

Streatley Place

21-30 Newcourt Road

Assumed
Living room

Assumed
Kitchen

Assumed
Bedroom

KEY:
D.G.12 Door number
W.G.01 Window number
R.G.1.4 Room number
f.d.20 20min FR door
f.d.30.SC 30min selfclosed FR door
E. Ventilation extract w. overrun
→ Drainage route

KEY:
F.T. Floor span
M.K.03 Beams
L.Links Links
P.D.Stone 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

STREATLEY PLACE (HAMSTEAD) LIMITED

STS Structural Engineering Ltd
88 Gossway, Watney Garden City, Hertfordshire, AL8 7TE
Tel: 01707 695466 Fax: 01707 693006
Web: www.sts-ec.co.uk Email: info@sts-ec.co.uk

Project
6 Streatley Place,
London NW3 1HP

Title
Proposed Second Floor Plan,
Sheet 4/19

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

Drawing No. 20101-1326-004 Rev. P2

PRELIMINARY

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

External Wall

- Tiling battens (50 x 25)
- Counter battens (150 x 50)
- 100mm full fill cavity insulation
- 200mm Concrete Block or Arcrete Block inner leaf
- 3mm plaster or nominal gypsum-based board

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 goings 220mm. Going to be minimum 23 mm more than rise. The maximum pitch of stairs to be 42 degrees. Minimum headroom required to be 2 metres.

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 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 longest tread). Tapered treads in a flight should have the same taper. Where stairs consist of straight and tapered treads the goings to the tapered treads should not be less than those of the straight flight.

Green Roof Construction

- Sedum roof:
 - Growing Medium -50mm
 - Membrane
 - Drainage Layer
 - Provide adequate waterproofing Membranes suitable for installation below the sedum roof
 - 65mm fibreglass sandwich board, laid to a 1:60 fall (40mm drainage to be achieved)
 - 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

New 200mm tp. RC Concrete slab under.

Reinforcement details to be provided.

Internal stud wall construction

Overhead bearing stud walls are to be constructed using 75x45mm timber studs spaced at 400mm centres. Studs provide 12.5mm plasterboard to both faces. Load bearing 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 infilling the gaps between the studs with an absorbent layer of untreated 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.

Assumed Bedroom

Assumed Bathroom

Assumed Bedroom

No.3 Streatley Place

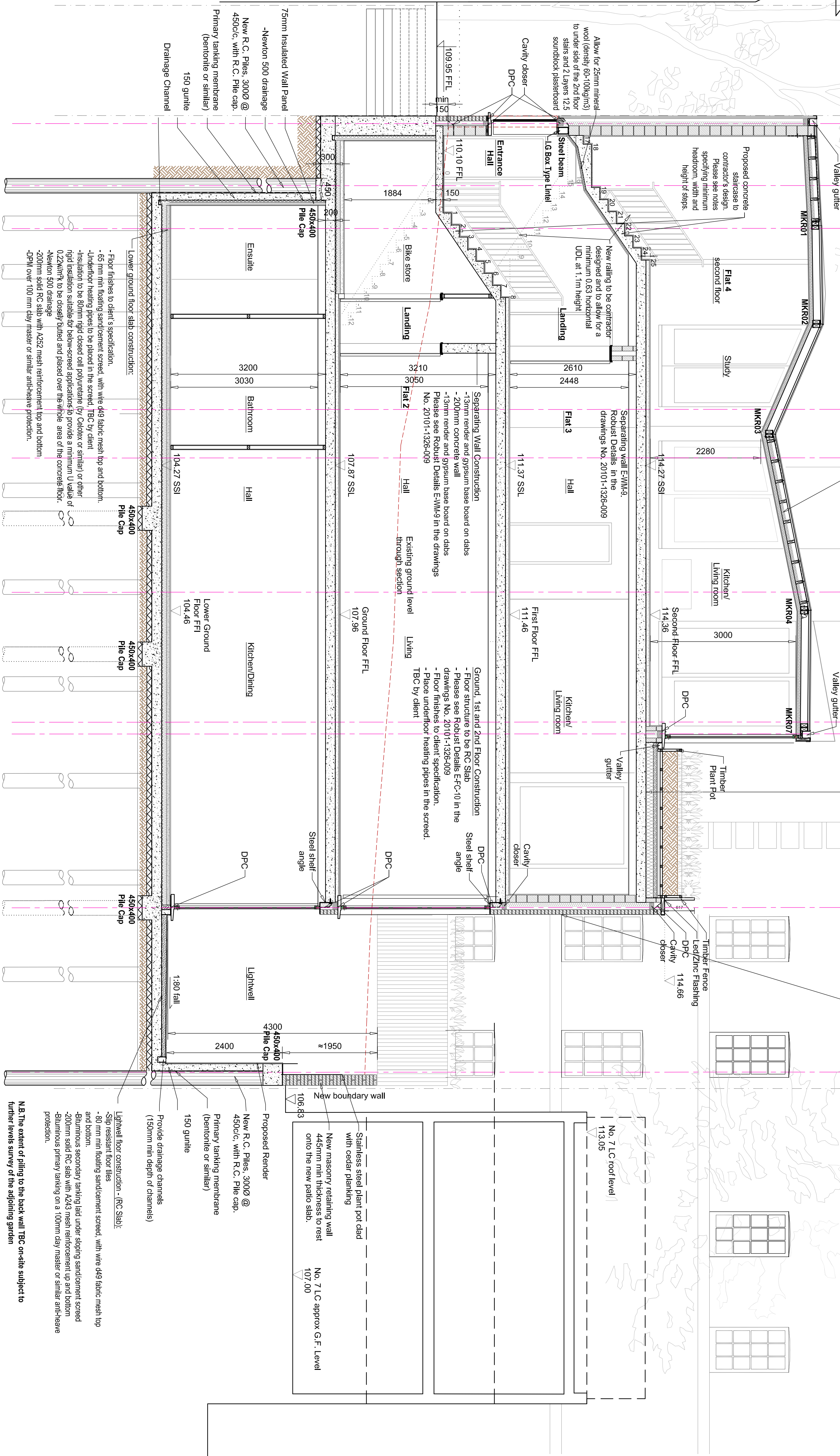
No.7 Lakis Close

PRELIMINARY

NOTES

- Steel and timber framed tile hip roof construction**
Provide 150x50@400c/c new timber rafters. Nominal maximum support spacing determined from appropriate tables in accordance with Building Regulations AD Part A.
Provide Copper-bronze alloy shingle cladding or similar to closely match the wall clay tiles. **SUBJECT TO PLANNING APPROVAL (YET TO BE SOUGHT)**
Sarking insulation in roof to achieve a U-value of 0.18w/m²K unless stated otherwise. Insulation draped with breather membrane. Create a ventilated cavity by installing 47x47mm batens. Use Celotex G300 50mm thick sarking insulation. The required U-value to satisfy the Fabric Insulation or similar to achieve the required U-value to satisfy the specification to comply with the Building Regulations. Underneath of rafters lined with 12mm foil-backed plasterboard +3mm skim.
- Roof Terrace Construction - (RC Slab):**
- Slab placed in the timber purling pot
- Slip resistant floor tiles
- 65 mm floating sand/cement screed, laid to a 1:inf3 fall (45mm min thickness), with top and bottom wire 4x9 fabric mesh.
- Flat roofing insulation to be 150mm Celotex Crown-up to provide a minimum U value of 0.20w/m²K to be closely butted and placed over the whole area of the concrete terrace.
- Multi-layer bituminous tanking membrane taken up the height of the wall upstand to be specified by the contractor and installed in situ accordance with manufacturer's specification.
- 200mm solid RC slab
- Suspended ceiling

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/mm². Use 5N/mm² blockwork or better blocks on 2nd floor. Use 7.3N/mm² blocks at 1st floor level. Use 10N/mm² or better blockwork in the basement and at ground floor.
Block to have mass per unit area of at least 120kg/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 13mm plasterboard on studs. Typically Cavity insulated to give an overall U-value of 0.28w/m²K. Use Celotex CW 400 100mm thick, or equivalent which is not-toxic. Detail a minimum 50mm ventilation cavity.
Blockwork to be laid in a running bond. Below the level of the ground level either lightweight or dense blockwork can be used. DPC minimum 150mm above ground level and fixed 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.

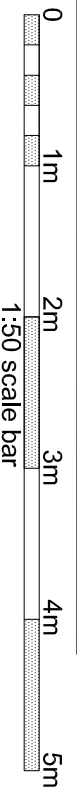


- Lower ground floor slab construction:**
- Floor finishes to client's specification.
- 65 mm min floating sand/cement screed, with wire 4x9 fabric mesh top and bottom.
- Underfloor heating pipes to be placed in the screed. TBC by client.
- Insulation to be 60mm rigid closed cell polystyrene (by Celotex or similar) or other rigid insulation suitable for below-screed applications to provide a minimum U value of 0.22w/m²K to be closely butted and placed over the whole area of the concrete floor.
- Newton 500 drainage
- 200mm solid RC slab with A252 mesh reinforcement top and bottom.
- DPM over 100 mm dry master or similar anti-heave protection.

- Lightwell floor construction - (RC Slab):**
- Slip resistant floor tiles
- 60 mm floating sand/cement screed, with wire 4x9 fabric mesh top and bottom.
- Bituminous secondary tanking laid under sloping sand/cement screed
- 200mm solid RC slab with A243 mesh reinforcement up and bottom
- Bituminous primary tanking on a 100mm dry master or similar anti-heave protection.

N.B. The extent of piling to the back wall TBC on site subject to further levels survey of the adjoining garden

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



Drawn	JS	Date	Mar'21	Scale	
Checked	JP, NM	Date	Mar'21		1:50
Approved	SS	Date	Mar'21	Size	A1
Drawing No.	20101-1326-006				Rev. P3

Title
Proposed Longitudinal Section;
Sheet 6/19

Project
6 Streatham Place,
London NW3 1HP

STS Structural Engineering Ltd
Tel: 01707 695466 Fax: 01707 693006
Web: www.sts-ec.co.uk Email: sales@sts-ec.co.uk

Client
STREATHLEY PLACE (HAMPTEND) LIMITED

Rev.	Amendments	Date	Chkd

PRELIMINARY

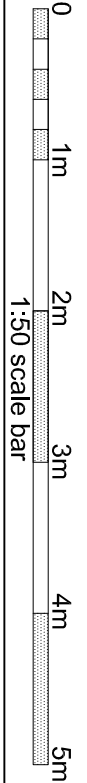
NOTES

All steels to be encased in 2 layers fireproof plasterboard or similar to achieve 30min fire resistance.

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

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.

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Drawn	US	Date	Mar'21	Scale
Checked	JP, NM	Date	Mar'21	1:50
Approved	SS	Date	Mar'21	Size A1
Drawing No. 20101-1326-007				Rev. P3

Title
Proposed Longitudinal Section;

Sheet 7/19

Project
6 Streasley Place,
London NW3 1HP

STS

Engineering Ltd

58 Crossway, Watney Garden City, Hertfordshire, AL8 7TE

Tel: 01707 695466 Fax: 01707 692006

Web: www.sts-ec.co.uk Email: sales@sts-ec.co.uk

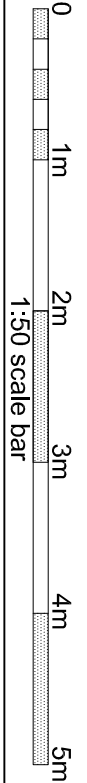
Client
STREASLEY PLACE (HAMSTEAD) LIMITED

Rev.	Amendments	Date	Chkd.

PRELIMINARY

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Approved	SS	Date	Mar'21	Size A1
Drawing No. 20101-1326-007				Rev. P3

Title
Proposed Longitudinal Section;

Sheet 7/19

Project
6 Streasley Place,
London NW3 1HP

STS

Engineering Ltd

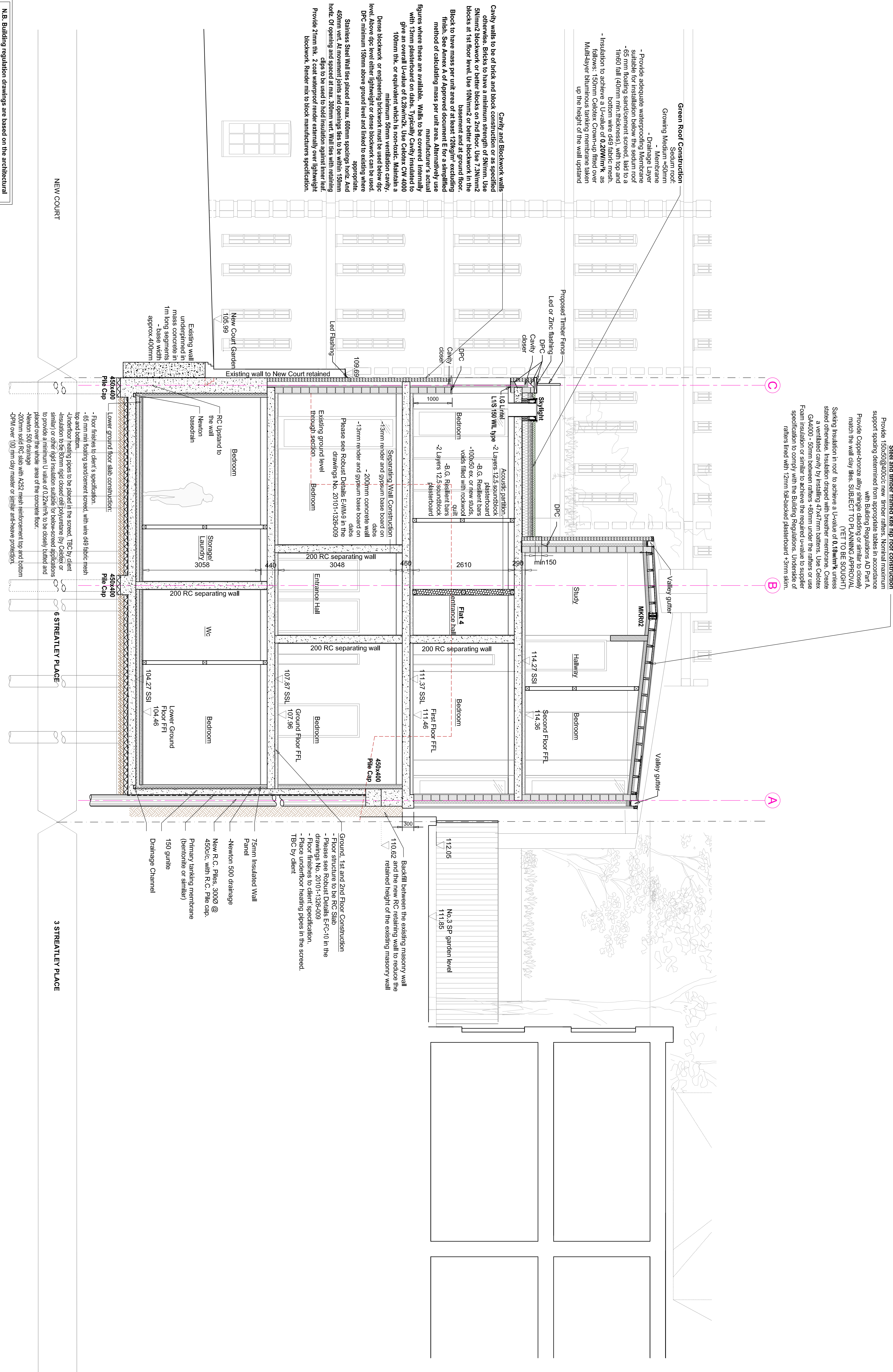
58 Crossway, Watney Garden City, Hertfordshire, AL8 7TE

Tel: 01707 695466 Fax: 01707 692006

Web: www.sts-ec.co.uk Email: sales@sts-ec.co.uk

Client
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Steel and timber framed tile hip roof construction
Provide 150x60@400cc new timber rafters. Nominal maximum support spacing determined from appropriate tables in accordance with Building Regulations AD Part A.
Provide Copper-bronze alloy single cladding or similar to closely match the wall clay tiles. SUBJECT TO PLANNING APPROVAL (YET TO BE SOUTHT)
Sarking insulation in roof to achieve a U-value of 0.16W/m²K unless stated otherwise. Insulation draped with weather membrane. Create a 45mm gap between sarking and rafters. Use 150mm thick G4000 - 50mm between rafters + 50mm under the rafters or use Foam insulation or similar to achieve the required U-value to supplier specification to comply with the Building Regulations. Understore of rafters lined with 12mm foil-backed plasterboard + 3mm skim.

Green Roof Construction
Sedum roof:
Growing Medium +50mm
- Membrane
- Drainage Layer
- Provide adequate waterproofing Membrane suitable for installation below the sedum roof
- 65 mm floating sand/cement screed, laid to a 1:100 fall (40mm min thickness) with top and bottom layers of 30mm each
- 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

Cavity and Blockwork walls
Cavity walls to be of brick and block construction or as specified otherwise. Bricks to have a minimum strength of 35N/mm². Use S10mm2 blockwork or better blocks on 2nd floor. Use 7.5N/mm² blocks at 1st floor level. Use 10N/mm² or better blockwork in the basement and at ground floor.
Block to have mass per unit area of at least 120kg/m² excluding finish. See Annex A of Approved Document E for a simplified method of calculating mass per unit area. Manufacturer's actual figures where these are available. Walls to be covered internally with 13mm plasterboard on dabs. Typically Cavity insulated to give an overall U-value of 0.28W/m²K. Use Celotex CW 4000 100mm thick or equivalent which is non-toxic. Maintain a minimum 50mm ventilation cavity.
Dense blockwork or engineering brickwork 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. 500mm 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 function to be used to ensure no undue external height is gained. Provide 2mm thick 200mm wide dabs to ensure external height blockwork. Render links to block manufacturer's specification.

Existing wall:
undepainted in
mass concrete in
1m to 1.5m wide
approx. 400mm

NEW COURT

6 STREASLEY PLACE

3 STREASLEY PLACE

PRELIMINARY

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. Use 5N/mm2 blockwork or better blocks on 2nd floor. Use 7.3N/mm2 blocks at 1st floor level. Use 10N/mm2 or better blockwork in the basement and at ground floor. Block to have mass per unit area of at least 120kg/m² excluding finish. See Annex A of Approved document E for a simplified method of calculating mass per unit area. Alternatively use figures where these are available. Walls to be constructed in situ with 13mm plasterboard on dabs. Typically Cavity insulated to give an overall U-value of 0.28w/m²K. Use Celotex CW 400 100mm thk. or equivalent which is non-toxic. Maintain a minimum 50mm ventilation cavity. Dense blockwork or engineering brickwork 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. Or 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 manufacturer's specification.

Demolish the existing retaining wall in segments and replace with a new RC wall resting onto the new piles in this area.

Green Roof Construction

Sedum roof:

- Growing Medium ≈50mm
- Membrane
- Drainage Layer
- Provide adequate waterproofing Membrane suitable for installation below the sedum roof
- 60mm min floating sand/cement screed, with wire d49 fabric mesh top and bottom
- 1160 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

75mm Insulated Wall Panel

-Newton 500 drainage

New R.C. Piles 300Ø @ 450c/c with R.C. Pile cap.

Bituminous primary tanking

150 gunitite

Drainage Channel

3 STREATLEY PLACE

Lower ground floor slab construction:

- Floor finishes to client's specification
- 65 mm min floating sand/cement screed, with wire d49 fabric mesh top and bottom.
- Underfloor heating pipes to be placed in the screed TBC by client
- Insulation to be 80mm rigid closed cell polystyrene (by Celotex or similar) or other rigid insulation suitable for below-screed applications to provide a minimum U value of 0.22w/m²K to be closely bolted and secured to the underside area of the concrete floor.
- Minimum 500 reinforcement
- 200mm solid RC slab with A252 mesh reinforcement top and bottom
- DPM over 100 mm clay master or similar anti-heave protection.

6 STREATLEY PLACE

Roof Terrace Construction - (RC Slab):

- Soil placed in the timber planting pot
- Slip resistant floor tiles
- 65 mm floating sand/cement screed, laid to a 1in60 fall (40mm min thickness), with top and bottom wire d49 fabric mesh.
- Full Rigid Insulation to be 150mm Celotex Crown-up to provide a minimum U value of 0.22w/m²K to be closely bolted and packed over the whole area of the concrete terrace
- 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

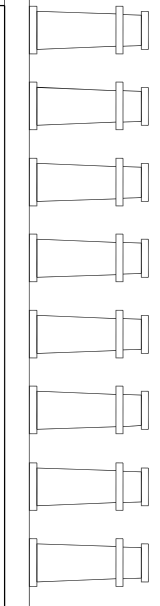
Lightwell floor construction - (RC Slab):

- Slip resistant floor tiles
- 60 mm min floating sand/cement screed, with wire d49 fabric mesh top and bottom.
- Bituminous secondary tanking laid under sloping sand/cement screed
- 200mm solid RC slab with A243 mesh reinforcement up and bottom
- Bituminous primary tanking on a 100mm clay master or similar anti-heave protection.

NEW COURT



NOTES



Rev.	Amendments	Date	Chkd.

Client
STREATLEY PLACE (HAMPTSTEAD) LIMITED

S T S Structural
Engineering Ltd

88 Crossway, Watney Garden City, Hertfordshire, AL8 7TE
Tel: 01707 695466 Fax: 01707 693006
Web: www.sts-ec.co.uk Email: sales@sts-ec.co.uk

Project
6 Streatley Place,
London NW3 1HP

Title
Proposed Rear Elevation:
Sheet 8/19

Drawn	US	Date	Mar 21	Scale
Checked	J.P. NM	Date	Mar 21	1:50
Approved	SS	Date	Mar 21	Size A1

Drawing No.
20101-1326-008

Rev.
P3

