

WALL HUNG CONVENTIONALLY
FLUED GAS FIRED BOILER.
LINE FLUE TO EXISTING FLUE & STACK
WITH 'COPEX' STAINLESS STEEL LINER &
PROVIDE SUITABLE COOL.

4 HK
F - 1 bed
G - 1 bed

N.B. REFER TO NOTES ON DRG. N° 683 D.

INTERNAL SEU₂ TO BE ENCASED TO I.H. F.R. STANDARD.

PARTITIONS ENCLOSED COMMON AREAS TO BE UPDATED TO I.H. F.R. STANDARD AS LEGEND.

LONDON BOROUGH OF CAMDEN
PLANNING AND COMMUNICATIONS
DEPARTMENT
20 FEB 1986 (A.M.)
RECEIVED
ACK: REF. TO:

TP 8600016R1

item	2nd FLOOR PLAN
site	53 ETON AVENUE, LONDON N.W.3.
client	P.C.H.A.

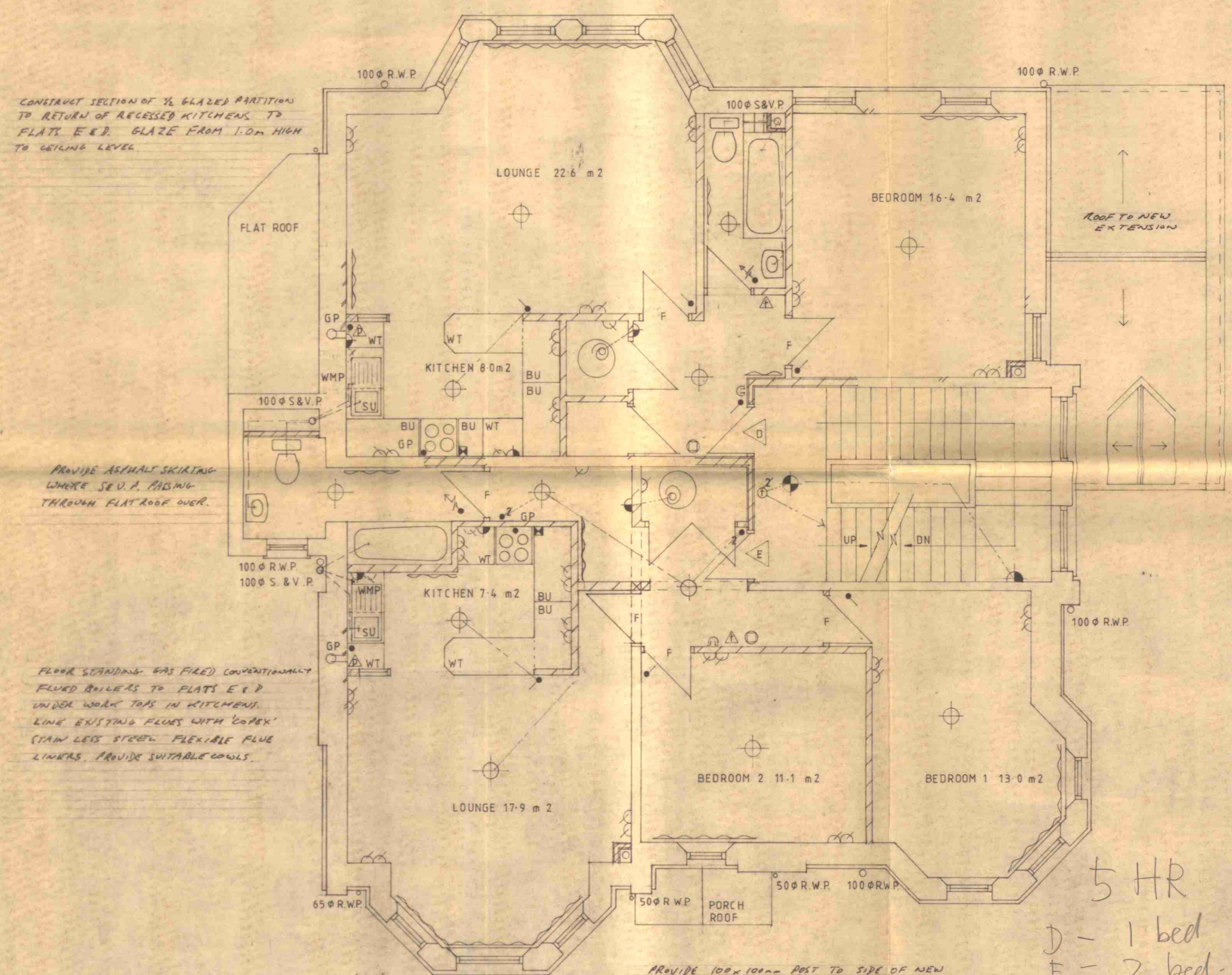
scale	1-50
date	JAN 1986
dwg.no.	683 B
dwn.	N. O.

HIGGINS & CO.
chartered surveyors
27 Station Road, London, NW10 3SX.
tel: 01-965 9641

N.B. REFER TO DWG NO 683 D FOR GENERAL NOTES.

INTERNAL SEUPS & WEUPS TO BE ENCASED TO 1H F.R. STANDARD.

PARTITIONS ENCLLOSING COMMON AREAS TO BE UPATED TO 1H F.R. STANDARD, AS LEGEND.



CONSTRUCT SECTION OF 1/2 GLAZED PARTITION TO RETURN OF RECESSED KITCHENS TO FLATS E & D. GLAZE FROM 1.0m HIGH TO CEILING LEVEL.

PROVIDE ASPHALT SKIRTING WHERE S.V.P. PASSING THROUGH FLAT ROOF OVER.

FLOOR STANDING GAS FIRED CONVENTIONALLY FLUED BOILERS TO FLATS E & D UNDER WORK TOPS IN KITCHENS. LINE EXISTING FLUES WITH 'CORTEX' STAIN LESS STEEL FLEXIBLE FLUE LINERS. PROVIDE SUITABLE COWLS.

PROVIDE 100x100mm POST TO SIDE OF NEW DOOR FRAME TO LOUNGE OF FLAT E
 PROVIDE 200x100mm SEC3 JOISTS OVER NEW OPENINGS IN EXISTING PARTITIONS & ENCASE TO 1H FIRE RESISTING STANDARD

5 HR
 D - 1 bed
 E - 2 bed

LONDON BOROUGH OF CAMDEN
 PLANNING AND COMMUNICATIONS
 DEPARTMENT
 20 FEB 1986 (A.M.)
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TP 8600016R1

item	1st FLOOR PLAN
site	53 ETON AVENUE, LONDON NW.3.
client	P. C. H. A.

scale	1:50
date	JAN 86
dwg.no.	683 C
dwn.	N.D.

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REMOVE EXISTING WINDOWS & DOOR FROM REAR BAY.
 BUILD UP ARCHES TO WINDOW & DOOR OPENINGS, CAST INSITU
 FAIR FACED CONC. SUB CILLS, SUNK, WEATHERED & THROATED.
 MAKE OUT 1500 HIGH EXISTING WIDTH TIMBER CASEMENT
 WINDOWS WITH TOP HUNG SASHES OVER SIDE HUNG SASHES TO
 MATCH NE WINDOW TO BEDROOM & W.C. BUILD UP APRON
 TO DOOR OPENING TO RECEIVE NEW DOOR & FRAME. INCORPORATE
 D.P.C. INTO ARCHES & CILL TO EXISTING. REMOVE ARCHES & LINTELS
 OVER & RE-SUPPORT WITH R.C. LINTELS TO REAR. DOORMAN LONG TYPE Z22
 TO FACE WITH 225mm SOLIERA COURSE EXTERNALLY. MAKE GOOD ALL
 DISTURBED BRICKWORK.

REMOVE EXISTING LINTEL TO REAR OPENINGS.
 ADAPT BUILDING UP ARCHES TO RECEIVE BOUTON & PAUL
 STANDARD TIMBER WINDOWS AS INDICATED. SUPPORT OVER
 WITH R.C. LINTELS TO REAR & DOORMAN LONG TYPE Z22
 STEEL LINTEL TO FACE WITH 225mm BRICK SOLIERA COURSE
 EXTERNALLY. INCORPORATE D.P.C. LINTEL TO EXISTING
 WHEN BUILDING UP ARCHES. CAST INSITU FAIR FACED
 CONC. SUB CILLS, SUNK, WEATHERED & THROATED

BALANCED FLOOR WALL HUNG
 GAS FIRED BOILER GRATING
 OVER FLOOR EXTERNALLY TO PREVENT
 DAMAGE.

REMOVE ALL EXISTING FLOORS TO LOWER
 GROUND FLOOR. RENEW FLOOR AS BELOW TO
 FINISH AT LEVEL OF EXISTING SOLID
 FLOOR TO EXISTING HALL AREA.
 MAKE UP LEVELS IN 150mm LAYERS OF
 WELL COMPACTED MUD CORE.

MIN. 150mm HARD CORE.
 50mm SAND BLINDING.
 1200 GAUGE VISQUEEN D.P.M. TAPED
 JOINTS WITH 600mm WIDE BITUMUTHENE
 SHEET AT ALL ADJUNCTIONS WITH WALL
 EXTENDED 700mm UP WALLS TO LINK WITH
 D.P.C.
 150mm 1:2:6 CONC. SLAB - SLAB TO BE
 300mm THICK BELOW NEW PARTITIONS.
 20mm TABLET EXFANDED POLYSTYRENE
 INSULATION SLABS.
 45mm BENCE CONC. SCREED WITH GAL.
 MESH REINFORCEMENT.
 2mm LATEX SCREED.
 2mm VINYL TILES

INFILL EXISTING OPENINGS TO LOWER GROUND
 FLOOR MAIN WALLS AS INDICATED ON NEW
 600mm WIDE x 200mm DEEP 1:3:6 CONC.
 STRIP FOUNDATIONS TO SAME DEPTH
 OF EXISTING.

EXTERIOR BRICKWORK TO
 MATCH THE EXISTING.
 PROVIDE D.P.C. MIN 150mm ABOVE
 GROUND LEVEL TO LINK TO THE EXISTING.

DEMOLISH ALL OUT BUILDING, COACH HOUSE
 & SINGLE STORY REAR ADDITION. GRUB UP
 FOUNDATIONS. MAKE GOOD ALL BRICKWORK AT
 INTERSECTIONS

FOR DETAILS OF NEW SIDE EXTENSION REFER
 TO DRG. N° 683 L

SUPPORT OVER BEDROOM WHERE WALL REMOVED
 WITH 2N° 152 x 87mm A.S.T. BOLTED TOGETHER @ 450mm.
 ON 215 x 150mm 124 PARTONES ENCASE TO 1H. FA.
 STANDARD.

REMOVE EXISTING TEMP INFILLS TO FLANK WINDOWS.
 REMOVE ARCHES & LINTELS & INFILL OPENINGS IN
 BRICKWORK & BOWING TO MATCH THE EXISTING

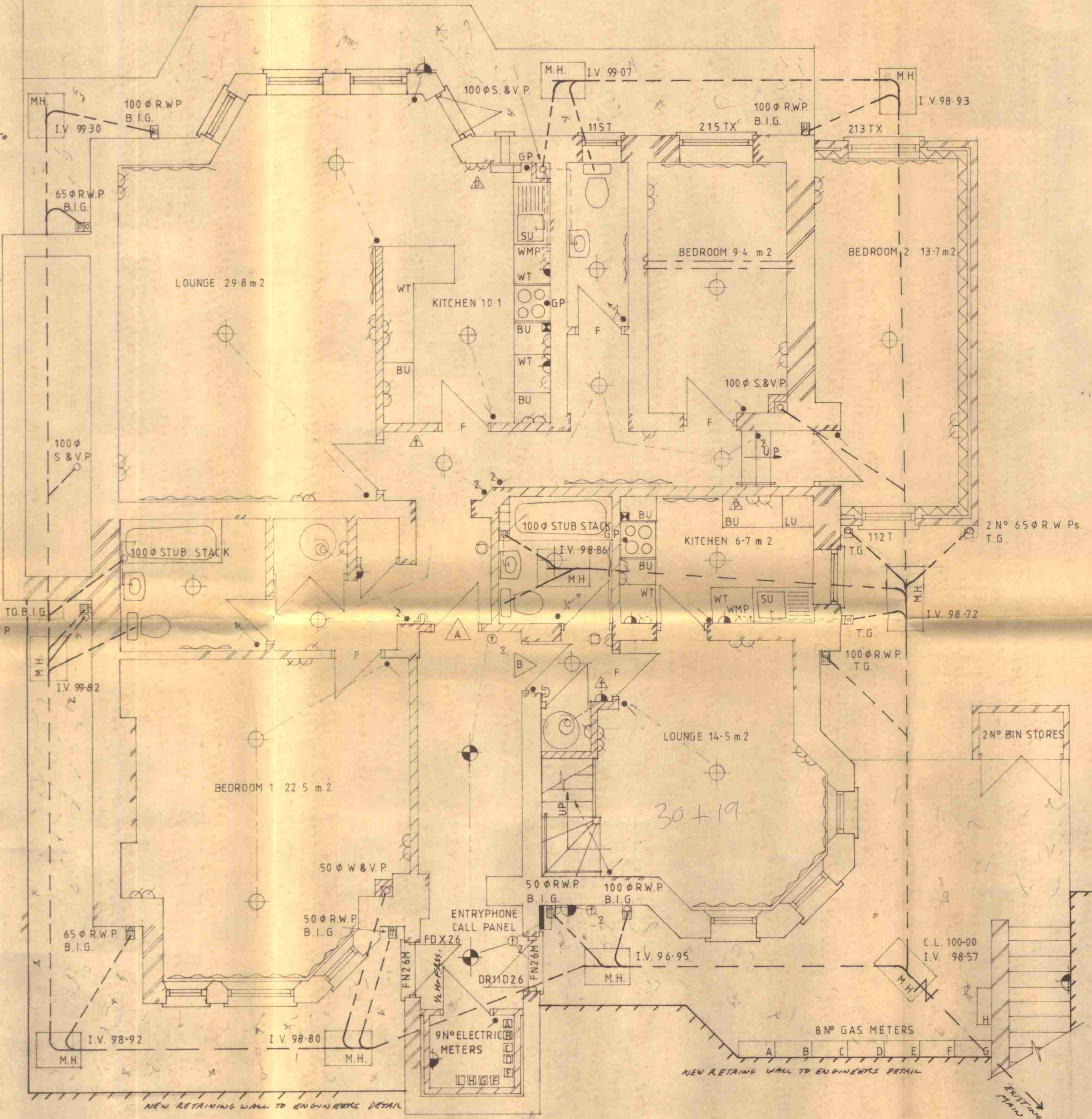
FORM 2N° STEEL IN CONCRETE FLOOR
 RISES 150mm, TREAD 225mm. CONC NOT TO
 BE LESS THAN 200mm THICK AT ANY POINT
 LAY 25mm GRAND SCREED TO TREADS & RISES
 PROVIDE HANDRAIL @ 850mm ABOVE FINCH.

REMOVE EXISTING DOOR & FRAME TO SIDE OPENING
 REMOVE ARCH & LINTEL & ADAPT OPENING
 TO RECEIVE NEW DOOR & FRAME AT NEW
 LEVEL SUPPORT OVER WITH R.C. LINTELS.

REMOVE EXISTING WINDOW TO FLAT B
 KITCHEN WINDOW, COMPLETE WITH LINTEL,
 ARCH & CILL. ADAPT OPENING TO RECEIVE NEW
 BOUTON & PAUL STANDARD TIMBER WINDOWS AS
 INDICATED. SUPPORT OVER WITH R.C. LINTELS
 TO INNER & DOORMAN LONG TYPE Z22
 STEEL LINTEL SUPPORTING 225mm BRICK
 SOLIERA COURSE TO EXTERIOR. CAST INSITU
 CONC. SUB CILL AS FOR REAR WINDOWS

FORM OPENING IN 1ST FLOOR FOR NEW STAIRWELL.
 SUPPORT 1ST FLOOR JOISTS OFF NEW PARTITIONS TO
 LOBBY & AIRING cupboard. THICKEN CONCRETE SLAB
 BELOW NEW LOAD BEARING PARTITIONS TO 300mm THICK.
 SUPPORT OPEN SECTION TO WELL WITH 200x75 SC3
 TRIMMER SUPPORTED ON M.S. JOIST HANGERS
 TO EXTERNAL WALL & PARTITION. HANG EXISTING
 JOISTS TO 1ST FLOOR OFF PREISED STEEL JOIST HANGERS.
 INSTALL NEW PURPOSE MADE BOUTON & PAUL
 TIMBER STAIRS COMPLETE WITH B&P TYPE
 B7 HANDRAIL BALUSTRADING & NEWELS. MIN
 2m HEAD ROOM ABOVE PITCH OF STAIRS. MIN 150mm
 WIDE TREADS. RISERS 189mm, TREADS 220mm
 PITCH 41°

DEMOLISH EXISTING MANHOLE & RECONSTRUCT AS
 LEGEND. PROVIDE & FIT NEW INTERCEPTOR &
 CONNECT TO EXISTING DRAIN TO MAIN SEWER.
 PROVIDE PLUG & CHAIN - M.H. 1.43m DEEP TO
 INVERT LEVEL. PROVIDE STEP IRONS FOR ACCESS.



REMOVE ALL EXISTING WINDOWS VAULT UNDER
 STEPS TO HALL FLOOR FRONT ENTRANCE, COMPLETE
 WITH LINTELS & CILLS. INFILL REDUNDANT OPENING.
 ADAPT BRICKWORK & FORM 2N° DOOR OPENINGS TO
 RECEIVE STANDARD BOUTON & PAUL DOORS & FRAMES
 AS INDICATED. SUPPORT OVER WITH DOORMAN LONG
 TYPE Z22 LINTELS OVER WITH 225mm SOLIERA
 COURSE EXTERNALLY. PROVIDE D.P.C. TO UNDERSIDE
 OF THRESHOLD & LINK TO EXISTING.

LINE EXISTING EXTERNAL WALLS ENCLOSING
 MOTOR ROOM WITH BLOCK WORK PARTITIONS
 WITH 50mm CAVITY TO REAR. VENTILATE
 CAVITY TO EXTERIOR WITH 2N° 150x150mm
 T.C.A.S.

5 HR
 A - 3 bed
 B - 1 bed

REFER TO NOTES & LEGEND ON DRG. N° 683 P.

ALL NEW PARTITIONS ON LOWER GROUND
 FLOOR TO BE 100mm THICK AERATED
 CONCRETE BLOCKWORK RENEWED AND
 SET BOTH SIDES.

INTERNAL MANHOLE IN BATHROOM OF FLAT
 B TO HAVE SEALED C.I. INNER CHAMBER
 WITH ACCESS PANEL & GUN METAL BOLTS
 WITH SEALING GASKET.
 COVER TO BE MEDIUM DUTY STEEL RECESSED
 TO RECEIVE FLOOR SCREED.

ALL EXISTING GULLIES TO BE REMOVED, REDUNDANT
 DRAINS & MANHOLES TO BE SEALED OFF

LONDON BOROUGH OF CAMDEN
 PLANNING AND COMMUNICATIONS
 DEPARTMENT
 20 FEB 1986 (A.M.)
 RECEIVED
 ACK: REF. TO:

I.G. = TRAPPED GULLY
 B.I.G. = COMBINED BULKHOLE & YARD GULLY
 C.L. = COVER LEVEL
 I.L. = INVERT LEVEL

TP 86 000 16 R1

item	LOWER GROUND FLOOR PLAN
site	53 ETON AVENUE, LONDON, NW3.
client	P.C.H.A.

scale	1:50
date	FEB 86
dwg.no.	683/E
dwn.	N.O.

HIGGINS & CO.
 chartered surveyors
 60 Station Road, London, NW10 3SX
 tel: 01-965 6373/8095

REMOVE GILL FEATURE BRICKWORK FROM 1ST FLOOR LANDING WINDOW TO STAIRWELL OF MAIN BUILDING. REDUCE HEIGHT OF WINDOW & BUILD UP FROM GILL IN FULL DEPTH BRICKWORK TO NEW LEVEL. REINSTATE FEATURE BRICKWORK.

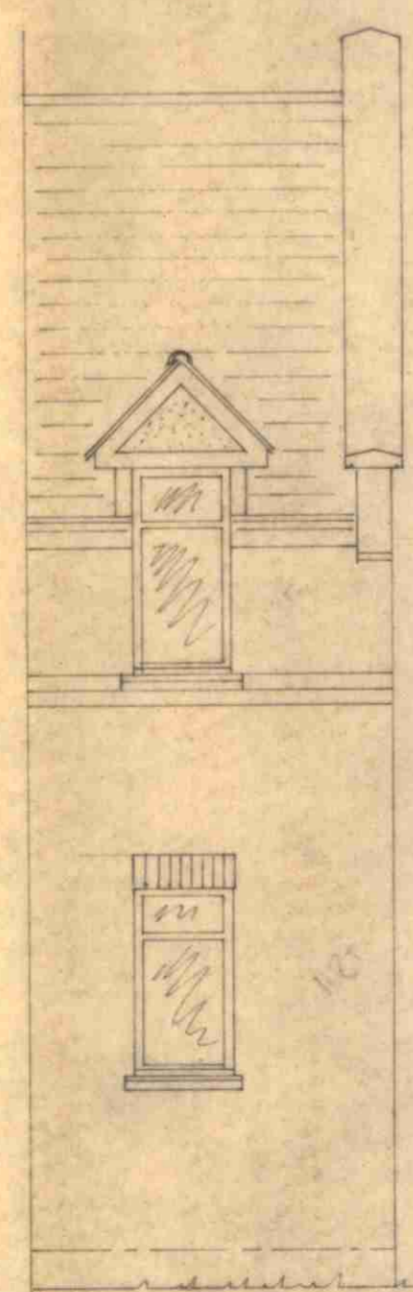
SECTION A-A

CONSTRUCT PITCHED ROOF BORMA OVER FRONT WINDOW.
125x45mm RIGGE.
100-50mm CEILING JOIST DOUBLED UP TO SIDES OF BORMA CHECK, SUPPORTED OFF BOTTOM FLANG OF R.S.J. & 2ND 150x50mm JOIST OVER WINDOW HEAD. 100x50mm STUPE TO BORMA CHECKS OFF DOUBLED UP MAIN RAFTERS. 100mm INSULATION QUILT BETWEEN STUPE. 125mm W.P.B. PLY SKIN TO OUTER FACE FELTED & BATTEND TO RECEIVE PAIR TILING.
150x25mm VALLEY BOARDS TO BOTH SIDES OF VALLEYS
CLAD SOFFIT & CHECKS INTERNALLY WITH 7.5mm FOIL BACKED PLASTERBOARD SCRIMMED & SET.
CAPING BLANK C.W.D. LINTELS OVER WINDOW OPENINGS WITH 25mm BRICK SOLDIER COURSE EXTERNALLY. 150mm MIN. END BEARING. BRICKWORK TO CLOSE CAVITY @ REVEALS. VERTICAL D.P.C. TO REVEALS. P.A.C. TO UNDERSIDE & REAR OF CONC. SUB CILL. STANDARD ROOFSPACE AND WINDOWS BUILT IN WITH GAL. FRAME TIES @ 300 CTS. 25mm BULKHEAD I.W. WINDOW BOARD.

D.P.C. @ MIN 150mm ABOVE GROUND LEVEL
ALL BRICKWORK TO D.P.C. LEVEL CAVITY FILLED TO GROUND LEVEL WITH WEAIR MIX CONC. 2ND 150x225mm T.C.A.B. TO BOTH NORTH & SOUTH ELEVATIONS TO VENTILATE SUB FLOOR VOID.
600-1000 DEEP STRIP 1:2:4 CONC. FOUNDATIONS MIN 150mm BELOW EXISTING GROUND LEVEL.

EXTERNAL WALL CONSTRUCTION:-
102.5mm OUTER SKIN FINING BRICKWORK WEATHER STUOK PAINTED. 50mm CAVITY WITH STAINLESS STEEL BUTTERFLY TIES @ 450 CTS VERTICALLY & 900 CTS HORIZONTALLY WITH ADDITIONAL TIES AT REVEALS OF OPENINGS.
115mm THERMALITE 'TURBO' AERATED CONC. BLOCKWORK INNER SKIN
7.5mm PLASTERBOARD REFINING ON DABE SCRIMMED & SET.
ABUTMENT WITH MAIN BUILDING TO BE STRAIGHT JOINTS WITH 7.5mm 'FLEXCELL' PLASTER POINTED WITH MORTAR EXTERNALLY. GAL. M.S. FISHING CLAMP SCREWED TO MAIN STRUCTURE @ 300 CTS. CLOSE CAVITY TO AT CAVES LEVEL.

NORTH ELEVATION



MAIN ROOF CONSTRUCTION:-
200x25mm RAFTERS
100x50mm RAFTERS @ MAX 4 SOUTH.
100x50mm CEILING JOIST @ 450 CTS.
225x75mm PURLINS.
200x50mm PURLINS.
100x75mm WALL PLATES.
SARKING FELT, TREATED BATTENS & COVERED IN ASPHALT PLAIN TILES. LEAD SOAKERS WITH MIN 200mm STEEPED LEAD COVER FLASHINGS TO ALL ABUTMENTS. OPEN VALLEYS TO FRONT GABLE OVER BORMA COVERED IN LEAD SHEET. 100mm INSULATION QUILT BETWEEN JOIST. APPROPRIATE PATENT BIRD ROOF CONTINUOUS VENTILATION TO ALL EAVES TO GIVE MIN 100mm² PER M RUN FACE VENTILATION.
7.5mm FOIL BACKED PLASTERBOARD SOFFIT SCRIMMED & SET.

150x75mm R.S.J. SUPPORTING 1ST FLOOR CEILING JOIST. MIN 115mm BEARING ON NEW FLANK WALL & EXISTING EXTERNAL WALL TO MAIN BUILDING. 115x225x150mm DEEP CONC. PARTITION AT BEARING.
25x225mm FACIAS TO MAIN ROOF @ EAVES LEVEL. 100mm HALF ROUND GUTTERS DISCHARGING TO RW/4.

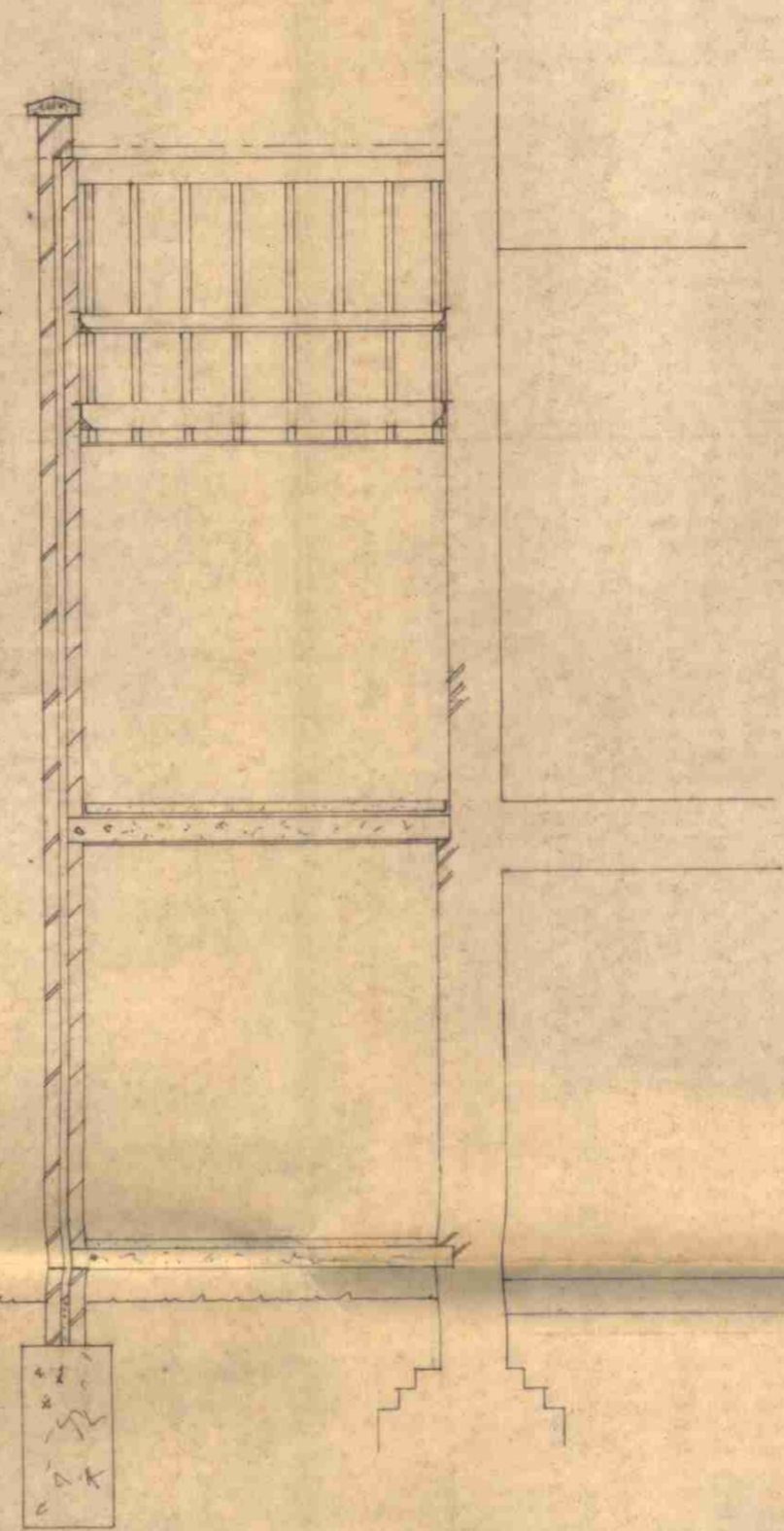
30x100mm FACIAS TO GABLE
1000 GRADE POLYTHENE, E.M.L.
& 2ND 10mm COATS RENDER TO FACE OF GABLE. E.M.L. TO BE FIXED TO SW. MUGGINS.

2ND 50mm CORBELLED COURSE TO FOOT OF CHIMNEY.

2ND COURSE CORBELLED RED ENGINEERING BRICK BANDS TO FRONT & REAR ELEVATIONS OF NEW EXTENSION TO LINE UP WITH BANDS ON EXISTING HOUSE

NEW WINDOWS TO HAVE 100mm 1:1:4 CAST IN Situ CAR FACED CONCRETE SUB CILL. 500mm WEATHERED & THREADED WITH RAISED STAPLINGS TO GILL ENDS. 1ST FLOOR CILL TO BLEND INTO BANDS OF BRICKWORK

SECTION B-B



TWICE WEATHERED & THREADED PRECAST CONCRETE COPING TO PARAPET WITH STAINLESS STEEL CRAMPS TO EACH STAKE. D.P.C. TO UNDERSIDE OF STAKE. 215mm BRICKWORK PARAPET 300mm ABOVE RITCH OF ROOF COVERING D.P.C. STEEPED AT COVERING LEVEL.

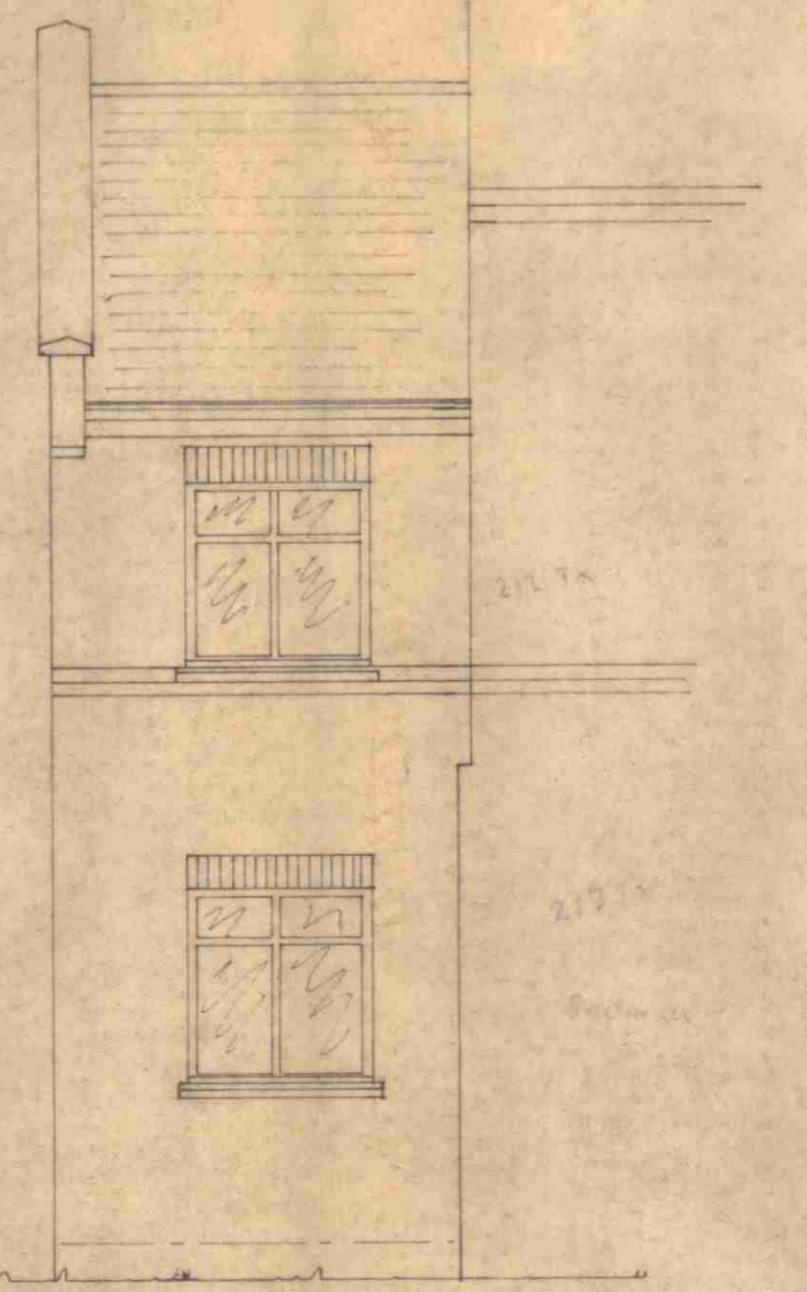
PURLINS & CHIMNYS TO BE SUPPORTED ON GAL. M.S. SHOE TO FLANK WALL & EXISTING EXTERNAL WALL TO MAIN BUILDING.

32mm GAL. M.S. LATERAL RESTRAINT STEAMS TO BE ADDED TO END GABLE WALL AT PITCH & CROWN LEVEL. STEAM TO BE SCREWED TO OUTER FACE OF BLOCKWORK & FIXED ALONG 2ND RAFTERS OR CEILING JOIST.

1ST FLOOR CONSTRUCTION:-
65mm GALVANISED MESH REINFORCED BENCE CONC. SCREEN. 20mm 'SABITE' EXPANDED POLYSTYRENE FLOORING INSULATION SLAB TURNED UP DEPTH OF SCREEN @ ABUTMENTS WITH WALLS.
155mm PRECAST PRESTRESSED 'BISON' CONC. 'T' BEAMS @ 500 CTS TO RECEIVE 100mm THICK CONC. INFILL BLOCKS (MIN DENSITY 1900KG/M³) TIMBER INFILLS BETWEEN BLOCKS & 12.7mm PLASTERBOARD SOFFIT SCRIMMED & SET.

G/F CONSTRUCTION.
50mm BENCE CONC. SCREEN. 155 BISON HOUSE FLOOR 'T' BEAMS. 100mm 3-SHAFT LELCON INFILL BLOCKS CONC. BEAMS TO G/F & 1ST FLOOR TO BE SUPPORTED ON NEW FLANK WALL & CUT INTO 100mm DEEP POCKETS TO EXISTING 2 BRICK THICK EXTERNAL WALL OF MAIN BUILDING. 1ST FLOOR LEVEL TO BE SUPPORTED ON BRICKWORK BUILT UP TO OUTER SKIN OF EXISTING WALL.

SOUTH ELEVATION



NOTES:-

- 1ST FLOOR WINDOWS TO BE FACTORY FITTED WITH PROTECTING CASEMENT STAYS.
- ALL ROOF CARCASSING TIMBER TO BE C.A.A. VACUUM/PRESSURE IMPREGATED & BE GRADE SC3.
- GLAZING TO BEDROOMS MIN 1/10 FLOOR AREA, VENTILATION AREA 1/10 FLOOR AREA.
- 225x225 T.C.A.B. TO EACH BEDROOM.

LONDON BOROUGH OF CAMDEN
PLANNING AND COMMUNICATIONS
DEPARTMENT
20 FEB 1986 (A.M.)
RECEIVED
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TP-86 00016 R1

item	DETAILS OF SIDE EXTENSION
site	53 ETON AVENUE, NW3.
client	P.C.H.A.

scale	1:50
date	FEB 86
dwg.no.	683 L
dwn.	NO.

HIGGINS & CO.
chartered surveyors
60 Station Road, London, NW10 3SX
tel: 01-965 6373/8095

INSTALL 4^N VELUX ROOF LIGHTS TO EXISTING FITCHES OF MAIN ROOF. TREBLE UP RAFTERS TO BOTH SIDES OF ROOFLIGHTS WITH FULL LENGTH RAFTERS BOLTED TO THE EXISTING AT 600CTS. PROVIDE TRIMMEAS OF SAME SECTION AS MAIN RAFTERS. FIT SUITABLE 'VELUX' FLASHING UNITS.

FORM ACCESS HATCH TO ROOF VOID IN EXISTING PARTITION, WITH 17mm BLOCKBOARD HINGED PANEL INSULATED TO REAR WITH 17mm POLY STYRENE SLAB.

N.B. REFER TO NOTES ON DRG N° 683 D.

LAY VERTICAL SECTIONS OF STUD PARTITIONS BETWEEN ROOMS & ROOF VOIDS WITH 100mm SEMI RIGID INSULATION BATS SECURED IN POSITION BETWEEN STUDS.

FLOOR OVER REMAINING AREAS OF 1st FLOOR WITHIN ROOF VOID WITH 17mm T.G. CHIP BOARD.

REMOVE EXISTING LATHS & PLASTER TO ALL PARTITIONS & RENEW WITH 1ST LAYER 9.5mm PLASTERBOARD SCRAMMED & SET. USE FOIL BACKED P/BOARD TO PARTITIONS BETWEEN ROOMS & ROOF VOIDS.

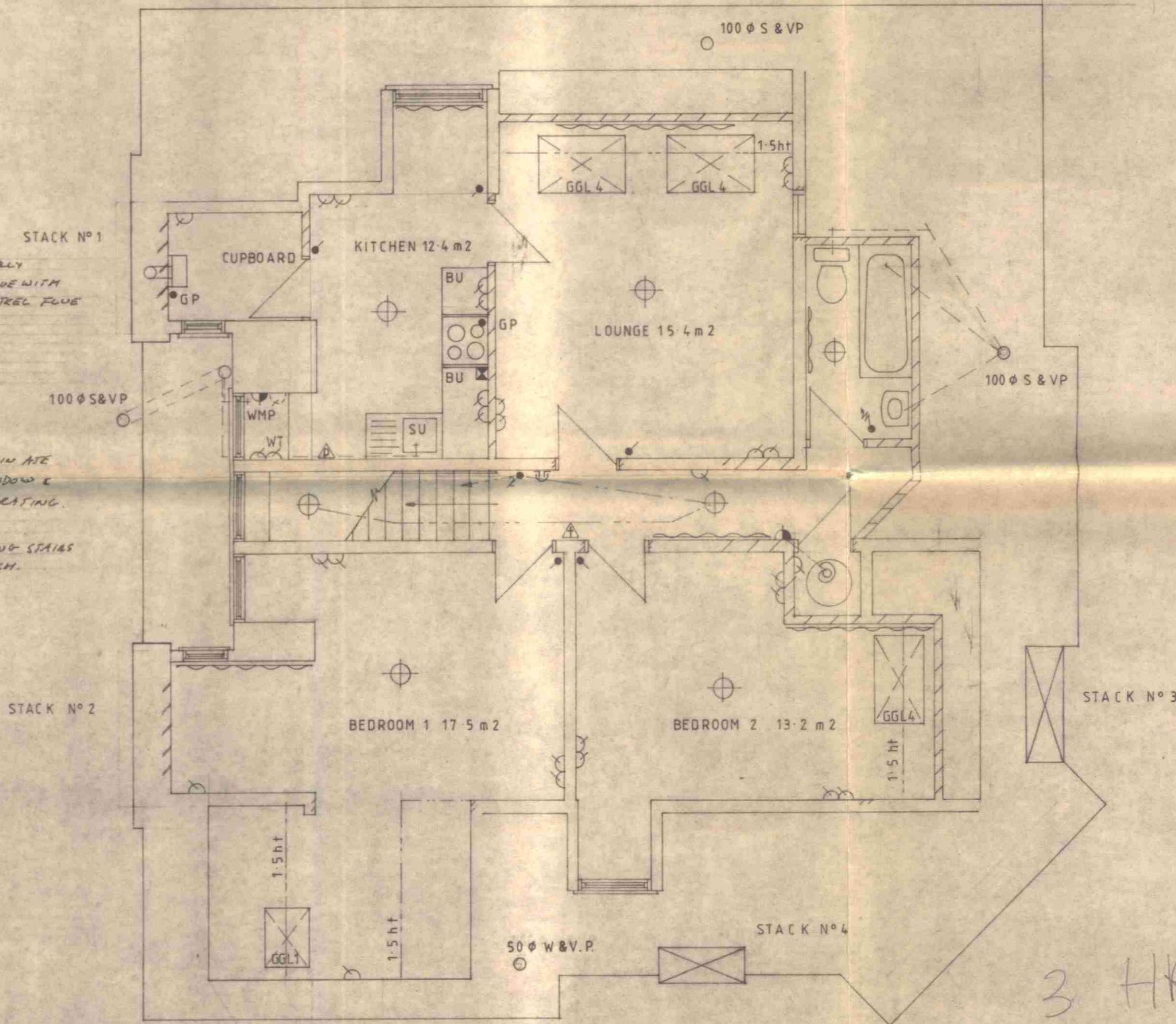
PROVIDE APPROVED AIR ADMITTANCE VALVES TO ALL SEW, & W & V, TERMINATING IN ROOF VOID.

EXTRACT FROM BATHROOM TO BE DUCTED OUT IN 100mm Ø P.V.C. PIPING THROUGH ROOF COVERING & BE PROVIDED WITH A SUITABLE COWLING. PROVIDE PATENT PLASTIC FLASHING WHERE PASSING THROUGH COVERINGS.

WALL HUNG GAS FIRED CONVENTIONAL FLOOR BOILER. LINE EXISTING FLOE WITH 'GOREX' FLEXIBLE STAINLESS STEEL FLOE LINER. PROVIDE SUITABLE COWLING.

EXTERNAL SEW TO TERMINATE 300mm ABOVE ADJACENT WINDOW & BE FITTED WITH A BALLOON BRATING.

PROVIDE HANDRAIL TO EXISTING STAIRS TO 850mm ABOVE LINE OF PITCH.



LONDON BOROUGH OF CAMDEN
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3 HR
2 bed plan

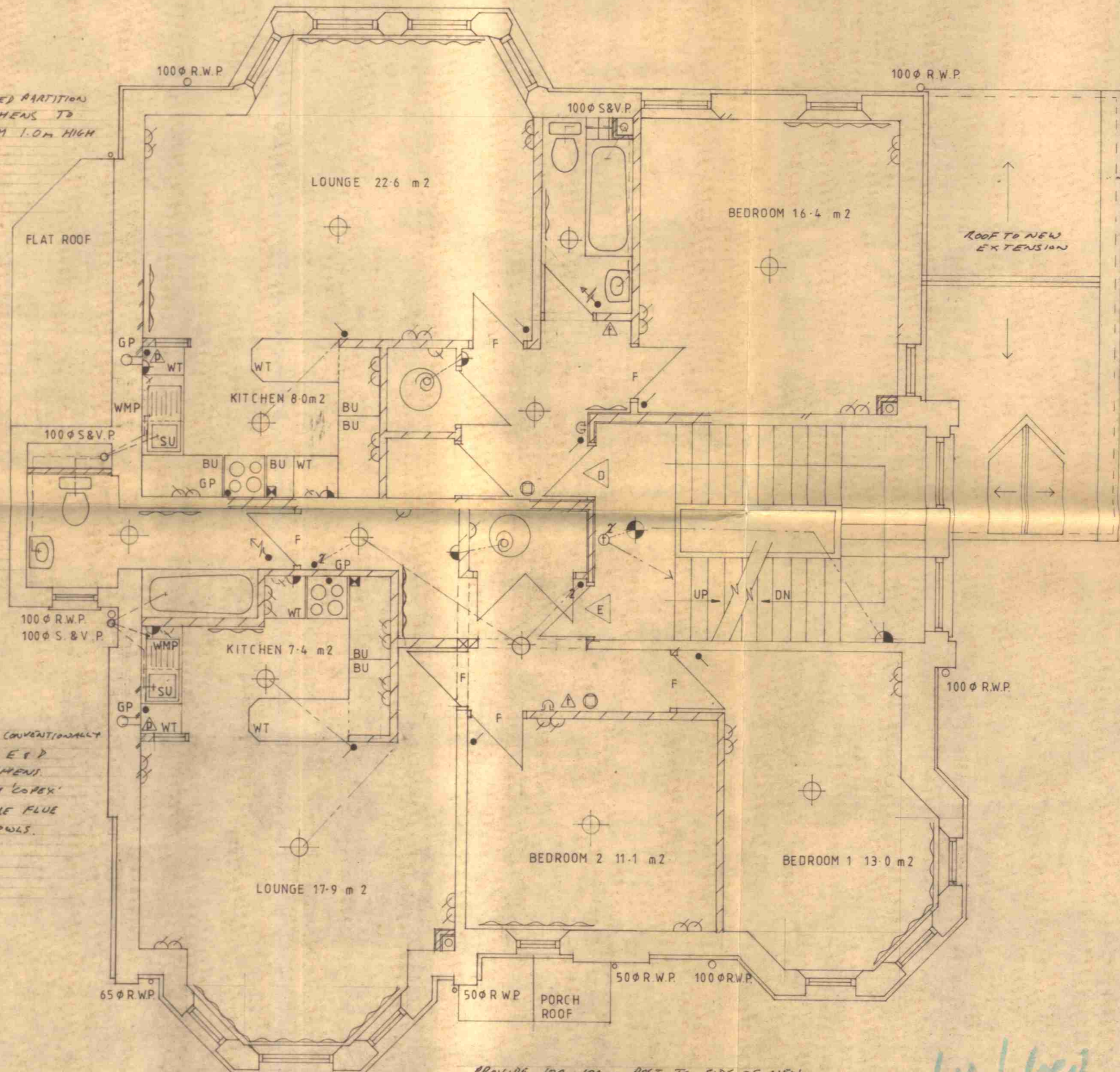
item	3rd FLOOR PLAN
site	53 ETON AVENUE, LONDON N.W.3.
client	P.C.H.A.

scale	1-50
date	JAN 86
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dwn.	N.O.

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tel: 01-965 9641

N.B. REFER TO DRG NO 683 D FOR GENERAL NOTES.

CONSTRUCT SECTION OF 1/2 GLAZED PARTITIONS TO RETURN OF RECESSED KITCHENS TO FLATS E & D. GLAZE FROM 1.0m HIGH TO CEILING LEVEL.



PROVIDE ASPHALT SKIRTING WHERE S&V.P. PASSING THROUGH FLAT ROOF OVER.

FLOOR STANDING WAS FILED CONVENTIONALLY FLUED BOILERS TO FLATS E & D UNDER WORK TOPS IN KITCHENS. LINE EXISTING FLUES WITH 'COPEX' STAIN LESS STEEL FLEXIBLE FLUE LINERS. PROVIDE SUITABLE COWLS.

PROVIDE 100x100mm POST TO SIDE OF NEW DOOR FRAME TO LOUNGE OF FLAT E
 PROVIDE 200x100mm S&S JOISTS OVER NEW OPENINGS IN EXISTING PARTITIONS & ENCASE TO 1HR FIRE RESISTING STANDARD.

INTERNAL SE UPS & W&V P₂ TO BE ENCASED TO 1HR F.R. STANDARD.
 PARTITIONS ENCLOSING COMMON AREAS TO BE UPATED TO 1HR F.R. STANDARD, AS LEGEND.

LONDON BOROUGH OF CAMDEN
 TOWN AND COUNTRY PLANNING ACTS
 30 APR 1986
 LONDON BOROUGH OF CAMDEN
 PLANNING DEPARTMENT
 ON BEHALF OF THE COUNCIL
 20 FEB 1986 (A.M.)
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TP 86 000 16 R1

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1 x 1 bed
 1 x 2 bed

REMOVE EXISTING DOOR TO REAR BAY TO FLAT ROOF OF REAR ADDITION. BUILD UP AGAIN IN BRICKWORK TO MATCH THE EXISTING & EXTEND CORBELLED BRICKWORK & CILL BEHALF. MAKE OUT APPROXIMATE WINDOW TO MATCH REMAINDER OF WINDOWS TO BAY & FIT INTO OPENING.

DEMOLISH EXISTING BLOCKWORK IN FILL TO PREVIOUSLY INFILLED OPENING TO REAR. REMOVE EXISTING LINTEL OVER. INFILL OPENING FORMING NEW WINDOW OPENINGS AS INDICATED. PROVIDE R.C. LINTELS OVER WINDOWS TO REAR WITH BOLTMAN LONG TYPE 223 TO EXTEND WITH 225mm SOLID ARCH OVER. BRICKWORK & BONDING TO MATCH THE EXISTING. CONTINUE CORBELLED BANDS OF BRICKWORK ACROSS FACE OF EXTERIOR AT CILL & CEILING LEVEL. CAST INSITU 1:2:4 FAIR FACED CONG. SUB CILLS TO BOTH WINDOWS SUNK, WEA THREADED & TANGLED & STROLED AT ENDS TO BLEND INTO TOP COURSE OF CORBELLED BANDS.

WALL HUNG GAS FIRED BALLBOILER FURNACE BOILER TO KITCHEN OF FLAT C

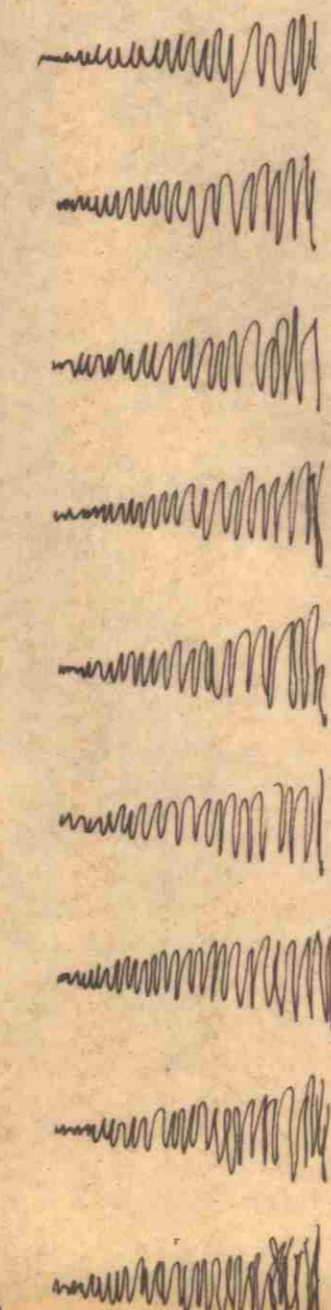
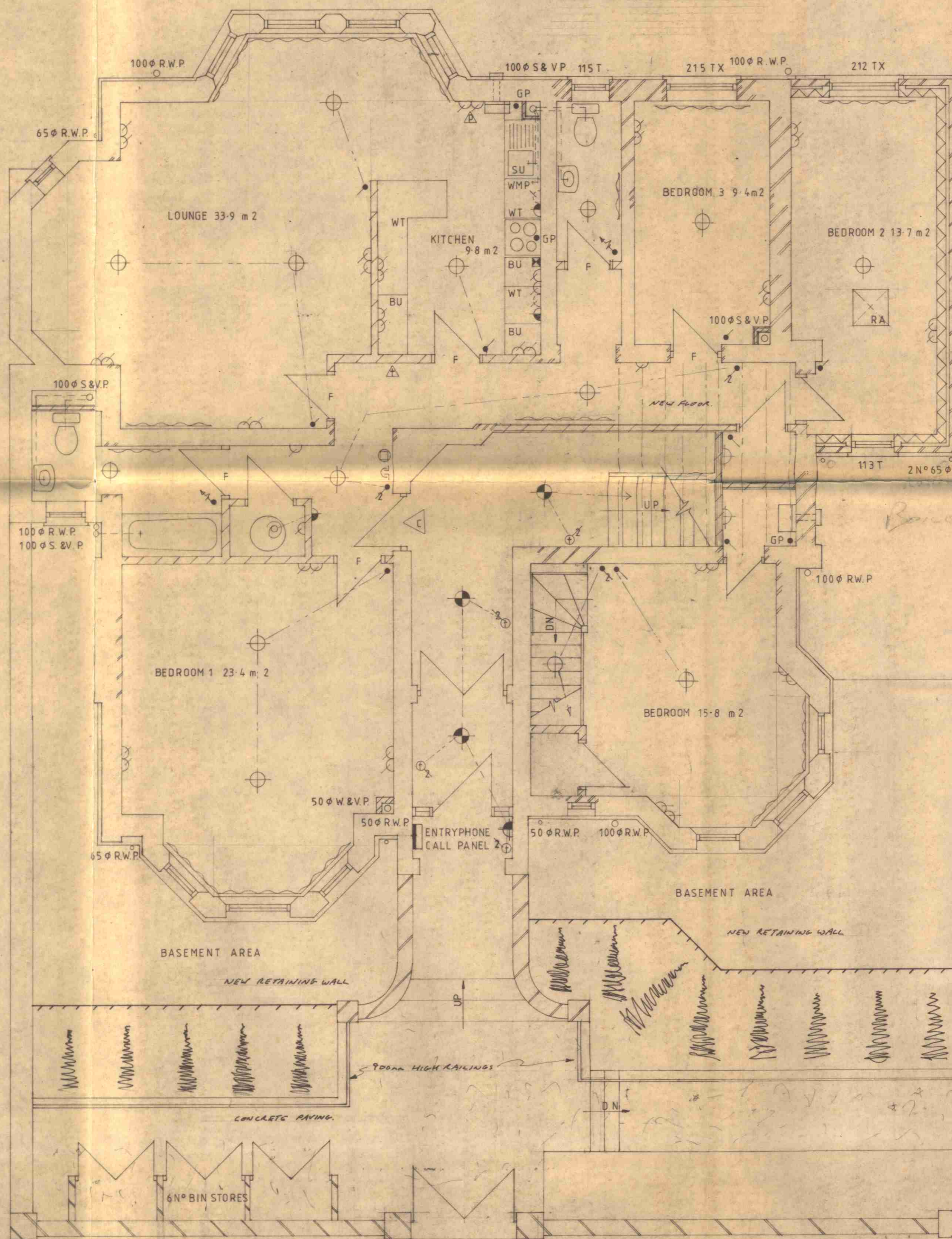
FORM OPENINGS IN EXISTING 225mm SOLID WALLS AS INDICATED. MAKE GOOD BRICKWORK TO JAMBS & PROVIDE R.C. LINTELS OVER.

REMOVE EXISTING STAIRS FROM BASEMENT REAR ADDITION TO HALL FLOOR. INFILL FLOOR VOID WITH 100x50mm S.G. JOISTS SUPPORTED OFF GALV.S. HANGERS CUT INTO BRICKWORK OF 1 BRICK SOLID WALLS. LINE SOFFIT WITH 2x 12.5mm LAYERS OF GYPHOL FIRELINE BOARD SCRIMMED & SET. PROVIDE 25mm FLANK EDGE BOARDING & COVER WITH HANDBOARD AS LEGEND.

BREAK OUT AREA OF SOLID FLOOR & REINFORCE STAIRS DOWN TO LOWER GROUND FLOOR. INFILL FLOOR VOID WITH 50x175mm S.G. JOISTS @ 400mm SUPPORTED OFF EXISTING 1 BRICK SOLID WALLS ON GALV.S. JOIST HANGERS CUT INTO BRICKWORK. LINE SOFFIT WITH 2x LAYERS GYPHOL 12.5mm FIRELINE BOARD SCRIMMED & SET. PROVIDE 25mm FLANK BOARDING OVER & COVER WITH HANDBOARD AS LEGEND. PROVIDE ADDITIONAL JOIST UNDER PARTITION.

DEMOLISH EXISTING DILAPIDATED WALLS TO SIDES OF STEPS TO FRONT ENTRANCE & RECONSTRUCT CONCRETE AS FOR GARDEN WALLS BELOW OFF EXISTING BRICKWORK. BREAK OUT & RECAST CONC. STEPS. ASPHALT STEPS & DRIVING TO PAVING FROM UPSTAIRS & 150mm HIGH SKIRTING TO ADJUSTMENT WITH WALLS. RUN ASPHALT THROUGH WALLS TO FORM A D.P.C.

DEMOLISH EXISTING FRONT & FLANK GARDEN WALLS. REMOVE CAPPIES TO PIER & SET ASIDE FOR REUSE. SET OUT FOOTING. CONSTRUCT NEW 900mm HIGH WALLS WITH 1.5m HIGH PIERS IN 1 BRICK THICK WORK WITH 450x450 PIER. RESET PIER CAPPIES ON NEW PIERS. BUILD UP OFF NEW 450x225mm DEEP FOOTINGS. PROVIDE EXPANSION JOINTS @ 6.0m CTS. STEP WALL TO STREET PAVING SLOPE AT PIERS. PROVIDE DOUBLE GULLNOSE BLUE ENGINEERING BRICK ON EDGE COPINGS.



REMOVE EXISTING WINDOWS FROM FLANK EXTERNAL WALL COMPLETE WITH LINTELS, ARCHES & CILLS & INFILL OPENINGS IN FULL DEPTH BRICKWORK.

REMOVE EXISTING WINDOW AND ABRAZ OPENING TO FORM DOOR WAY TO NEW EXTENSION. REMOVE LINTELS & ARCH & SUPPORT OVER WITH R.C. LINTELS. MAKE GOOD TO JAMBS OF BRICKWORK.

REMOVE EXISTING WINDOW AT LOWER GROUND FLOOR MEZANINE LEVEL COMPLETE WITH ARCH LINTEL & CILL & INFILL OPENING TO FULL DEPTH IN BRICKWORK TO MATCH THE EXISTING.

- Notes:**
- Where incorporated into bricked-up openings at ground level, D.P.C. to be laid to B.S.743 and lapped over existing.
 - Provide rodding access at all bends of new soil and waste pipes.
 - Where new partitions run parallel to span of joists, double-up joists under partitions and bolt together at 800mm centres.
 - All galvanised steel levels to be protected with 2coats of bituminous paint before erection, unless factory protected.
 - All structural steelwork to be protected with 2coats red oxide paint before erection.
 - All internal structural steelwork to be encased as follows: 1no layer of 8.5mm plasterboard with 1.6mm wire binding at 100mm pitch and vermiculite-gypsum plaster at a thickness of 10mm for 1 hour fire resistance or 7mm for 1/2 hour fire resistance.
 - The contractor shall ensure that adequate space is available for installation and future maintenance before ordering fixtures and fittings.
 - Borrowed lighting to be provided where marked thus: 'F' with Georgian wired polished plate light fittings over doors (cast glass where over bathroom or W.C.).
 - All S.V.P. to be 100 Ø V.P.V. WITH ROBBINS ACCESS TO EACH FLOOR LEVEL INCLUDING LOWER GROUND FLOOR.
 - All NEW DRAINS TO BE IN 100 Ø SPAN CAST MADE TO B.S. 437 ON 150mm BED OF CONCRETE & HANDED, JOINTS TO BE YANBUCKET & METALLIC LEAF GASKETING.
 - All DOORS TO FLATS, BEDROOMS, KITCHENS, LOUNGES & ALL CUPBOARDS TO 1/2 HOUL F.A.S.G. WITH 25x40mm STOPS SCREWED TO LINDING @ 225mm CTS.
 - All NEW FIRE RISK CASEMENT WINDOWS TO BE FACTORY FITTED WITH PROTECTIVE CASEMENT STAYS BY BOULTON & PAUL JOINTWAY.
 - DOORS TO BATHROOMS & W.C. TO BE SELF CLOSING WITH 12.5mm GAP @ ROOF LEVEL.
 - All INTERNAL BATHROOMS TO BE PROVIDED WITH ELECTRIC MECHANICAL EXTRACT FANS WIRED TO LIGHT SWITCH WITH 20min OVER RUN, TO GIVE MIN 3m³ AIR CHANGES PER HOUR. DUCT TO EXTERNAL AIR WITH 100 Ø P.V.C. FIRE ENCASED TO 1 HOUL FIRE RESISTING STANDARD.
 - PROVIDE COOKER HOODS TO KITCHENS OF FLATS A, C, D, E, WITH MECHANICAL EXTRACT FANS WIRED TO EXTERIOR AS NOTE 16 ABOVE.
 - LINE UNDERSIDE OF ALL SOFFITS TO NEW EXISTING STAIRS WITH 2x LAYERS 12.5mm GYPHOL FIRELINE BOARD WITH STAGGERED JOINTS, SCRIMMED & SET.
 - FIRE STOP S.V.P. AT EACH FLOOR LEVEL.

Legend:

Ductwork All 1/2 hour fire resisting ductwork to be constructed of 50mm x 50mm timber framing with 2no layers of 8.5mm plasterboard internally and 1 layer scrimmed and set externally.

Chimney Breasts Where shown remove chimney breasts and structural hearths. Infill with timber joists and make good to walls, floors and ceilings.

Fireplaces Where shown remove fireplaces complete, build up openings in brick or block bonded to existing brickwork. Provide 225mm x 150mm vents to permanently ventilate flue.

Floors Line upper floors with 4.75mm hardboard in 1200mm x 600mm dampened sheets rough side up, spot nailed at 150mm centres along the edges with 3mm gaps between sheets.

Partitions 100 Ø mm x 50mm timber studs at 400mm centres with 1/2" 50mm timber noggings at 1200mm centres lined both sides with 8.5mm plasterboard scrimmed and set in finish. For 1 hour fire resistance use 2no layers of 8.5mm plasterboard each side.

Ventilation Provide permanent ventilation to all rooms with 225mm x 150mm (or 300mm x 300mm if room containing gas-fired boiler) air bricks and fibrous plaster louvred inlets.

Insulation Provide 100mm glass fibre wool to all roofspaces.

New Windows In habitable rooms glazed area of windows to be one-tenth the floor area, half of which to be openable for ventilation.

Wastes Waste sizes to be as follows:
W.C.s. = 100mm dia.
Baths = 60mm dia.
Sinks = 40mm dia.
Hand Basins = 32mm dia.
Washing Machines = 40mm dia. (with upstand wastes)
Provide 75mm deep seal traps to all waste fittings.

Drains All new drains to be 100mm dia. laid to falls of 1:40, bridged over with reinforced concrete lintols where passing through walls and encased in 100mm concrete (1:2:4) MTD (M) AND COUNTRY PLANNING ACTS.

Manholes To be constructed in 225mm semi-engineering bricks with 150mm concrete base (1:2:4), steep smooth benching in sand and cement (3:1), and correct size barrow bends from branch drains entering the channel at street level.

Abbreviations F.R.S.C. = fire resisting and self-closing.
G.P. = gas point.
R.A. = roof access.
R.L. = roof light.
S.C. = self-closing.
A.B. = airbrick.
W.M.P. = washing machine point.
W.T. = work top.
B.U. = base unit.
W.U. = wall unit.
S.U. = sink unit.
L.U. = LAR REAR UNIT.

Other symbols:
⊕ = incandescent pendant light
⊙ = fluorescent light fitting
⊗ = cooker control point
⊕ = single gang S.S.O.
⊕ = double gang S.S.O.
⊕ = fused switched spur
⊕ = television socket outlet
⊕ = BURNHEAD WALL LIGHT.
⊕ = central heating programmer
⊕ = room thermostat
⊕ = consumer unit
⊕ = electric meter and head
⊕ = gas meter
⊕ = airbrick
⊕ = airvent
⊕ = double extract fan
⊕ = one-way switch
⊕ = two-way switch
⊕ = cord-operated switch
⊕ = period-limiting switch
⊕ = immersion heater
⊕ = ENTRY PHONE.
⊕ = BULK HEAD LIGHT FITTING.

LONDON BOROUGH OF CAMDEN
PLANNING AND COMMUNICATIONS DEPARTMENT
30 APR 1986
PLANS APPROVED
ON BEHALF OF THE COUNCIL

TP 86 000 16 R1

revisions

LONDON BOROUGH OF CAMDEN
PLANNING AND COMMUNICATIONS DEPARTMENT
20 FEB 1986 (A.M.)
RECEIVED
ACK. REF. TO:

item	GROUND FLOOR PLAN
site	53 ETON AVENUE, LONDON, N.W.3.
client	P.C.H.A.
scale	1:50
date	FEB 86
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