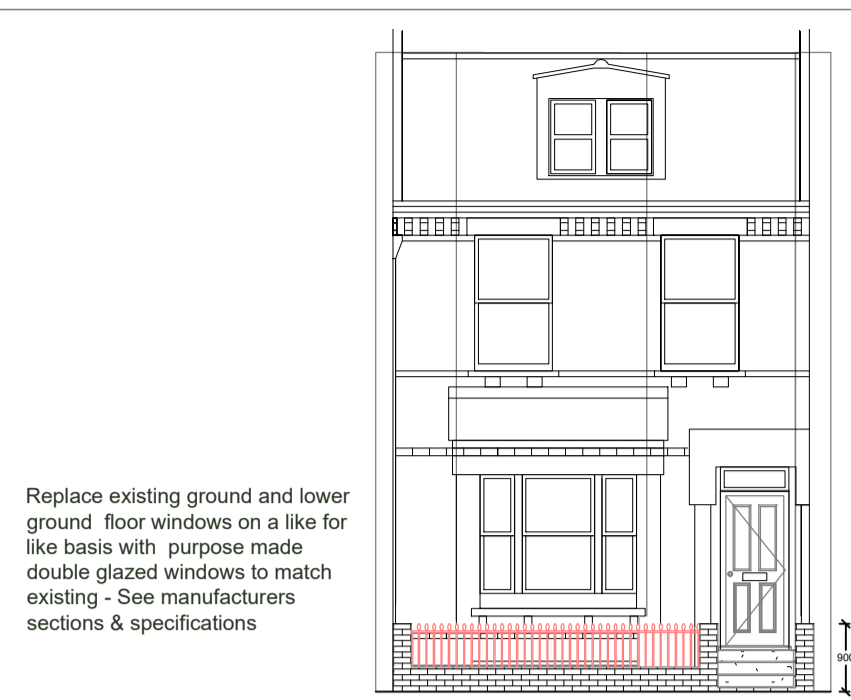
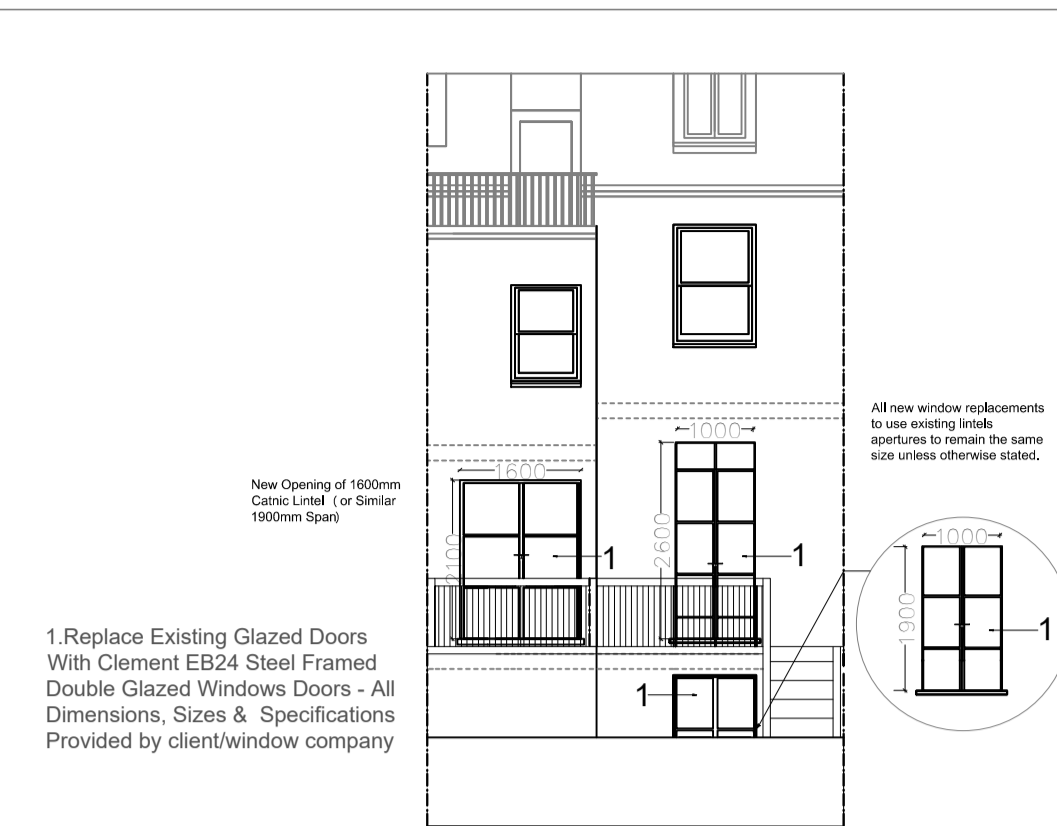


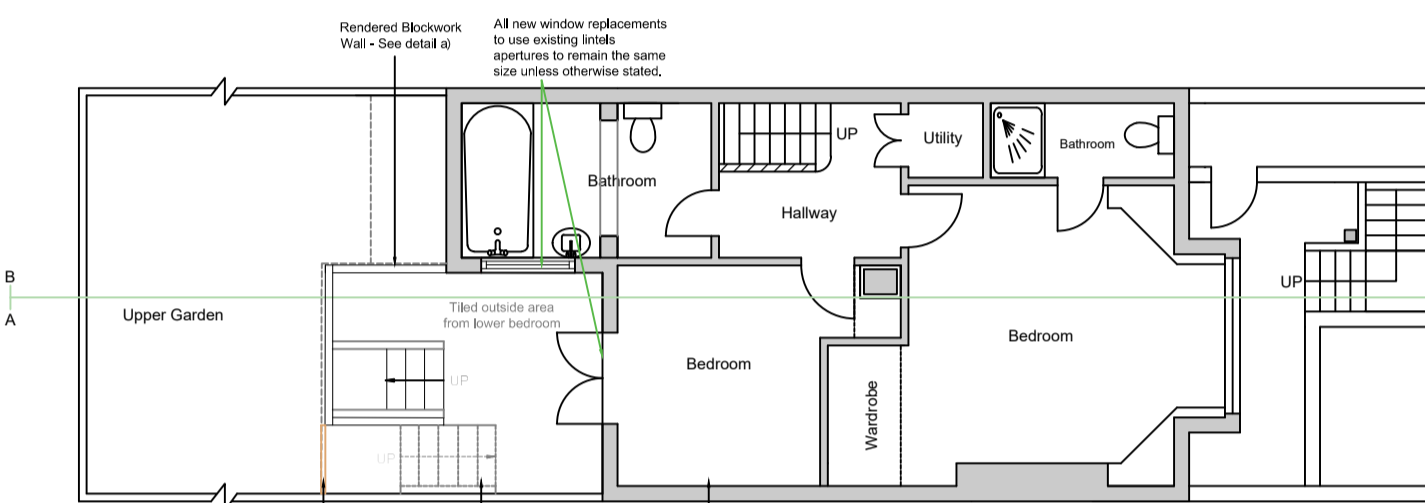
Proposed North East Elevation



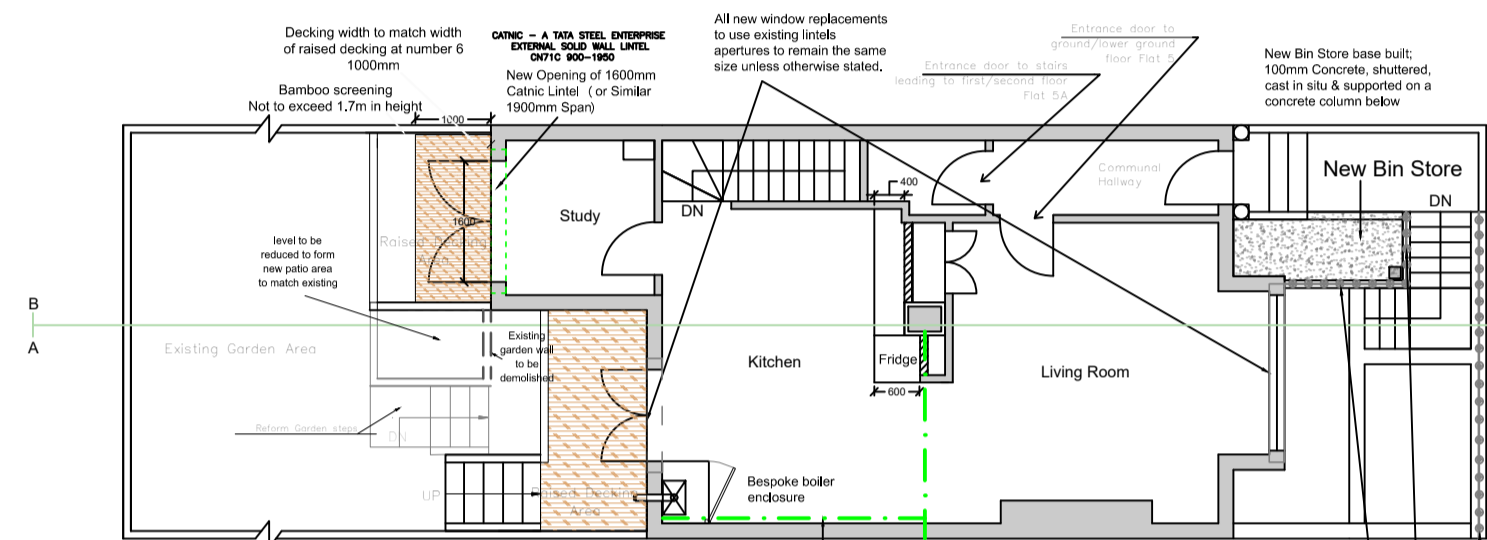
Proposed North West Elevation



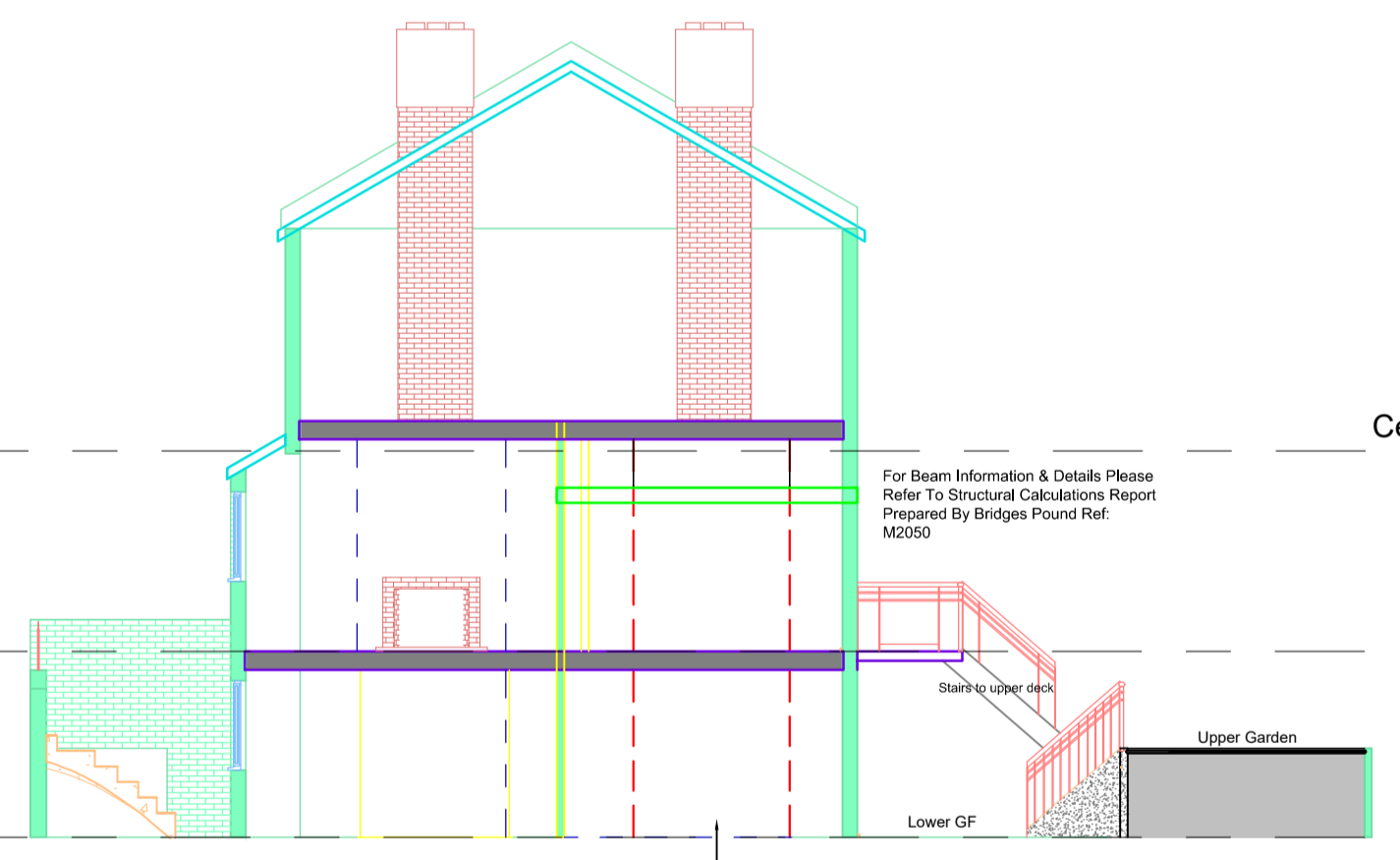
Proposed South East Elevation



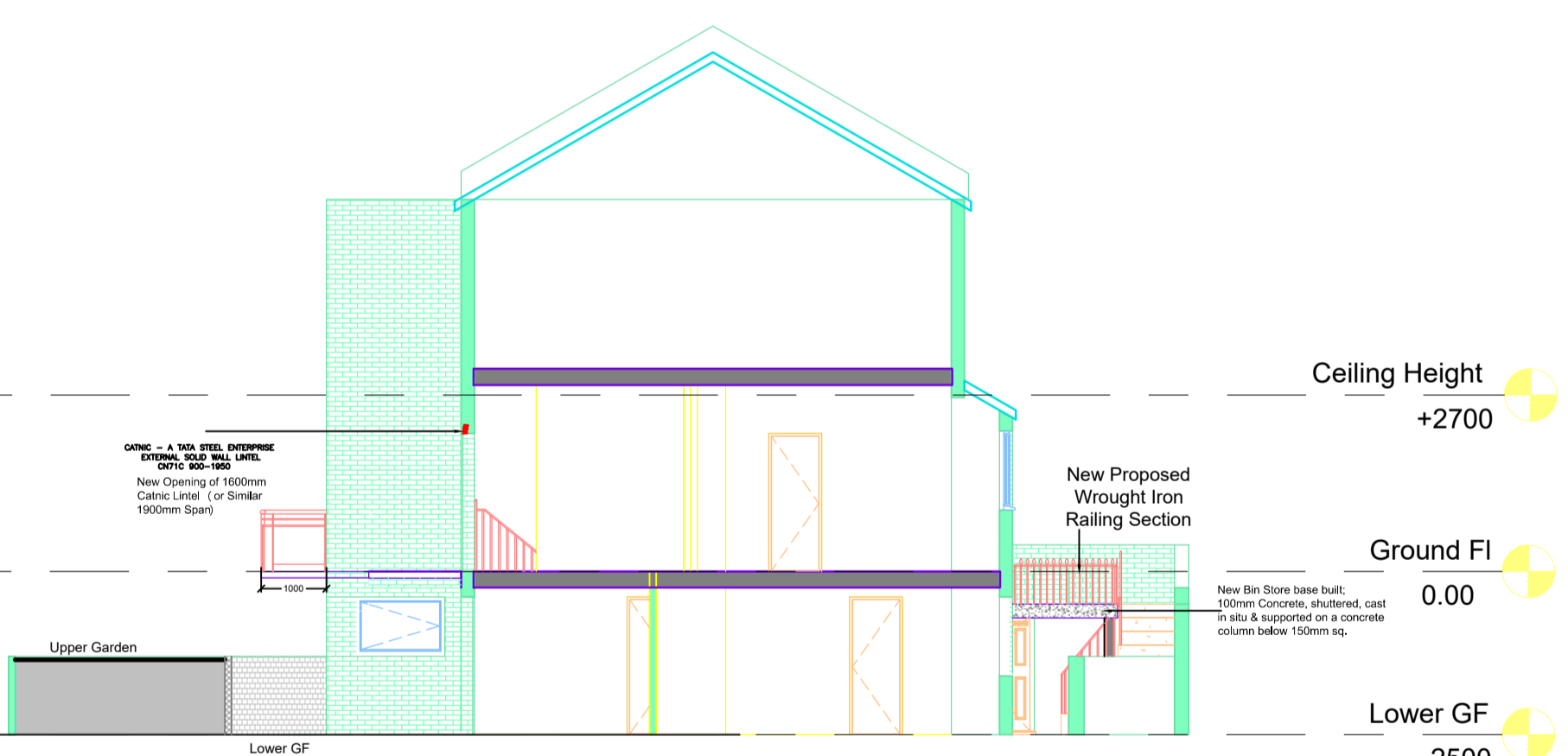
Proposed Lower Ground Floor



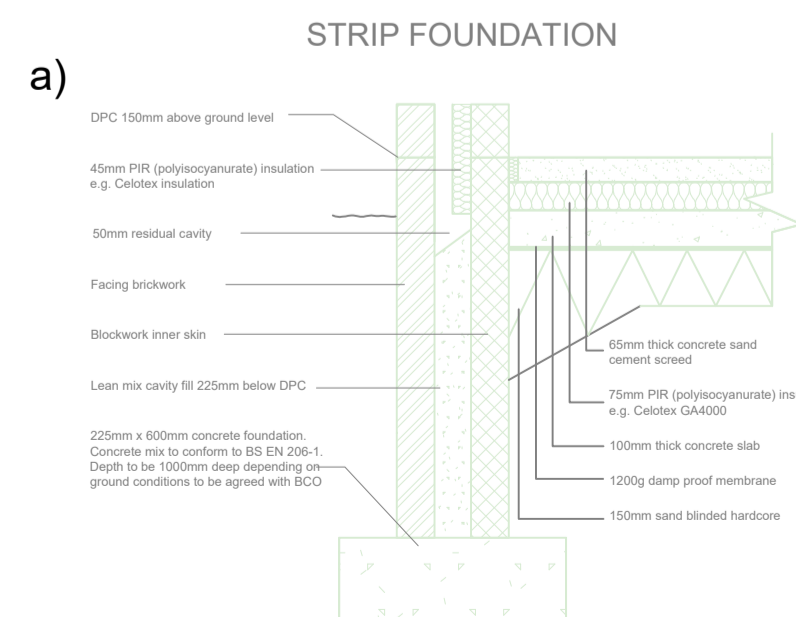
Proposed Ground Floor



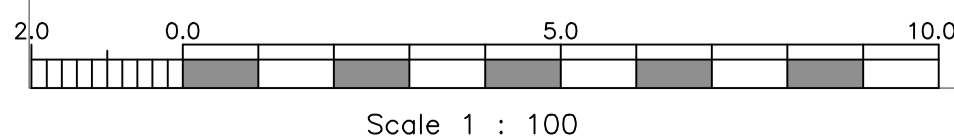
Section AA



Section BB



1:20 Detail



Scale 1 : 100

NOTES:

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

DEMOLITION

Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.

Such measures to include:

- The shoring of adjoining buildings.
- The control of dust and noise generation.
- The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
- The repairing and making good any damage to any adjoining building affected by the demolition.
- The removal of material or rubbish resulting from the clearance and demolition of the site.
- The disconnection, sealing or removal of any drain or sewer, as required.
- The making good of any disturbed ground.
- Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.

If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83.

Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish to be made where required.

All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

BEAMS

Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 2 layers of 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and Intel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

STRIP FOUNDATION

Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID BLOCK WALL

215mm medium density block wall built using 1:1:6 cement mortar.

Apply 20mm of suitable reinforced render with waterproof additive with a scraped or textured finish. Render to be applied directly to the block work incorporating emil or glass fibre mesh. Movement joints to be provided compatible with the render system. All work to be in accordance with render manufacturer's details and BS EN 13914-1:2005.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

WINDOWS

Windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K.

DOORS

Doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm².

Purge ventilation - New windows/rooftlights to have operable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°.

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Ventilation provision to be in accordance with the Domestic Ventilation Compliance Guide.

TRADITIONAL BALUSTRADES

Provide balustrades to balcony min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180:2011. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

SOLID WASTE STORAGE (REFUSE)

Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins.

Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.

Each new dwelling is to be provided with an area of 1.2m x 1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority.

Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the household does not need to carry refuse more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

GENERAL NOTES:

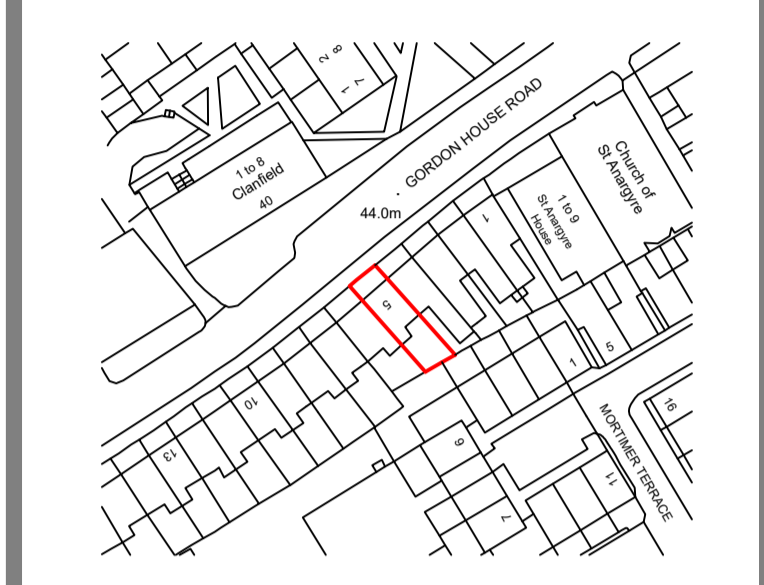
Do Not Scale from this drawing: Party Wall Act 1996: Party wall agreements are the responsibility of the client. Drawing for planning purposes only, not construction. Check that this drawing is the latest/final revision, if in doubt, ask. Any dimensions shown are subject to site surveys and all measurements are to be checked on site prior to any construction or manufacture.

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. Specific details are subject to further design development. This drawing is copyright. Drawings can only be used with the permission of smartplans. Refer any discrepancy to smartplans. THIS PLAN HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE CLIENT & FROM ORDNANCE SURVEY PLANS & AS SUCH CANNOT BE RELIED UPON FOR ACCURACY OF SITE DIMENSIONS. The client is responsible for defining the correct boundaries & site ownership, smartplans cannot be held responsible for subsequent Land disputes or any material loss when obtaining information from this plan. It is the responsibility of the client to wait for planning & building regulations approval before commissioning any works. Structural Engineering requirements & calculations to be provided by a Structural Engineer & will supersede any relevant information on those drawings & specification.

Drawings to be read in conjunction with specification notes & details

All foundations depths to be determined on site and agreed by the Building Inspector

Existing & Proposed Drainage to be determined on site. New drainage to be connected in accordance with Building Regulations



Location Plan 1:1250

ALL DIMENSIONS TO BE CHECKED ON SITE

Rev	Description	Date
G	Amendments to width of decking & height of bamboo screening	31.01.18

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London: 020 3239 0067
Birmingham: 0121 364 0064
Preston: 01253 675 997

CLIENT:	Martin Joyce/Gary Reich	
PROJECT:	5 & 5a Gordon House Road Camden London NW5 1LN	
TITLE:	Planning application for Alteration to Rear Foundation to No 5 Ground / lower floor flat, like for like replacement of front windows to No 5 Ground / lower floor flat, Replacement and Additional Decking Area and alteration to existing rear garden wall and garden steps to No 5 Ground / lower floor flat, Provision of Front Bin Store Area & Replacement of Balustrading Partaining to No 5 Ground / lower ground floor flat and No 5a First / second floor flat.	
DATE:	24.10.17	REV:
SCALE:	1:100/As Shown @ A1	G
DRAW. NO.:	17986/PP	