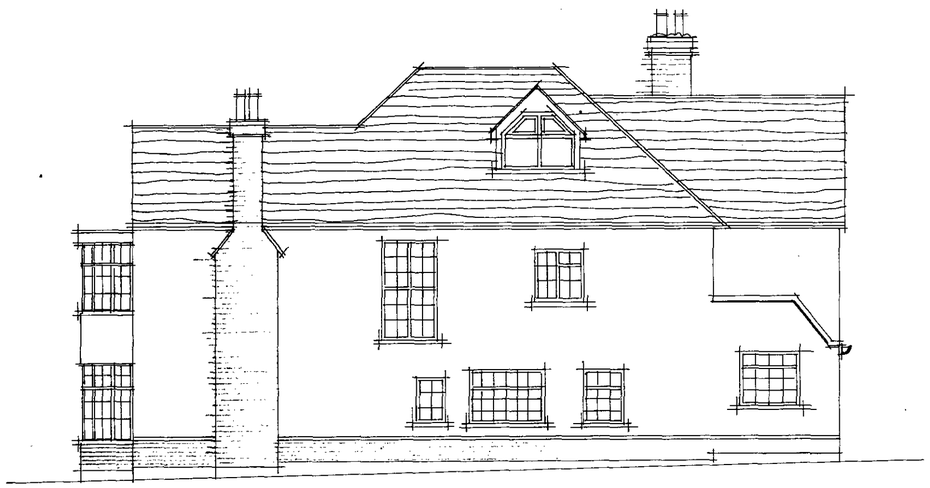
North East



North West

Rear

Front

South West

South East

TP 8802026 R2

LONDON BOROUGH OF CAMDEN
PLANNING AND TRANSPORT
DEPARTMENT
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NOTES:

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REV. B. J.W. June '88 Redraw - New Roof

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION

LOCATION
1, HOLLY LODGE GARDENS, N.6

DRAWING TITLE
PROPOSED ELEVATIONS

SCALES: 1:100

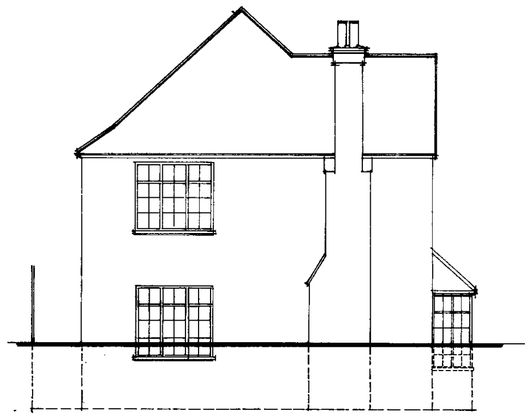
DRG. No. 1255/12 REV. B

DRN. BY J.W.

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
18 JUL 1988
APPROVED
DATE
PLANS NOT APPROVED
ON BEHALF OF THE COUNCIL

STUART HENLEY & PARTNERS,
CHARTERED SURVEYORS,
CONSTRUCTION HOUSE,
18 FRIERN PARK,
LONDON N12 9DA.
ENGLAND.
***TELEPHONE* (01)-445 1002**

NORTH EAST ELEVATION



NORTH WEST ELEVATION

SOUTH WEST ELEVATION

NOTES:

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REV.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND FLAT CONVERSION.

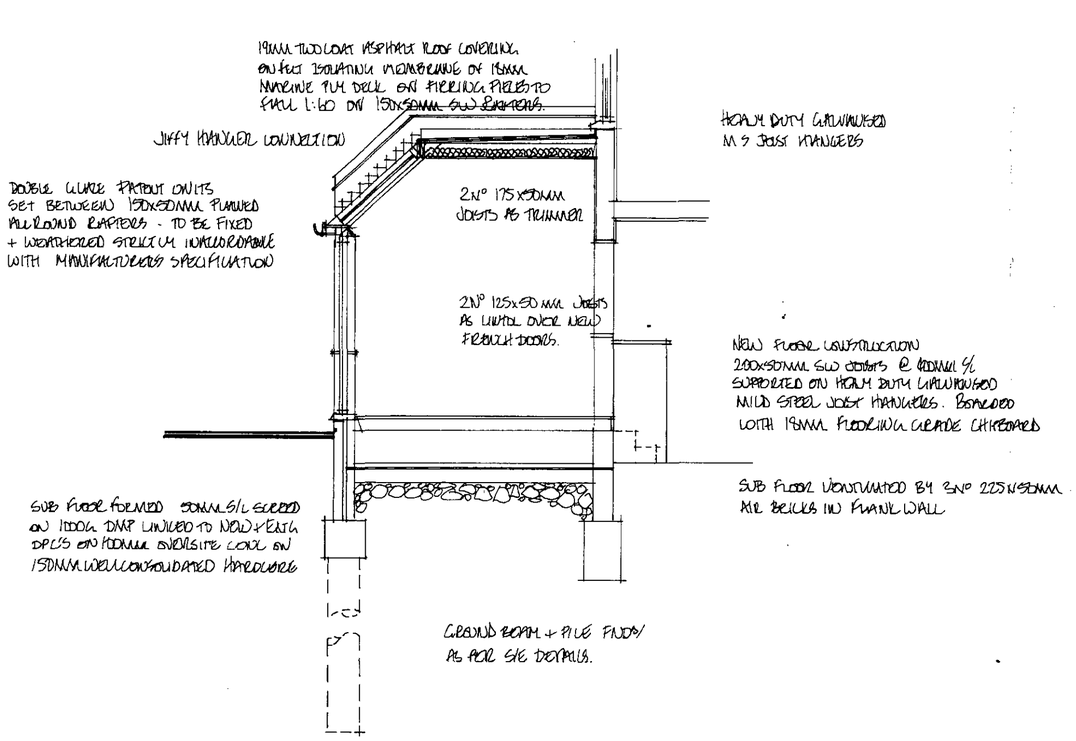
LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
18 JUL 1988
TP 88020 APPROVED
PLANS NOT APPROVED
ON BEHALF OF THE COUNCIL

LOCATION
1. HOLLY LODGE GARDENS N6

DRAWING TITLE
EXISTING ELEVATIONS

SCALES:	1:100	DRG. NO. 1255 /11	REV.
DRN. BY	TC	**DATE** MARCH '88	

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



NOTES:

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REV.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1, HOLLY LODGE GARDENS N6

DRAWING TITLE
SECTION CC

SCALES: 1:50 | **DRG. No.** 1255/10 REV.

DRN. BY SJF | APRIL 88

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TOWN AND COUNTRY PLANNING ACTS
18 JUL 1988
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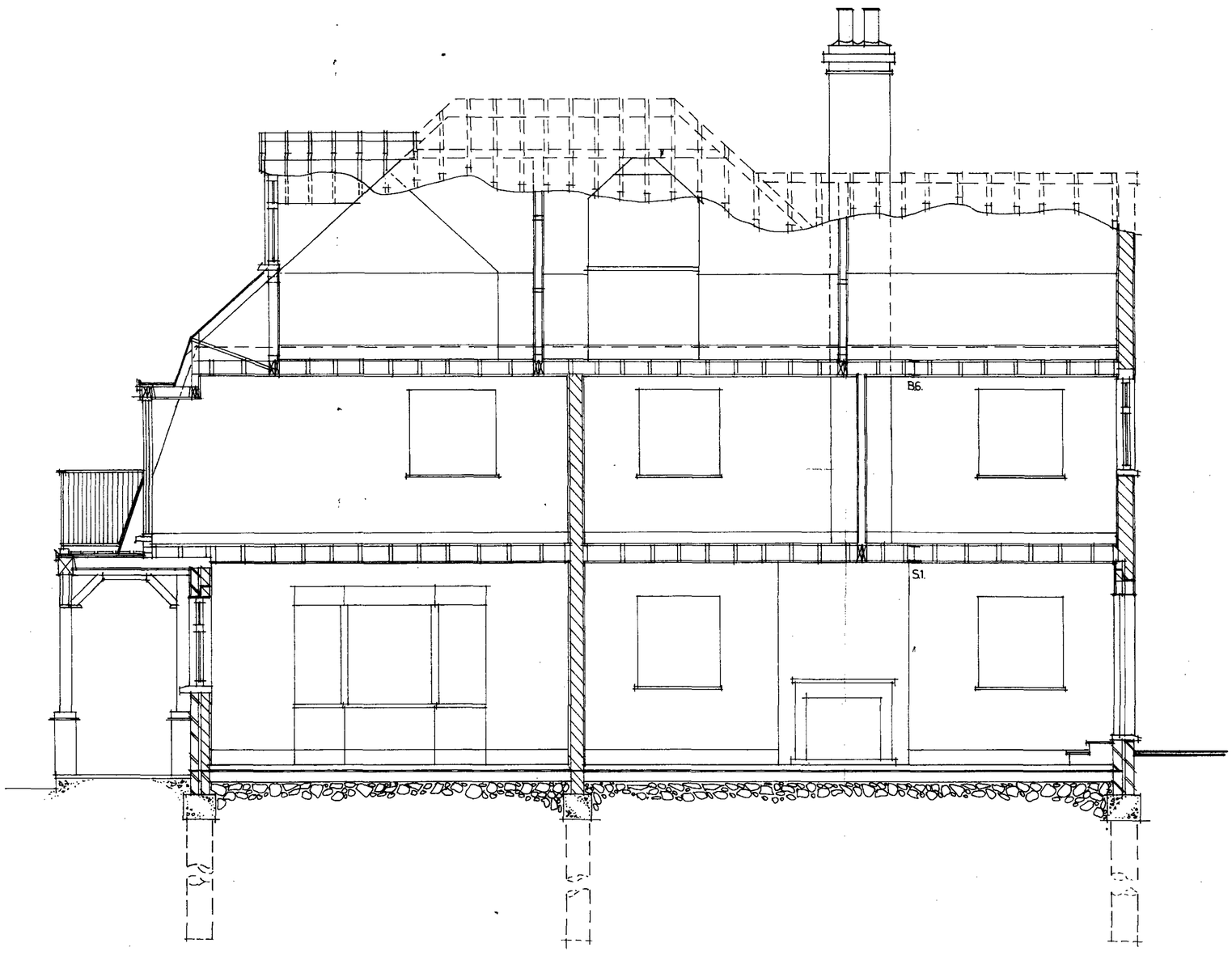
TP 88020



NOTES:

FOUNDATIONS Unless shown otherwise on plan. Trench-fill' foundations to within 200mm of ground level, min 450mm wide x 1100mm 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. N14(2) Use 1:2:4 mix using sulphate resisting cement.

DRAINAGE AND PLUMBING: All new drainage to comply with C.P. 301 and new plumbing to comply with BS 5572 1978 and both to be agreed on site. New drains to be 102mm dia. 'Hepsleve' jointed, vitreous clay pipes in 150mm concrete surround, to fall min. 1 to 40. Any existing drains underneath proposed extension, to be exposed and encased 150mm 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 225mm class B semi-engineering brickwork on min 150mm concrete base, with air tight covers. Any internal inspection chambers or gullies to have double seal, bolt down, air tight covers with access provided in floor.
All new gullies to be back inlet type and to be roddable. New waste pipes to be polypropathane *or similar approved type and have rodding access provided at all bends* (rodding eyes). All sanitary units to have min 75mm 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 38mm dia. and hand basins 32mm 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 vent balloon to vent min. 1 metre above top of highest window. New guttering to be 100mm H.R. type discharging via 63mm dia. R.W.P. to surface water drainage system. All wastes discharging to gullies, to do so below grating level and above water level.

DAMP PROOF COURSE: Use approved lead lined or PVC Type to BS 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 cement screed, reinforced with galvanised wire mesh on 100mm oversite concrete on 1000 gauge visqueen dpm, lapped with new and existing dpc's, joints to be lapped min 150mm and sealed with tape, on 25mm sand blinding on 150mm compacted clean hardcore. Provide 100mm dia. ducts to exterior, encased in 150mm concrete to any existing air bricks, maintaining existing sub floor ventilation. Use sulphate resisting cement for all floors.

TIMBER: 19mm T. & G. blockboard flooring on 100 x 50mm S.W. joists 400mm centres on 100mm x 50mm plates on d.p.c. on honeycombed sleeper walls 1.2 metre centres. Provide min. 450mm deep x 225mm wide concrete foundations under sleeper walls. Provide min air gap of 125mm beneath undersids of wall plate to top of 100mm concrete oversite on 1000 gauge visqueen dpm on 25mm sand blinding on 150mm compacted hardcore. Joists ends to be treated with timber preservative and to be 20mm clear of external walls. Provide 225mm x 75mm air bricks to external walls @ 1.5 metre centres to reg. C.3

BRICKWORK:
CAVITY WALLS: 112mm facing brickwork with 50mm cavity and 125mm Celcon Solar blockwork internally. Use 2 skins of brickwork below d.p.c. with cavity filled with lean mix concrete to g.l. 12.5mm plaster internally to give U-value 0.6 m2 C min. Galvanised twist wall ties spaced 450mm vertically, 900mm 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 225mm end bearings. Close cavity at top with 100mm block.

SOLID WALLS: 225mm Celcon Solar blockwork rendered two coats sand cement to *C.P.221* and BS 5262 (waterproofing). Below d.p.c. level use 225mm brickwork 12.5mm plaster internally to give U-value 0.6 w m2 C min. Use 1:1:6 mix

BOND: Tooth Bond new brickwork and Block Bond new blockwork to existing.
LATERAL RESTRAINTS Provide lateral restraints in roof deck to all unrestrained walls exceeding 3 metre in length with 30mm x 5mm steel ties at 1.8 metre centres to schedule 7 and in accordance with CP 111

For Two Storey Structures Provide also 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 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

STRUCTURAL STEELWORK AND TIMBER: All twin Universal Beams & R.S.Js to be *bolted together with M.S. separators @ 1/3 spaces. All structural steelwork* and S.W. beams, trimmers to be encased in 9.5mm plasterboard and 9.5mm vermiculite-gypsum plaster to provide minimum of 1/2 hour fire resistance. Use 1.6mm binding wire at 100mm crs. All structural timbers to be treated preservative to BS4072 and to be stress graded to BS 4978. Where steel beams are exposed to external weathering encase beams in concrete with min. 75mm cover all round. (Use D.48 wrapping fabric on steelwork)

STUD PARTITIONS: 75mm x 50mm stud partitions with noggins 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 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. Where ventilation is by door only provide additional openable vent equal in area to 10000mm2

HEADROOM: Minimum storey height to be 2300mm, 2000mm clear headroom below any new beams

ELECTRICAL WORKS: 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. 12.5mm white spar chippings hot bonded to 3 layers roofing felt to BS 747 and laid in accordance with C.P.144 Part 3 1970 on 83mm 'Jabdeck' laid and fixed in strict accordance with the manufacturer's specification on 1 layer of roofers felt hot bonded to 18mm exterior quality plywood deck and laid to fall min 1 in 60 on firring pieces on S.W. joists mm x mm 400mm centres with 19mm 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.*

EXTERNAL WOODWORK: Knot, prime and stop. paint with 1 undercoat and 2 coats gloss finish

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COMMUNICATIONS
DEPARTMENT
19 APR 1988 (A.M.)
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REV. | ACK.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1, HOLLY LODGE GARDENS N.6

R2

DRAWING TITLE
SECTION BB

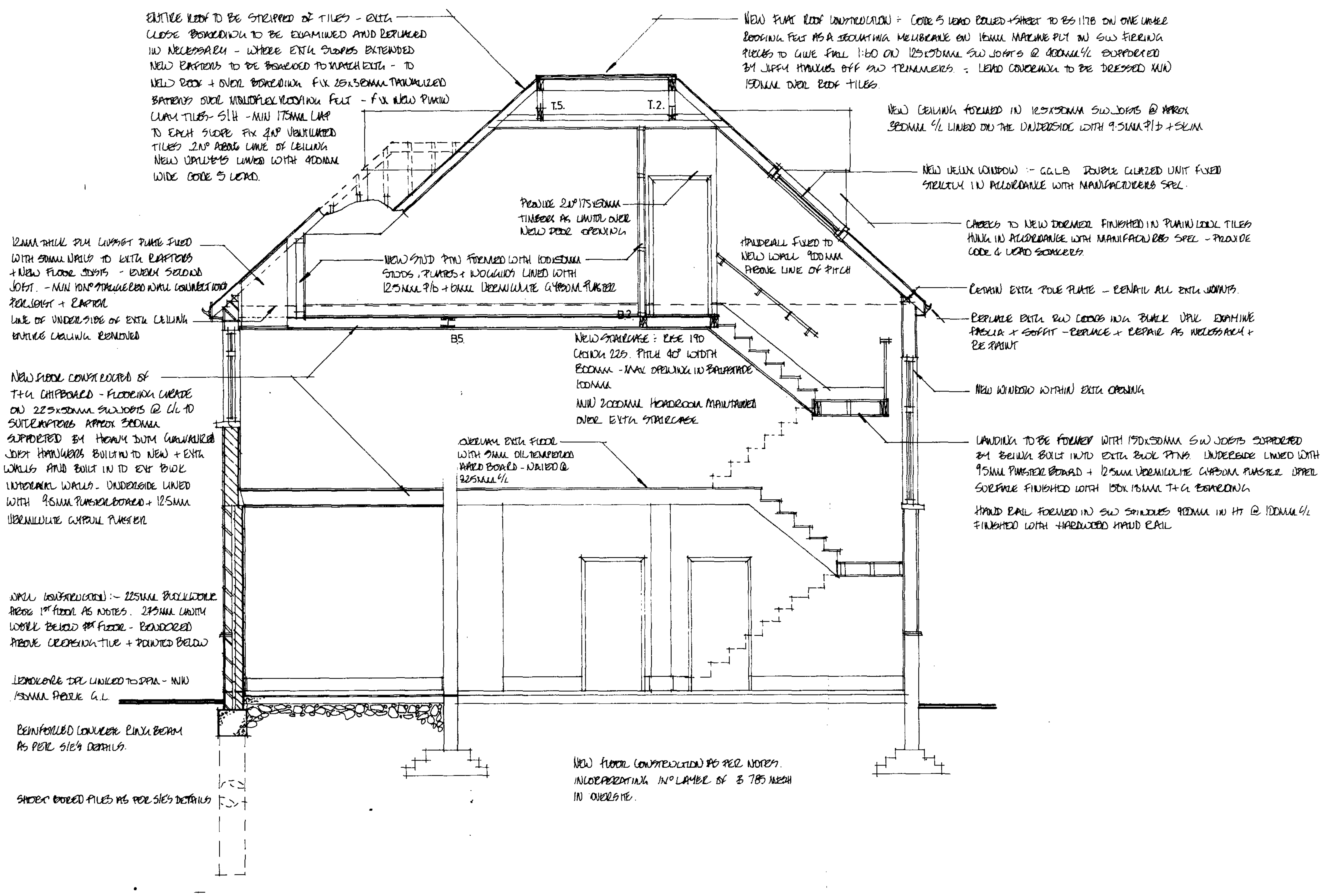
TP 8802026 R1

SCALES: 1:50 | DRG. No. 1 | REV.

DRN. BY SJF | DATE APRIL '88

STUART HENLEY & PARTNERS,
CHARTERED SURVEYORS,
CONSTRUCTION HOUSE,
18 FRIERN PARK,
LONDON N12 9DA
ENGLAND
TELEPHONE (01) - 445 1002

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
19 APR 1988
APPROVED
PLANS NOT APPROVED
ON BEHALF OF THE COUNCIL



NOTES:

FOUNDATIONS Unless shown otherwise on plan. 'Trench-fill' foundations to within 200mm of ground level, min 450mm wide x 1100mm 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 N14(2) Use 1:2:4 mix using sulphate resisting cement

DRAINAGE AND PLUMBING: All new drainage to comply with C.P. 301 and new plumbing to comply with BS 5572 1978 and both to be agreed on site. New drains to be 102mm dia. 'Hepsleve' jointed, vitreous clay pipes in 150mm concrete surround, to *fall min. 1 to 40. Any existing drains underneath proposed extension, to be exposed and* encased 150mm 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 225mm class B semi-engineering brickwork on min 150mm concrete base, with air tight covers. Any internal inspection chambers or gullies to have double seal, bolt down, air tight covers with access provided in floor.
All new gullies to be back inlet type and to be roddable New waste pipes to be polypropathene or similar approved type and have rodding access provided at all bends (rodding eyes) All sanitary units to have min 75mm 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 38mm dia and hand basins* 32mm 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 balloon to vent min 1 metre above top of highest window New guttering to be 100mm H.R type discharging via 63mm dia R W.P to surface water drainage system All wastes discharging to gullies, to do so below grating level and above water level.

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FLOORS:
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BRICKWORK:
CAVITY WALLS: 112mm facing brickwork with 50mm cavity and 125mm Celcon Solar blockwork internally Use 2 skins of brickwork below d p.c with cavity filled with lean mix concrete to g l 12 5mm plaster internally to give U-value 0 6 m2 C min Galvanised twist wall ties spaced 450mm vertically, 900mm 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 225mm end bearings Close cavity at top with 100mm block

SOLID WALLS: 225mm Celcon Solar blockwork rendered two coats sand cement to C P 221 and BS 5262 (waterproofing) Below d.p c level use 225mm brickwork 12 5mm plaster internally to give U-value 0 6 w m2 C min Use 1 1 6 mix

BOND: Tooth Bond new brickwork and Block Bond new blockwork to existing
LATERAL RESTRAINTS *Provide lateral restraints in roof deck to all unrestrained* walls exceeding 3 metre in length with 30mm x 5mm steel ties at 1 8 metre centres to schedule 7 and in accordance with CP 111

For Two Storey Structures Provide also 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 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

STRUCTURAL STEELWORK AND TIMBER: All twin Universal Beams & R.S.Js to be bolted together with M.S. separators @ 1/3 spaces. All structural steelwork and S.W. beams, trimmers to be encased in 9.5mm plasterboard and 9.5mm vermiculite gypsum plaster to provide minimum of 1/2 hour fire resitance. Use 1.6mm binding wire at 100mm crs. All structural timbers to be treated preservative to BS4072 and to be stress graded to BS 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 50mm stud partitions with noggins and 75mm x 50mm sole and head plates, faced on both sides 13mm platerboard Double-up floor joists under new partitions, where joists are parallel

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 Where ventilation is by door only provide additional openable vent equal in area to 10000mm2

HEADROOM: Minimum storey height to be 2300mm, 2000mm clear headroom below any new beams

ELECTRICAL WORKS: 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. 12.5mm white spar chippings hot bonded to 3* layers roofing felt to BS 747 and laid in accordance with C.P.144 Part 3 1970 on 83mm 'Jabdeck' laid and fixed in strict accordance with the manufacturer's specification on 1 layer of roofers felt hot bonded to 18mm exterior quality plywood deck and laid to fall min 1 in 60 on firring pieces on S.W joists mm x mm 400mm centres with 13mm 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

EXTERNAL WOODWORK: Knot, prime and stop, paint with 1 undercoat and 2 coats gloss finish

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LONDON BOROUGH OF CAMDEN
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DEPARTMENT
19 APR 1988 (A.M.)
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REF. TO:

REV.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1 HOLLY LODGE GARDENS N6

DRAWING TITLE
SECTION AA

SCALES: 1:50

DRN. BY SJF | DATE APRIL '88

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
18 JUL 1988
PLANS APPROVED
ON BEHALF OF THE COUNCIL
TP 8802026

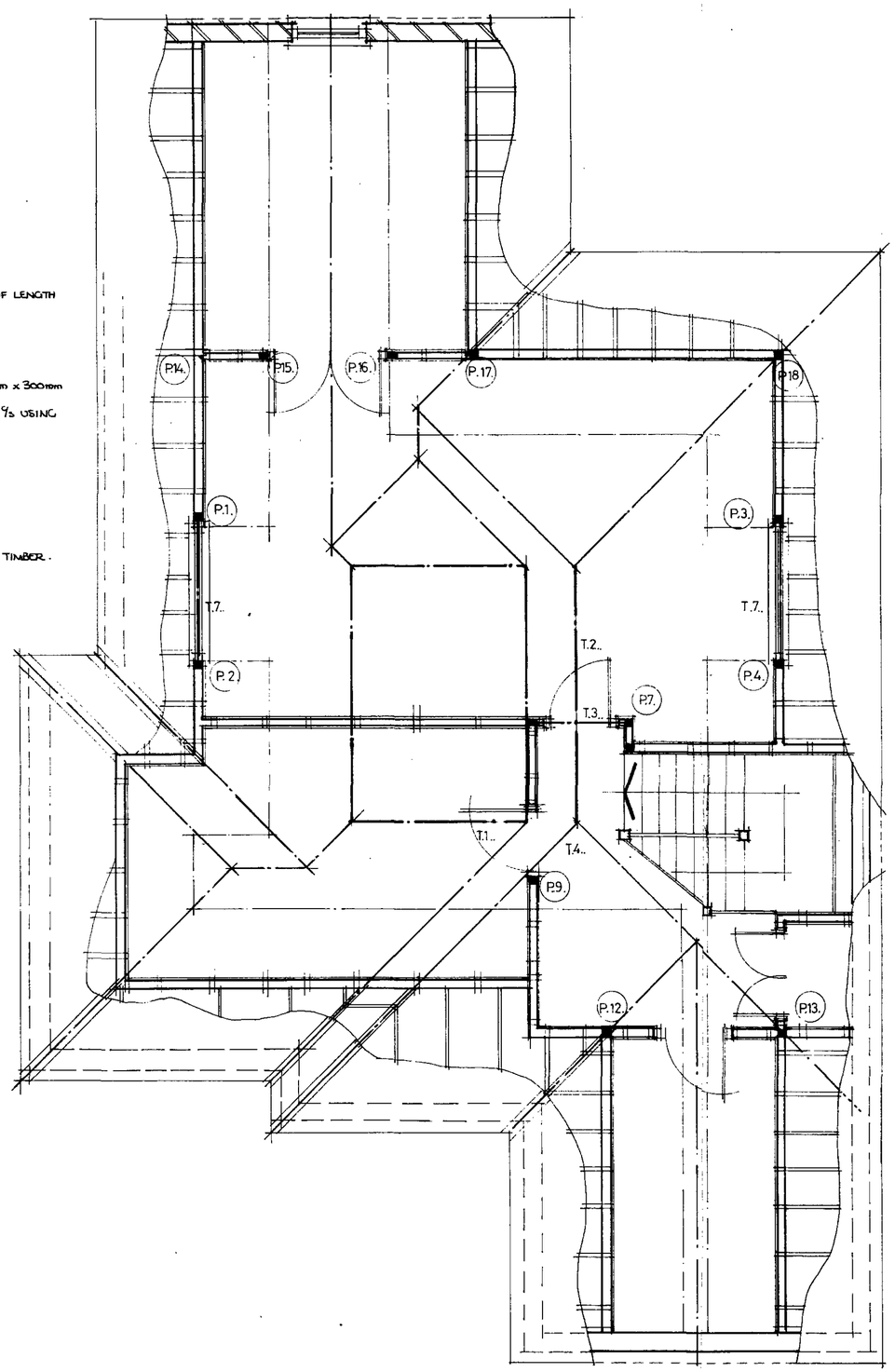
STUART HENLEY & PARTNERS
CHARTERED SURVEYORS.
CONSTRUCTION HOUSE
18 FRIERN PARK
LONDON N12 9DA
ENGLAND
TELEPHONE (01) - 445 1002

R2

LONSDALE TECH - PDS 852065

Key :-

Beam ref.	Nº & size of.
T.1.	2Nº 50mm x 175mm TIMBERS.
T.2.	2Nº 50mm x 175mm TIMBERS.
T.3.	2Nº 50mm x 150mm TIMBERS.
T.4.	2Nº 50mm x 225mm TIMBERS.
T.5.	3900mm LENGTH USE 4Nº 50mm x 225mm, REST OF LENGTH USE 2Nº 50mm x 225mm.
T.6.	FLITCH BEAM :- 2 Nº 75mm x 300mm WITH A 10mm x 300mm PLATE BETWEEN BOLTED TOGETHER @ 450mm c/s USING M12 BOLTS.
T.7.	2 Nº 50mm x 250mm TIMBERS.
T.8.	2Nº 50mm x 250mm TIMBERS.
T.9.	1Nº 100mm x 250mm OR 1Nº 75mm x 275mm TIMBER.



TP. 8802026 R2

190 m²

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15 JUL 1988
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NOTES:

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REV. A JUNE 88 New Roof Plan.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

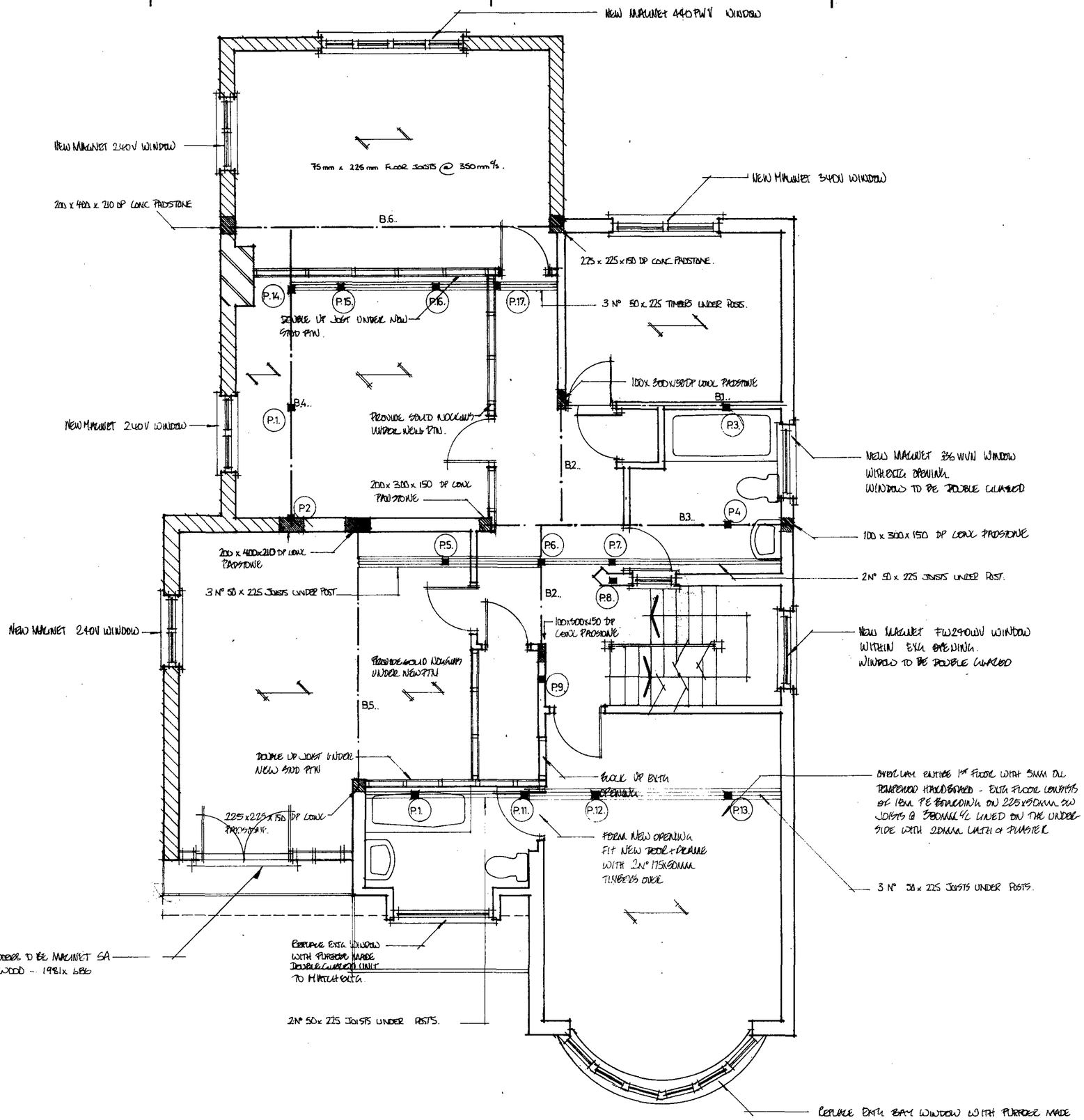
LOCATION
1, HOLLY LODGE GARDENS N.6

DRAWING TITLE
PROPOSED ROOF PLAN

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
18 JUL 1988
PLANS APPROVED NOT APPROVED
ON BEHALF OF THE COUNCIL

SCALES: 1:50	**DRG. No.** 1255/7 **REV.** A
DRN. BY S.J.F	**DATE** APRIL 1988

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



NOTES:

ALL DOORS OPENING ON TO STAIRCASE HALLWAY TO BE MARGINET RECOBUCY EFD30 1/2HR FIRE RESISTING DOORS HUNG IN A STEEL FRAME FITTED WITH 4MM INTUMESCENT STRIP & MIN 38x25MM DOOR STOPS SCREWED TO THE FRAME - DOOR TO BE FITTED WITH A "PERKO" SELF CLOSING MECHANISM.

Key :-

Beam ref..	Size & N° of.
B1	3 N° 50mm x 225mm TIMBERS.
B2	2 N° 50mm x 225mm TIMBERS.
B3	1 N° 203 mm x 133 mm x 30 KG/M UB..
B4	1 N° 203 mm x 133 mm x 30 KG/M UB..
B5	1 N° 203 mm x 102 mm R.S.J..
B6	1 N° 254 mm x 146 mm x 31 KG/M UB..

All floor joists to be 50 x 225 @ 400 c/s unless otherwise shown on plan.

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REV.		
A	J.W.	June '88 Proposed Side Extension Moved Back

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1, HOLLY LODGE GARDENS N.6

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

TP 8802026 R2

SCALES: 1:50 | **DRG NO.** 1255/6 | **REV.** A

DRN. BY S.J.F | **DATE** APRIL 1988

STUART HENLEY & PARTNERS, TRANSPORT
CHARTERED SURVEYORS,
CONSTRUCTION HOUSE,
18 FRIERN PARK,
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ENGLAND.
TELEPHONE (01)-445 1002

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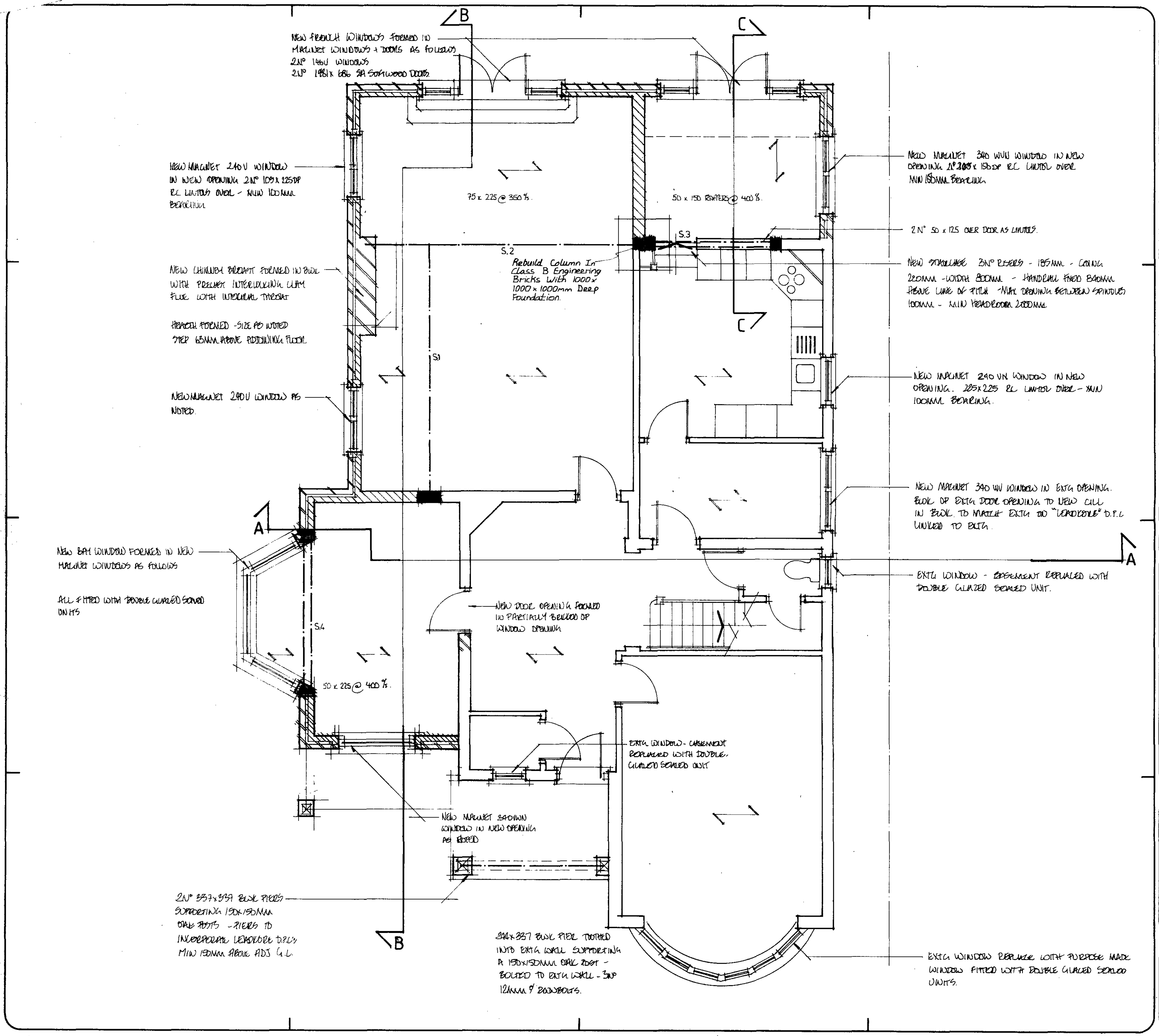
18 JUL 1988



LTB 5886

NOTES:

Key :~

BEAM REF.	SIZE OF.
S.1	203 x 133 x 25mm UB. Bearing On Block Min 150mm. For Pad Use 200 x 440 x 210mm Deep.
S.2	203 x 133 x 25mm UB. Bearing 150mm On 225 x 225 x 150mm Deep Pad.
S.3	2no. 178 x 102 RSJ's Bolted Together. Bearing 200mm On 225 x 225 x 150mm Deep Pads.
S.4	2no. 178 x 102mm RSJ's Bolted Together. Bearing 200mm On Brick. Use 100 x 300 x 150 Deep Pad. And On Block Use 100 x 440 x 210 Deep Pad

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REV. A | J.W | June '88 | Proposed Side Extension Moved Back.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1, HOLLY LODGE GARDENS

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

SCALES: 1:50 | **DRG. No.** 1055/5 | **REV** A
DRN. BY SJF | **DATE** APRIL 1988

TP 8802076 R2
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PLANNING AND COMMUNICATIONS DEPARTMENT
- 4 JUL 1988
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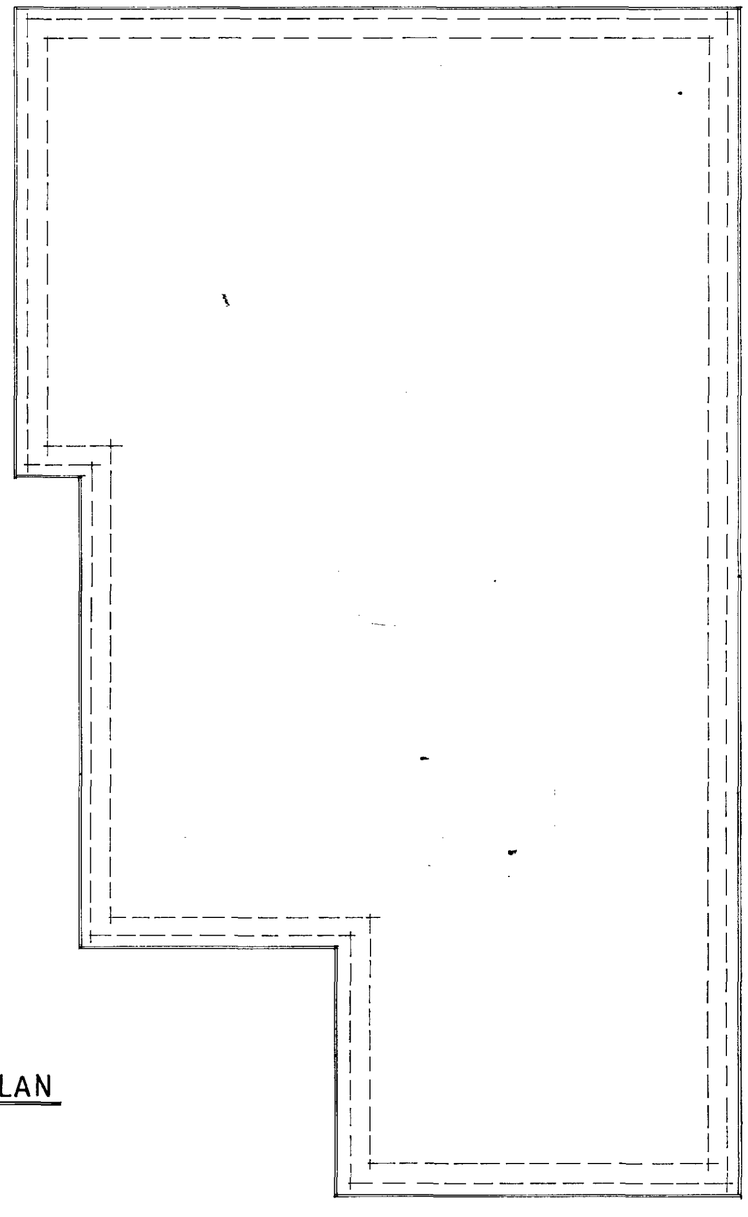
5602-986T



ROOF PLAN

NOTES:

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REV.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1 HOLLY LODGE GARDENS N.6

DRAWING TITLE
EXISTING ROOF PLAN

SCALES: 1:50

DRN. BY T.C

DRG. No. 1255/3 **REV.**

DATE 18 JUL 1988

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
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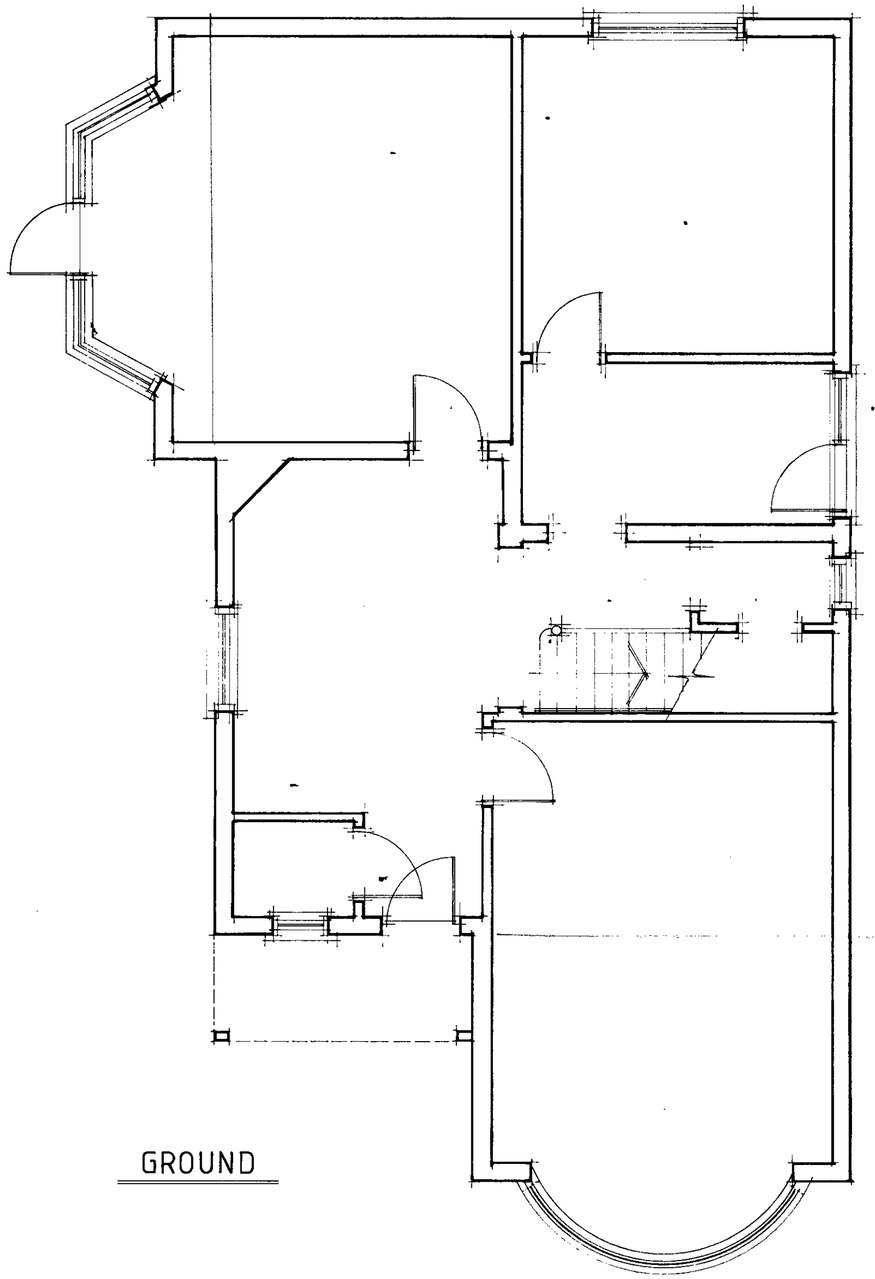

GROUND

80.7
18
105 m² approx.

NOTES:

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REV.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1, HOLLY LODGE GARDENS

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
18 JUL 1988
PLANS APPROVED
ON BEHALF OF THE COUNCIL

DRAWING TITLE
GROUND FLOOR EXISTING

SCALES: 1:50

DRG. No. NOT APPROVED

DRN. BY T.C

DATE MARCH 1988

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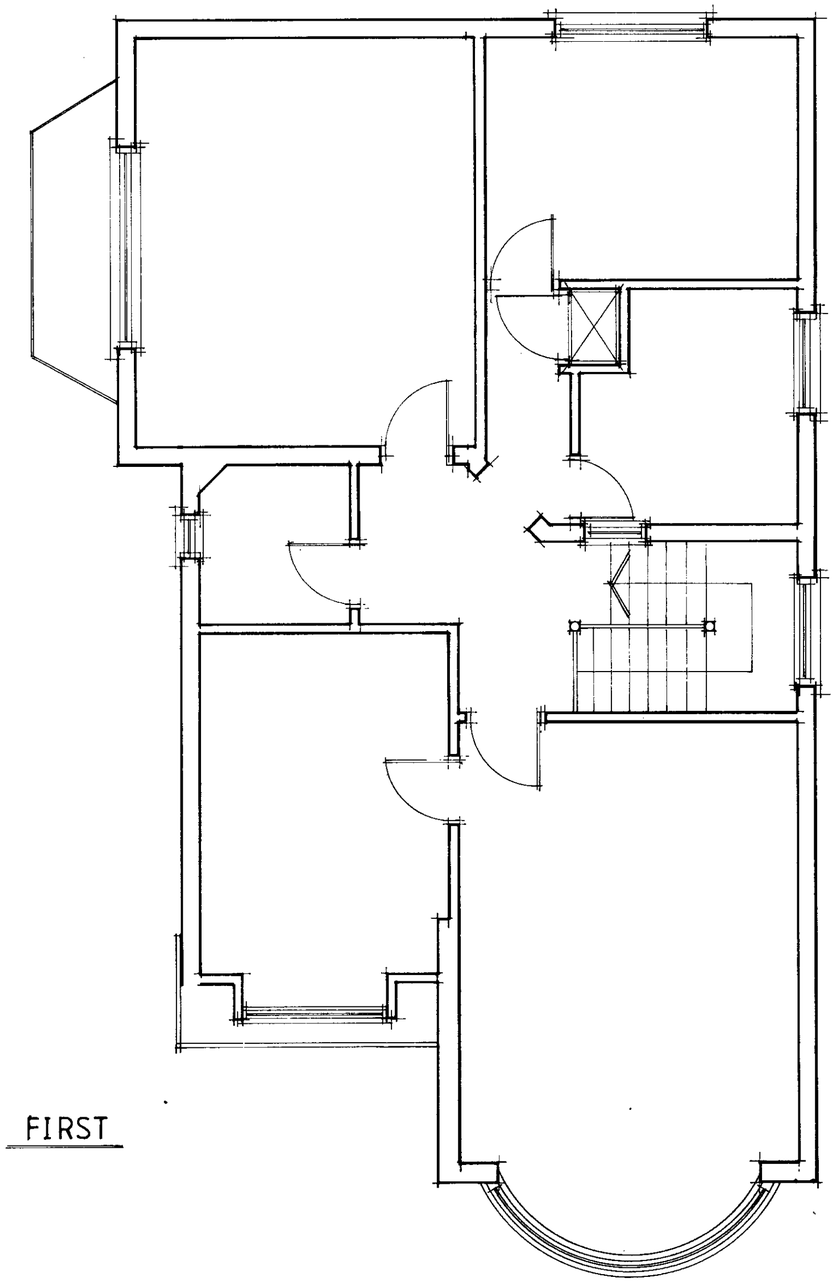
ITP 88020268
R2

LTB 5886

5607-986T



FIRST

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REV.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1, HOLLY LODGE GARDENS N.6

DRAWING TITLE
FIRST FLOOR EXISTING

SCALES: 1:50

DRN. BY T.C

DRG. No. 1255/2 **REV.**

DATE MARCH 1988

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
18 JUL 1988
PLANS APPROVED
NOT APPROVED
ON BEHALF OF THE COUNCIL
HTP 8802026 R2

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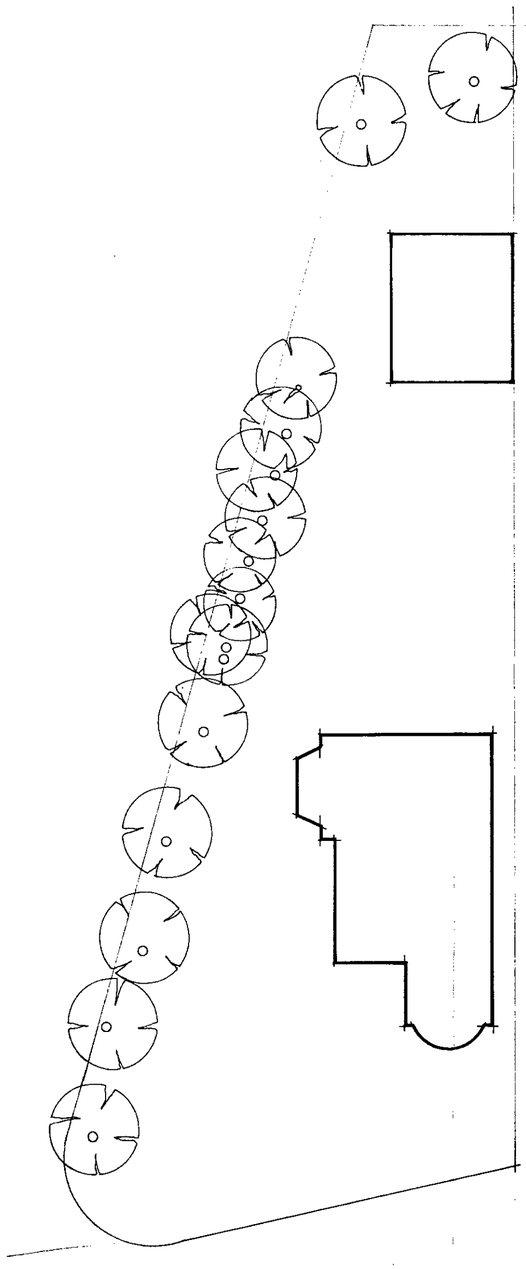
CONSTRUCTION HOUSE,
18 FRIERN PARK,
LONDON N12 9DA.
ENGLAND.
TELEPHONE (01)-445 1002

105 approx
wc



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REV.

PROJECT:
TWO STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION.

LOCATION
1. HOLLY LODGE GARDENS N.6

DRAWING TITLE
SITE PLAN

SCALES: 1:200 | DRG. No. 1255/4 | REV.
DRN. BY T.C | DATE MARCH 1988

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
18 JUL 1988
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ON BEHALF OF THE COUNCIL

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18 FRIERN PARK,
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