

LANTERN #1 STEELWORK

Refer to steelwork arrangement relating to 'Trimming Steels' to lantern & up & overglazed openings

21025_S314 21025_S344
21025_S315 21025_S345
21025_S341 21025_S346
21025_S342 21025_S347
21025_S343 21025_S348

GRD FLR GABLE END STEELWORK

For steelwork arrangement relating to ground floor gable ended extensions

21025_S207
21025_S252
21025_S253
21025_S254

GRD FLR TRIMMING STEELWORK

Refer to steelwork arrangement relating to 'Trimming Steels' to lantern & up & overglazed openings

21025_S314 21025_S345
21025_S315 21025_S346
21025_S341 21025_S347
21025_S342 21025_S348
21025_S343
21025_S344

'ALPHA' & 'BETA' PORTAL FRAMES

Refer to steelwork arrangement relating to 'Alpha & Beta' portal frames

21025_S206

'SPINE WALL' STEEL FRAMES

For steelwork arrangement relating to 'Spine Wall' picture frames
Refer to structural engineers drawing nos.

21025_S101
21025_S201
21025_S202
21025_S203
21025_S204

NORTH & SOUTH 'LIGHTWELLS'

For substructure RC detail arrangement relating to retaining walls/lightwells
Refer to structural engineers drawing nos.

21025_S21 21025_RCD01
21025_S22 21025_RCD02
21025_S23 21025_RCD04
21025_S24 21025_RCD05
21025_S25 21025_RCD06
21025_RCD09
21025_RCD10

GENERAL ARRANGEMENT SECTIONS

Refer to steelwork arrangement relating to 'General Arrangement' sections

21025_S91 21025_S96
21025_S92 21025_S97
21025_S93 21025_S98
21025_S94
21025_S95

GENERAL NOTES

STRUCTURAL

-Refer to separate drawings by the structural engineers

BUILDING

The building at 18 Twickenham Road is described as a domestic Victorian dwelling currently arranged into 3 self-contained flats. The proposal is subject to a planning consent application that is intended to revert the premises into a single family dwelling.

This drawing is intended to satisfy scope of works as required by current Building Control requirements that would be applicable or as identified as conditional within the planning consent granted.

B1 MEANS OF ESCAPE & WARNING

The smoke alarm, fire detection, fire alarm devices and fire alarm systems should be installed to comply with BS 5446: Part 1 2000 and BS 5839 Part 6 standard, mains wired with all alarms interconnected.

Smoke detectors to be fitted on the route of escape with heat detection in the kitchen. Smoke detectors to be fitted also to all habitable rooms adjoining protected lobbies

B2 & B3 INTERNAL FIRE SPREAD - LININGS & STRUCTURE

-12.5mm gypsum Fireline boarding applied to drylined partition protected lobby walls & ceilings - Fire rating30/30

-12.5mm gypsum Fireline boarding applied to structural beams & columns - Fire rating30

-E1 AIRBORNE SOUND (WALLS)

-All new internal timber stud partitions to be built in accordance with Approved Document E-point 5.18: layers of plasterboard to be a minimum mass of 10kg/sq. m, minimum distance between lining internally to be 75mm; an absorbent layer of 75mm mineral wool infill with a min. density of 10kg/m3 suspended in the cavity; all joints to be well sealed. All walls to be plastered and painted.

F1 VENTILATION

Habitable rooms to achieve background ventilation the equivalent of 8000mm2 achieved via central air conditioning system in conjunction with trickle vents fitted to windows.

FOUNDATIONS

-New concrete foundations to suit the site conditions and to the design of the Struct Engineer and to the approval of Building Control.

-New foundations are to be excavated below the invert level of any adjacent drainage.

NEW GROUND FLOOR (target design U Value 0.12W/m2K)

-70mm sand cement screed (designed to accommodate underfloor heating pipework), on 150 RC Slab on 500mm gauge polythene DPM on Celotex 150mm rigid insulation board (or similar) over 1200mm gauge polythene DPM on 50mm sand blinding layer on 200mm well compacted hardcore.

SOLID WALL CONSTRUCTION (target design U Value 0.27W/m2K)

-215mm existing solid 1B thk walls to be insulated internally to meet target U value

-Nom 65mm overall thickness comprising 50mm gyproc insulated plasterboard drylined system. (Kingspan K18 or equivalent)

-Wall ties to be stainless steel with retaining retaining disks. Ties to be installed at 600mm centres horizontally and 450mm vertically.

-3mm skim coat plaster lining.

WINDOWS / DOORS (target design U value 1.4W/m2k)

All windows to provide background ventilation as specified in the Building Regs.

-All external windows, roof lights and external glazed doors to achieve a max. U Value stated above

-safety glass to be used below a level of 800mm above FFL. And in all doors and side panels glazed below 1500mm from FFL.

NEW ROOF CONSTRUCTION (target design U value 0.15W & 0.18/m2k)

New tiled roof to match existing to be cold roof construction with 150mm Celotex EL3000 (or equal) on Tyvek Pro breathable membrane over 200 x 50mm (C16) tanalised ceiling joists at 400 mm centres 12.5 plasterboard lining with plaster skim under the ceiling joists

Cross ventilation to be provided from eaves vents to wall abutment ventilated flashing details to existing wall-or mushroom vents in roof adjacent to abutment.

K1 NEW STAIRCASES

Any new staircases, including balustrade/handrail will be constructed in accordance with the requirements of Part K, schedule 1 of the Building Regulations 2010 and Approved Document guidance K1. Minimum goings being 220mm, maximum rise of 220mm, with a pitch not exceeding 42degrees and provided with a 900mm high continuous balustrade/ handrail. Minimum 2m headroom (K1)

-P1 ELECTRICAL SAFETY

-All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by person competent to do so. Prior to completion the Council must be satisfied that part P has been complied with. This may require an appropriate BS 7671 Certificate to be issued for the work by a person competent to do so.

BUILDING REGS ISSUE

ECADDESIGN

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SCOPE OF WORKS SCHEDULE - PHASE 2

ALL WORKS TO BE REVIEWED IN ACCORDANCE WITH DRAWINGS & INSTRUCTIONS AS OUTLINED ON DRAWINGS PREPARED BY THE STRUCTURAL ENGINEER
-Workmanship and methods of construction shall at least to the standard prescribed by the relevant Codes of Practice.
-Materials shall be suitable for the purpose for which they are used and the quality shall not be less than that defined in the British standard so designated.
-The Contractor to allow for sufficient propping up of the existing structure, wherever necessary.

SOW 1 -Existing PLASTER to external walls to be hacked off back to brickwork face & prepared to receive insulated plasterboard.
SOW 2 -INTERNAL LB & Non LB WALLS to be carefully removed as marked on drawings in accordance with sequencing as described on the structural engineers drawings.

SOW 3 -Internal timber FLOORS to be carefully removed & rebuilt to new levels in accordance with sequencing as described on the structural engineers drawings.
SOW 4 -Existing WINDOWS (sash & others) plus architrave linings to be removed & set aside for either recycling or to be retained as directed by client instruction.

SOW 5 -Internal TIMBER DOORS plus architrave linings to be removed, index tagged & set aside for re-installation or either recycling as directed by client instruction. If retained, doors to be sand blasted and prepared for redecoration.
SOW 6 -Where applicable CEILINGS to be sequentially removed of plaster & timber structure in accordance with sequencing as described on the structural engineers drawings.

SOW 7 -ROOF STRUCTURE to be sequentially removed of plaster & timber structure in accordance with sequencing as described on the structural engineers drawings.
SOW 8 -Existing RADIATORS to be removed, index tagged & set aside for re-installation or either recycling as directed by client instruction.

SOW 9 -Existing SANITARY items and associated pipework to be strategically removed set aside for either recycling or to be retained as directed by client instruction.
SOW 10 -Existing STAIRS to be sequentially & remodelled in accordance with sequencing as described on the structural engineers drawings to suit new floor levels.

LEGEND

TO BE DEMOLISHED
EXISTING STRUCTURE (TO BE RETAINED)
NEW WALLS

-Drawings copyright of ECAD Design
-Figured Dimensions to be used in preference to scaled dimensions.
-All dimensions to be checked before commencing work.

-All works shall comply with the latest Building Regulations and be to the satisfaction of Building Control

WINDOW/DOOR REF TAG
FLOOR LEVEL (PROPOSED)
SCOPE OF WORK REFERENCE

Client: MICHAEL & CAROLINE CURRAN

Job Title: PROPOSALS TO 18 TWICKENHAM ROAD
TEDDINGTON
LONDON TW11 8AG

Drawing Title:

GA LOWER GROUND PROPOSED - STRUCTURAL REFERENCE GENERAL ARRANGEMENT
CONVERSION OF PREMISES COMPRISING 3 SELF CONTAINED FLATS
TO BE REVERTED INTO A SINGLE FAMILY DWELLING

Drg No.: TW-03-500

Date: NOV 2023

Drawn by: ECAD

Scale: 1: 50 @A2

Revisions:

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