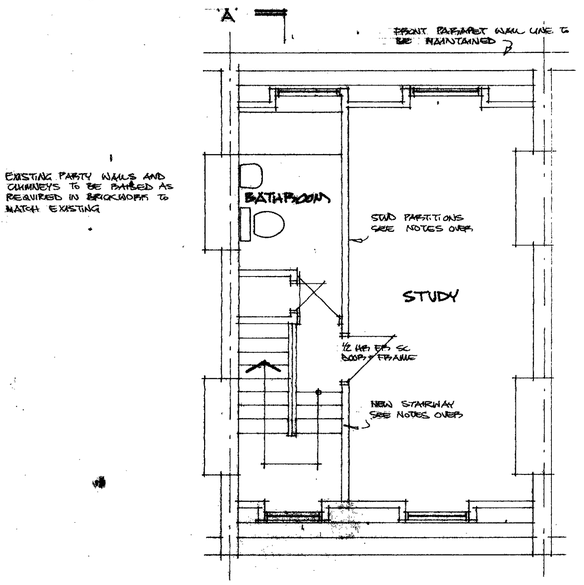
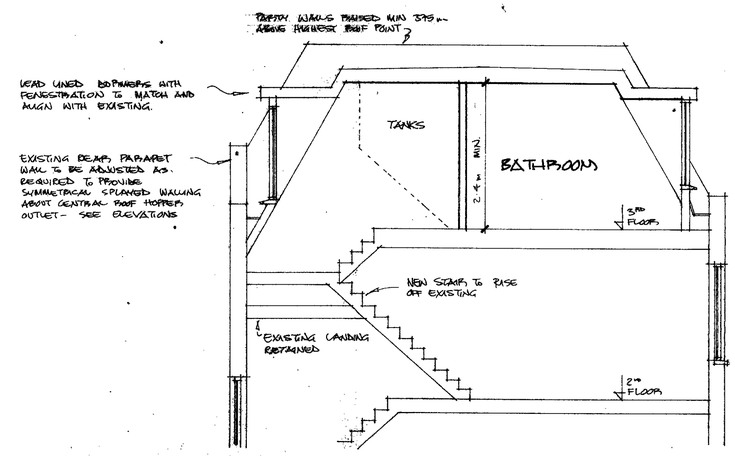
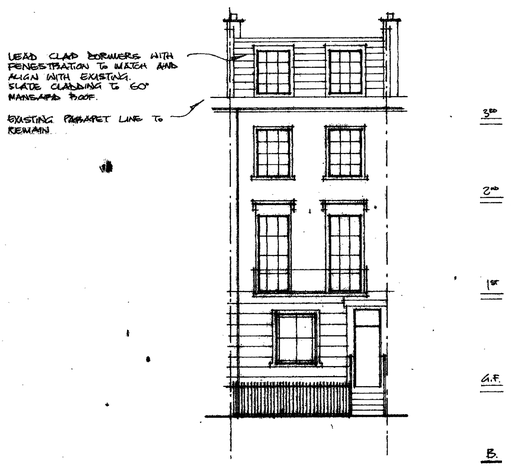
PROPOSED 3RD FLOOR PLAN 1:50



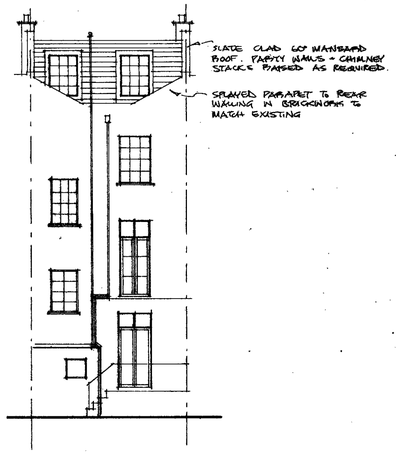
SECTION 'A-A'



PROPOSED ELEVATIONS 1:100



FRONT



REAR

CONSTRUCTION NOTES

GENERAL

ALL WORK TO BE CARRIED OUT TO LOCAL AUTHORITY APPROVAL AND IN ACCORDANC WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO B REPORTED IMMEDIATELY.
CONTRACTOR IS RESPONSIBLE FOR SETTING OUT THE WORKS.
ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ENGINEER DESIGNS AND DETAILS.
DO NOT SCALE DRAWINGS

FOUNDATIONS: 450mm wide trench fill foundations; formation level minimum 1000mm belo lowest ground level, below all adjacent drain invert levels and 600mm below any tree roots trench. Concrete mix type 1:2:4 (20P) with sulphate resisting cement. Increase foundati width to 600mm where eccentrically loaded or flank boundary walls. Foundations within 30m existing trees to be in accordance with NHBC practice note 6 1985.

RISING WALLS: Brickwork or celcon standard blockwork to AG BS/1699 below DPC level in mortar with sulphate resisting cement, sand plus plasticiser. Hylomol damp proof course similar minimum 150mm above adjacent finished ground level. Terminate external rendering DPC level with bell cast drip; render must not bridge DPC.

SOLID GROUND FLOOR: 50mm cement/sand screed 1:3 mix on 100mm oversite concrete 1:2 (20P) mix on 1000 g polythene DPM, all joints taped and lapped on 50mm slipped polystyrene insulation on 50mm rolled sand blinding lay or on minimum 150mm well compa hardcore. New floor levels to line through with existing unless otherwise indicated. Ventilate letting sub-floor ventilation where required using 100mm Ø ducts to external air via brick over. Lap new DPM layer over neighbouring DPC's.

BELOW GROUND DRAINAGE: Below ground drainage to BS 8301. 100mm Ø drains laid in accordan with manufacturer's instructions to minimum 1:40 falls. Encase new/existing drains und building in 150mm concrete and bridged by R.C. lintols where passing through walls/foundation Construct manholes in 215mm semi-engineering brickwork 1:4 mortar with sulphate resistin cement, sand plus plasticiser. Flush paint internally and bench around channels. Intern manholes to have double seal double covers and frames with 4 No. locking down screws.

ABOVE GROUND DRAINAGE: Above ground drainage to BS 5572. Extend 100mm Ø S + V 1000mm above highest window opening within 3m and fit balloon.
40mm Ø UPVC branch connections to sink and bath 3m max. length, 32mm Ø UPVC wash bas connection 1.7m max. length, if maximum lengths stated are exceeded, increase pipe diame or provide branch ventilation pipework.
75mm deep seals with rodding eyes to bends and junctions. Ground floor trench pipes discharg directly to a gulley to do so below grating level and above water seal. New gullies to be bapt type.

RAINWATER: 112mm 1/2 round UPVC gutters, 83mm Ø UPVC rainwater pipes - connect to existing s face water system via rodddable bell gullies. Surface water drains to be located on commencem of works if not readily ascertainable, and final arrangement to be agreed with building control offic on site.

CAVITY WALL CONSTRUCTION: Matching facing brickwork external skin, 50mm cavity, 135m celcon solar blockwork in 1:6 cement/sand mortar plus plasticiser.
Galvanised M.S. wall ties @ 450 c/c vertically and 900 c/c horizontally. 225 mm c/c at unbonde reveals. Fill cavity with weak concrete to within 150mm of DPC. Close top of cavity wi blockwork in conjunction with solid deck roofs and carry both leaves to underside of deckin with warm deck roofs see also 'General' notes below.

EXTERNAL SOLID WALLS: 215mm Celcon 'solar'/Thermalite 'turbo' blockwork in 1:6 cemen sharp sand mortar plus plasticiser. Provide movement joints at not more than 3m from any corn and thereafter at 6m centres. 25mm x 3mm x 200mm long galvanised M.S. flat ties to externa bed joints with stainless steel stop beads and mastic seal over. Sever plaster internally at join Minimum 600mm returns to blockwork. Provide 'Brickture' or similar bed joint reinforcement t two courses above and below door & window openings, but not below DPC levels, extendin 600mm each side of opening with 20mm cover excluding plaster/render thickness. 19mm t coat external rendering finished to match existing, in 1:3 cement/sharp sand mix pl plasticiser. Add water-proofing agent to final coat. Client to obtain written permission from adjoini owners where required to render external flank boundary walls.

GENERAL: Tie new walling to existing using stainless steel furfix profile joints or similar wi mastic seal over.
Provide horizontal and vertical DPC's to all cills, reveals and lintels.
Plaster walling internally with 13mm overall thickness 1:3 cement/sand mix plus plasticiser wi sirapite B finish.
Seal all window and door frames at reveals with 10mm mastic pointing.
Cavity and solid walls as specified above have 0.56 and 0.49 W/m² K 'U' values respectively. Additional insulation may be added as required by part L of the current building regulation See drawings.

INTERNAL STUD PARTITIONS: Non-loadbearing partitions to be 100 x 50 SW framing @ 400 c noggins at mid span. 12.7mm plasterboard acrim & skim finish. Double up floor joists under partitio where parallel, solid strutting where at right angles.

FIRST FLOOR: 25mm T & G boarding on 50 x mm SC3 SW joists @ 400 c/c noggins @ m span on galvanised M.S. joist hangers or built in min. 100mm, ends preservative treated. Str floor to walling using 30mm x 5mm galvanised M.S. Ties 1000mm long @ 1800mm c/c. 9.5m plasterboard to ceiling, all edges supported, acrim and skim finish.

WARM DECK ROOF: 13mm spar chippings bitumen bonded on 3 layer built-up felt roofing to C 144 Pt. 3 1970 with first layer type 3G perforated felt separating membrane partially bonded 50mm coolag standard roofboard insulation close butted with staggered and joints and h bonded on two layer vapour barrier, – first layer 3G perforated felt, second layer high perfo mance felt fully bonded and all joints sealed. 18mm exterior grade WBP plywood decking fini to 1:40 falls on 50 x mm SC3 SW joists @ 400 c/c noggins at mid span on galvanised M. joist hangers to 100 x 50 SW wall plate strapped to walling using 25 x 2.5 x 1000mm galvanised M.S. ties @ 1200 c/c. Built-in timbers to have ends preservative treated. 9.5m plasterboard to ceiling scrim & skim finish.

~~**ROOF DECK:** 13mm spar chippings bitumen bonded on 3 layer built-up felt roofing to~~
~~144 Pt. 3 1970 with first layer type 3G perforated felt separating membrane partially bonded~~
~~18mm exterior grade WBP plywood decking fixed to 1:40 falls on 50 x~~
~~SW joists at 400 c/c noggins at mid span on galvanised M.S. joist hangers to 100 x 50 SW~~
~~plate strapped to walling at 1200 c/c with 25 x 2.5 x 1000mm long galvanised M.S. ties.~~
~~Provide angle battens where required to allow through ventilation to 25mm continuous~~
~~perimeter air gap with insect mesh over.~~
All built-in timbers to receive 2 coats preservative treatment.
100mm mineral wool infill, 9.5mm foil-backed plasterboard scrim & skim finish.

ROOF SKIRTING/DRIPS: Provide filleted felt upstand to abutments min. 190mm above highe roof level BS code 4 lead cover flashing keyed 25mm into walling and dressed over upstan minimum 75mm. Lead work in max. 1500mm lengths with 100mm end laps.
50mm welted felt drip to eaves on treated SW batten.

LOFT ROOFS: Line underside of existing rafters with 50 x 50mm SW battens to provi minimum 50mm clear air space over 100mm mineral wool insulation infill. 25mm continuou vent gap or equivalent to eaves with 5mm continuous vent gap or equivalent at ridge level allow through ventilation. 9.5mm foil-backed plasterboard scrim and skim finish.

DORMERS: Dormer cheeks and face to be tiled/slated to match existing on 38 x 19mm batte on counter battens on sheathing felt on 12mm exterior grade WBP plywood bracing on 100 x SW framing @ 400 c/c noggins @ mid span. Infill with 100mm insulation, 9.5mm foil-back plasterboard scrim & skim finish. Cheeks within 1000mm of adjoining boundaries to have 9m supalux layer spliked to plywood bracing. Provide all necessary ba code 4 soakers and flashin with apron flashing to window dressed under throated cill.

FIRE REGULATIONS: Means of escape to be in accordance with the current building regulatio "Mandatory rules for means of escape in case of fire".
Compartment walls and floors to meet fire resistance requirements as detailed in current 'approv document B'. All doors to flat conversions, except bathroom doors to be 1/2 hour fire resisting w self closing devices, 38 x 25mm glued and screwed stops to frames. All glazing to be 6mm wi glass. Encase structural steelwork in 2 No. layers 12.7mm plasterboard joints staggered scrim skim finish.

PRIVATE STAIRWAYS: To be in accordance with 'approved document K'. Max. rise 220mm, max. go 220mm, 42° max. pitch, 800mm clear width. Balustrade min. 900mm height to flights and la dings and so constructed to prevent passage of 100mm sphere through any opening. Flig less than 1000mm wide to have handrail on at least one side. Tapered treads to have min. 50m width at newel. 2000mm min. headroom measured vertically above nosing line. Provide l dings, equal to flight width and depth, to top and bottom of each flight.

VENTILATION: (a) KITCHENS - Mechanical extract ventilation not less than 60 litres/seco operated intermittently, and trickle ventilation not less than 4000mm², or the mechanical ventilati being in addition capable of continuous operation at one air change per hour.
(b) HABITABLE ROOMS - Ventilation opening at least 1/20th room floor area 1.75m above flo level, and trickle ventilation not less than 4000mm².
(c) BATHROOMS - Mechanical extract ventilation not less than 15 litres/second operated intermittent
(d) SANITARY ACCOMMODATION - Either vent opening at least 1/20th room floor area, mechanical extract ventilation not less than 3 air changes/hour operated intermittently with minutes overrun.
(e) COMMON SPACES IN FLATS - Either ventilation opening at least 1/50th of common spa floor area, or mechanical extract ventilation not less than 1 air change per hour.

TP 9100095

TP 9170029

LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS
30 APR 1991
PLANS APPROVED ON BEHALF OF THE COUNCIL

REVISIONS

LONDON BOROUGH OF CAMDEN
PLANNING AND TRANSPORT
DEPARTMENT
28 JAN 1991
RECEIVED

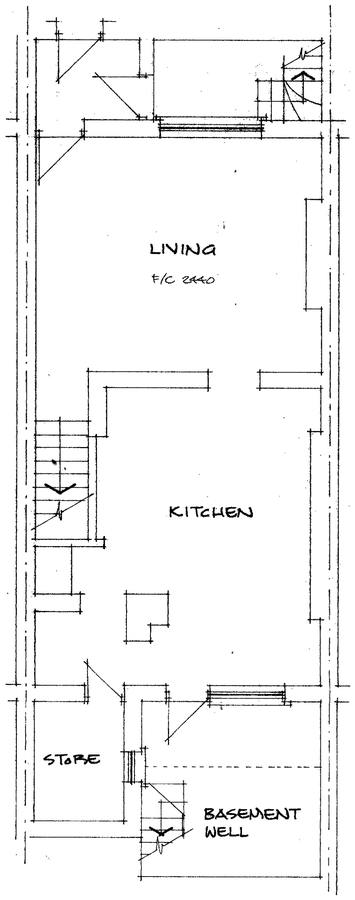
BUILDING DESIGNS
241 Chamberlayne Road
London NW10
Phone: 081 459 6831

CLIENT
MR HOLLINS,
11 ALBERT STREET
LONDON NW1 6NB

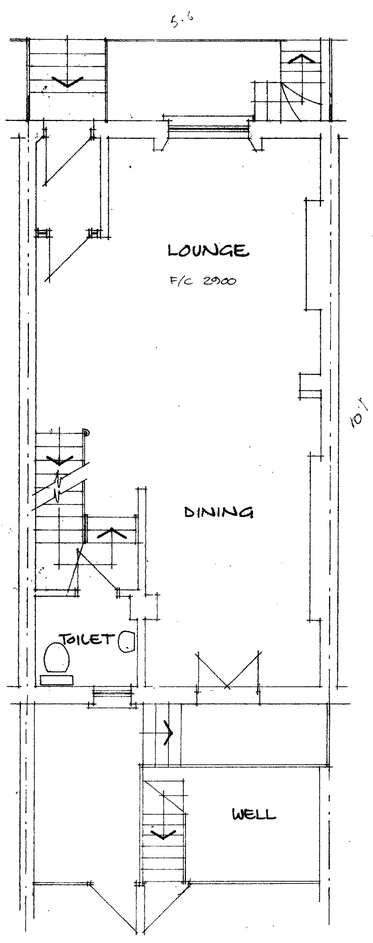
DRWG. No.	REV.	SCALES	DATE	DRAW
2948/2		1:50 1:100	12/90	A

EXISTING PLANS 1:50

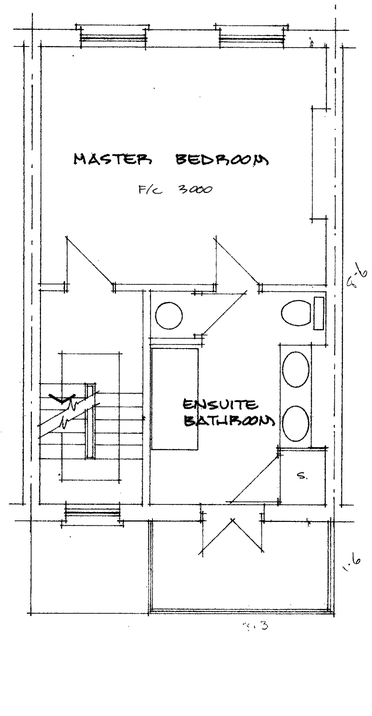
BASEMENT



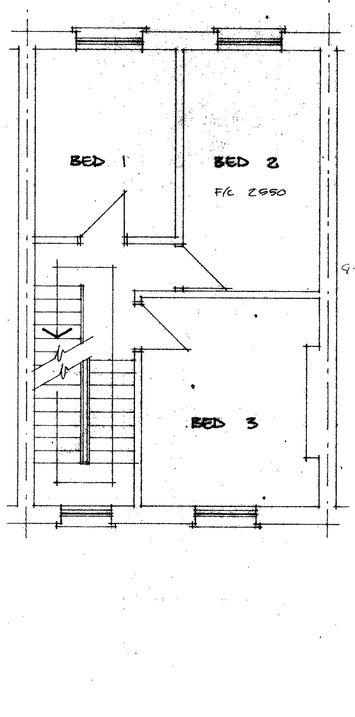
GROUND FLOOR



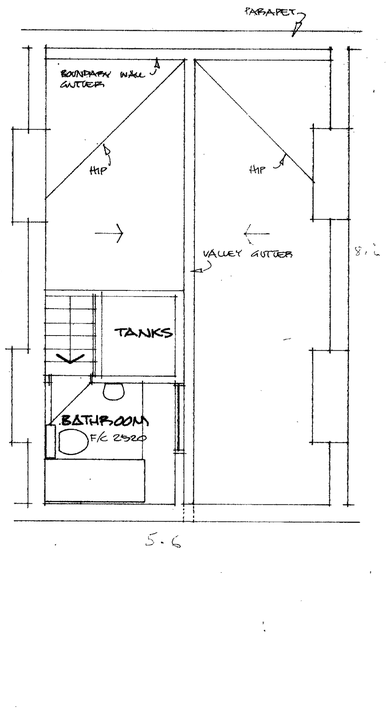
FIRST FLOOR



SECOND FLOOR

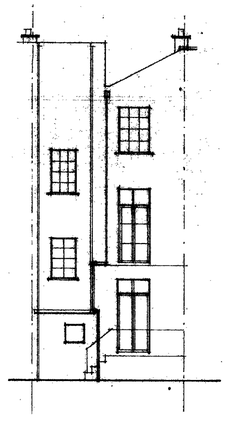


ROOF PLAN



EXISTING ELEVATIONS 1:100

FRONT



REAR

CONSTRUCTION NOTES

GENERAL

ALL WORK TO BE CARRIED OUT TO LOCAL AUTHORITY APPROVAL AND IN ACCORDANC WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO A REPORTED IMMEDIATELY.

CONTRACTOR IS RESPONSIBLE FOR SETTING OUT THE WORKS.

ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ENGINEER DESIGNS AND DETAILS.

DO NOT SCALE DRAWINGS

FOUNDATIONS: 450mm wide trench fill foundations, formation level minimum 1000mm belo lowest ground level, below all adjacent drain invert levels and 900mm below any tree roots trench. Concrete mix type 1:2:4 (C20P) with sulphate resisting cement. Increase foundatio width to 800mm where eccentrically loaded on flank boundary walls. Foundations width 50m existing trees to be in accordance with NHBC practice note 3 1985.

RISING WALLS: Brickwork or celcon standard blockwork to A/C 66/1989 below DPC level in 1 mortar with sulphate resisting cement, sand plus plasticiser. Hyload dago or of course similar minimum 150mm above adjacent finished ground level. Terminate external rendering DPC level with bell cast drip, render must not bridge DPC.

SOLID GROUND FLOOR: 50mm cement/sand screed 1:3 mix on 100mm oversite concrete 1:2 (C20P) mix on 1200 g polythene DPM, all joints taped and lapped on 50mm closed ce polystyrene insulation on 50mm rolled sand blinding layer on minimum 150mm well compacte hardcore. New floor levels to link through with existing unless otherwise indicated. Maintain e isting sub-floor ventilation where required using 100mm ø ducts to external air with air brick over. Lap new DPM layer over new/existing DPC's.

BELOW GROUND DRAINAGE: Below ground drainage to BS 8301. 100mm ø drains laid in accordanc with manufacturer's instructions to minimum 1:40 falls. Encase new/existing drains unde building in 150mm concrete and bridged by R.C. lintols where passing through walls/foundation Construct manholes in 215mm semi-engineering brickwork 1:4 mortar with sulphate resistin cement, sand plus plasticiser. Flush point internally and bench smooth channels. Interna manholes to have double seal double covers and frames with 4 No. locking down screws.

ABOVE GROUND DRAINAGE: Above ground drainage to BS 8572. Extend 100mm ø S + V 1000mm above highest window opening within 3m and fit balloon.
40mm ø UPVC branch connections to sink and bath 3m max. length, 32mm ø UPVC wash basi connection 1.7m max. length, if maximum lengths stated are exceeded, increase pipe diamete or provide branch ventilation pipework.
75mm deep seals with rodding eyes to bends and junctions. Ground floor branch pipes discharge directly to a gulley to do so below grating level and above water seal. New gullies to be back inle type.

RAINWATER: 112mm 1/2 round UPVC gutters, 68mm ø UPVC rainwater pipes - connect to existing su face water system via roddable back inlet gullies. Surface water drainage to located on commencemen of works if not readily ascertainable, and final arrangement to be agreed with building control office on site.

CAVITY WALL CONSTRUCTION: Matching facing brickwork external skin, 50mm cavity, 135mm celcon solar blockwork in 1:6 cement/sand mortar plus plasticiser.
Galvanised M.S. wall ties @ 450 c/c vertically and 900 c/c horizontally, 225 mm c/c at unbonde reveals. Fill cavity with weak concrete to within 150mm of DPC. Close top of cavity wit blockwork in conjunction with cold deck roofs and carry with leaves to underside of decking with warm deck roofs see also 'General' notes below.

EXTERNAL SOLID WALLS: 215mm Celcon 'solar'/Thermalite 'turbo' blockwork in 1:6 cemen sharp sand mortar plus plasticiser. Provide movement joints at not more than 3m from any corne and thereafter at 6m centres. 25mm x 5mm x 200mm long galvanised M.S. flat ties to alternat bed joints with stainless steel stop beads and mastic seal over. Sever plaster internally at joint Minimum 800mm returns to blockwork. Provide 'Bricktors' or similar bed joint reinforcement fo two courses above and below door & window openings, but not below DPC levels, extending 600mm each side of opening with 20mm cover excluding plaster/render thickness. 19mm two coat external rendering finished to match existing, in 1:6 cement/sharp sand mix plus plasticiser. Add waterproofing agent to final coat. Check to obtain written permission from adjoining owners where required to render external flank boundary walls.

GENERAL: Tie new walling to existing using stainless steel furfix profile joints or similar wit mastic seal over.
Provide horizontal and vertical DPC's to all cills, reveals and lintels.
Plaster walling internally with 13mm overall thickness 1:6 cement/sand mix plus plasticiser wit sirapite 9 finish.
Seal all window and door frames at reveals with 10mm mastic pointing.
Cavity and solid walls as specified above have 0.56 and 0.49 W/m² K 'U' valves respectively. Additional insulation may be added as required by part L of the current building regulations See drawings.

INTERNAL STUD PARTITIONS: Non-loadbearing partitions to be 100 x 50 SW framing @ 400 c/c noggins at mid span. 12.7mm plasterboard scrim & skim finish. Double up floor joists under partition where parallel, solid strutting where at right angles.

FIRST FLOOR: 28mm T & G boarding on 80 x mm SC3 SW joists @ 400 c/c noggins @ mid span on galvanised M.S. joist hangers or built in min. 100mm, ends preservative treated. Strap floor to walling using 30mm x 5mm galvanised M.S. Ties 1000mm long @ 2000mm c/c. 9.5mm plasterboard to ceiling, all edges supported, scrim and skim finish.

WARM DECK ROOF: 13mm spar chippings bitumen bonded on 3 layer built-up felt roofing to CP 144 Pt. 3 1970 with first layer type 3G perforated felt separating membrane partially bonded on 50mm cooleg standard roofboard insulation close butted with staggered end joints and ho bonded on two layer vapour barrier, - first layer 3G perforated felt, second layer high perfor mance felt fully bonded and all joints sealed. 19mm exterior grade WBP plywood decking firred to 1:40 falls on 50 x mm SC3 SW joists @ 400 c/c nogging at mid span on galvanised M.S joist hangers to 100 x 50 SW wall plate strapped to walling at 1200 c/c with 30 x 2.5 x 1000mm long galvanised M.S. ties @ 1200 c/c. Built-in timbers to have end & preservative treated. 9.5mm plasterboard to ceiling scrim & skim finish.

COLD DECK ROOF: 13mm spar chippings bitumen bonded on 3 layer built-up felt roofing to CP 144 Pt. 3 1970 on 19mm exterior grade WBP plywood decking firred to 1:40 falls on 50 x SC3 SW joists at 400 c/c noggins at mid span, on galvanised M.S. joist hangers to 100 x 50 SW wall plate strapped to walling at 1200 c/c with 30 x 2.5 x 1000mm long galvanised M.S. ties. Provide cross battens where required to allow through ventilation to 25mm continuous perimeter air gap with insect mesh over.
All built-in timbers to receive 2 coats preservative treatment.
100mm mineral wool infill, 9.5mm foil-backed plasterboard scrim & skim finish.

ROOF SKIRTING/DRIPS: Provide filleted felt upstand to abutments min. 150mm above highest roof level BS code 4 lead cover flashing keyed 25mm into walling and dressed over upstand minimum 75mm. Lead work in max. 1500mm lengths with 100mm end laps.
50mm welted felt drip to eaves on treated SW batten.

LOFT ROOFS: Line underside of existing rafters with 50 x 50mm SW battens@ 600 c/c provide maximum 50mm clear air space over 100mm mineral wool insulation infill. 25mm continuous vent gap or equivalent to eaves with 5mm continuous vent gap or equivalent at ridge level to allow through ventilation. 9.5mm foil-backed plasterboard scrim and skim finish.

DORMERS: Dormer cheeks and face to be tiled/slated to match existing on 38 x 19mm battens on counter battens on sheathing felt on 12mm exterior grade WBP plywood bracing on 100 x 50 SW framing @ 400 c/c noggins @ mid span. Infill with 100mm insulation, 9.5mm foil-backed plasterboard scrim & skim finish. Cheeks within 1000mm of adjoining boundaries to have 9mm supalux layer spiked to plywood bracing. Provide all necessary lead soakers and flashings with apron flashing to window dressed under throated cill.

FIRE REGULATIONS: Means of escape to be in accordance with the current building regulations "Mandatory rules for means of escape in case of fire".
Compartment walls and floors to meet fire resistance requirements as detailed in current 'approved document B'. All doors to flat conversions, except bathroom doors to be 1/2 hour fire resisting with self closing devices, 38 x 25mm glued and screwed stops to frames. All glazing to be 5mm wired glass. Encase structural steelwork in 2 No. layers 12.7mm plasterboard joints staggered scrim & skim finish.

PRIVATE STAIRWAYS: To be in accordance with 'approved document K'. Max. rise 220mm, max. going 220mm, 42° max. pitch, 800mm clear width. Balustrade min. 900mm height to flights and landings and so constructed to prevent passage of 100mm sphere through any opening. Flights less than 1000mm wide to have handrail on at least one side. Tapered treads to have min. 50mm width at newel. 2000mm min. headroom measured vertically above nosing line. Provide landings, equal to flight width and depth, to top and bottom of each flight.

VENTILATION: (a) KITCHENS - Mechanical extract ventilation not less than 60 litres/second operated intermittently, and trickle ventilation not less than 4000mm², or the mechanical ventilation being in addition capable of continuous operation at one air change per hour.
(b) HABITABLE ROOMS - Ventilation opening at least 1/20th room floor area 1.75m above floor level and trickle ventilation not less than 4000mm².
(c) BATHROOMS - Mechanical extract ventilation not less than 15 litres/second operated intermittently.
(d) SANITARY ACCOMMODATION - Either vent opening at least 1/20th room floor area, or mechanical extract ventilation not less than 3 air changes/hour operated intermittently with 15 minutes overrun.
(e) COMMON SPACES IN FLATS - Either ventilation opening at least 1/50th of common space floor area, or mechanical extract ventilation not less than 1 air change per hour.

REVISIONS

TP9100095

TP9170029

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
30 APR 1991
PLANS APPROVED
ON BEHALF OF THE COUNCIL

LONDON BOROUGH OF CAMDEN
PLANNING AND TRANSPORT
DEPARTMENT
28 JAN 1991
RECEIVED

BUILDING DESIGNS
241 Chamberlayne Road
London NW10
Phone: 081 459 6831

CLIENT
MR HOLLINS,
111 ALBERT STREET,
LONDON NW1 5NB.

DRWG. No.	REV.	SCALES	DATE	DRAWN
2948/1		1:50 1:100	12/90	A