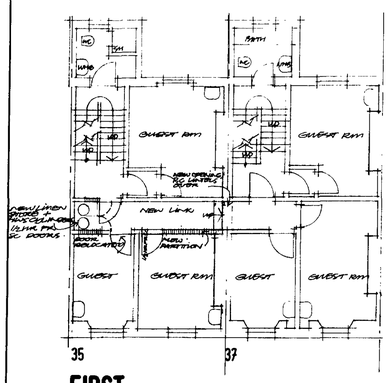
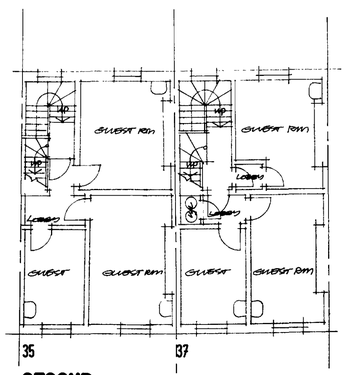
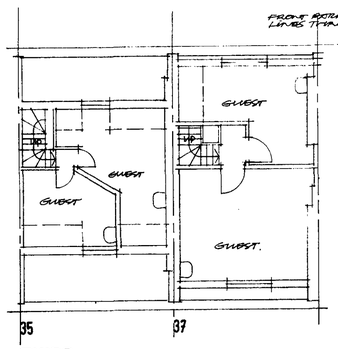


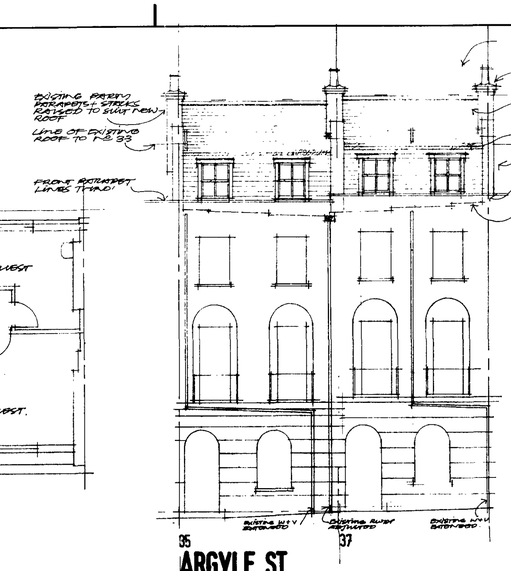
FIRST
AS PROPOSED



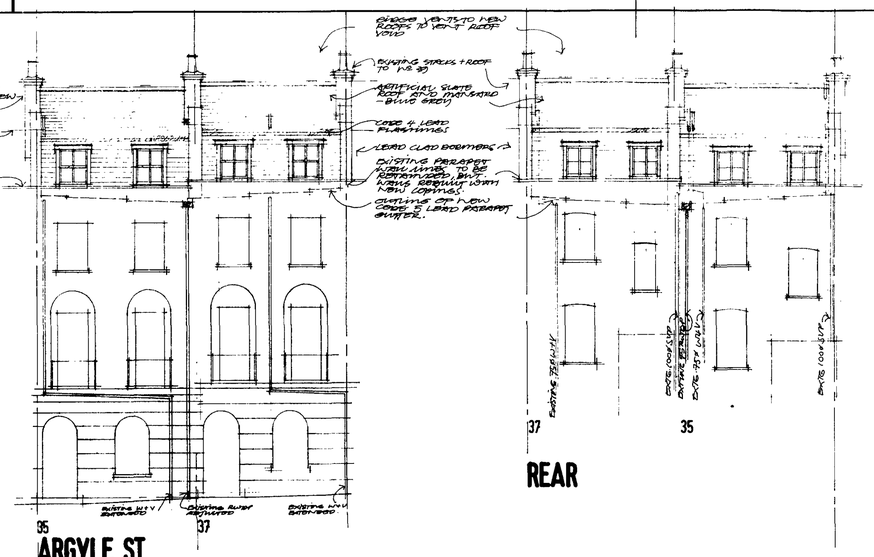
SECOND
AS EXISTING



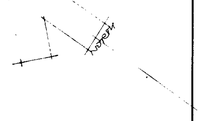
THIRD
AS EXISTING.



ARGYLE ST



REAR



NOTE.

PARTITIONS DENOTED THUS AND INFILLING 1 HOUR FIRE RESISTANCE ARE TO BE 75 x 50 S/W STUDWORK @ 400 MAX CENTRES WITH BOTTOM RAILS, 19mm CHIPBOARD PLASTER BOARD BY CHIPMAN AND METAL LATH & 2 COATS PLASTER - BOARDS FROM FRONT ADJACENT BRICKWORK TO GIVE FULL 1 HOUR FIRE RESISTANCE.

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
07 JUN 1988
PLANS APPROVED
~~NOT APPROVED~~
ON BEHALF OF THE COUNCIL

LONDON BOROUGH OF CAMDEN
PLANNING AND COMMUNICATIONS
11 APR 1988 (A.M.)
RECEIVED
ACK. REF TO:

(C) 28 MARCH 1988 - SUBMITTED REVISED SUBMISSION - BUILDING REGULATIONS.
(B) 19 MARCH 1988 - LOAD BEARING PARTITIONS AND INFILL TO REAR ELEVATION TO BE REMOVED TO SUMMARY/LEAD ATTENDED.
(A) 22 FEBRUARY 1988 - LAYOUT OF REVISIONS TO THIRD FLOOR ATTENDED

Client
MR + MRS V. APONICA

Job title
TP 8800062 R1 / STR.

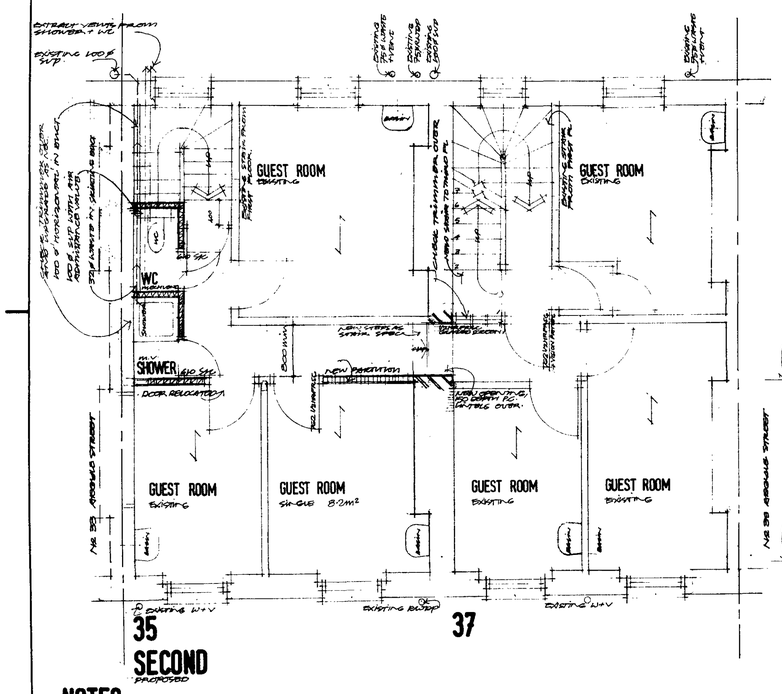
PRINCESS HOTEL 35+37 ARGYLE ST WC1 PROPOSED THIRD FLOOR EXTENSIONS

Drawing title

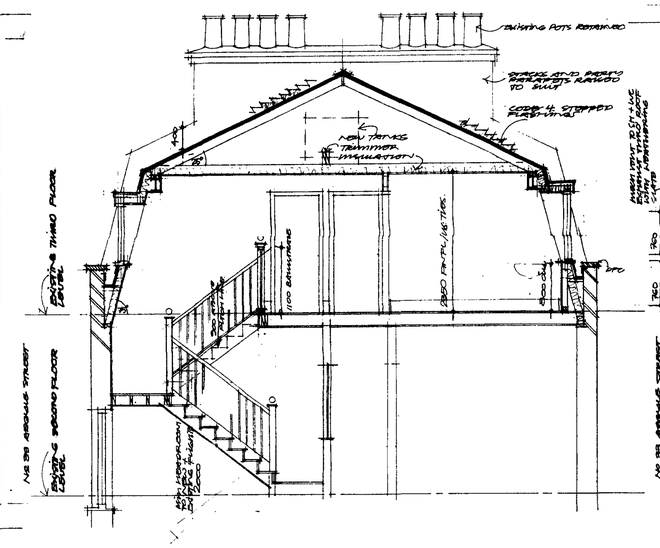
GENERAL ARRANGEMENT

Scale	Date	Drawn
1:50, 1:100	JANUARY 88	

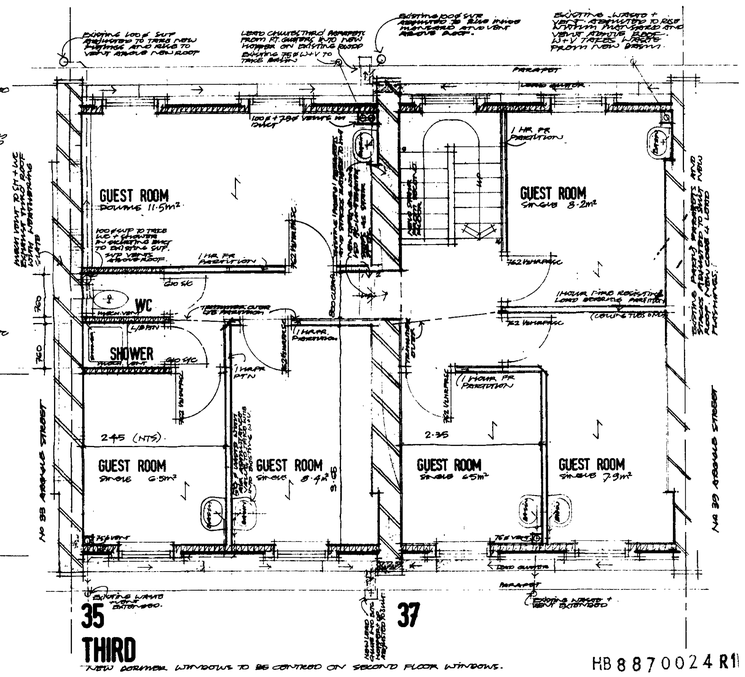
DRAWING Nº 584.02
REVISION C



SECOND
PROPOSED



TYPICAL SECTION



THIRD

NEW DORMER WINDOWS TO BE CENTRED ON SECOND FLOOR WINDOWS.

HB 8870024 R1

NOTES

DEMOLITIONS + ALTERATIONS
REMOVE EXISTING ROOF AND REMOVE EXISTING ROOF AND PARTITIONS TO THIRD FLOOR, TAKE DOWN CHIMPAN POTS (RETAINED + PROTECT FOR FUTURE REUSE.
TAKE DOWN EXISTING STAIRS TO THIRD FLOOR AND CYLINDER CUPBOARD TO SECOND FLOOR. FORM NEW OPENINGS THRU' PARTY WALL BETWEEN 35 + 37 AT THIRD, SECOND AND FIRST FLOOR LEVELS WITH MIN 50 DEPTH RS UNITRUSS AND PROVIDE GOOD JAMBS, HEAD AND SILLS. FORM NEW LINKS BETWEEN STAIRS TO 35 AND 37 AT FIRST AND SECOND FLOORS INCLUDING ALL NEW PARTITIONS, DOORS, FRAMES AND REMOVING EXISTING BOOT ROOM ADJACENT.
FORM NEW LIFT AND SHOWER AT SECOND FLOOR AND CYLINDER CUPBOARD ON THIRD FLOOR.
FORM NEW ACCOMMODATION AT THIRD FLOOR INCLUDING NEW STAIR, PARTITIONS, WC, SHOWER, MANSARD ROOF AND ADJUSTMENTS TO PARTY AND INTERMEDIATE PARAPETS AND STACKS.

NEW THIRD FLOOR
CHECK EXISTING THIRD FLOOR JOISTS. IF SMALLER THAN 200 x 50 @ 400 CTRS, PROVIDE NEW JOISTS TO THIS STANDARD INCLUDING ADDITIONAL JOISTS, HANGERS, BRIDGING, PARTITIONS AND SOLID BLOCKING BETWEEN CAGES, BOLSTERS, WITH HERRINGBONE STRUTTING BETWEEN JOISTS. AT MAX 2100 CENTRES. NEW JOISTS ON NEW 100 x 50 S/W TRIMMED WITH PLATE EXTRA THICKNESS TO BE SECURED TO NEW WALL WITH 12.5 x 30 WIRE GALVANISED STRAPS. FLOOR PANELLING OF 18 mm V313 FLOORING GRADE T+G, CHIPBOARD OR 19mm PLYWOOD S/W TO BEARERS. NEW SOFFITS OF 12.5 PLASTERBOARD AND 9 mm TWIFLEX BOARD FINISH PLASTER OR EXISTING PLASTER SOFFITS TO BE SECURED WITH CHICKEN WIRE COVERED THROUGH EXISTING JOISTS AND NEW LOADBEARING PARTITIONS OF 12.5 PLASTERBOARD, JOINTS TAPED AND FILLED, SECURED TO EXISTING JOISTS WITH 75 ANNULAR RINGED SHANK NAILS, ALL TO GIVE MIN 1/2 FIRE PROTECTION.

NEW MANSARD ROOF
MAIN PITCH - BRIGHT 2000, ASBESTOS FREE, BALLO-GREY, 500x250 MAIN PITCH - BRIGHT 2000, ASBESTOS FREE, BALLO-GREY, 500x250 ARTIFICIAL SLATES ON 38 x 22 TANALISED S/W BATTENS ON UNTREATED SARKING FELT TO BS 747 ON 150 x 50 S/W RAFTERS @ 400 CENTRES ON 100 x 50 S/W PLATES BOLTED TO STEEL 'SHELF' BEAMS. REDUCE TILES TO MATCH SLATES WITH 2 NO VENTILATING EXISTING TILES TO VENTILATE ROOF VOID. NEW CEILING OF 12.5 PLASTERBOARD, VAPOUR CHECK TYPE, WITH 5 TWIFLEX BOARD OVERLAY PLASTER ON 150 x 50 S/W TIES AT 400 CTRS ON LOADED PLATES AND ON NEW LOADBEARING PARTITIONS OVER EXTO ON LOADED PLATES AND ON NEW LOADBEARING PARTITIONS OVER EXTO ON LOADED FLOOR LEVEL, PROVIDE 24 200 x 50 TRIMMERS, 118 MM AT SECOND FLOOR LEVEL, PROVIDE 24 200 x 50 TRIMMERS, 100 MM MINERAL BOLTED TOGETHER OVER CHIMNEYS AND 118 PARTITIONS. 100 MM MINERAL FIBRE QUILT INSULATION BETWEEN TIES TO GIVE MAX 0.35 W/M²C W VALUE.

W VALUE. TILES SPACED AND SECURED TO PLATES TO STRUCT BS6'S BATTENS, INCLUDE INSULATED CEILING ACCESS HATCH, 1 PER ROOF OVER CORRIDOR.

MANSARD SLOPES
SLATES ON BATTENS, AS MAIN PITCH ON BUILDING RAFTER ON BREATHER INSULATION ON 38 x 19 COUNTER BATTENS ON 100 MM SUPERTHERM INSULATION ON 125 x 50 TANALISED STUDS @ 400 MAX CENTRES ON 75 x 50 S/W SOLE PLATE ON FLOOR JOISTS WITH 12.5 PLASTERBOARD AND SKIM INTERNAL FINISH ON 100 MM SUPERTHERM INSULATION. PROVIDE 100 x 50 TANALISED STUDS SECURED TO CEILING TIES AND RAFTERS AS 5.6 BETWEEN 30 MM SUPERTHERM. TO BRACE RIGID 100 x 50 TANALISED BETWEEN STUDS TO GIVE MAX 1/4 VIEWS 0.45 W/M²C AND AVOIDING 50 MINIMUM AIR GAP TO ALLOW VENTILATION OF ROOF VOID. LOWEST ROW OF TILES TO BE SUPPORTED ON 'BROOKMAT' EAVES VENTILATOR UNIT AS TILING FIXED TO VENTILATE ROOF VOID. AIR GAP TO BE MAINTAINED OVER MANSARD, MAIN PITCH JUNCTION. STEEL BEARING AS INDICATED ON TRACINGS ALL TO STRUCTURAL ENGINEERS DETAIL CAGED WITH 2 LAYERS 9.5 PLASTERBOARD WITH 1.6 MM WIRE BINDING ON 100 MM PITCH AND 75MM TWIFLEX BEYOND MAIN PITCH ALL TO GIVE 1/2 HOUR FIRE REHABITATE. INCLUDE FOR CODE 5 LEAD UNDERFLASHINGS TO PARTS, BOTH ALL EDGES, STEPS, CHIMNEYS, ETC AS BEARINGS TO SATISFY LEAD REQUIREMENTS AND RECOMMENDATIONS. ALSO ALLOW FOR CODE 4 LEAD STEPPED GUTTERS TO PARTS, BOTH ALL EDGES, STEPS, CHIMNEYS, ETC AS WITH PITCH JUNCTION, RAFTERS TO BOEMBERS AND TO GUTTER LOWERING AND WEATHERING SLATES TO ALL EDGES, REPLACING 50 x 50 x 5 ANGLE AND FLASHINGS. NO PLASTERB'D CLADDING AS ABOVE TO GIVE VERTICAL PANEL, BOD FIXED TO MATERIAL INTERNALLY.

DORMERS
BEARINGS UP'N 100 x 50 S/W STUDWORK WITH 9MM EXTERNAL WBP PLY VERTICAL SHEATHING AND 12.5 PLASTERBOARD + SKIM INTERNAL FINISH, 19 MM INTERNAL EXT SANITARY PLY BACK TO ROOF. FRAMING BACK TO MANSARD SLOPE. CODE 5 LEAD CLADDING AND ROOF. ALL TO LEAD REQUIREMENTS AND RECOMMENDATIONS WITH ALL FINISHES AND FLASHINGS. NO MASTIC PLY FRONTS SET 25 MM BACK FROM VERTICAL. FALLS TO ENSURE GOOD VENTILATION. WITH FIXED WINDOWS 1 MM BROKTRAM TO GARRETS TO CAGES AND ROOF TO GIVE MAX 0.35 W/M²C W VALUE.

BRICKWORK
REPAIR STACK AND PARTY PARAPETS BETWEEN 37 + 39 TO SUIT NEW ROOF PROFILE.
RAISE STACKS AND PARTY PARAPETS BETWEEN 35/37 AND 33/35, RE POINT EXISTING POTS.

FRONT AND REAR PARAPETS TO BE REPAIRED TO MATCH EXISTING HEIGHTS W/ 1 BRICK THICKNESS WITH PLACE THROATED, OVER WITH 2 COURSE STAND TO REPAIR WITH BRICKWORK. ALL NEW EXTERNAL BRICKWORK TO BE FACEWORK TO MATCH EXISTING.

INTERNAL PARTITIONS
NEW PARTITIONS TO THIRD FLOOR TO BE 100 x 50 S/W STUDWORK WITH 2 PLASTERBOARD, 9MM FINISH BOTH SIDES EXCEPT FOR WC SHOWER CUBICLES WHICH ARE TO HAVE SAND + CEMENT BETWEEN 1 SET ON EXPANDED METAL LATH TO THE SANITARY SIDE AND 30 MINERAL FIBRE QUILT TRAPPED PACKED BETWEEN STUDS. CUBICLES TO BE 9MM TWIFLEX WITH 108 x 108 CRYSTAL TILES, COLOUR + PATTERN TO CLIENTS CHOICE.

NEW PARTITIONS TO FIRST AND SECOND FLOORS TO BE AS THIRD FLOOR ABOVE BUT 100 x 50 STUDWORK (100 mm SUMMIT AS APPROV).

JOINERY
ALL NEW DOORS TO BE PAINT GRADE, RIM FACED, 1 1/2 HOUR FIRE RESISTING SELF CLOSING FLUSH TYPE (NOT CHIPWOOD EDGES, NOT FR) WITH VISION PANELS AS INDICATED (SEE PP DRAWING) IN FRAMES, OR LININGS WITH MIN 30 x 20 S/W PLASTERED STOPS (FIN'D SIDE) SECURED BY 100 x 38 STEEL SCREWS @ 225 CENTRES.

GLAZED SCREEN TO SECOND FLOOR TO BE SOLID UP TO 900H THEN GLASS ABOVE TO 2100 H IN FRAMES (NOT BEDDING) 0.4 m² IN MIN 50 x 44 H/W FRAMING WITH 20 x 15 H/W GLAZING BEADS. FIXED OR SCREWED @ 200 CENTRES AND BEDDED IN INTUMESCENT PAD EVERY END.

NEW STAIR TO THIRD FLOOR TO HAVE MIN GOING 250, MAX RISE 190, 800 MIN WIDTH TO FINISH 1000 HEADROOM, INCLUDING HEADROOM OVER EXISTING FLIGHT FROM FIRST FLOOR. NEWEL POSTS (50) STRINGS 38, TREADS 25 PLY (32 S/W) RISERS 9 PLY (19 S/W) NEWELS 100 x 100, STRING CARRIER 38 x 143, HANDRAIL TO MATCH EXISTING OR 50 x 76 H/W, BALUSTERS, 32 x 32 @ MAX 125 CENTRES (NO VOID IN BALUSTRADE TO ALLOW LOOSE TREADS TO BE REMOVED) 9 PLY (19 PLY) AND 1/4 LANDINGS TO PLY ON 100 x 50 S/W FRAMING. SOFFITE TO STAIR AS

NEW SOFFITE TO THIRD FLOOR TO GIVE 1/2 HOUR FIRE RESISTANCE.
NEW WINDOWS, TO BE TYPE 32, DOUBLE HUNG VERTICAL SLIDING SASH TO FRONT ELEVATION, BY MASTER SCUTTERERS, DOUBLE GLAZED, WITH ADDITIONAL GLAZING BARS AS INDICATED.
NEW WINDOWS TO REAR ELEVATION TO BE TYPE HZN100CC BY BOWATER + PAUL, DOUBLE GLAZED AND WEATHER STRIPPED.
ALL NEW SKIRTINGS, ARCHITRAVES AND MOULDINGS TO MATCH EXISTING. S/W WINDOW BOARDS TO WINDOWS.

FINISHES
ALL PLASTERWORK, JOINERWORK AND DECORATING, FEATURED BRITTLE WORKS TO BE MADE GOOD TO MATCH EXISTING.
ALL NEW WALLS AND CEILINGS TO BE LAID OUT AND FINISHED WITH ONE MIXT + 2 FINI COATS (SUMMIT) TRADE EMULSION.
ALL NEW JOINERY AND EXISTING JOINERY TO BE FOUND, STOPPED, PREPARED + FINISHED AND PAINTED WITH TWO UNDERCOATS AND ONE GLOSS TOP COAT. ALL COLOURS TO CLIENTS CHOICE. ALL H/W TO BE FINISHED WITH 2 COATS POLYURETHANE. ALL PIPWORK TO BE PAINTED (PAINT BY ICI PAINTS LTD.
WALL TILING AS NOTED IN GENERAL ARRANGEMENTS.

BRASSWARE
BRASSWARE FITTINGS AS INDICATED, WASTES UNLESS NOTED OTHERWISE TO BE 32 Ø TO BASINS + SHOWERS. TRAPS TO BE 75 WITH SEAL. ALL INCIDENTAL PIPING TO BE 11/2 Ø PVC. ROOF PIPE AT EAVES TO BE DIRECT TO STACKS TO BE REMOVED AS NOTED. VENTS TO TERMINATE 300 MM ABOVE LOWEST HOPPER OVER THE BALCONY. GRATING AND COVER 4 LEAD VENTILATING SLATE. EXTERNAL PIPEWORK AND FITTINGS TO BE BLACK FINISH. WPC PIPEWORK THROUGHOUT. ALL TRAPS TO BE WATER TIGHT. ALL SANITARY CONNECTIONS, TO BE MADE AS INDICATED. BOLTS TO BE 9 PLY ON 100 x 38 S/W FRAMING.

SERVICES
PLUMBING - NEW TANKS IN ROOF SPACE (CWS), NEW CYLINDERS ON FIRST FLOOR CUPBOARD. KITCHEN AND BATHROOM ON SECOND FLOOR COMPLETE WITH FITTINGS, SHOWERS, COMPLETE AND WCS COMPLETE AS INDICATED AND RADIATOR SUITED TO SUIT. PIPEWORK LOWERED FROM FIRST FLOOR (NEW ROOM) MAKE ALL CONNECTIONS AND REQUIREMENTS AND COMMISSION.
PROVIDE 2 NO DOUBLE SS SINKS, LIGHT + POWER OVER BASIN, CEILING LIGHTING POINT + 2 WALL LIGHTING POINTS TO BATH ROOM, PROVIDE LIGHTING POINTS TO WCS + SHOWERS, IMMERSION HEATERS TO BATHROOM, WALLLIGHTING POINTS, SWITCHED TO SUIT ATTACHED TO EACH LAVATORY WHERE NECESSARY. VENTILATE FIRST FLOOR FLOWER + WC WITH DUPLEX FAN TO GIVE MIN 3 AIR CHANGES/HOUR, WITH 20 MINUTE OVERRUN AND LINKED TO LIGHT SWITCH, CONTROL.

A1 594×841
Sheet design copyright RIBA Publications Ltd