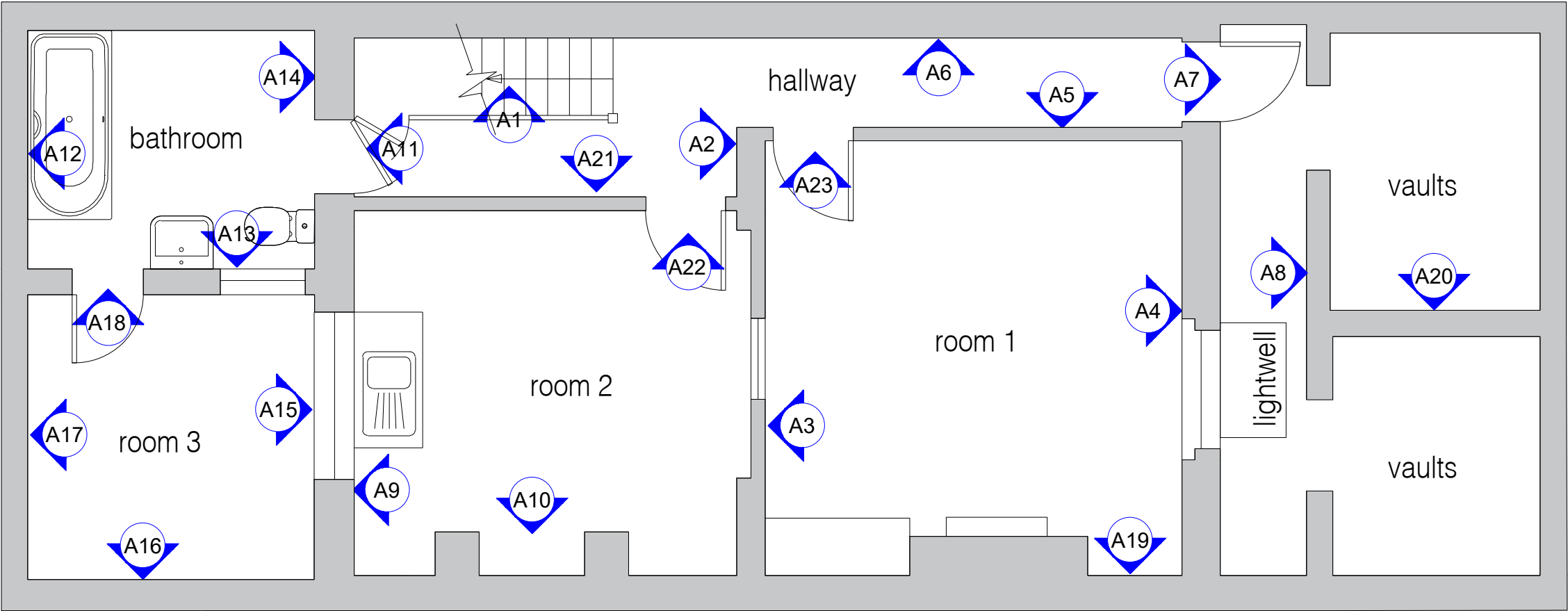


13.0 Appendix B

Construction Audit





BASEMENT

Rev	Date	Description	By	Check	App

GENERAL NOTES:
Do not scale from drawings.
Errors to be reported immediately to the Architect.
To be read in conjunction with all relevant Architects',
Services and Structural Engineers' drawings.
All Existing site, tree and building information has been compiled from
different sources. All dimensions to be checked on site.

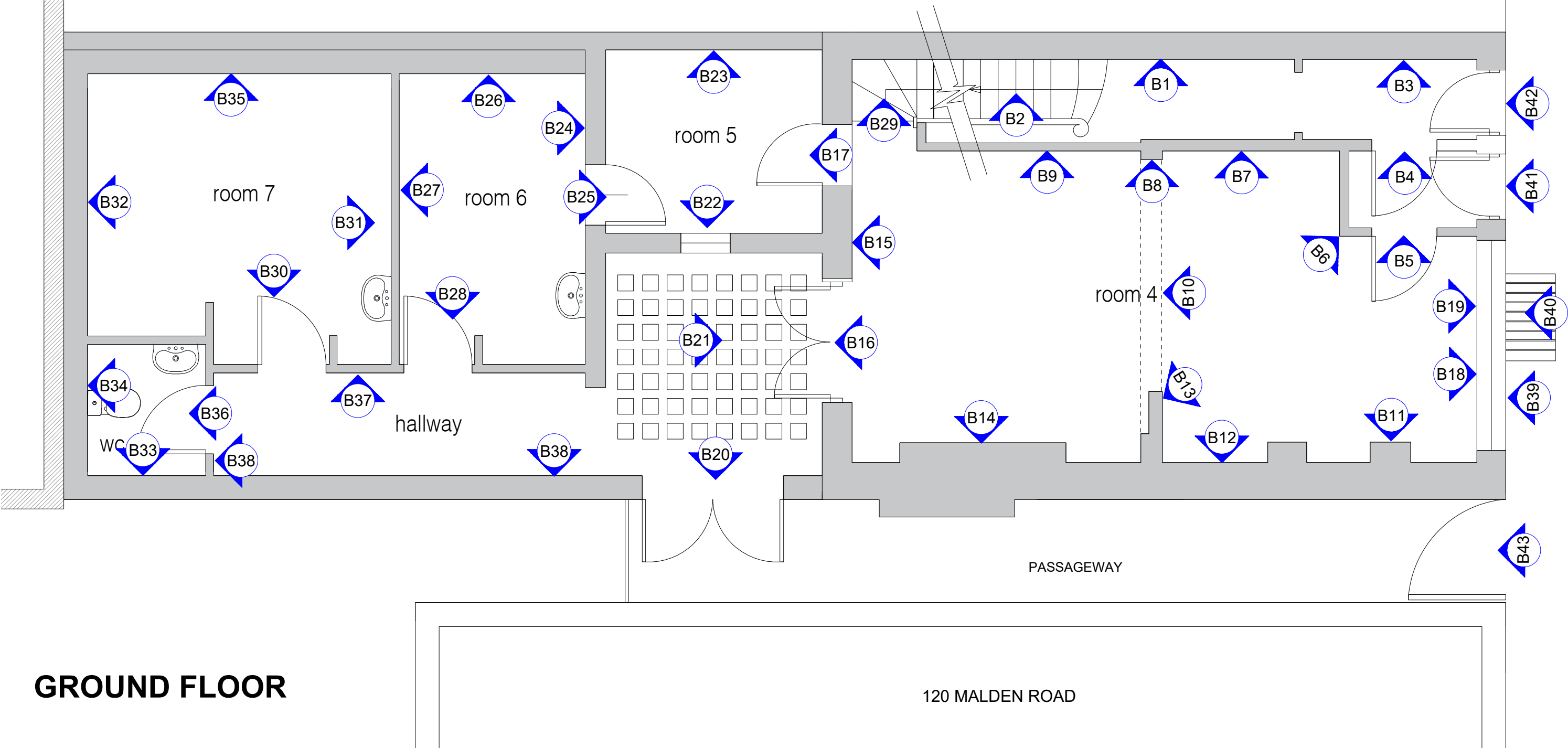


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Client: Axis Malden Road Limited		Drawing Title: Basement - Existing (Key)			
Project: 118 Malden Road, London NW5 4BY		Scale: 1:50@A3	Drawing Number: 42SR/AMR/EK1	Drawn By:	
		Issue Status: FP	Date: May 2024	Rev: A	Job No:

116 MALDEN ROAD



GROUND FLOOR

120 MALDEN ROAD

Rev	Date	Description	By	Check	App

GENERAL NOTES:
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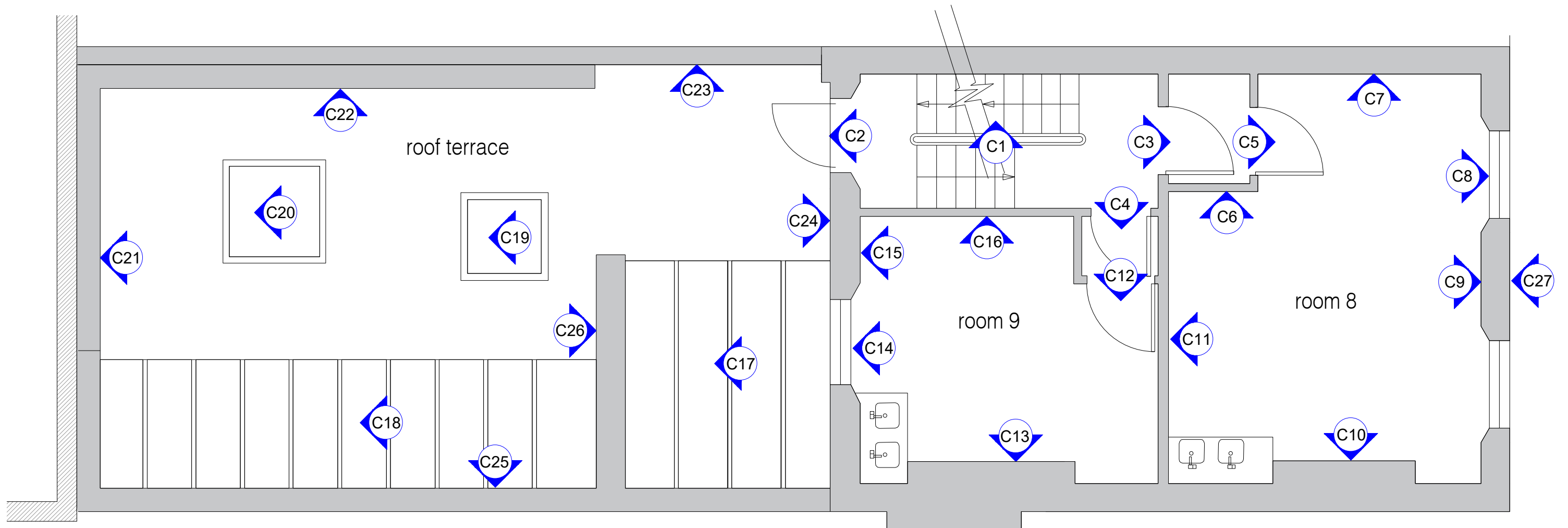


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Client: Axis Malden Road Limited		Drawing Title: Ground Floor - Existing (Key)	
Project: 118 Malden Road, London NW5 4BY		Scale: 1:50@A3	Drawing Number: 42SR/AMR/EK1
Issue Status: FP		Date: May 2024	Rev: A
		Job No:	

116 MALDEN ROAD



FIRST FLOOR

120 MALDEN ROAD

Rev	Date	Description	By	Check	App.

GENERAL NOTES:

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Client

Axis Malden Road Limited

Project

118 Malden Road,
London NW5 4BY

Drawing Title:

First Floor - Existing (Key)

Scale

1:50@A3

Drawing Num

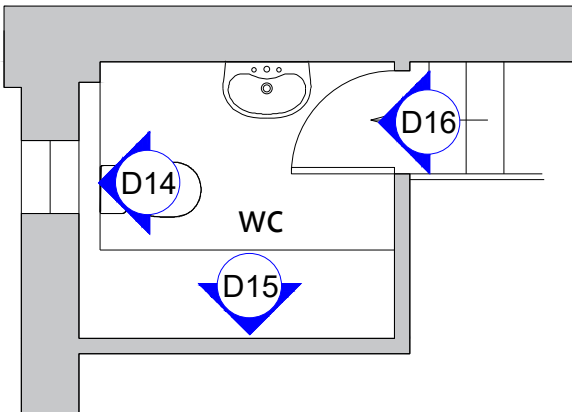
42SR/AMR/EK1

By:

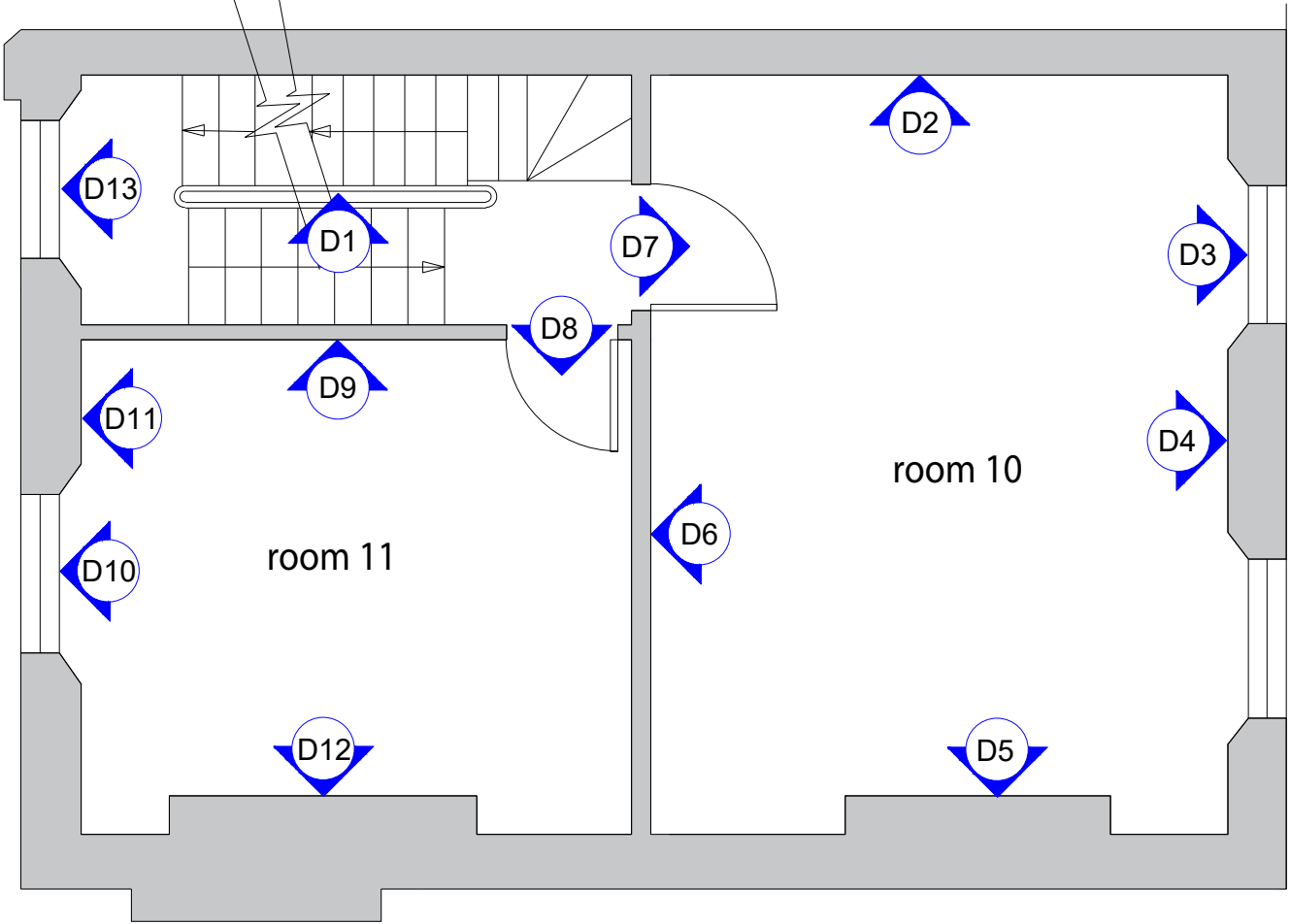
EK1	
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No:

MEZZANINE



SECOND FLOOR



Rev	Date	Description	By	Check	App

GENERAL NOTES:
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Client: Axis Malden Road Limited		Drawing Title: Second Floor - Existing (Key)			
Project: 118 Malden Road, London NW5 4BY		Scale: 1:50@A3	Drawing Number: 42SR/AMR/EK1	Drawn By:	
		Issue Status: FP	Date: May 2024	Rev: A	Job No:



SECTION

Rev	Date	Description	By	Check	App

GENERAL NOTES:
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To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.
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Project: 118 Malden Road, London NW5 4BY





Drawing Title: Section - Existing (Key)			
Scale: 1:50@A3	Drawing Number: 42SR/AMR/EK1	Drawn By:	
Issue Status: FP	Date: May 2024	Rev: A	Job No:





Construction Audit




DESCRIPTION	KEY	PHOTOGRAPH
Basement Staircase: Timber construction.	A1	
Basement Wall: 9" Brickwork with render and plaster finish.	A2	
Basement Wall: Part 9" / Part 4" Brickwork with render and plaster finish.	A3	




	A3	
Basement Wall: 9" Brickwork with render and plaster finish internally. Timber sash window – single glazed (boarded)	A4	
	A4	
Basement Hallway: A5: Brick retaining wall with render and plaster finish – thickness tbc. A6: 4" Brickwork with render and plaster finish. A7: Timber framed glazed door (boarded internally).	A5, A6, A7	





Basement Door: Timber framed single glazed door (boarded internally).	A7	
Vaults: 4" Brickwork.	A8	
Basement Wall: 9" Brickwork with render and plaster finish internally, render only externally. Timber casement window – single glazed.	A9	





<p>Basement Wall:</p> <p>Brick retaining wall with render and plaster finish – thickness tbc.</p> <p>Brick chimneybreast.</p>	A10	
<p>Basement Door:</p> <p>Timber panelled.</p>	A11	
<p>Basement Wall:</p> <p>Brick retaining wall with part render and plaster / part tiled finish – thickness tbc.</p>	A12	
<p>Basement Wall:</p> <p>9" Brickwork with part render and plaster / part tiled finish internally, render only externally.</p> <p>Timber casement windows – single glazed, positioned internally and externally.</p>	A13	




<p>Basement Wall:</p> <p>9" Brickwork with part render and plaster / part tiled finish.</p>	A14	
<p>Basement Wall:</p> <p>9" Brickwork with render and plaster finish internally, render only externally.</p> <p>Timber casement window – single glazed.</p>	A15	
	A15	
<p>Basement Wall:</p> <p>Brick retaining wall with render finish – thickness tbc.</p>	A16	





<p>Basement Wall:</p> <p>Brick retaining wall with render finish – thickness tbc.</p>	A17	
<p>Basement Door:</p> <p>Flush timber door.</p>	A18	
<p>Basement Wall:</p> <p>Brick retaining wall with render and plaster finish – thickness tbc.</p> <p>Brick chimneybreast.</p>	A19	
<p>Ground Floor Wall & Staircase:</p> <p>B1: Ground floor party wall. Brickwork with plaster finish – presumed 13.5” thickness.</p> <p>B2: Timber staircase.</p>	B1, B2	




<p>Ground Floor Wall:</p> <p>Ground floor party wall. Brickwork with plaster finish – presumed 13.5” thickness.</p>	B3	
<p>Ground Floor Door:</p> <p>Flush timber – presumed FD30.</p>	B4	
<p>Ground Floor Door:</p> <p>Flush timber – presumed FD30.</p>	B5	
<p>Ground Floor Wall:</p> <p>Partition wall – 75mm x 50mm nominal timber stud with plasterboard and plaster finish.</p>	B6	






<p>Ground Floor Wall:</p> <p>Partition wall – 75mm x 50mm nominal timber stud with plasterboard and plaster finish.</p>	B7	
<p>Steel Column:</p> <p>Presumed 152 x 152 x 37 UC.</p>	B8	
<p>Ground Floor Wall:</p> <p>Partition wall – 75mm x 50mm nominal timber stud with plasterboard and plaster finish.</p>	B9	
<p>Ground Floor Wall:</p> <p>Partition wall – 75mm x 50mm nominal timber stud with plasterboard and plaster finish.</p>	B9	




<p>Steel Beam:</p> <p>Presumed 2No. 200 x 90 x 30 PFCs</p>	B10	
	B10	
<p>Ground Floor Wall:</p> <p>B12: 13.5" Brickwork with render and plaster finish.</p> <p>B11: Brick chimneybreast.</p>	B11, B12	
<p>Ground Floor Wall:</p> <p>4" Brickwork with render and plaster finish.</p>	B13	





<p>Ground Floor Wall:</p> <p>13.5" Brickwork with render and plaster finish.</p> <p>Brick chimneybreast.</p> <p>Timber joinery in front</p>	B14	
<p>Ground Floor Wall:</p> <p>13.5" Brickwork with render and plaster finish.</p>	B15	
<p>Ground Floor Doors:</p> <p>Timber framed glazed double doors.</p>	B16	
<p>Ground Floor Door:</p> <p>Flush timber – presumed FD30.</p>	B17	




<p>Ground Floor Beam:</p> <p>Timber bressummer beam. 2No. 200mm x 100mm.</p>	B18	
<p>Ground Floor Shopfront:</p> <p>Aluminium framed, single glazed shopfront with external roller shutter.</p>	B19	
	B19	
<p>Ground Floor Doors:</p> <p>Timber panelled external double doors.</p>	B20	






<p>Ground Floor:</p> <p>150mm Concrete with glass lights.</p>	B21	
<p>Ground Floor Wall:</p> <p>9" Brickwork with render and plaster finish.</p> <p>Internal timber casement window.</p>	B22	
<p>Ground Floor Wall:</p> <p>Ground floor party wall. Brickwork with plaster finish – presumed 9" thickness.</p>	B23	
<p>Ground Floor Wall:</p> <p>B24: 9" Brickwork with render and plaster finish.</p> <p>B25: Flush timber – presumed FD30.</p>	B24, B25	





	B24, B25	
Ground Floor Wall: 250mm cavity wall – 100mm dense concrete block / 50mm insulation / 100 dense concrete block with render and plaster finish internally. Built inside of the party wall.	B26	
	B26	
	B26	 





<p>Ground Floor Wall:</p> <p>100mm dense concrete block with render and plaster finish.</p>	B27	
<p>Ground Floor Door:</p> <p>Flush timber – presumed FD30.</p>	B28	
<p>Ground Floor Stairs:</p> <p>Timber construction.</p>	B29	
<p>Ground Floor Door:</p> <p>Flush timber – presumed FD30.</p>	B30	






<p>Ground Floor Wall:</p> <p>100mm dense concrete block with render and plaster finish.</p>	B31	
<p>Ground Floor Wall:</p> <p>250mm cavity wall – 100mm dense concrete block / 50mm insulation / 100 dense concrete block with render and plaster finish internally. Built inside of the party wall.</p>	B32	
<p>Ground Floor Wall:</p> <p>250mm cavity wall – 100mm dense concrete block / 50mm insulation / 100 dense concrete block with render and plaster finish internally. Built inside of the party wall.</p>	B33	
<p>Ground Floor Wall:</p> <p>250mm cavity wall – 100mm dense concrete block / 50mm insulation / 100 dense concrete block with render and plaster finish internally. Built inside of the party wall.</p>	B34	




	B34	
Ground Floor Wall: 250mm cavity wall – 100mm dense concrete block / 50mm insulation / 100 dense concrete block with render and plaster finish internally. Built inside of the party wall.	B35	
Ground Floor Wall and Door: B38: 100mm dense concrete block with render and plaster finish. B36: Flush timber door – presumed FD30	B36, B38	
Ground Floor Wall and Door: 100mm dense concrete block with render and plaster finish.	B37	





	B37	
Ground Floor Wall: 250mm cavity wall – 100mm dense concrete block / 50mm insulation / 100 dense concrete block with render and plaster finish internally. Built inside of the party wall.	B38	 
	B38	
Ground Floor Shopfront: Aluminium framed, single glazed shopfront with external roller shutter.	B39	





Ground Floor Pavement Grill:	B40	
Ground Floor Door: Aluminium glazed entrance door.	B41	
Ground Floor Door: Aluminium glazed entrance door.	B42	
Ground Floor Side Gate:	B43	





<p>First Floor Staircase:</p> <p>Timber construction.</p>	C1	
<p>First Floor Window:</p> <p>Timber single glazed casement with steel security grill.</p>	C2	
<p>First Floor Door:</p> <p>Flush timber – presumed FD30.</p>	C3	
<p>First Floor Door:</p> <p>Flush timber – presumed FD30.</p>	C4	





<p>First Floor Door and Wall:</p> <p>C5: Flush timber – presumed FD30.</p> <p>C6: Partition wall – 75mm x 50mm nominal timber stud with plasterboard and plaster finish.</p>	C5, C6	
<p>First Floor Wall:</p> <p>Brickwork party wall with plaster finish – presumed 9" thickness.</p>	C7	
<p>First Floor Window:</p> <p>Timber framed sash window – single glazed.</p>	C8	 
<p>First Floor Wall:</p> <p>13.5" Brickwork with plaster finish.</p>	C9	





<p>First Floor Wall:</p> <p>13.5" Brickwork with plaster finish.</p> <p>Brick chimneybreast.</p>	C10	
<p>First Floor Wall:</p> <p>100mm x 50mm Stud wall with plaster and lathe finish.</p>	C11	
<p>First Floor Door:</p> <p>Flush timber – presumed FD30.</p>	C12	
<p>First Floor Wall:</p> <p>13.5" Brickwork with plaster finish.</p> <p>Brick chimneybreast.</p>	C13	





<p>First Floor Wall and Window:</p> <p>C15: 13.5" Brickwork with plaster finish.</p> <p>C14: Timber framed sash window – single glazed, with steel security grill.</p>	<p>C14, C15</p>	
<p>First Floor Wall:</p> <p>100mm x 50mm Stud wall with plaster and lathe finish.</p>	<p>C16</p>	
<p>First Floor Roof:</p> <p>C17, C18: Steel framed single glazed roof.</p> <p>C19, C20: PVC Rooflights.</p> <p>C21: 250mm Cavity parapet wall (100 dense concrete block, 50mm cavity, 100 dense concrete block) with render finish. Once weathered concrete coping on top. Built in front of party wall.</p>	<p>C17, C18, C19, C20, C21</p>	
<p>First Floor Roof:</p> <p>250mm Cavity parapet wall (100 dense concrete block, 50mm cavity, 100 dense concrete block) with render finish. Once weathered concrete coping on top. Built in front of party wall.</p>	<p>C22</p>	




<p>First Floor Roof:</p> <p>9" Brick party wall.</p>	C23	
<p>First Floor Rear Elevation:</p> <p>13.5" Brickwork, plastered internally.</p>	C24	
<p>First Floor Roof:</p> <p>250mm Cavity parapet wall (100 dense concrete block, 50mm cavity, 100 dense concrete block) with render finish. Once weathered concrete coping on top.</p>	C25	
<p>First Floor Roof:</p> <p>250mm Cavity parapet wall (100 dense concrete block, 50mm cavity, 100 dense concrete block) with render finish. Once weathered concrete coping on top.</p>	C26	






<p>First Floor Front Elevation:</p> <p>13.5" Brickwork, plastered internally.</p>	C27	
	C27	
<p>Second Floor Staircase:</p> <p>Timber construction.</p>	D1	
<p>Second Floor Wall:</p> <p>Brickwork party wall with plaster finish – presumed 9" thickness.</p>	D2	





<p>Second Floor Window:</p> <p>Timber framed sash window – single glazed.</p>	D3	
<p>Second Floor Wall:</p> <p>13.5" Brickwork with plaster finish.</p>	D4	
<p>Second Floor Wall:</p> <p>13.5" Brickwork with plaster finish.</p> <p>Brick chimneybreast.</p>	D5	
<p>Second Floor Wall:</p> <p>100mm x 50mm Stud wall with plaster and lathe finish.</p>	D6	





<p>Second Floor Door:</p> <p>Flush timber door – Presumed FD30.</p>	D7	
<p>Second Floor Door:</p> <p>Flush timber door – Presumed FD30.</p>	D8	
<p>Second Floor Wall:</p> <p>70mm x 50mm Stud wall with plaster and lathe finish.</p>	D9	
<p>Second Floor Window:</p> <p>Timber framed sash window – single glazed.</p>	D10	





<p>Second Floor Walls:</p> <p>D11: 13.5" Brickwork with plaster finish.</p> <p>D12: 13.5" Brickwork with plaster finish. Brick chimneybreast</p>	<p>D11, D12</p>	
	<p>D12</p>	
<p>Second Floor Window:</p> <p>Timber framed sash window – single glazed.</p>	<p>D13</p>	
<p>Second Floor Mezzanine Wall and Window:</p> <p>9" Brickwork with plaster finish.</p> <p>Timber framed casement window – single glazed.</p>	<p>D14</p>	





<p>Second Floor Mezzanine Wall:</p> <p>100mm x 50mm Stud wall with plaster and lathe finish.</p>	D15	
<p>Second Floor Mezzanine Door:</p> <p>Panelled timber door.</p>	D16	
<p>Basement Floor:</p> <p>150mm Thick dense concrete slab.</p>	E1	
<p>Ground Floor:</p> <p>200mm x 50mm Timber joists at approximately 350mm centres. Running front to back.</p>	E2, E3	

	E2, E3	
	E2, E3	
<p>Ground Floor:</p> <p>100mm x 70mm Timber joists. Running front to back</p>	E4	 
<p>Ground Floor:</p> <p>150mm Concrete with glass lights.</p>	E5	

<p>Ground Floor:</p> <p>250mm Thick dense concrete slab.</p>	E6	
<p>First Floor:</p> <p>190mm x 50mm Timber joists at approximately 400 centres. Running front to back. Strapped to masonry along flank wall. Plaster and lathe beneath, pine floorboards above.</p>	E7	
	E7	
	E7	



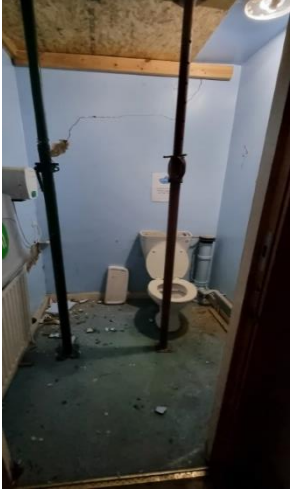



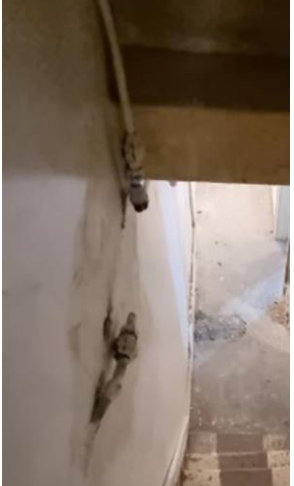
	E7	
First Floor: 190mm x 50mm Timber joists at approximately 400 centres. Running front to back. Plaster and lathe beneath, pine floorboards above.	E8	
	E8	
	E8	

<p>Ground Floor Roof:</p> <p>200mm x 50mm Timber joists with 75mm firrings, pine boarded deck and asphalt roof covering. Plasterboard beneath.</p>	E9, E10	
<p>Second Floor:</p> <p>190mm x 50mm Timber joists at approximately 400 centres. Running front to back. Plaster and lathe beneath, pine floorboards above.</p>	E11	
	E11	
<p>Second Floor:</p> <p>190mm x 50mm Timber joists at approximately 400 centres. Running front to back. Plaster and lathe beneath, pine floorboards above.</p>	E12	

	E12	
Second Floor Ceiling: 75mm x 50mm Timber Joists at approximately 400mm centres. Running front to back.	E13, E14	
	E13, E14	
Ground Floor Hallway		

Vaults**Room 1****Room 2****Basement Bathroom**

Room 3**Room 4****Room 5****Room 6**

Room 7		
WC		 
Plumbing and Electrical Installations		 
Plumbing and Electrical Installations		 

Plumbing and Electrical Installations**Plumbing and Electrical Installations****Plumbing and Electrical Installations****Plumbing and Electrical Installations**

Plumbing and Electrical Installations			
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