2.00 DEMOLITION AND STRUCTURAL ALTERATIONS

2.01
The contractor shall prepare a method statement and temporary works sequence to allow the demolition of all of the partitions shown including rear wall of conservatory and the floor generally as noted on drawing 641/ D101.
The crushed arisings may be used for hardcore in accordance with materials and workmanship clauses below.

2.02
The contractor shall strip out all remaining fixtures, finishes (including plasterboard and wall plaster in preparation for tanking), services, sanitaryware, electrical and joinery items not identified as required for the reconfigured garden flat.

2.03
Contractor to note that the existing wardrobes in R01 Bedroom 1 and R11 Bedroom 2 are to be carefully dismantled and set aside for reinstatement when the new floor has been retorned.

2.04
External Demolition - it is intended to demolish and rebuild the party fence wall between the garden flat and the adjacent houses. Refer external works below.
It is intended to reform the stair accessing the Entrance Hallway area R08 – refer external works below.

2.05
Contractor to dismantle existing roof over R04 Kitchen and R05 Dining to allow for a reconstruction in revised construction details below. Contractor to allow for the modification of the roof as necessary to extend to the porch section of the new roof by the front door and the modified sections for the side extension to R08 Bedroom.

2.06 New Rear Extension

Roof:
Form new roof laid to falls incorporating framework to three new rooflights generally ex 20 mm asphalt in 2 layers on separating membrane on 80 mm Kingspan Thermaroof TR27 LPC/FM roofing insulation on bituminous vapour check insulation on 18 mm WBP ply decking asounrd on roof joists.

Roof joists ae 200 x 50 mm C24 joists at 400 mm centres spanning from new Beam 4 (refer below 2.07) and new Beam 6 formed as 203 x 203 x 46 UC spanning from 200 x 90 PFC stanchion with 10 mm end plates bolted with 12 mm diam. bolts and with 2 x 10 mm resin anchors to the flank wall of the extension. Remaining end of Beam 6 bearing 225 mm onto new brickwork to corner of extension.

Allow for forming 100 x 100 mm s/w upstands ex C24 section timbers at perimeter of roof lights to allow asphalt to be dressed and a proprietary powder coated aluminium cover flashing to be dressed over the kerb. For rooflights – refer schedule below.

Walls:
Allow for insertion of party fence wall as existin between No. 153 and No. 155 including temporary propping as necessary.
Allow for extending the party fence wall to beyond the furthest extent ex 215 brickwork colour bond and mortar to match existing to form new rear wall section to Kitchen R04 wall to rear.

Foundations:
Existing ground beam encased in concrete spans under new sliding door position from existing concrete strip footings to return as shown on Structural Eng dwg 7229 SK2.
New brick rear wall to Kitchen R04 formed on to new trench fill strip footing min. 450 mm wide x 1.7 m deep. (This matches the depth of the existing concrete footing).

2.07 Removal of Masonry to Existing Bay Projection

Existing brickwork bay projection to be supported on new steelwork comprising Beam 4 as 203 x 203 x 46 UC spanning from ex 300 x 100 x 150 high pactstone out into party wall with No. 155 and Box Frame 2 bearing on 100 x 100 x 4 mm SHS post ons to part pad foundation, Beam 4 runs parallel to Box Frame 2 formed as 254 x 254 x 73 UC top rail and 254 x 254 x 73 UC stanchions with bottom rail encased in concrete.
Allow for diagonal steels as 203 x 203 x 46 UC with 10 mm top plate to support diagonal splays of bay projection as shown welded to Beam 4 and Box Frame 3.
Allow for all steelwork to be encased in 2 layers 15 mm fireline board with timber infills to webs of steel to ensure min 1 hr protection.
Ensure that fireline board in installed strictly in accordance with Manufacturer's prmesc instructions.

2.08 New Box Frame to support enlargement of R06 Bedroom 3

Allow for formation Box Frame 2 in accordance with Structural Engineer's details ex 254 x 254 x 73 UC supported on ex 260 x 90 channel stanchions with 10 mm end plates.
Allow for base section of steel wrapped in D49 mesh with minimum 50 mm cover and encased in concrete. It is assumed the encased ground beam is bearing on the remainder of the main brick wall, however, if the wall does not extend deep enough, a new concrete base wearing course below the encased beam should be formed.
Allow for bolts as noted on Structural Eng dwg ar 16 mm diam. where shown.
Allow for Box Frame 3 to Box Frame 2 to be in connection by 8 mm welded end plates and 4 No. 20 mm diam. bolts as shown.

2.09 Ground Bearing, Beams Slab and Foundations

The encased sections of Box Frame 3 tie as a ground beam spanning between 2 No. basement pad foundations 1.2 x 1.2 x 1 m thick adjacent to party wall with 155 King Henry's Road and 1.4 x 1.4 x 1.2 thicks in relation to the pad foundation that carries the main stanchion of Box Frame 3 and the SHS post that Beam 4 bears on to.

The encased section to Box Frame 2 is a base ground beam spanning on to the line of the original flank wall of the house, assuming the brickwork depth is adequate.

Allow for forseiing out of existing ground bearing slab and excavate as necessary to achieve the revised floor build up of main ground floor slab.
Floorbuild up comprising 10 mm tiles on 6 mm adhesive on deinmatting on ex 65 mm screed incorporating u/f heating pipework. Screed on 110 mm urethane insulation on 1200 guage DPM on 150 mm reinforced slab with A393 mesh to top and bottom on 50 mm sand blinding or local Authority approved overslos.

Note that the ground level drainage that passes through the house should be cast in thickened sections of the reinforced ground slab as typical sketch detail.

2.10 Support to First Floor Partition following demolition of Existing Kitchen Partion Wall

Beam 1 – 203 x 133 x 30 UB has been identified as possibly spanning from the external wall to Beam 3.
Contractor to assume the beam exists and to allow for re-creating the ends to Box Frame 3 and to Beam 3.
Allow for temporary works in association.
Allow for forming new beam support to primary spine wall of the house to all repositioning of the entrance door to the reception and kitchen dining area.
Beam 2 formed over ex 2 No. 152 x 89 UB beams bearing on 300 x 225 x 150 high pactstones at each end.

2.12 New Internal Partitions

Form new partitions to layout shown including formation of recesses in R07 Bedroom Ensuite generally ex 140 mm lightweight blocks on DPC bearing directly on to new ground floor slab.
Supply and fit head restraint straps by Ancon or similar approved from top of blockwork to existing floor joists at first floor level.

2.13 Other Incidental Structural Interventions

Allow for incidental cutting and reforming of wall layout externally and within original main flank wall masonry as follows.

a. Allow for new external wall to R04 Kitchen incorporating kitchen window GW07 ex 215 mm fletsone keyed to allow 2 coats external render for painting to outer face including reveals of GW07. Allow for Cabrac lintol to window and form sill ex 75 mm x 1000 mm Precast concrete for painting. Sill on DPC with vertical DPC surround damp proofing to newly installed window. Allow for proprietary water-proofing to inner face of wall with insulation backed plasterboard 29 mm for minimal insulation.

b. Form return to external wall to ma of R05 Dining to take sliding door system in matching construction to 'a' above.

c. Allow for cutting and forming new wall including supply and fit of Cabrac lintol over to reposition the window GW06 within the centre of the dining room blank wall. The existing height and sill are to be maintained.

d. Form recess to shower R07 Bedroom 3 Ensuite within 215 wall comprising 140 blockwork and a 100 skim to bedroom side. Allow for crocodile wall starters where new blockwork abuts existing brick wall in each and every instance as identified on Plan 641/130.

e. Allow for cutting back the corners of existing brickwork adjacent within R08 Entrance Hallway.

f. Allow for forming extended section of roof over entrance porch hallway in 20 mm asphalt in 2 layers on separating membrane on 80 mm Kingspan Thermaroof TR27 LPC/FM roofing insulation on bituminous vapour check insulation on 18 mm WBP ply decking secured on roof joists. These should extend from a double trimmer ex 200 x 50 mm C24 joists at 400 centres with new lintel over door as shown. Allow for 25 mm Kostheim K7 between joists with 125 cavity and 2 layers 12.5 mm tsk-backed plasterboard to form ceiling.
Take up existing roof coverings prior to extending over porch.

2.14 New Roof and Extension to R06 Bedroom 3

Allow for 20 mm asphalt in 2 layers on separating membrane on 80 mm Kingspan Thermaroof TR27 LPC/FM roofing insulation on bituminous vapour check insulation on 18 mm WBP ply decking secured on roof joists ex 300 x 50 mm C24 joists at 400 centres.
Allow for 25 mm Kostheim K7 between joists with 125 cavity and 2 layers 12.5 mm tsk-backed plasterboard to form ceiling.
Joists are spanning between new double trimmer to terminate existing roof joists and on to joist hangers on wall parapet section above window lintel to R06 Bedroom 3.
Allow for window lintol in proprietary Cabrac or IG to suit span and parapet loading.
For rooflights, form double joists to sides and entire perimeter of the rooflights.
For rooflight construction – refer below.

2.15 Plastering Generally

Refer works to rooms below also- Assume all plaster is to be new to walls and ceilings, rooflight perimeter upstands, bcakings for steelwork.

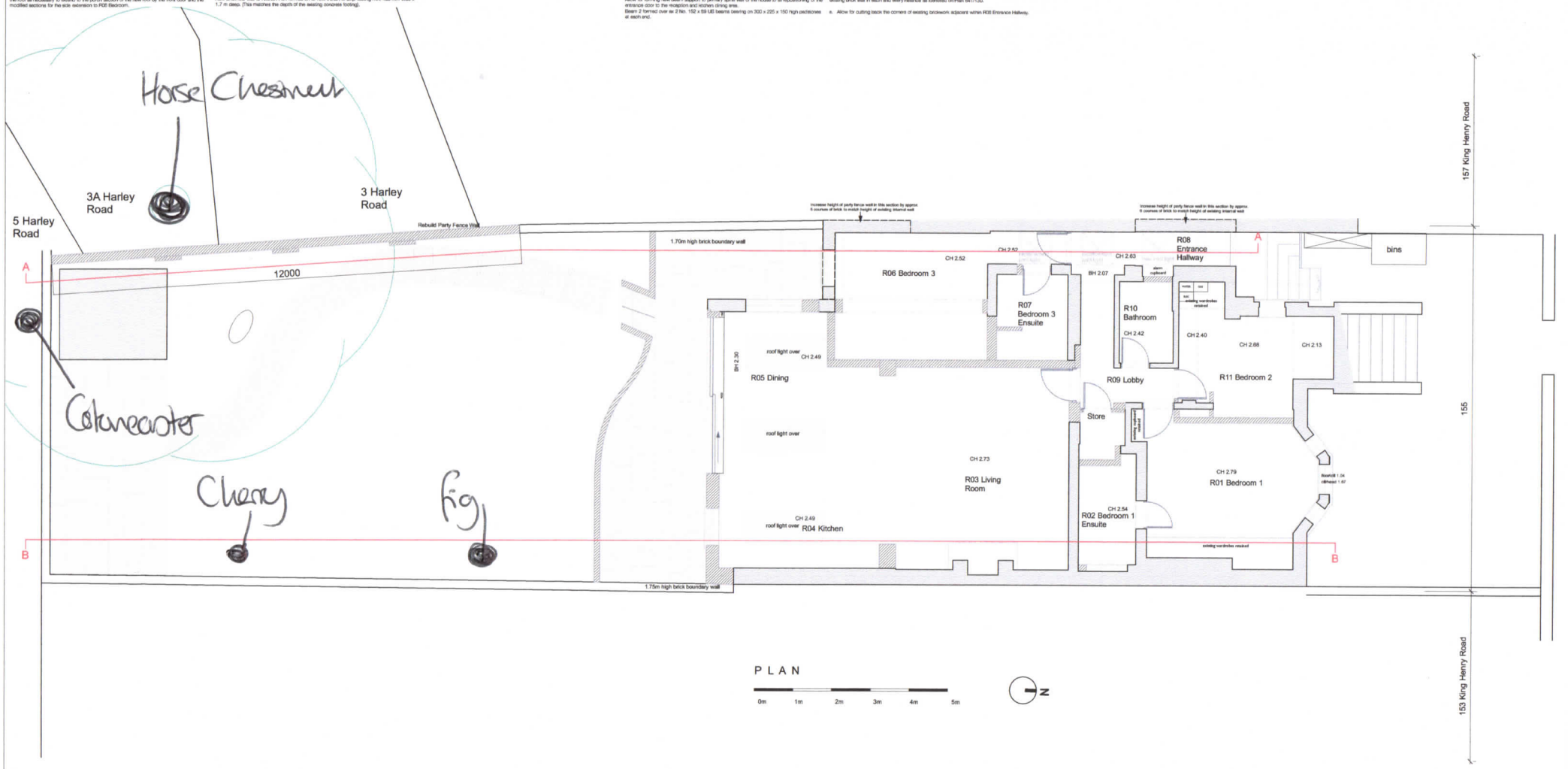
2.16 New Plaster

Allow for skim coat plaster to all new plasterboard surfaces – refer above.
Allow for ply 18 mm on studwork or masonry to all surfaces receiving stone or tile as a finished surface. Allow for unitiond and skim coat plaster to all bathrooms, utility and wet tiled faces of new kitchen.
Allow for 1 hr protecting 2 layer plasterwork to all structural steelwork.
Allow for new wall plasterboard skimmed do and dabbed to all of these walls.

NOTES
1. This drawing must not be scaled
2. The contractor is to check all dimensions on site

Existing Wall

New Wall



PLAN

0m 1m 2m 3m 4m 5m

N

no.	revision	date
dwg type	PROPOSED	
dwg status	TENDER	

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Project
Garden Apartment, 155 King Henry Road, NW3 3RD

Title
Proposed Ground Floor Plan with context

Client
Ms Ruth Hagan

scale	drawn	date
1 : 50 @ A1	AD	Jan 2016
job number	drawing number	revision
641	PW100	-