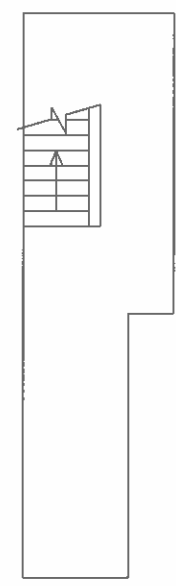
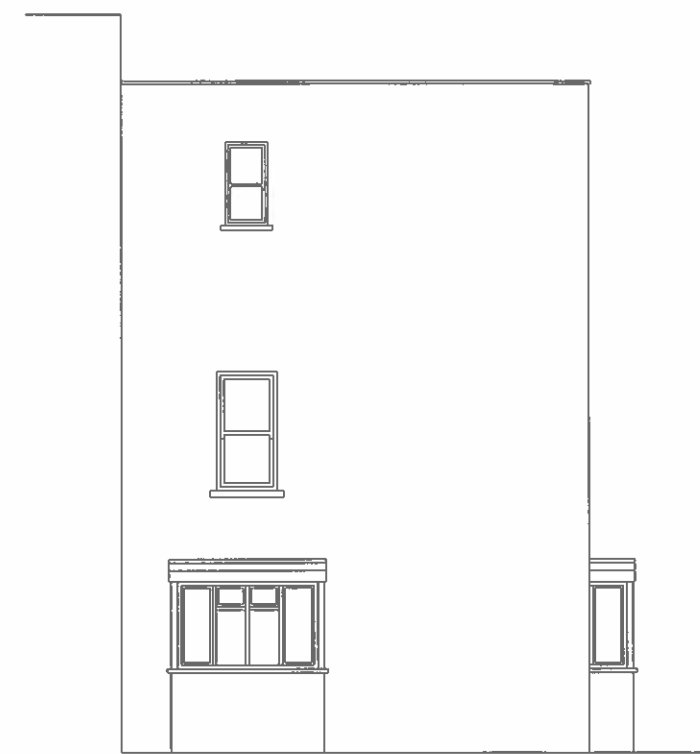


GROUND FLOOR PLAN



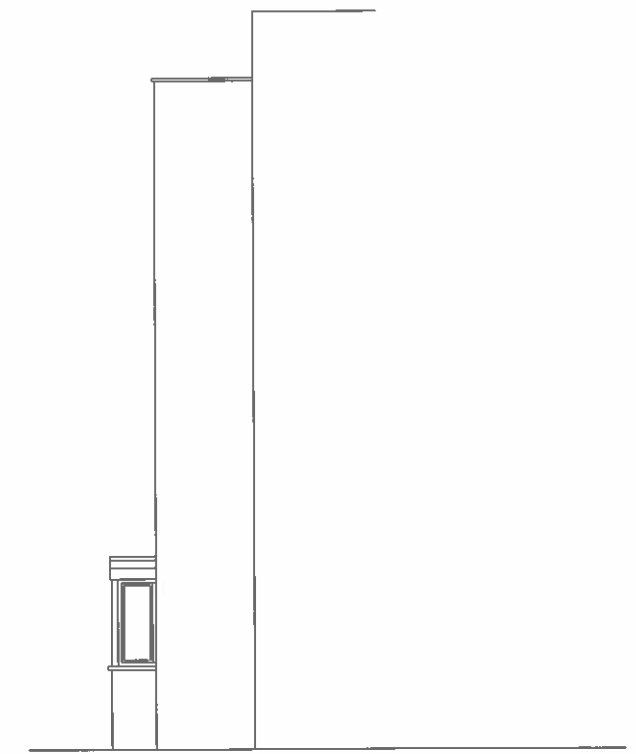
BASEMENT PLAN



SIDE ELEVATION

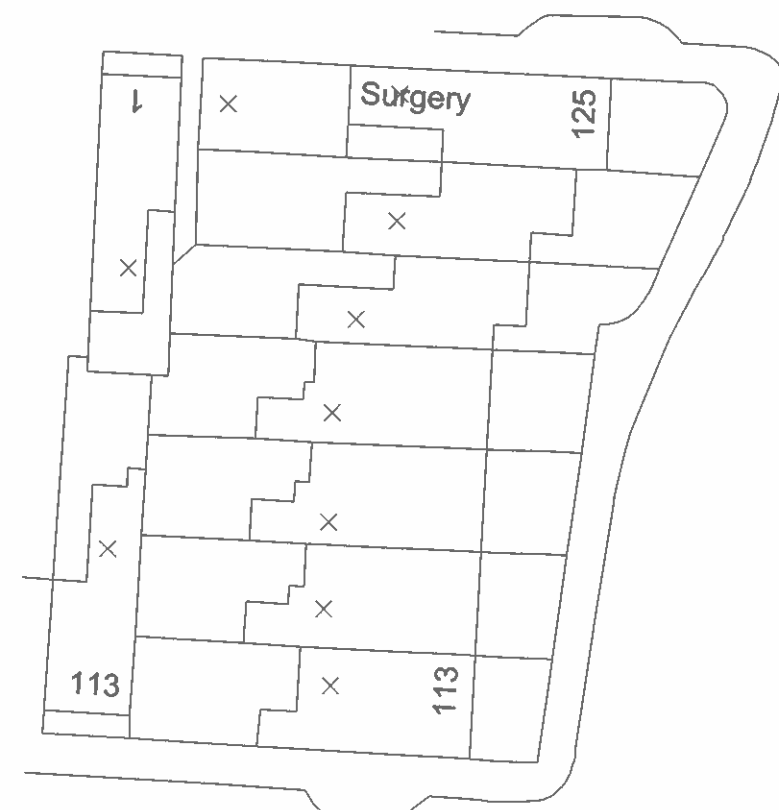


REAR ELEVATION

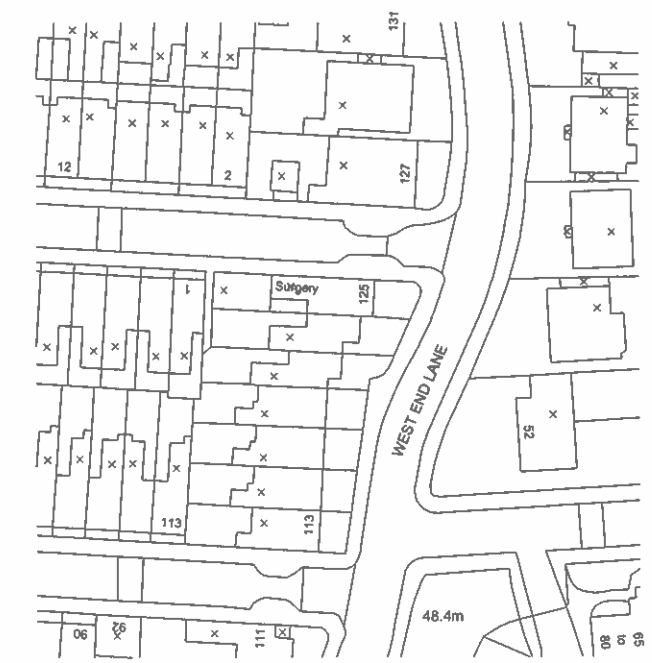


SIDE ELEVATION

neighbouring
ground level



BLOCK PLAN
1:500



SITE PLAN
1:1250

REVISIONS

DATE



07970 647449

TITLE

SURVEY DRAWING

ADDRESS

GROUND FLOOR FLAT
121 WEST END LANE
LONDON NW6

CLIENT

LONDON & DISTRICT HOUSING LTD

SCALE

1:100

DATE

OCT 2007

DRAWING No.

071030/01

REV.

PROVIDE 220mm LIGHT WEIGHT BLOCK WORK TO TOP OF EXTG WALL, LINE INNER SIDE WITH 100mm CELOTEX WITH P/BOARD FINISH

PROVIDE WATER RESISTANT SAND CEMENT RENDER TO FACE OF WALL

INJECT CEMICAL DPC

CONNECT NEW BRICKWORK TO EXTG WITH FIRFIX ADJUSTABLE WALL TIES

PROVIDE EXPANSION JOINT IN FLEXIBLE MATERIAL AT JUNCTION OF NEW AND EXISTING BUILDING

REMOVE SECTION OF PARTITION WALL, ASSUMED NON LOAD BEARING

REMOVE BRICKWORK IN CHIMNEY BREAST AND INSTALL 2no 127x76x13UB GRADE 43 WITH 10mm PLATE WELDED TO TOP TO WALL THICKNESS ON 500x100x20mm THICK BEARING PLATES

NEW DOUBLE GLAZED DOORS WITH ALUMINIUM THERMAL BREAK FRAMES WITH CATNIC LINTOL OVER

LOUNGE

NEW SUSPENDED TIMBER FLOOR AS DESCRIBED

REMOVE EXTG GULLEY

DEMOLISH REAR BAY AND REMOVE SECTION OF REAR ELEVATION WALL

DINING

PROVIDE COOKER HOOD DUCTED TO EXTERNAL AIR

KITCHEN

PROVIDE 70mm INSULATION BACKED PLASTERBOARD ON DOT AND DAB

CELLAR

BED

BATH

ENSUITE

MASTER BED

BASEMENT PLAN

GROUND FLOOR PLAN

PROVIDE BOX FRAME AS DETAIL WITH 203x203x52UC GRADE 43 TOP AND BOTTOM MEMBERS WITH 203x203x46 UC VERTICAL MEMBERS WELD 10mm THICK PLATE TO TOP BEAM TO WALL THICKNESS AND 8mm PLATES TO COLUMNS WITH BOLTS AS DETAIL

REMOVE SECTION OF SIDE ELEVATION WALL
INSTALL 2NO 152x152x23UC GRADE 43 WITH 10mm THICK STEEL PLATE WELDED TO TOP TO WALL THICKNESS ON 2no 15mm THICK BEARING PALTES 300x300 mm

NEW BAY WINDOWS IN DOUBLE GLAZED ALUMINIUM WITH 100x100 SC3 TIMBER CORNER POSTS

NEW CONCRETE FOUNDATION EXCAVATED TO DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER, PROVIDE 100mm COMPRESSABLE MATERIAL TO INNER FACE OF FOUNDATION

REMOVE EXTG BAY WINDOW
REMOVE ALL BRICKWORK AND GRUB UP FOUNDATION, PROVIDE NEW FOUNDATION AND NEW BRICKWORK TO CILL

REMOVE EXTG KITCHEN FITTINGS, PLASTER AS REQUIRED, PROVIDE 70mm INSULATION BACKED PLASTERBOARD TO EXTERNAL WALLS ON DOT AND DAB

PROVIDE STUD PARTITION AS DESCRIBED AND FORM NEW ENSUITE COMPARTMENT WITH EXTRACTOR FAN DUCTED TO EXTERNAL AIR

REVISIONS

DATE

07970 647449

DZINE

TITLE
PROPOSED DRAWING

ADDRESS
GROUND FLOOR FLAT

121 WEST END LANE

LONDON NW6

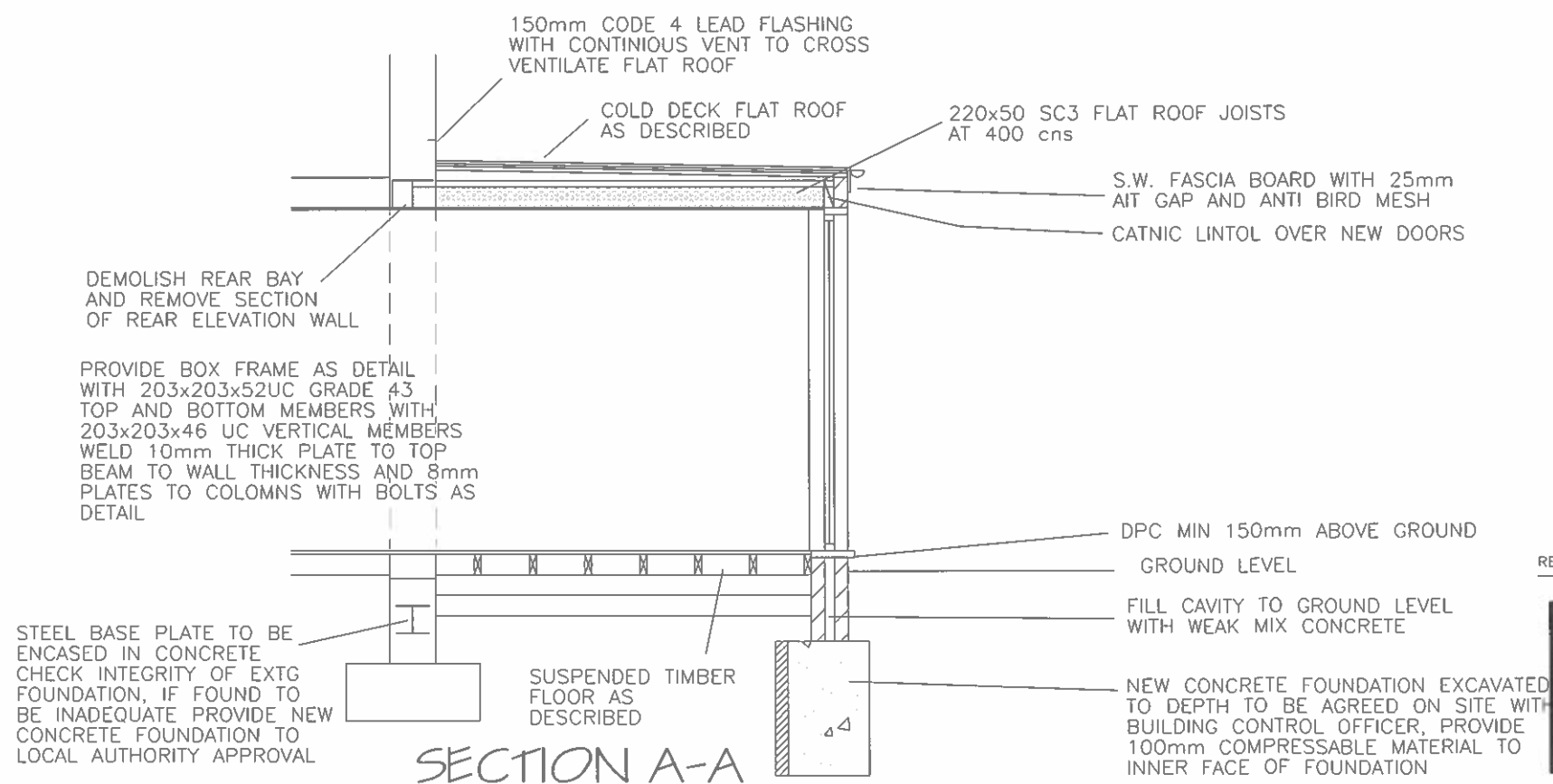
CLIENT
LONDON & DISTRICT HOUSING LTD

SCALE
1:50

DATE
OCT 2007

DRAWING No.
0710301/02

REV.
C



SIDE ELEVATION

GLAZING ~ SAFETY

Any glass in a window within 800mm of floor level or 1500 in a door or within 300mm each side of a door to be Laminated to BS 6206 unless pane of glass is less than 250mm wide and under 0.5sqm in area.

PIPE & VENT DUCTWORK

Encase all ducts and stack pipes etc in 2 Layers 15mm plasterboard fixed to break joints & with plaster skim finish. 80mm "Gypglas" 1000 sound absorbent quilt infill around pipes etc. 50x50 SW framework. Access panels in 2 Layers 15mm Masterboard or similar fire retardent material screw fixed into min 25mm rebated frame. Low level to stacks.

REVISIONS

DATE

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TITLE

PROPOSED DRAWING

ADDRESS

GROUND FLOOR FLAT
121 WEST END LANE
LONDON NW6

CLIENT

LONDON & DISTRICT HOUSING LTD

SCALE

1:100 & 1:50

DATE

OCT 2007

DRAWING No.

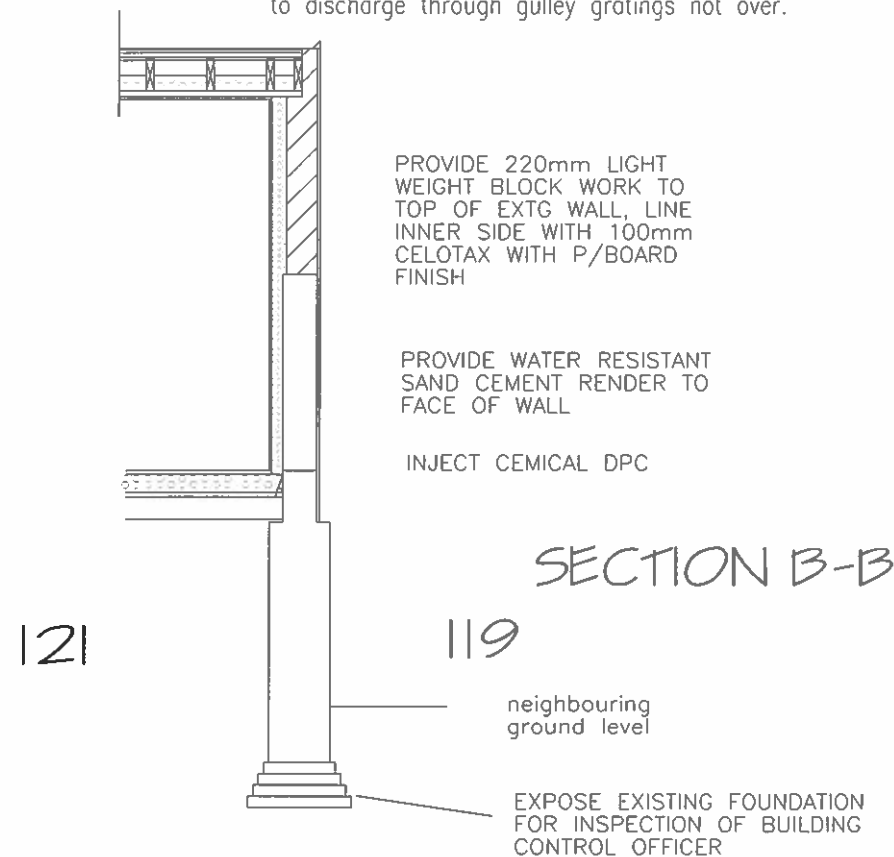
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RAINWATER GOODS

All to be in materials/profile to match existing or be agreed with client from samples to be provided by contractor. All to be of an above average depth and at least equivalent to a 115 dia half round section. 63 dia, or equivalent, outlets and down pipes to suit gutter selection. Any choices to be agreed with client. Gutters to be laid to minimal falls towards outlets. Leaf guards and swan neck offsets at eaves. Down pipes to discharge through gully gratings not over.



CAVITY WALLS U Value 0.30

External finish to match existing or as specified. Any render to be in 2 coats 1:1:6 mix sand/cement with waterproof additive & at least 20mm thick overall to BS 5262 on 100mm 'Celcon Standard' or equal approved lightweight aerated concrete blocks. Alternative outer leaf of 102.5mm facing brickwork. Samples to be agreed with client & Local Authority where appropriate. 70mm cavity completely filled with 50mm Celotex Inner leaf to be 100mm lightweight aerated concrete blockwork, 'Celcon Solar' or equal approved. All in 1:1:6 cement plasticizer sand mortar, colour/pointing etc to match existing as applicable. Finish internally in 10mm sand cement scratch coat with 2.5 mm hard plaster set coat. Cavity wall ties to BS 1243 (as amended) @ 450 Vert & 900 Horz c/c staggered. Double No to reveals and 'Therm-abate' or equal insulated cavity closures with DPC including below window cills. All work below DPC level to use sulphate resisting materials unless soil report or Local Authority indicate otherwise. DPC cavity trays, stepped as necessary and code 5 lead flashings above all abutments. Expansion joints to be provided at or within 3.0m of a corner & at 6.0m c/c thereafter in accordance with block/brick manufacturers instructions using 'Flexcell' or equal. Provide abutting stop beads and mastic/silicon bead seal to finishes as applicable. Provide bed joint reinforcement to 1st & 3rd block courses & equivalent brick courses above and below openings extending 600 each side & in 3 courses below padstones to beam bearings exceeding a 45 degree spread from base of the padstone by one block & increasing in length with each course downwards in a pyramid shape. Tie new walls to extg using stainless steel 'Furfix' or equal App'd profiles and ties.

CEILINGS ~ COLD DECK U Value 0.16

9.5mm Foil backed vapour check plasterboard 2.5mm plaster skim coat finish. (12.5mm plasterboard if also forming part of the underside of a floor or fire protection to steelwork). 150mm Celotex insulation laid between joists to roof voids and a further 70MM Celotex fixed to u/side of joists to eliminate any cold bridge's. Refer to sections for joist sizes & c/c.

FLAT ROOFS ~ COLD DECK 0.2 U Value

Two coat mastic asphalt minimum 20mm thick overall to BS 998 pointed with 2 coats white solar reflective paint including all upstands etc. All laid on sheathing felt separating membrane on 19mm marine plywood decking on firings to fall minimum 1 in 40 as indicated on timber joists. Refer to section for sizes & c/c. Spans as indicated. Support joists on heavy duty hangers or build into walls as applicable or on lay boards on rafters. Turn asphalt & decking up 300mm behind roof tiles with tiles dressed down over or provide independent upstands comprising Ex 50x150 tanalised timber with top edge chamfered at 45 degree angle & angle fillet at roof decking level as appropriate. Dress asphalt up and over on expanded metal lathing. Code 5 lead cover flashing over inserted Min 50mm into mortar bed joint, lead wedges and pointed in. DPC cavity trays over as applicable. Ceilings as specified generally. Provide 40mm Celotex to underside of joists insulate between with 100mm Celotex foam board and cross vent roof void on all available sides to at least equivalent of a 25mm continuous air gap with insect screen mesh. Refer to section for details & counter battens etc.

DPC's & DPM's

All DPC's to BS 743 Min 150mm above finished ground levels, stepped as required to suit site levels. All on mortar bed. Vertically lap or tank as appropriate. Inner leaf DPC not to be above floor level and to be lapped to floor DPM's. Use Hi-Load DPC's below any concrete floors or floor beams. DPM's to be 1200 gauge polythene or equal approved and protected with soft sand blinding where necessary. All DPC's & DPM's to be lapped to existing at all abutments.

LINTELS

All by specialist manufacturer of best quality. Moisture and rust proofed, factory insulated. (Cotnic or equal) Refer to plans for references. Closed end DPC trays over as appropriate. Minimum 150mm end bearings unless otherwise specified. Pre-stressed or normal reinforced concrete may be used over internal openings unless otherwise stated. All to be installed in strict accordance with manufacturers instructions and load/span tables to be complied with. Struct'l Engineers details to take preference.

FOOTING WALLS

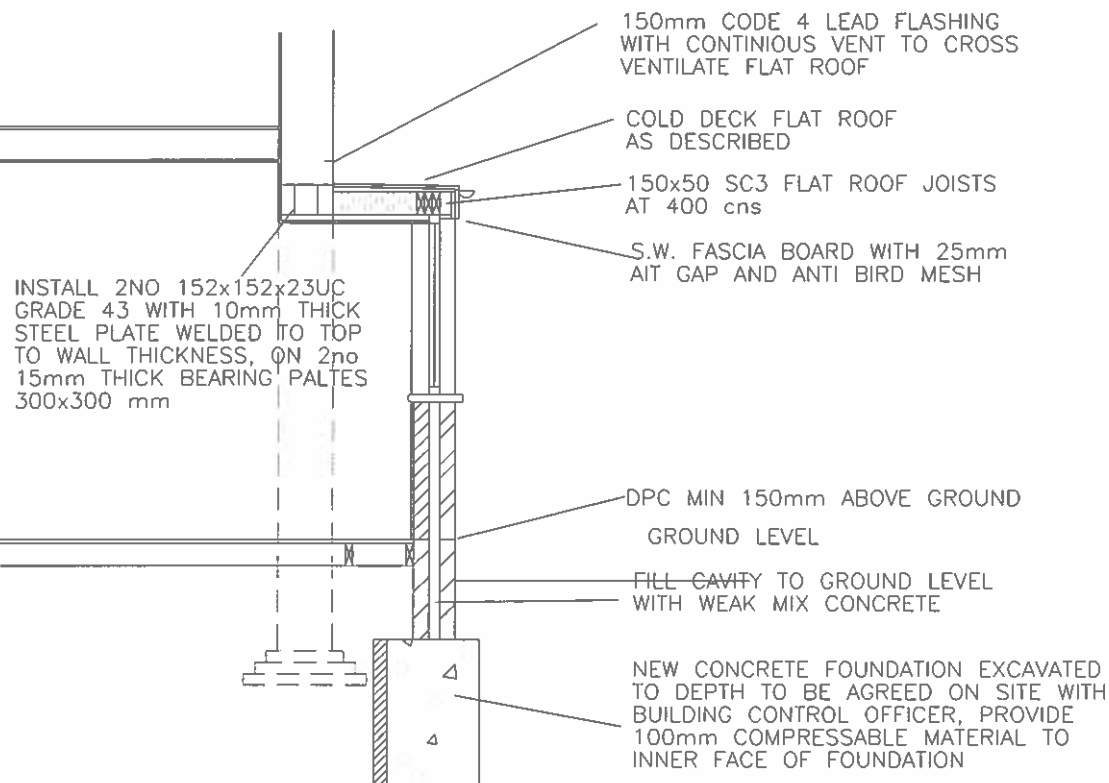
All to be built in common fletton bricks or 7N/sqmm dense concrete blocks in 1:3 cement sand mortar up to DPC level. Sulphate resisting cement only where necessary. All walls to be built on centre of foundations unless otherwise stated. Cavity's to be filled with lean mix concrete to 3 brick or 1 block course below lowest DPC level. Refer to sub-floor ventilation note as applicable.

FOUNDATIONS

Mass filled strip footings to dim's shown using 1:2:4 mix (20N/sqmm) concrete. Sulphate resisting cement where applicable. Foundations to be taken down into virgin ground to at least the depth of Existing or minimum 600mm below any tree roots encountered in the excavations whichever is the deeper but do not undermine any adjacent foundations without express permission. 100mm thick Claymaster is to be provided to the inside face of all external foundations and to one face of internal foundations that are deeper than 1.5m (Refer to Detail). If at all uncertain consult Local Authority Inspector on site at the earliest opportunity. All foundations must be inspected and approved prior to the placing of any concrete.

SUSPENDED TIMBER SUB FLOORS 0.22 U Value

Joists to be supported on 100x50 tanalised SW wall plates on DPC's on 102.5mm honeycomb brickwork sleeper walls @ Max 2.0m c/c. 100mm thk 1:2:4 mix oversite concrete slab on 150mm layer well consolidated clean hardcore. Strip all top soil or other deleterious material from site of building. Build up hardcore in layers NE 150mm thk where necessary & overall max 600mm. Min 150mm void below joists ventilated to external air @ 900mm c/c using periscopic pvc vent sleeves to link 215x75 inner & outer leaf terracotta air bricks. Provide apertures in walls below floor to cross vent to adjacent voids of at least 1500sqmm/meter run of wall. In all cases maintain any existing sub floor ventilation providing pvc ducts and additional air bricks as appropriate. Where necessary air bricks to be same size, material & level etc as existing ones to property. Allow for applied floor finishes to be flush with existing to avoid any steps or ramps unless otherwise specified. 120mm Celotex suspended between joists.



TITLE		
PROPOSED DRAWING		
ADDRESS		
GROUND FLOOR FLAT		
121 WEST END LANE		
LONDON NW6		
CLIENT		
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SCALE	DATE	
1:50	OCT 2007	
DRAWING No.	071030/04	REV. C

~ NOTES ~

All Work to Clients & Local Authority Approval.
All Relevant BS's & CP's to be Complied With.
Work Only to Written Dimensions unless directed to scale by Design Team. Report Discrepancy's and Obtain Permission Prior to Proceeding.
Contractor Shall be Responsible to Rectify Any Variations carried out without prior Approval.
Any Disturbance to be Made Good to Match Existing or as Directed. Architraves, Cornices, Doors & Skirtings etc to Match Existing & be Purpose Made where an acceptable standard product is not readily available.
Services to be Altered & Extended as Required.

VENTILATION

All habitable rooms to have 1/20th floor area natural ventilation via opening doors or windows to external air with background ventilation of 8000sqmm or 4000sqmm in the case of kitchens, utility rooms, bath or shower rooms. In addition kitchens to have at least a 30L/sec cooker hood ducted to external air or a separate 60L/sec full extract fan. In addition all habitable rooms should have emergency egress consisting of at least a window having an unobstructed openable area of Min 0.33sqm & Min 450mm high or wide the bottom of which should be within 1100 mm of floor level. Mechanical extraction also to be provided as follows:-
Utility rooms - 30L/sec, Bath & Shower rooms - 15L/sec. Separate WC's to have a window giving 1/20th floor area & 4000sqmm trickle vent or 6L/sec extract fan. All extract fans to be linked to light switch & with 15 minute overrun unless room has an opening window.

ELECTRICAL INSTALLATIONS

All electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 16th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. AND the competent person is to send to the Local Authority a self certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 electrical installation test certificate.

TIMBER

All to be SC3 (GS,MGS,M50,or M75) grade unless otherwise specified. Structural Engineers details take preference. Roof timbers, any ends to be built into walls or others in a vulnerable location to be treated with a preservative containing a fungicide. Roof timbers to be pressure impregnated with preservative. Spike all doubled joists etc together with 100 mm wires @ 600c/c askew from both sides. Bolt multiple timbers as specified with M12 4.6 black bolts @ 450c/c staggered and with 63mm dia tooth ring plate connectors and washers etc.

STEELWORK

All to be grade 43 to BS 4 Pt 1 & BS 4848 Pts 2&4 painted with 2 coats grey oxide primer after first removing any surface rust etc. Any joints to be bolted or welded to separate detail. 1:2:4 mix concrete or engineering brick padstones to bearings as specified. Structural Engineers details to take preference. Encase steelwork in 2 layers 15mm plaster-board with staggered joints nailed to SW cradles. Plaster skim coat finish to any casing not concealed by other parts of the structure etc. Beams within floor or ceiling voids to have minimum 1 layer of plaster-board in addition to ceiling plasterboard.

LATERAL RESTRAINT

Anchor roofs, ceilings and intermediate floors to external and internal load bearing walls as applicable @ Max 2000c/c. 30x5 galvanized steel straps notched over at least 3No joists, bent as required and extended down walls Min 600mm. Straps to be hooked over inner leaf at intermediate floors or restraint hook joist hangers to be used. Applies to new work in all cases and existing only where directed.

STUDWORK PARTITIONS

100x50mm SW studs @ 400c/c. Noggins @ 800c/c. 100x50mm sole & top rails. Double up joists below partitions unless otherwise specified. 12.5mm plasterboard and 2.5mm skim coat finish both sides with 80mm "Gypglas" 1000 sound insulation quilt infill throughout. All Studwork within a bath or shower room (or other wet area) to be lined out on wet side with ribbed expanded metal lath & 2x10mm coats sand cement render, 1:1:6 mix with waterproof additive.

WINDOWS & EXTERIOR DOORS

Materials for frames, hinges, leaded lights etc to match existing unless a complete new installation is called for. Refer to separate specification. All to be provided with suitable locking devices to match the existing or multi point locking devices complying with insurance industry standards. Easy-clean hinges to be stainless steel types or equal approved with a full opening device where necessary for emergency escape purposes. Glazing to comply with safety glass rules, be double glazed with low-e, anti-glare & Argon fill all incorporated. Maximum gap to sealed units suitable for frame material selected. Obscured glass to be selected by client from samples to be provided by contractor. Leaded lights to include soldered joints where leads cross. Draught stripping to be the best quality fitted into grooves/rebates as applicable. Frames to incorporate a thermal break except where wooden. Obtain Clients written Approval for all details, window/door configuration, leaded light patterns etc prior to placing any orders.

WASTE PLUMBING

All to be to BS 5572. 100mm dia soil & vent stacks or stub stacks as directed. 100mm dia WC branches with 50mm deep 'P' traps. All other traps accessible and cleansable. Waste & trap sizes as follows :- Basins & Bidets 32mm dia, Sinks & Washing Machines etc 40mm dia all with 75mm deep traps. Baths & Showers 40mm dia with 50mm deep traps. No waste to be connected to a stack within 200mm of a WC branch. Increase pipe sizes from 32 to 40mm @ 1.7m, 40 to 50mm @ 3.0m Any wastes over 4.0m provide anti-syphon traps or a vent connected to waste within 300mm of trap, rising continuously either to external air or back to stack above highest flood level. Wherever possible & always at head of drain stacks to be vented to external air via balloon cage 900mm above any ventilation opening within 3.0m. Code 5 lead collars/sleeves above roof abutments. Fresh air inlet valves only to be used in accordance with manufacturers instructions and Local Authority Approval. Provide rodding eyes to all bends & junctions. Box in & conceal wastes etc in agreement with client/owner.

BOILERS, HEATING & HW CONTROLS

Boilers to be fueled by Mains natural gas and to have a 'SEDBUK' of at least 90% and to have system controls that switch off the boilers if there is no demand for heating or hot water. Heating system to have zoned controls separate for living and sleeping areas. In large properties no one zone should exceed 150sqm. Each zone for space heating and the hot water system to have separate temperature and time controls. Hot water storage to be in the form of a factory insulated vessel with a minimum 35mm thick coating of PU foam (Min 30kg/cum density) or greater if pressurised including other adjacent equipment. and pipework within 1.0m including vent pipes and primary flow and return to a temperature range of -40 deg C to +700 deg C. All systems to be properly commissioned prior to handover and a report issued together with full operating instructions handed to the client prior to occupation of the building. Boiler flues (fan assisted) to be sited Min 300mm from any openings into the building, 200mm Min below eaves and 150 Min from any drain or soil pipes.

DRAINAGE

All to be to BS 8301. 100mm dia plastic underground drains laid @ 1:40 falls in 150mm pea shingle bed and surround. Min 600mm cover below driveways. Build pipes into walls where passing through with joints within 150mm of wall face and then at approximately 600mm from first joint to form a rocker pipe. All gully's to be rodable back inlet types with fixed covers/gratings. Large radius bends at base of stacks. Provide one way valves to drains or flexible anti-climb fins to stacks to prevent rodents climbing pipes to exit drains. All drains to be accessible and rodable. 450mm dia plastic or 450x450mm brick inspection chambers on 150mm concrete bases. Concrete backfill to plastic IC's. Maximum depth 1.2m. Covers 450mm dia or 430mm sq. All internal IC's etc to be fitted with double seal bolt down air tight covers and frames. Refer to plan for further requirements and/or greater depths etc. All paved areas to be provided with drainage in the form of gully's or channels discharging to a separate surface water drainage system together with rainwater from roofs etc.

FIRE ALARM/ SMOKE DETECTORS = ☒

Smoke detectors to be mains wired to a separate circuit breaker at the consumer control unit and all to be linked for maximum audibility. All to BS 5839 Pt 1 & I.E.E. Regs. Provide to hall, stairs & landing areas within 7.5m of doors to all habitable rooms. If ceiling mounted keep Min 300mm from a wall or light fitting. If wall mounted fit between 150mm to 300mm below ceiling. Keep away from any heating or air conditioning plant or outlets.

TITLE PROPOSED DRAWING		
ADDRESS GROUND FLOOR FLAT 121 WEST END LANE LONDON NW6		
CLIENT LONDON & DISTRICT HOUSING LTD		
SCALE 1:50	DATE OCT 2007	
DRAWING No. 071030/05	REV. c	