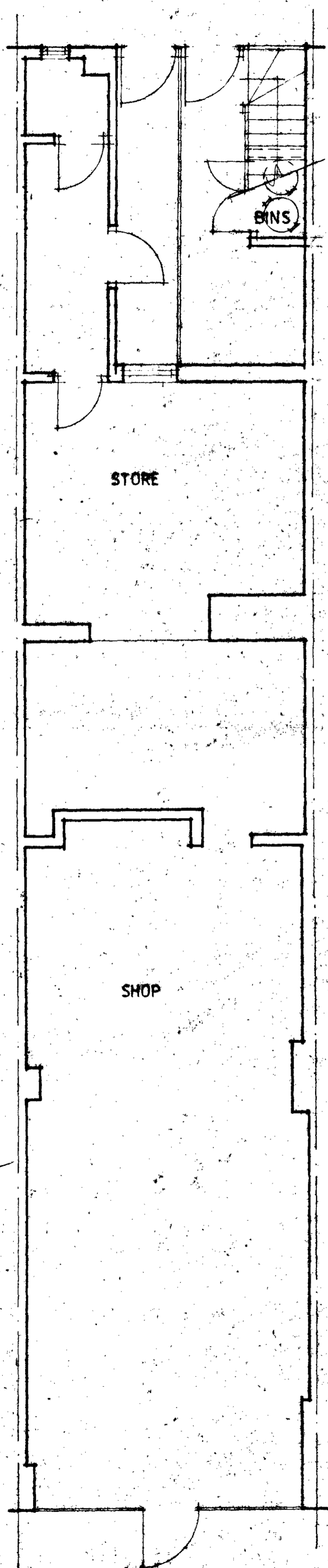
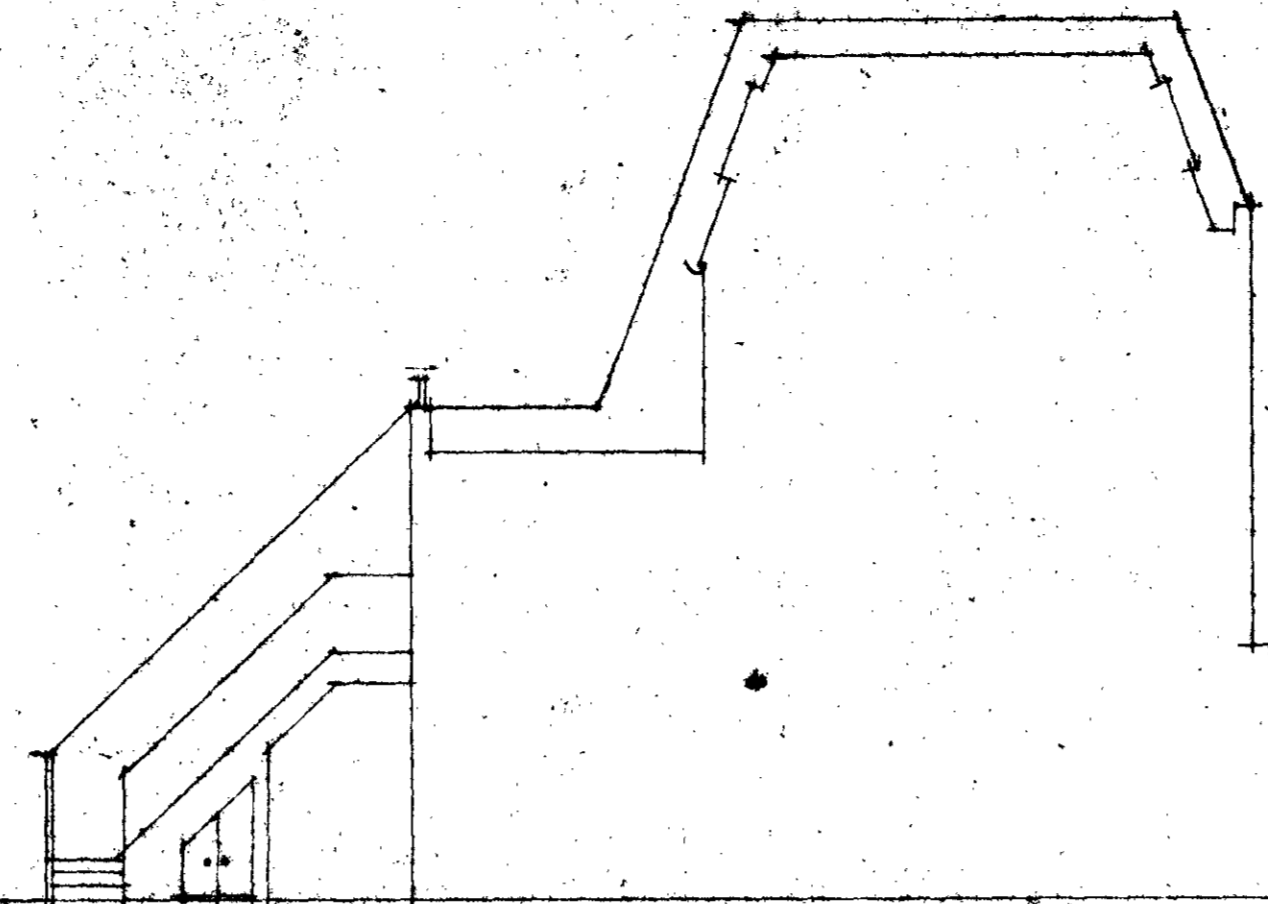
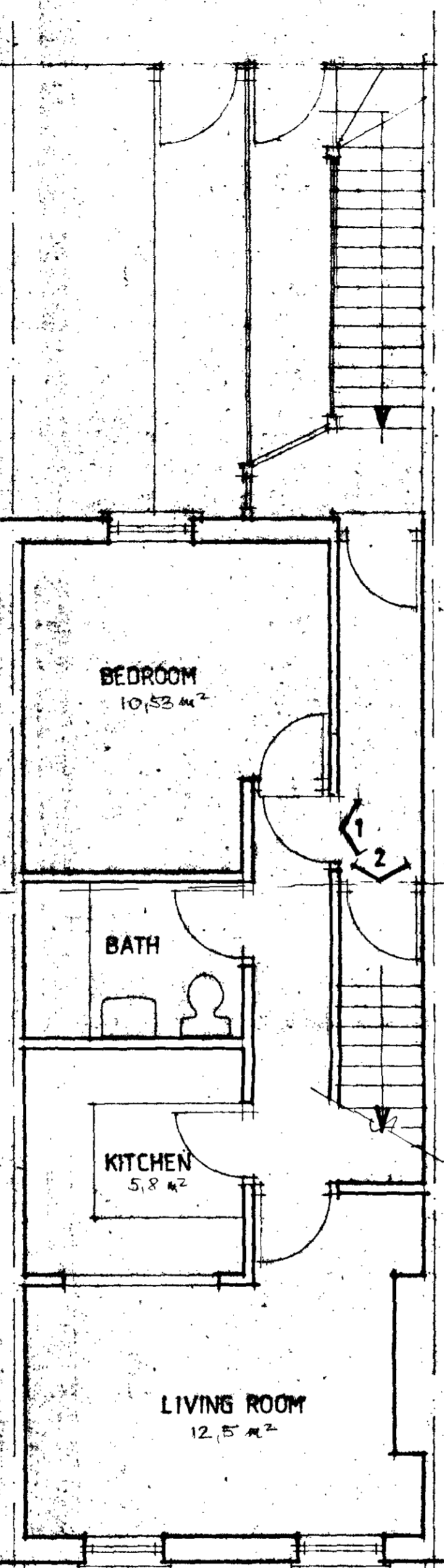


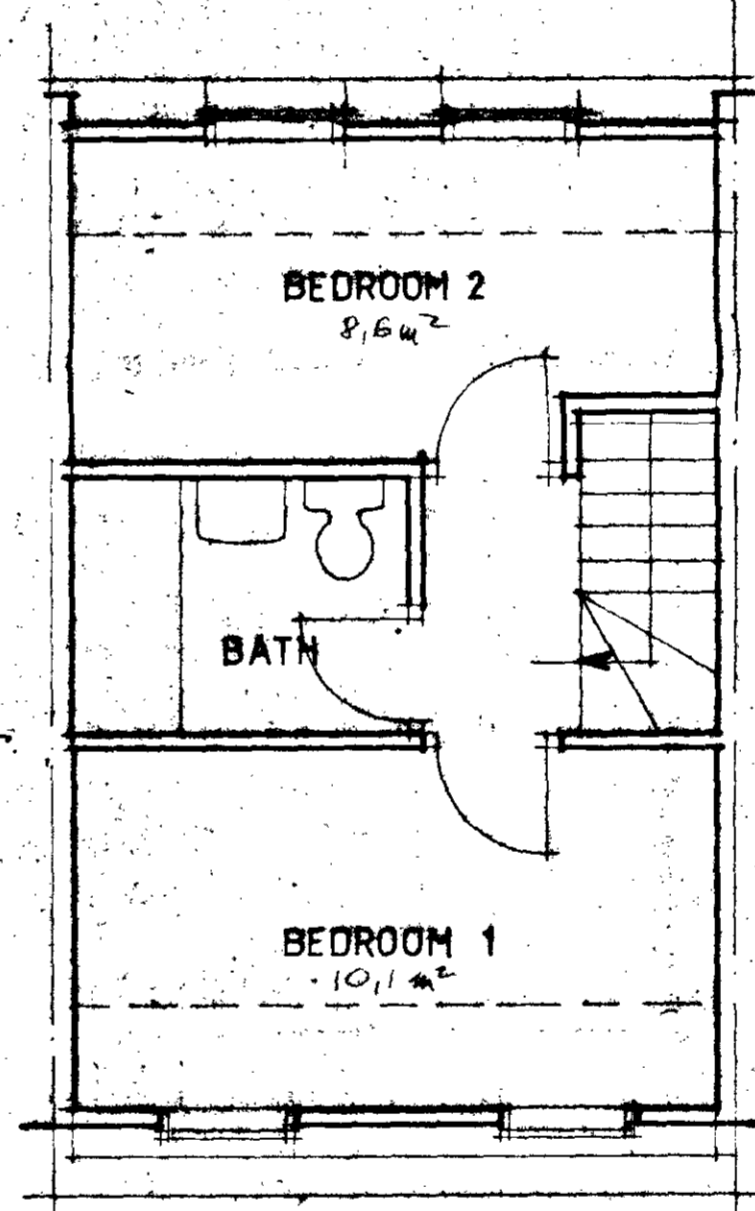
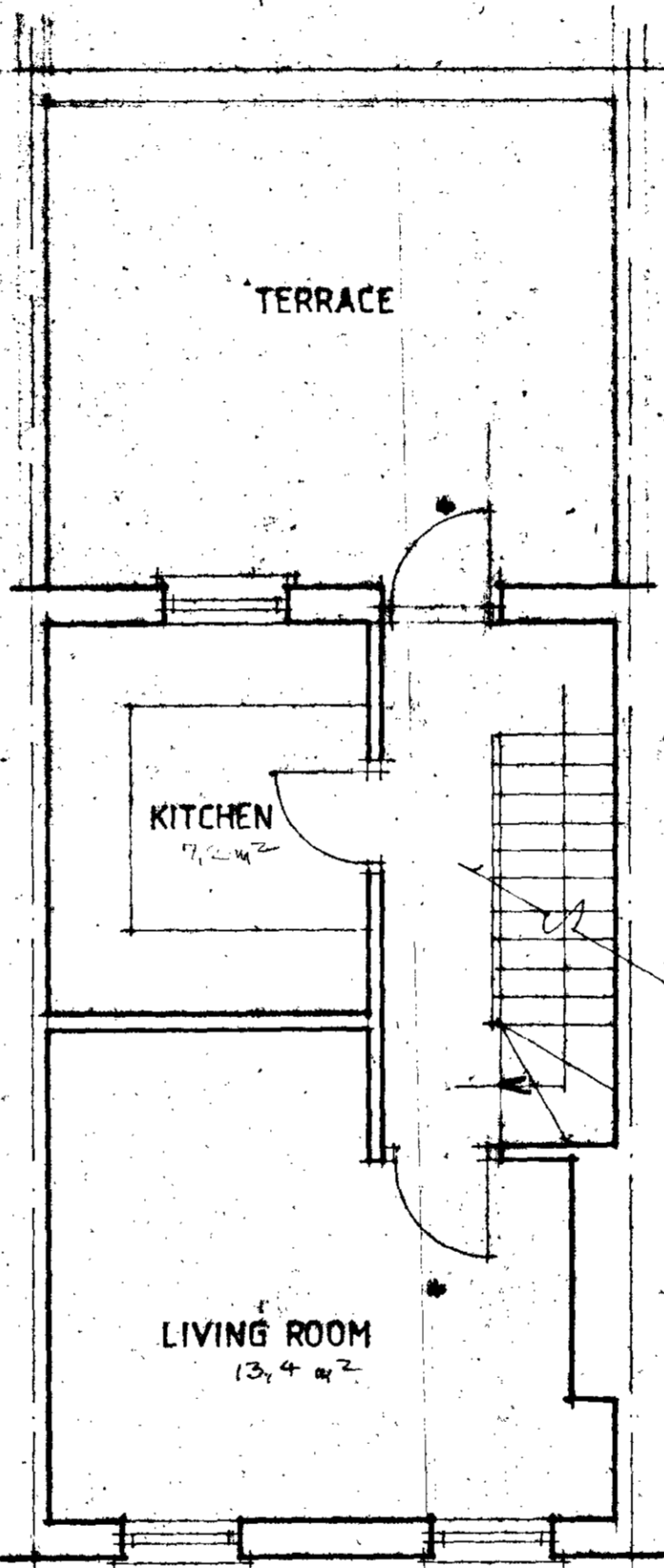
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION 1100 REAR ELEVATION



SECOND FLOOR

THIRD FLOOR

NOTES:

**FOUNDATIONS:** Unless shown otherwise in plan, 'Trench All' foundations to within 300mm of ground level, min 450mm wide at 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. M 14(2).  
Use 1:2.4 mix using sulphate resisting cement.

**DRAMA AND FINISHES:** 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 102mm dia 'Hepesive' jointed vitreous clay pipes in 150mm concrete surround, to fall min 1 in 40. Any existing drains underneath proposed extension to be replaced and enclosed 100mm concrete if not already enclosed. Drains passing through foundations to have approved R.C. inserts cover. Any new inspection chambers to be constructed in 225mm dia 8mm engineering brickwork on 150mm concrete base, with air tight covers. Any internal inspection chambers or gutters to have double steel bolt down, air tight covers with access provided in floor.  
All new gutters to be back inlet type and to be suitable. New waste pipes to be polypropylene or similar approved type and have locking access provided at all bends (rodding eyes). All sanitary units to have min 75mm deep steel trap (not bottle traps). All wastes connected to a common S.P. to have anti-siphonage systems where necessary, to maintain traps under working conditions (large steel system). All kitchen sinks and baths and shower wastes to be 38mm dia and have 22mm 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 braid to vent min 1 metre above top of highest window. New gutters to be 100mm H.R. type discharging via 80mm dia R.W.P. to surface water drainage system.  
All wastes discharging to gutters, to do so below grating level and above water level.

**DEEP PROOF COURSE:** Use approved lead under P.V.C. Type 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-surface screed, reinforced with galvanized steel mesh on 100mm concrete concrete on 100 gauge wiremesh, lapped with new and existing d.p.c. to be lapped min 150mm and sealed with tape, on 25mm sand binding on 150mm compacted clean hardcore. Provide 100mm dia ducts to exterior, encased in 150mm concrete, any existing air bricks, maintaining existing full floor ventilation. Use sulphate resisting cement for all floors.  
TIMBER: 12mm T. & G. blockboard flooring on 100mm x 50mm S.W. joists @ 400mm centres on 100mm x 50mm planks on d.p.c. on non-combustible sleeper walls @ 12 metre centres. Provide min 450mm deep x 225mm wide concrete foundation and 225mm concrete at base of 225mm beams underneath. All walls to be top of 100mm concrete covers on 100 gauge wiremesh on 25mm sand binding on 150mm compacted hardcore. Joists to be spaced 400mm centres and to be 225mm dia. Provide 225mm x 75mm air bricks to external walls @ 1.5 metre centres to Reg. C.3.

**BRICKWORK:**  
CAVITY WALLS: 112mm facing brickwork with 80mm cavity and 125mm Canon Bole blockwork internally. Use 2 slabs of brickwork below d.p.c. with cavity filled with lean mass concrete to g.l. 12.5mm plaster internally to give U-value 0.8w/m² °C min. Gypsum board wall has spaced 450mm vertically, 900mm horizontally. Cavity has every block covered at cavity closures. Provide d.p.c. to all unobstructed external cavity walls and d.p.c. cavity trays over all openings. Allow for weathervanes. Use Dornier Long combined lintels over openings (unless specified otherwise on plan) with min 225mm and bearing block cavity at top with 100mm block.

**SOLID WALLS:** 225mm Canon Bole blockwork reinforced 20mm steel cement on C.P. 221 and B.S. 5293 (over 200mm). Below d.p.c. use 225mm brickwork, 12.5mm plaster internally to give U-value 0.8 w/m² °C min. Use 1:1.6 mix.

**BOND:** Ties shall be new bricks and shall bond new brickwork to existing.

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

**REINFORCED CONCRETE:** Provide all 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 hole foundations to show 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 steel (Universal Beams & R.S.J.) to be bolted together with M.S. nuts and washers @ 1.3 spaces. All structural steelwork, and S.W. beams, columns to be encased in 85mm plasterboard and 9.5mm vermiculite, gypsum plaster to provide minimum of 1.2 hour fire resistance. Use 1.6mm bonding wires at 100mm c/c. All structural timbers to be treated preservative to BS 4772 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 80mm stud partition with hoggins 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 1.20m² of floor area in opening lights. Any internal bathroom and ventilation, ducted to outside, providing min. 3 volume changes per hour and 20 minute over run, operated by light switch. Where ventilation is by floor only provide additional operable vent equal in area to 10000mm².

**HEADROOM:** Minimum storey height to be 2500mm, 2000mm clear headroom below any new beams.

**ELECTRICAL WORK:** 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: 13.5mm white spar shingles not bonded to 3 layers roofing felt to B.S. 287, laid in accordance with CP 144 Part 3 1970 code. Jacket: laid and fixed in accordance with the manufacturer's specification on 1 layer of roofers felt not bonded to 18mm exterior quality plywood deck and laid to fall min 1 in 80 on falling faces on S.W. joists, min 100mm x 400mm centres. Provide 100mm fire glass thermal break laid on 13mm foil backed plasterboard ceiling. Provide Herringbone strutting between joists, and strap joists to be down joists to Reg. D2. Treat ends of joists with timber preservative. Any fascia board to be preservative treated before fixing.

**EXTERNAL WOODWORK:** Knot, pine and sash, stain with 1 undercoat and 2 coats glass 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 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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86m²

50

15

29 m²

86

50 3/8 1/2

LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACT  
11 FEB 1987  
APPROVED  
PLANS NOT APPROVED  
ON BEHALF OF THE COUNCIL

TP 8601946 \*3

REV.			
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PROJECT: CONVERSION INTO 2 NO S/C FLATS			
LOCATION 166 KENTISH TOWN ROAD NW 5			
DRAWING TITLE PLANS, ELEVATIONS			
SCALES: 1:50 1:100	DRG. No. 1006	REV.	
DRN. BY: ah	DATE: sept. 86		

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