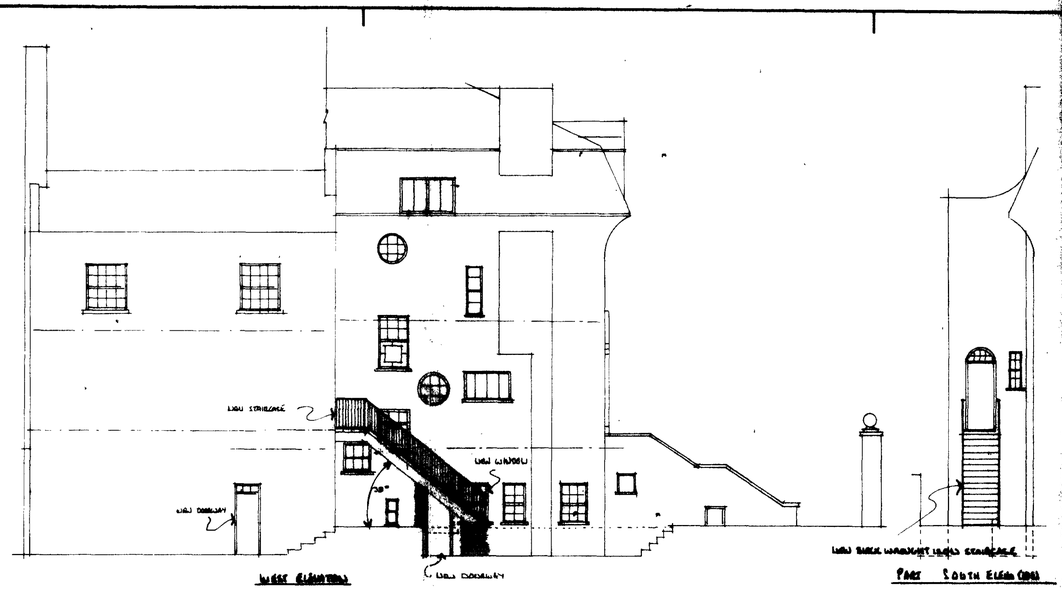
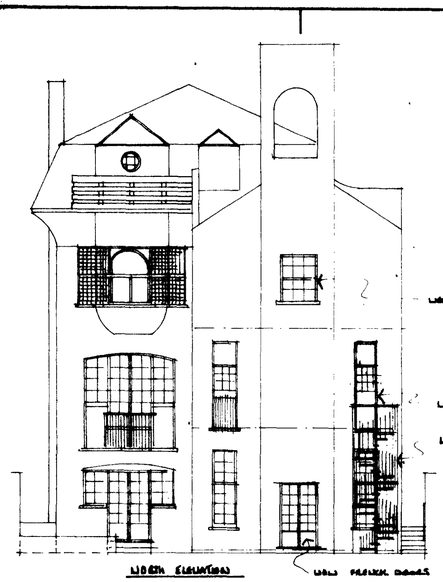
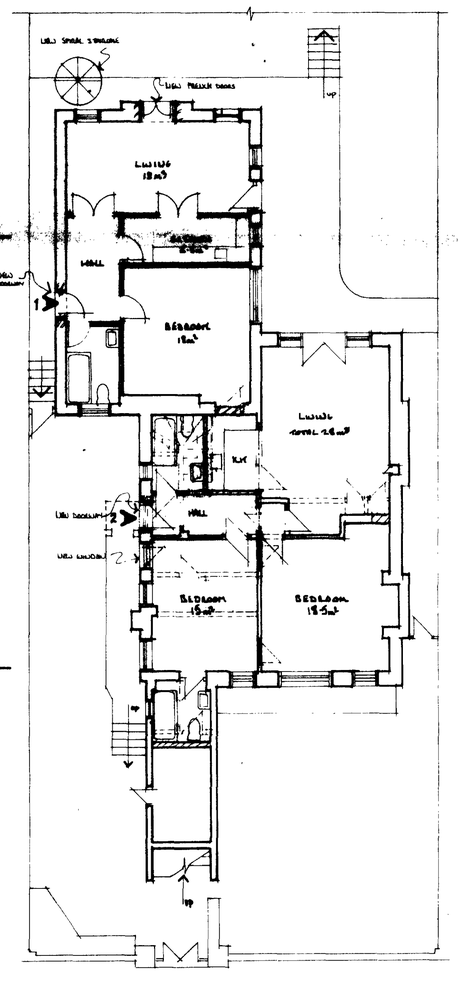


REAR ELEVATION

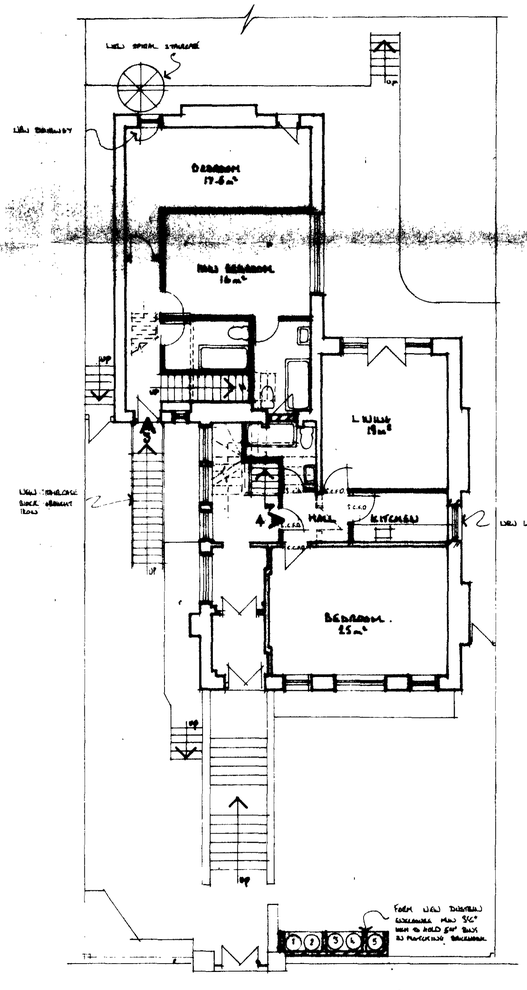
PART SOUTH ELEVATION



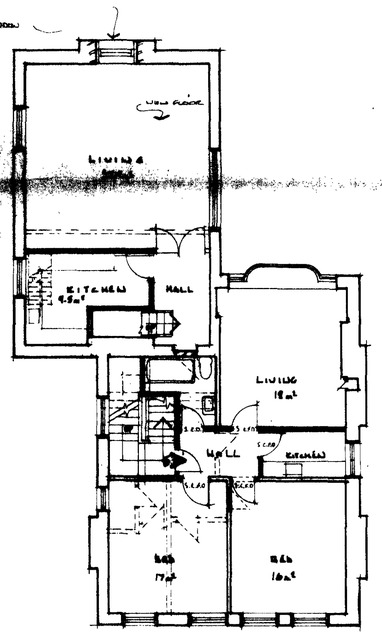
SOUTH ELEVATION



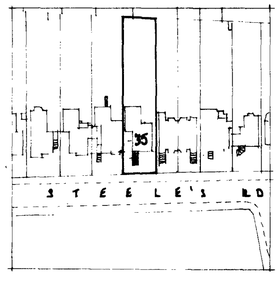
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOTES:

FLAT ROOFS: 12.5 mm (½") white spar chippings hot bonded to 3 layers roofing felt (bottom layer to be 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 S.W. joists mm x mm (" x ") @ 400 mm (18") centres. Provide 100 mm (4") fibre glass thermal blanket laid on 13 mm (½") foil backed plasterboard ceiling. Provide herringbone 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 deck to ventilate roof void.

LATERAL RESTRAINTS: Provide lateral restraints in roof deck to all unrestrained walls exceeding 3 metres in length with 30 mm x 5 mm steel ties at 1.8 metre centres to schedule 7

For Two Storey Structures: Provide also lateral restraints at first floor level 30 mm x 5 mm steel ties at 1.8 metre centres to schedule 7.

BRICKWORK:
CAVITY WALLS: 112 mm (4½") facing brickwork with 52 mm (2") cavity and 100 mm (4") Thermalite or Celcon blockwork, (800 kg/m³ density max.). Internally, Cavity to be filled with lean mix concrete to g.l. 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 unbonded reveals in external cavity walls and d.p.c. (cavity tray) over all openings – allow for weepholes. Use Dorman 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.

BOND: 'Tooth Bond' new brickwork and 'Block 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 RESISTANT: 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 10 mm (⅜") vermiculite/gypsum plaster on both sides. Double-up floor joists under new partitions, where parallel to partition.

FLOORS:
SOLID: 52 mm (2") screed on 3 coats 'Synthapruf' d.p.m. 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 g.l., 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 T.G.& 100 mm x 50 mm (4" x 2") S.W. joists @ 400 mm (18") 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") between underside of joists to top of 100 mm (4") concrete overslab, on 150 mm (6") compacted hardcore. Joists ends to be treated with timber preservative and to be 19 mm (¾") clear of external walls. Provide 225 mm x 75 mm air bricks to external walls @ 1.5 metre centres to reg. C 3.

VENTILATION: All rooms to have a minimum of 1/20th of floor area in opening lights. Any internal bathrooms and w.cs. to have mechanical ventilation, ducted to outside, providing min 3 volume changes per hour and 20 minute over run – operated by light switch.
Additional openable vent equal in area to 10,000 mm² (16 in²) where ventilation is by door only.

STRUCTURAL STEELWORK & TIMBER: All twin universal beams (R.S.Js.) to be bolted together with *M.S. separator* @ ¼ 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 52 mm (2") cover all round. (Use D.48 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. 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. 'Hepsleeve' 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 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 228 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. 460 mm Concrete base to I.C.
All new gullies to be back inlet type and be raddable. New waste pipes to be polypropothene 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 load bearing ground. 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 200 mm (9") 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.

Case Copy
LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
0 1 NOV 1983
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.

CTP/ 59/13/47/36842 + HB 3312

REV.

PROJECT:
PROPOSED CONVERSION TO FORM 5 SELF CONTAINED FLATS.

LOCATION
35 STEELE'S ROAD N.W.3.

DRAWING TITLE
PROPOSED PLANS + ELEVATIONS

SCALES: 1:100	DRG. NO 375/3/1	REV.
DRN. BY S.D.S.	DATE AUG '83	

STUART HENLEY & PARTNERS,
CHARTERED SURVEYORS,
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LONDON N12 9DA.
ENGLAND
TELEPHONE (01)- 445 1002