



NOTES

KEY:

- D.G.12 Door number
W.G.01 Window number
R.G.1.4 Room number
1.4.20 20min FR door
1.4.30.SC 30min selfclosed FR door
E. Ventilation extract w. overrun
— Drainage route

- KEY:
— Floor span
— Beams
— Linels
— Padstone
— Walls under

N.B. The position of internal RC columns TBC subject to calculations

N.B. Drainage layout indicated in the drawings is preliminary and for information only. The contractor to provide a detailed drainage design.

N.B. Allow for IG type linels to support cavity walls above the window and door openings. Ensure a 150mm bearing at each end

N.B. All stairs to be enclosed in 2 layers fireproof plasterboard or similar to achieve 60min fire resistance.

N.B. Slab over 100mm clay master or similar anti-theive protection

Rev.	Amendments	Date	Chkd.

Client
STREETLEY PLACE (HAMSTEAD) LIMITED



Project
6 Streetley Place,
London NW3 1HP

Title
Proposed Lower Ground Floor Plan;
Sheet 1/19

Drawn	JP	Date	Dec 20	scale 1:50
Checked	DS	Date	Dec 20	
Approved	SS	Date	Dec 20	
				Size A1

Drawing No.
20101-1326-001
Rev.
P4

PRELIMINARY

0 1m 2m 3m 4m 5m
1:50 scale bar

21-30 Newcourt Road

Assumed
Living room

Assumed
Kitchen

Assumed
Bedroom

Stairs

A handrail shall be provided throughout the length of the staircase on the outer face. Handrail shall be 1000mm high, measured from the top of the handrail to the pitch line. Rises to be a maximum 220mm and minimum gings 220mm, going to be minimum 23 mm more than rise. The maximum pitch of stairs to be 42 degrees. Minimum headroom 2000mm. Stair width to be minimum 750mm. Minimum distance between top step and wall opposite tread should not be less than 50mm. The going should be measured at the centre point of the length of the length of deemed length of a tread. For treads longer than 1m the height should be measured at points 270mm from each end of the length of deemed length of a tread (when referred to a set of consecutive tapered treads of different lengths, the term deemed length means the length of the shortest tread). All consecutive tapered treads in a flight should have the same taper. Where stairs contain straight and tapered treads the gings to the tapered treads should not be less than those of the straight flight.

N.B. Existing retaining wall to be retained. Excavate trial pits and confirm the formation of the wall footings. Existing foundation may need to be underpinned to enable the basement ground beams to be cast.

N.B. Below ground drainage layout shown indicatively and TBC subject to the drainage engineer's details

New R.C. bored piles, 3000 mm diameter (length and diameter TBC and designed by the specialist piling subcontractor)

Fire escape ladder within the lightwell

Fire escape ladder within the lightwell

Fire escape ladder within the lightwell

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Fire escape ladder within the lightwell

Internal stud wall construction

All proposed bearing stud walls are to be constructed using 75mm thick plasterboard on grade C24/SCL 100mm timber studs, provide 12.5mm plasterboard to both faces. Load bearing stud walls are to be constructed using 100x50mm timber members grade C24 (SCL), 400mm centres, provide 12.5mm plasterboard to both faces. 70x14 timber skirting to be placed at foot of all internal faces. All internal stud walls separating a room from a w.c. (unless en-suite or containing a door) as well as walls separating bedrooms from other rooms (unless containing a door) to provide adequate sound resistance. This can be achieved either by fixing two or more layers of plasterboard to timber or steel studs, or by infilling the gaps between the studs with an absorbent layer of unfaced mineral wool bats or quilt (min. thickness 25mm, min density 10kg/m³). Plasterboard fixed to timber frame with a minimum distance between linings of 75mm, or metal frame with minimum distance between linings of 45mm. All joints to be well sealed.

No.3 Streetley Place

No.7 Larks Close

Basement plan

No.7 Larks Close

Basement plan

N.B. Building regulation drawings are based on the architectural drawings by Martin Evans Architects. STS Structural Engineering cannot be held responsible for the accuracy of these drawings. All significant discrepancies to be reported back to the engineer.

N.B. All dimensions are for information only. Do not scale from the drawings. All dimensions to be confirmed on-site prior to construction/fabrication



Strealey Place

21-30 Newcourt Road

Assumed
Living room

Cavity and Blockwork walls
Cavity walls to be of brick and block construction or as specified otherwise. Bricks to have a minimum strength of 5N/mm. Block to have mass per unit area of at least 12kN/m² excluding finish. See Annex A of Approved document E for a simplified method of calculating mass per unit area. Alternatively use manufacturer's actual figures where these are available. Walls to be covered internally with 15mm plasterboard. External walls to be covered with 15mm plasterboard. Any insulation to give an overall U-value of 0.28W/m²K. Use Celotex DOW 4000 50mm thk. or equivalent which is non-toxic. Mainlain a minimum 50mm ventilation cavity. Dense blockwork or engineering blockwork must be used below dpc level. Above dpc level either lightweight or dense blockwork can be used. DPC minimum 150mm above ground level and linked to existing where appropriate. Stainless Steel Wall ties placed at max. 600mm spacings horiz. And 450mm vert. At movement joints and openings ties to be within 150mm horiz. Of opening and spaced at max. 300mm vert. Wall ties with retaining clips to be used to hold insulation against inner leaf. Provide 21mm thk. 2 coat waterproof render externally over lightweight blockwork. Render mix to block manufacturers specification.

Stairs

A handrail shall be provided throughout the length of the staircase on the outer face. Handrail shall be 1000mm high, measured from the top of the handrail to the pitch line. Rises to be a maximum 220mm and minimum 220mm. Going to be minimum 23mm and maximum 28mm. The maximum pitch to stairs to be 42 degrees. Minimum headroom required to be 2000mm. Stair width to be minimum 750mm. Minimum distance between top step and wall opposite to be at least equal to the width of the stairs. Minimum going at any part of the tapered treads should not be less than 50mm. The going should be measured at the centre point of the length of the points 270mm from each end of the length of deemed length of a tread (when referred to a set of consecutive tapered treads of different lengths, the term deemed length means the length of the shortest tread). All consecutive tapered treads in a flight should have the same taper. Where stairs contain straight and tapered treads the goings to the tapered treads should not be less than those of the straight flight.

Green Roof Construction

2X100x50-SC4/C24
Sedum roof:
Growing Medium ~50mm
- Membrane
- Drainage Layer
- Provide adequate waterproofing Membrane suitable for installation below the sedum roof
- 65mm roofing sand/cement screed, laid to a 1:100 fall (40mm min thickness), with top and bottom wire d49 fabric mesh.
- 150mm Celotex Crown-up fitted over Multi-layer bituminous tanking membrane taken up the height of the wall upstand

N.B. Entrance doors and windows should meet the requirements of Part Q of the Approved Building Regulation Document by being both:

a sufficiently robust
b fitted with appropriate hardware
All easily accessible doorsets (including communal entrance doorsets) that provide access into a dwelling or into a building containing dwelling should be secure doorsets either:
- a manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012, or
- designed and manufactured in accordance with Approved Document Q
Any glazing of the communal entrance door should be a minimum of class P1A in accordance with BS EN 356:2000.
Double- or triple-glazed units need to incorporate only one pane of class-P1A glass.
N.B. All bathrooms should be fitted with a mechanical extract fan operated by connection to the light switch or occupant detector in accordance with Part F (2006) of the building regulations. Extract fan to have a minimum capacity of 8lit/sec. Minimum capacity of bathroom fans to be 30lit/sec.
Mechanical ventilation to kitchen to be capable of extracting at a rate of not less than 60 litres per second or 30 litres per second when incorporated with a cookerhood.
Fans in rooms with no operable windows should have a 15 minute overrun facility.

Roof Terrace Construction - (RC Slab):

- Soil passed in the timber planting pot
- Slip resistant floor tiles
- 65 mm floating sand/cement screed, laid to a 1:100 fall (40mm min thickness), with top and bottom wire d49 fabric mesh.
- Flat Roofing Installation to be 150mm Celotex Crown-up to provide a minimum U-value of 0.22W/m²K. Use Celotex DOW 4000 50mm thk. or equivalent which is non-toxic. Multi-layer bituminous tanking membrane taken up the height of the wall upstand - to be specified by the contractor and installed in strict accordance w manufacturer's specification.
- 200mm solid RC slab
- Suspended ceiling

Internal stud wall construction

74 non-load bearing stud walls are to be constructed using 75x25mm timber studs spaced at 400mm centres, provide 12.5mm plasterboard to both faces. All internal stud walls are to be constructed using 100x50mm timber members grade C24 (SC4). 400mm centres, provide 12.5mm plasterboard to both faces. 70x14 timber skirting to be placed at foot of all internal faces. All internal stud walls separating a room from a w.c. (unless en-suite or containing a door) as well as walls separating bedrooms from other rooms (unless containing a door) to provide adequate sound resistance. This can be achieved either by fixing two or more layers of plasterboard to timber or steel studs, or by filling the gaps between the studs with an absorbent layer of unfaced mineral wool batts or quilt (min. thickness 25mm, min density 10kg/m³). Plasterboard fixed to timber frame with a minimum distance between fixings of 75mm or metal frame with minimum distance between fixings of 45mm. All joints to be well sealed.

Green Roof Construction

Sedum roof:
Growing Medium ~50mm
- Membrane
- Drainage Layer
- Provide adequate waterproofing Membrane suitable for installation below the sedum roof
- 65mm roofing sand/cement screed, laid to a 1:100 fall (40mm min thickness), with top and bottom wire d49 fabric mesh.
- Insulation to achieve a U-value of 0.20W/m²K, as follows: 150mm Celotex Crown-up fitted over Multi-layer bituminous tanking membrane taken up the height of the wall upstand

No.3 Strealey Place

No.7 Lark Close

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PRELIMINARY

0 1m 2m 3m 4m 5m
1:50 Scale Bar

NOTES

KEY:

D.G.12 Door number
W.G.01 Window number

R.G.1.4 Room number

1.4.20 20mm FR door

1.4.30:SC 30mm selfclosed FR door

⌈ Ventilation extract w. overrun

→ Drainage route

KEY:

⌈ Floor span
⌈ M03 Beams

⌈ Lintel

⌈ Padstone

⌈ Walls under

⌈ Trimmers

N.B. The position of internal RC columns TBC subject to calculations

N.B. Drainage layout indicated in the drawings is preliminary and for information only. The contractor to provide a detailed drainage design.

N.B. Allow for IG type lintels to support cavity walls above the window and door openings. Ensure a 150mm bearing at each end

N.B. All stairs to be enclosed in 2 layers fireproof plasterboard or similar to achieve 60min fire resistance.

Rev.	Amendments	Date	Chkd

STREALEY PLACE (HAMPTSTEAD) LIMITED

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Project
6 Strealey Place,
London NW3 1HP

Title
Proposed First Floor Plan.
Sheet 3/19

Drawn	JP	Date	Dec-20	Scale
Checked	DS	Date	Dec-20	1:50
Approved	SS	Date	Dec-20	Size A1

Drawing No. 20101-1326-003
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