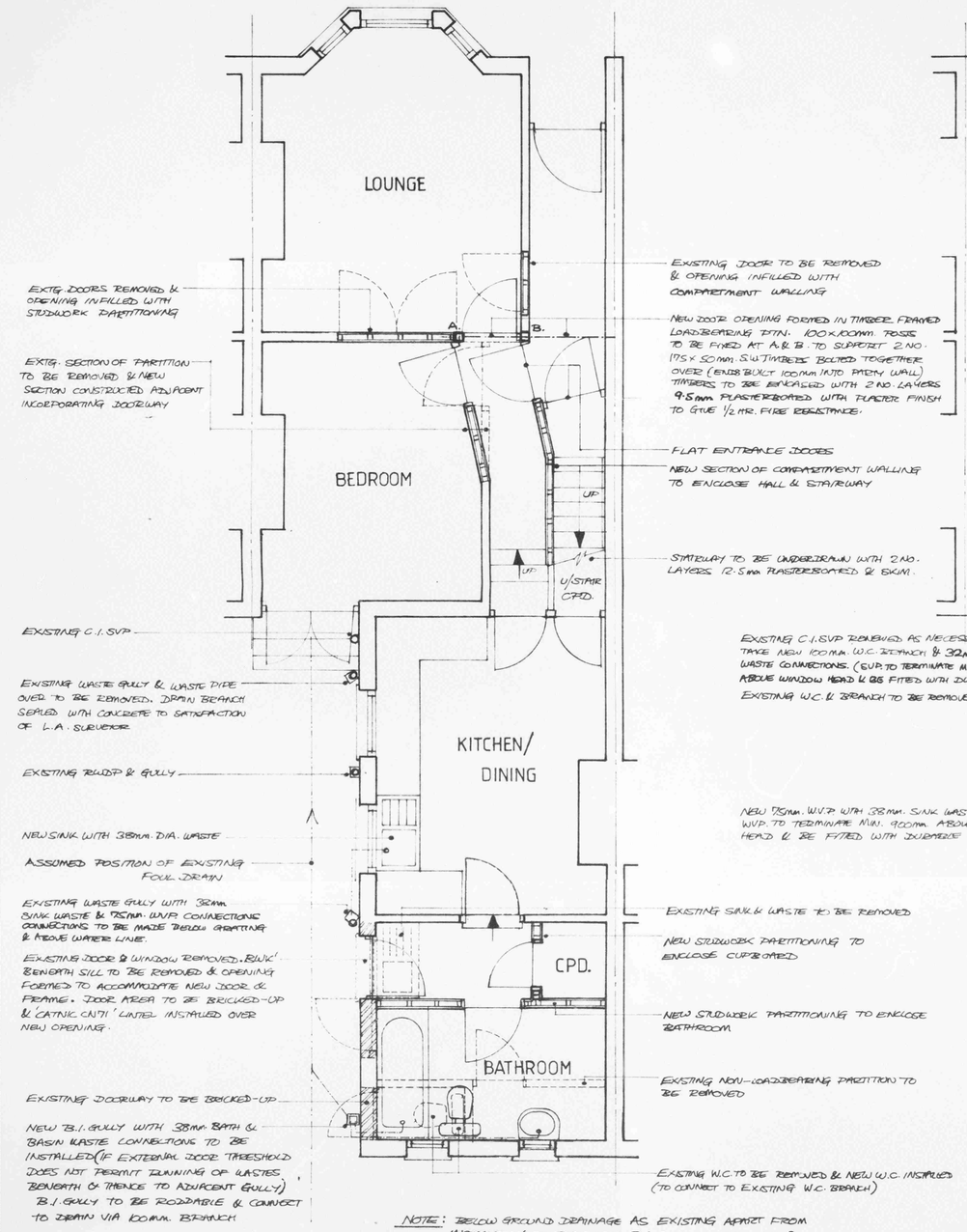
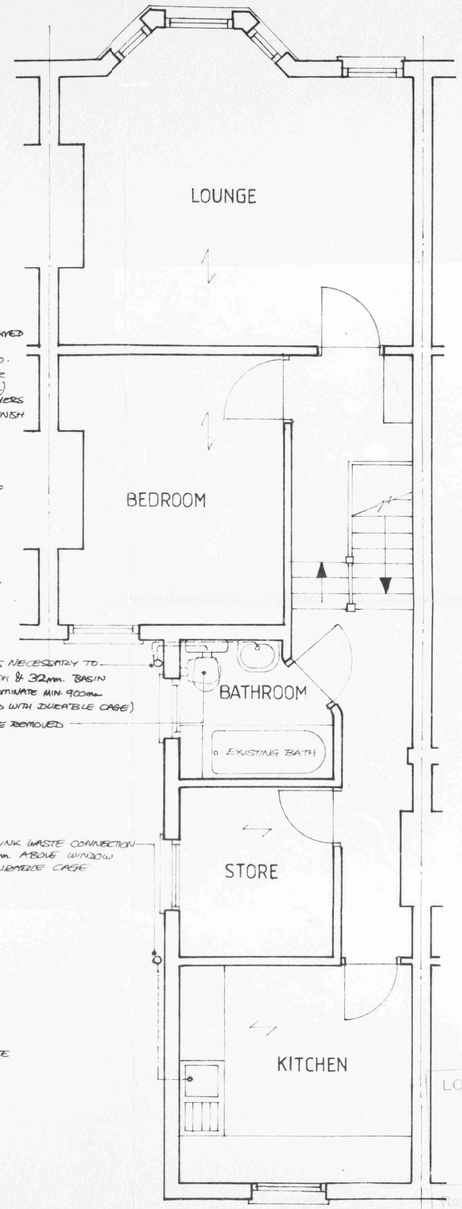
GROUND FLOOR



NOTE: BELOW GROUND DRAINAGE AS EXISTING APART FROM INSTALLATION OF RODDABLE B.I. GULLY IF REQUIRED & REMOVAL OF REDUNDANT WASTE GULLY

FIRST FLOOR (ROOM LAYOUT AS EXISTING)



LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE
PLANS RECEIVED
25 JAN 1984
REGD. 28756
APPROVED/REFUSED

GENERAL NOTES

STRUCTURAL FIRE PRECAUTIONS. All compartmentation to have ½ hour fire resistance. New compartment walling to be 75 x 50 studwork lined with 12.5 plasterboard and skim both sides. Stairway to be underdrawn with 2 layers 12.5 plasterboard with plaster finish. Existing floor construction plain edged boarding on timber joists with minimum 16 lathe and plaster ceiling; uprated to full ½ hour fire resistance by nailing minimum 4.8 hardboard to existing boarding. Any areas where lathe and plaster ceiling defective or absent to be 2 layers of 9.5 plasterboard with skim finish. Flat entrance doors off common area to be ½ hour fire check standard and fitted with Perko self-closers: planted stops to be screw fixed and to provide minimum 25 rebate.

DRAINAGE BELOW GROUND: 100 Hepsleve pipework encased in 150 pea shingle; minimum fall 1:40; drains to be bridged with R.C. lintols where passing through walls/foundations. Installation to be in accordance with CP 301.

DRAINAGE ABCVE GROUND: PVC pipework provided with adequate means of access for cleansing and installed in accordance with BS 5572. Adequate water seals to be maintained under working conditions — anti-syphon traps/vents to be installed as necessary. Generally 75 deep seal traps to be fitted to wastes.

HEADROOM: Minimum 2m under any new beams.

VENTILATION: Rooms to be ventilated to the exterior with openable windows or other ventilation openings, equal to a minimum of 1/20th of floor area.

HANDRAILS: stairways with total rise in excess of 600 to have continuous handrail fixed at between 840 and 1000 above pitch line.

BRICKED-UP EXTERNAL DOORWAYS: existing foundations to be exposed for inspection of Local Authority Surveyor and if deemed inadequate, new concrete foundations minimum depth 1m to be constructed. New 225 brickwork to have BS 743 DPC minimum 150 above G.L. and linked to existing DPCs.

BONDING: any new areas of brickwork/blockwork to be properly bonded to existing.

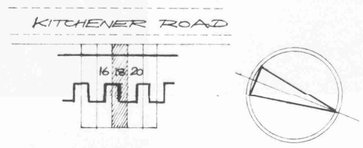
PARTITIONS: other than compartment walls, to be constructed of 75 x 50 timber framing lined both sides in 9.5. plasterboard and skim.

DUSTBIN ENCLOSURE: to be provided adjacent to footpath in front garden — 102.5 brickwork walls on concrete slab with reinforced concrete slab over.

GENERALLY: Dimensions not to be scaled from drawing. Details, dimensions and levels to be checked on site by Builder prior to commencement of works. Any works commenced prior to any necessary Local Authority approvals are entirely at the risk of the owner and builder. All works to be in accordance with Local Authority requirements.

Unless indicated otherwise all dimensions are given in millimetres

LOCATION PLAN

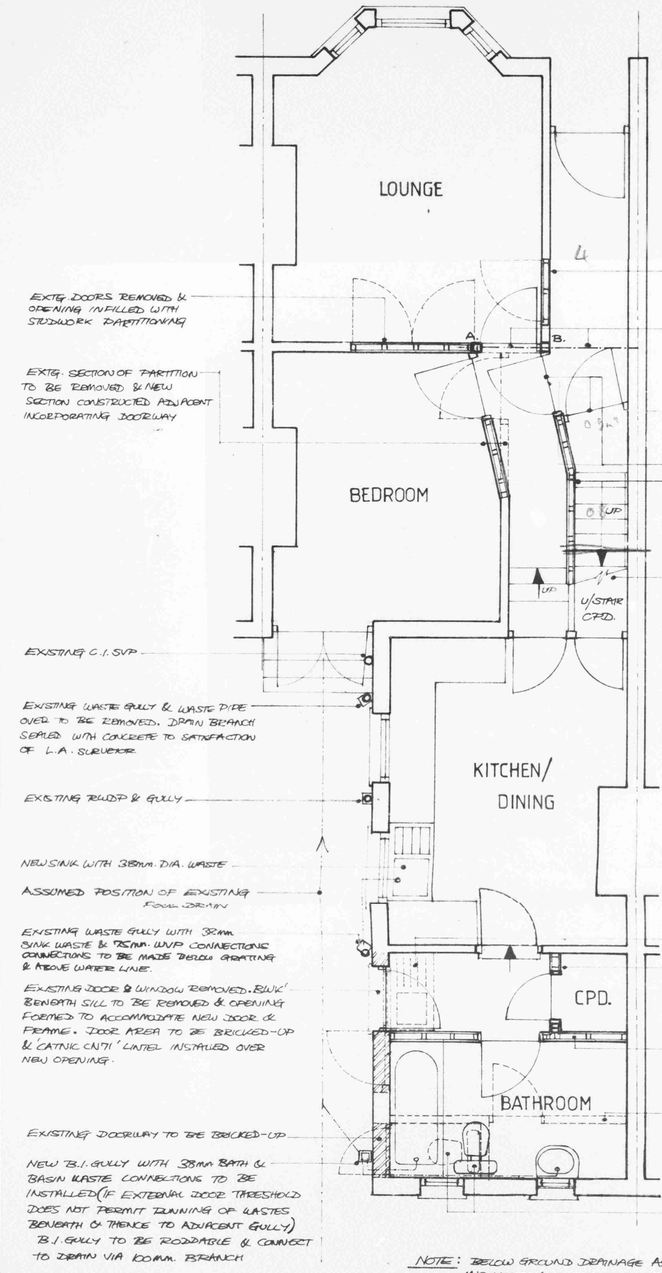


SCALE 1:1250

PROJECT: CONVERSION OF PROPERTY INTO 2 ONE-BEDROOM FLATS		
LOCATION: 18, KITCHENER ROAD, N.17		
DRAWING TITLE: PROPOSED FLOOR PLANS		
SCALES: 1:50	DRG. No. 191/2	REV.
DRN. BY TM.	DATE JANUARY 1984	

A.C.HOLDOM
159 STATION ROAD, CHINGFORD. E4.
Tel. 01-524 1014

GROUND FLOOR



EXTG. DOORS REMOVED & OPENING INFILLED WITH STUDWORK PARTITIONING

EXTG. SECTION OF PARTITION TO BE REMOVED & NEW SECTION CONSTRUCTED ADJACENT INCORPORATING DOORWAY

EXISTING C.I. SVP

EXISTING WASTE GULLY & WASTE PIPE OVER TO BE REMOVED. DRAIN BRANCH SEALED WITH CONCRETE TO SATISFACTION OF L.A. SURVEYOR

EXISTING RWDP & GULLY

NEW SINK WITH 38mm. DIA. WASTE

ASSUMED POSITION OF EXISTING FOUL DRAIN

EXISTING WASTE GULLY WITH 32mm. SINK WASTE & 75mm. W.V.P. CONNECTIONS CONNECTIONS TO BE MADE BELOW GRATING & ABOVE WATER LINE.

EXISTING DOOR & WINDOW REMOVED. BRICK BENEATH SILL TO BE REMOVED & OPENING FORMED TO ACCOMMODATE NEW DOOR & FRAME. DOOR AREA TO BE BRICKED-UP & CATNIC CAVITY LINTEL INSTALLED OVER NEW OPENING.

EXISTING DOORWAY TO BE BRICKED-UP

NEW B.I. GULLY WITH 38mm BATH & BASIN WASTE CONNECTIONS TO BE INSTALLED (IF EXTERNAL DOOR THRESHOLD DOES NOT PERMIT RUNNING OF WASTES BENEATH & THENCE TO ADJACENT GULLY) B.I. GULLY TO BE RODDABLE & CONNECT TO DRAIN VIA 100mm. BRANCH

Deduct 4.0 / 0.9 / 0.8 = 5.7 m²

56 − 5.7 = 50.3 m

4.65 / 71 / 33

EXISTING DOOR TO BE REMOVED & OPENING INFILLED WITH COMPARTMENT WALLING

NEW DOOR OPENING FORMED IN TIMBER FRAMED LOADBEARING PTN. 100 x 100mm. POSTS TO BE FIXED AT A & B TO SUPPORT 2 NO. 175 x 50mm. S.W. TIMBERS BOLTED TOGETHER OVER (ENDS BUILT 100mm INTO PARTY WALL) TIMBERS TO BE ENCASED WITH 2 NO. LAYERS 9.5mm PLASTERBOARD WITH PLASTER FINISH TO GIVE ½ HR. FIRE RESISTANCE.

FLAT ENTRANCE DOORS

NEW SECTION OF COMPARTMENT WALLING TO ENCLOSE HALL & STAIRWAY

STAIRWAY TO BE UNDERDRAWN WITH 2 NO. LAYERS 12.5mm PLASTERBOARD & SKIM.

EXISTING C.I. SVP REMOVED AS NECESSARY TO TAKE NEW 100mm. W.C. BRANCH & 32mm. BASIN WASTE CONNECTIONS. (SVP TO TERMINATE MIN. 900mm ABOVE WINDOW HEAD & BE FITTED WITH DURABLE CAGE)

EXISTING W.C. & BRANCH TO BE REMOVED

NEW 75mm. W.V.P. WITH 32mm. SINK WASTE CONNECTION W.V.P. TO TERMINATE MIN. 900mm. ABOVE WINDOW HEAD & BE FITTED WITH DURABLE CAGE

EXISTING SINK & WASTE TO BE REMOVED

NEW STUDWORK PARTITIONING TO ENCLOSE CUPBOARD

NEW STUDWORK PARTITIONING TO ENCLOSE BATHROOM

EXISTING NON-LOADBEARING PARTITION TO BE REMOVED

EXISTING W.C. TO BE REMOVED & NEW W.C. INSTALLED (TO CONNECT TO EXISTING W.C. BRANCH)

NOTE: BELOW GROUND DRAINAGE AS EXISTING APART FROM INSTALLATION OF RODDABLE B.I. GULLY IF REQUIRED & REMOVAL OF REDUNDANT WASTE GULLY

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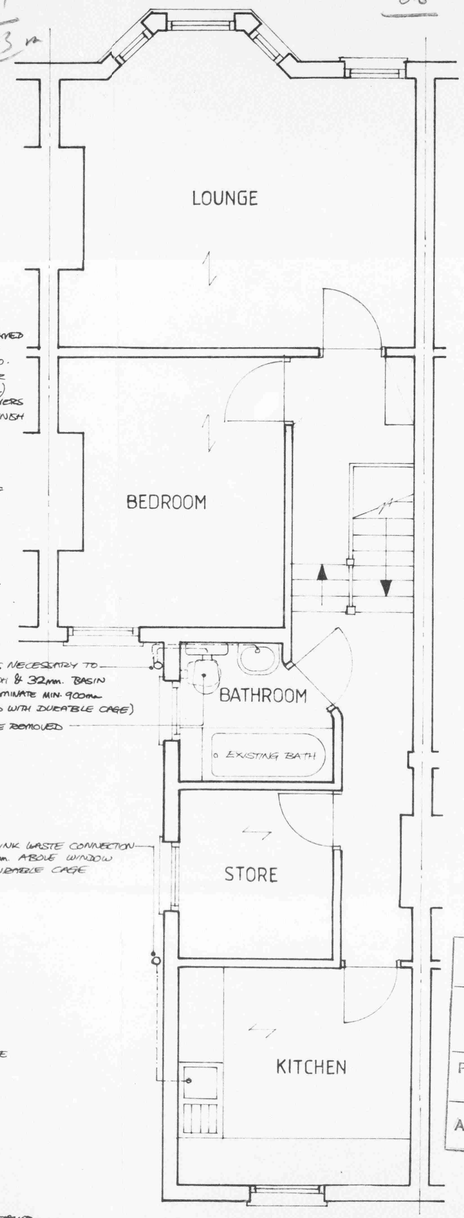

28 / 5 / 160

16 / 06

0.96

Frontage: 4.65m

L.B.A. G. 7.1 / 1 7.1 / W. 3.1

@ FLR. G 56 / 1 56 / 112

Flr G. 2p 50.3 / 1. 2/3p 56.

No Starkly measurements

33 / 22 / 1 / 56 x 2

LONDON BOROUGH OF HARINGEY
TOWN PLANNING SERVICE
PLANS RECEIVED
25 JAN 1984
Regd. No. HGY. / 28756
APPROVED/REFUSED

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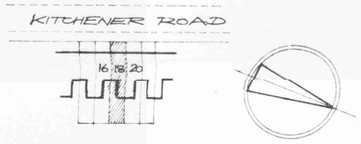

SCALE 1:1250

PROJECT: CONVERSION OF PROPERTY INTO 2 ONE-BEDROOM FLATS

LOCATION: 18, KITCHENER ROAD, N.17

DRAWING TITLE: PROPOSED FLOOR PLANS

SCALES: 1:50	DRG. No. 191/2	REV.
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