



**NOTES:**

**FOUNDATIONS:** Unless shown otherwise on plan, French-drill foundations to within 200mm of ground level, min 450mm wide x 11 metre 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 level of any adjacent drains to Reg. N 142. Use 1:2.4 mix using sulphate resisting cement.

**DRAINAGE AND PLUMBING:** All new drainage to comply with C.P. 301 and 700 plumbing to comply with B.S. 5572 1875 and both to be agreed on site. New drains to be 100mm dia. 'Hepolite' jointed vitreous clay pipes in 180mm concrete surround, to fall min 1 in 40. Any existing drains underneath proposed extension, to be excavated and encased in 150mm concrete if not already so encased. Drains passing through foundations to have approved R.C. linings 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, both 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 polypropylene or similar approved type and have rodding access provided at all levels (rodding eyes). All sanitary units to have min 75mm deep trap (not bottle traps). All wastes connected to a common S.V.P. to have anti-siphonage systems where necessary, to maintain traps under working conditions (single stack system). All kitchen sinks and fittings 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 finish 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 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 P.V.C. Type to B.S. 743, min 150mm above finished 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 rny and missing d.p.c. joints to be lapped min 150mm and sealed with dipk on 25mm sand bedding on 150mm concrete on cast in situ concrete. 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 100mm x 50mm S.W. joists @ 400mm centres on 100mm x 50mm plates on d.p.c. on 100mm concrete. Use 12 metre centres. Provide min 25mm deep x 25mm wide of concrete foundations under sleeper walls. Provide min 100mm x 125mm concrete of wall plate to top of 100mm concrete on 100mm x 50mm joists on 25mm sand bedding on 150mm compacted hardcore. Joists are to be treated with preservative and to be 50mm 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 brickwork internally. Use 2 skins of brickwork below d.p.c. with cavity filled with lean mix concrete to g. 12.5mm plaster internally to give U value 0.8 w/m<sup>2</sup> K. min. Celcon Solar wall is spaced 450mm vertically, 900mm horizontally. Cavity with every brick course at every course. Provide d.p.c. to all unbroken reveals in external cavity walls and d.p.c. (cavity tray) over all openings. Allow for movement. Use Dorman long combined links over openings unless specified otherwise on plan with min 225mm end bearing. Close cavity at top with 100mm block.

**SOLID WALLS:** 225mm Celcon Solar brickwork reinforced 2 coats sand/cement to C.P. 221 and B.S. 5262 (waterproofing). Below d.p.c. level use 225mm brickwork 12.5mm plaster internally to give U value 0.6 w/m<sup>2</sup> K. min. Use 1:1.6 mix.

**BOND:** Toom Bond new brickwork and Block Bond new brickwork to existing.

**LATERAL RESTRAINTS:** Provide lateral restraints in roof deck to all unrestrained walls exceeding 3 metres in length with 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. linings under new d.p.c. to be lapped to existing, and brickwork to be bonded to existing. Use sulphate resisting cement.

**STRUCTURAL STEELWORK & TIMBER:** All twin Universal Beams & R.S.J.s 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 c/c. All structural timbers to be treated preservative to BS 4072 and to be stress graded to B.S. 4978. Where steel beams are exposed to external weathering, increase timber 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 fixed on both sides 13mm plasterboard. Double up floor joists under new partitions, where joists are spaced.

**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 change per hour and 20 minute over run, controlled by light switch. Where ventilation is by door only provide adjustable operable vent equal in area to 10000mm<sup>2</sup>.

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

**ELECTRICAL WORK:** 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 fibreboard over chippings hot bonded to 3 layers roofing felt to B.S. 747 & laid in accordance with C.P. 144 Part 3 1970 on 'Jabdeck'. Laid and fixed in strict accordance with the manufacturer's specifications on 1 layer blackboard felt hot bonded to 18mm exterior quality plywood deck and laid to fall min 1 in 60 on ferrug pieces on S.W. joists. Min. 100mm x 200mm centres. Provide 100mm fibre glass thermal blanket laid on 13mm foil backed plasterboard ceiling. Provide herringbone strutting between joists, and strap iron 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.

This plan was prepared with information provided by the Client and available at the time of the site survey and therefore the Contractors are to check all dimensions, levels, drainage 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.

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TP8500933

REV.

PROJECT: CHANGE OF USE TO WINE BAR.

LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING  
14 AUG 1985  
PLANS APPROVED  
ON BEHALF OF THE COUNCIL

LOCATION 56 CHETSWOLD RD. N.W.5.

DRAWING TITLE PLAN / ELEVATIONS

SCALES: 1:50 / 1:100 DRG. No. 686/3 REV.

DRN. BY GA. DATE JUNE 85

STUART HENLEY & PARTNERS.  
CHARTERED SURVEYORS.

CONSTRUCTION HOUSE,  
18 FRIERN PARK,  
LONDON N12 9DA.  
ENGLAND

TELEPHONE (01) - 445 1002

