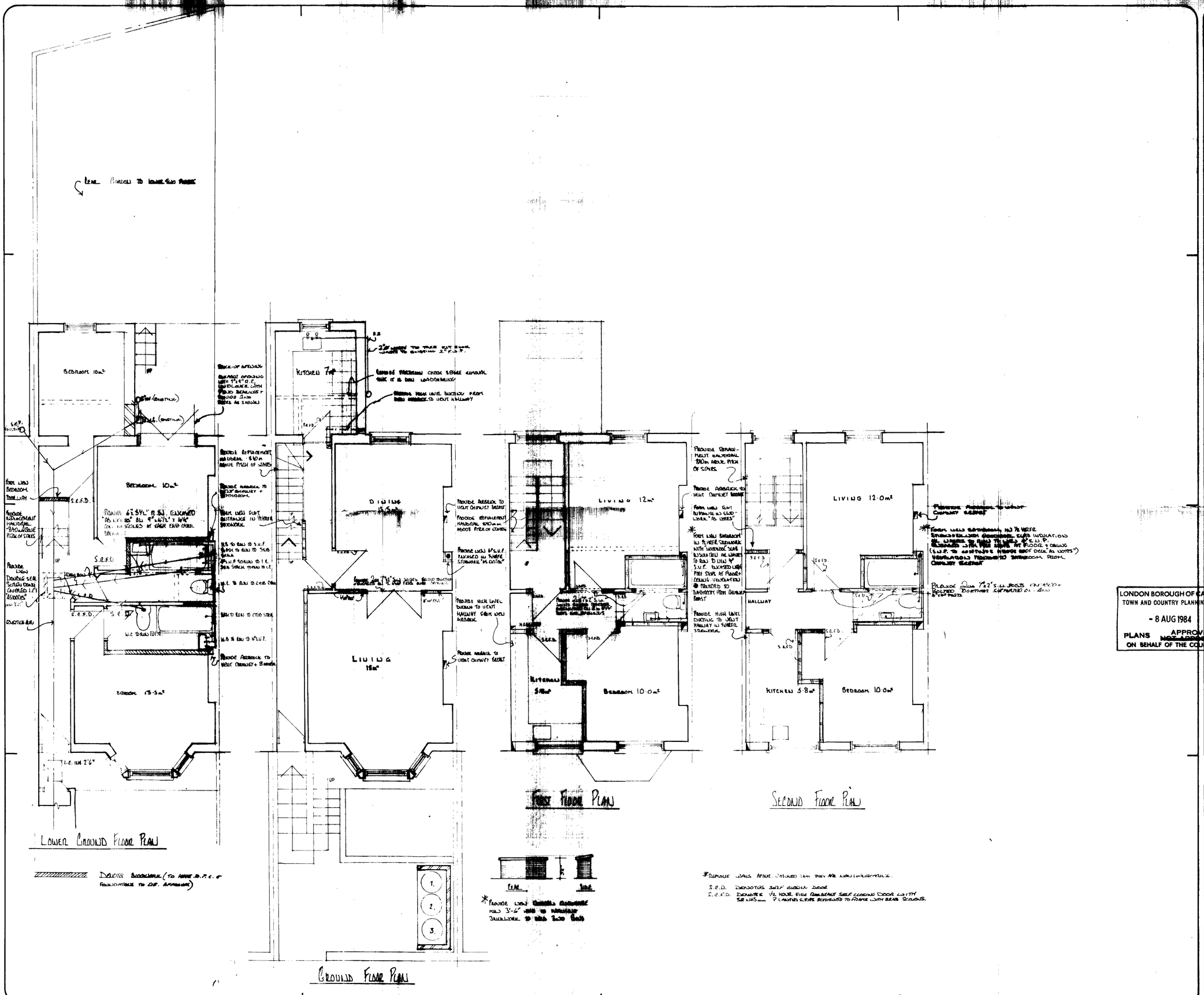

NOTES:

~~ROOF ROOFS: 13·5 mm (½") white spar thinpaper hot bitumen 2 layers roofing felt between bitumen~~ asbestos based to B.S. 747 and laid in accordance with **C.P. 144 Part 3 1970**, on ~~150 mm x 25 mm (6" x 1")~~ close boarding and laid to fall min. 1 in 80 on firring ~~pieces on 5·56 mm x 75 mm x 75 mm~~ (" x ") @ 400 mm (18") centres. Provide ~~100 mm (4") fibre glass thermal blanket laid on 13 mm~~ (½") foil backed plasterboard ceiling. Provide ~~mettingdons~~ **strutting between joists, and strap irons to tie-down** joists to reg. D2. ~~Treat ends of~~ joists with timber preservative. Any fascia board to be preservative treated before fixing. Provide a 3 mm gap between fascia board and external wall and between top of wall and felt to ventilate roof void.

~~**LATERAL RESTRAINTS: Provide lateral restraints in roof deck to all unrestrained walls exceeding 9 metres in length** with 30 mm x 5 mm steel ties at 1·8 metre centres to schedule 7.~~

~~**Per Two Storey Structures: Provide also lateral restraints at first floor level 38 mm x 5 mm steel ties at 1·8 metre centres to schedule 7.**~~

BRICKWORK.

~~**CAVITY WALLS: 112 mm (4½") facing brickwork with 50 mm (2") cavity and 100 mm (4") Thermalite**~~ Celcon blockwork. (800 kg/m³ density max.). Internally. **Cavity to be filled with lean mix concrete at 1:**~~ 12·5 mm (½") Plaster internally to give U-value = 1·0w/m²°C min. **Spacing of wall ties 450 mm vertically, 900 mm horizontally.** Cavity ties every block course at **cavity closures. Provide d.p.c. to all unlapped** reveals in external cavity walls and d.p.c. (cavity tray) over **all openings. Allow for weepholes. Use Durnan** Long combined lintels over openings (unless specified otherwise on plan) with min ~~225 mm (9")~~ end bearings. Close cavity at top with 100 mm (4") block.

SOLID WALLS: 200 mm (8") ~~Thermalite~~ or Celcon blockwork (800 kg/m³ density max.) **rendered 2 coats** sand/cement to C.P. 221 and B.S. 5262 (waterproofing). **Below d.p.c. level use 225 mm brickwork.** 12·5 mm (½") Plaster internally to give U-value = 1·0 w/m²°C min. **Use 1:1:6 mix.**

~~**BAND: Tech Bond new brickwork and Tech Bond new blockwork to existing.**~~

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 REBISTANT: 75 mm x 50 mm (3" x 2") stud partitions with noggins and 75 mm x 50 mm sole and head plates, faced both sides 13 mm (½") plasterboard.

~~**ONE HOUR FIRE RESISTANT**: Use 13 mm (½") plasterboard and 19 mm (¾") vermiculite/gypsum plaster on both sides.~~ Double up floor joists under new partitions, **where parallel to partition.**

~~**FLOORS.**~~

~~**SOLID**: 32 mm (1") Lignafloor 3 coats "Synthapro/6 - one applied in accordance with the manufacturer's~~ instructions and lapped to new and existing d.p.c.s, on 100 mm (4") concrete at or **above adjacent** ground level, on 150 mm (6") compacted hardcore. Provide 100 mm (4") **dia. ducts to exterior, encased in 150 mm (6")** concrete, to any existing air bricks, maintaining existing **sub floor ventilation. Use sulphate resisting** cement for all floors.

TIMBER: 19 mm (¾") T.&G. blockboard flooring on ~~100 mm~~ x 50 mm (4" x 2") S.W. joists @ 400 mm (16") centres on 100 mm x 50 mm (4" x 2") ~~plates~~ on d.p.c., on honeycombed sleeper walls @ 1.2 metre (4') centres. Provide min 450 mm ~~(18") deep~~ x 225 mm (9") **wide concrete foundations under sleeper** walls. Provide min air gap of ~~125 mm~~ (5") beneath underside of joists to top of 100 mm (4") concrete oversite, on ~~150 mm~~ (6") compacted hardcore. Joists ends to be treated with timber **preservative** and to be ~~15 mm (½")~~ clear of external walls. Provide 225 mm x 75 mm air bricks to external walls @ 1.8 metre ~~(6') centres to reg. C.2~~

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. ~~Use "BLB" PAB BML PBL3~~ Additional openable vent equal in area to 10,000 mm² (1·8 in²) where ventilation is by door only.

STRUCTURAL STEELWORK & TIMBER: All twin universal beams (R.S.Je.) to be bolted together with M.S. separator @ ½ spaces. All structural members, both steelwork and S.W. beams/trimmers to be encased in 9.5 mm (⅜") plasterboard and 9.5 mm vermiculite/gypsum plaster to provide minimum of ½ hour fire resistance. Use 1·6 mm binding wire at 100 mm crs. All structural timbers to be stress graded to B.S. 4978. Where steel beams are exposed to external weathering encase beams in concrete with min ~~16 mm (⅝")~~ cover all round. (Use D.49 wrapping fabric on steelwork.)

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.

HEADROOM: Minimum storey height to be 2300 mm (7' 6"), 2000 mm (6' 7") clear headroom below any new beams.

DRAINAGE AND PLUMBING: All new drainage to comply with **B.S. 5179 1979**, 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. 'Hepelave'** flexibly jointed, vitreous, clay pipes in 150 mm (6") ~~concrete~~ surround, to fall minimum 1 in 40. Any existing drains underneath proposed extension, to be exposed and encased 180 mm (8") 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. (SEE M & DRAINAGE DWG.)
All new gullies to be back inlet type and be rodding. New **waste** pipes to be polypropethane 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-**syphonage systems where necessary, to maintain traps under working conditions (single stack system). All kitchen sinks and baths and shower wastes to be 38 mm (1½") dia. and hand basins 32 mm (1¼") dia. unless specified otherwise on plan. Soil and vent pipes to be 100 mm (4") dia. and be air tested 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. New guttering to be 100 mm (4") H.R. type discharging via 63 mm (2½") dia. R.W.P. to surface water drainage system.
All wastes discharging to gullies, to be so below grating level and above water level.

FOUNDATIONS: Unless shown otherwise on plan. ~~Trench fill foundations to within 300 mm (12") 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 lowest root of the tree~~ to L.A. approval. All foundations to be continued ~~down to below the invert~~ of any adjacent drains, to Reg. N 14(2)
~~Mortar 1:3, 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.

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
- 8 AUG 1984
PLANS APPROVED / NOT APPROVED
ON BEHALF OF THE COUNCIL

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
23 JUL 1984
PLANS APPROVED / NOT APPROVED
ON BEHALF OF THE COUNCIL

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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TP 8400979

REV.			

PROJECT:
Proposed Conversion to Form 3 No Self Contained Flats.

LOCATION
189 Prince of Wales Road, London N.W.5.

DRAWING TITLE
Plans Proposed

SCALES: 1:50	DRG. No 556/2	REV.
DRN. BY S.D.J.	DATE May '84	

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