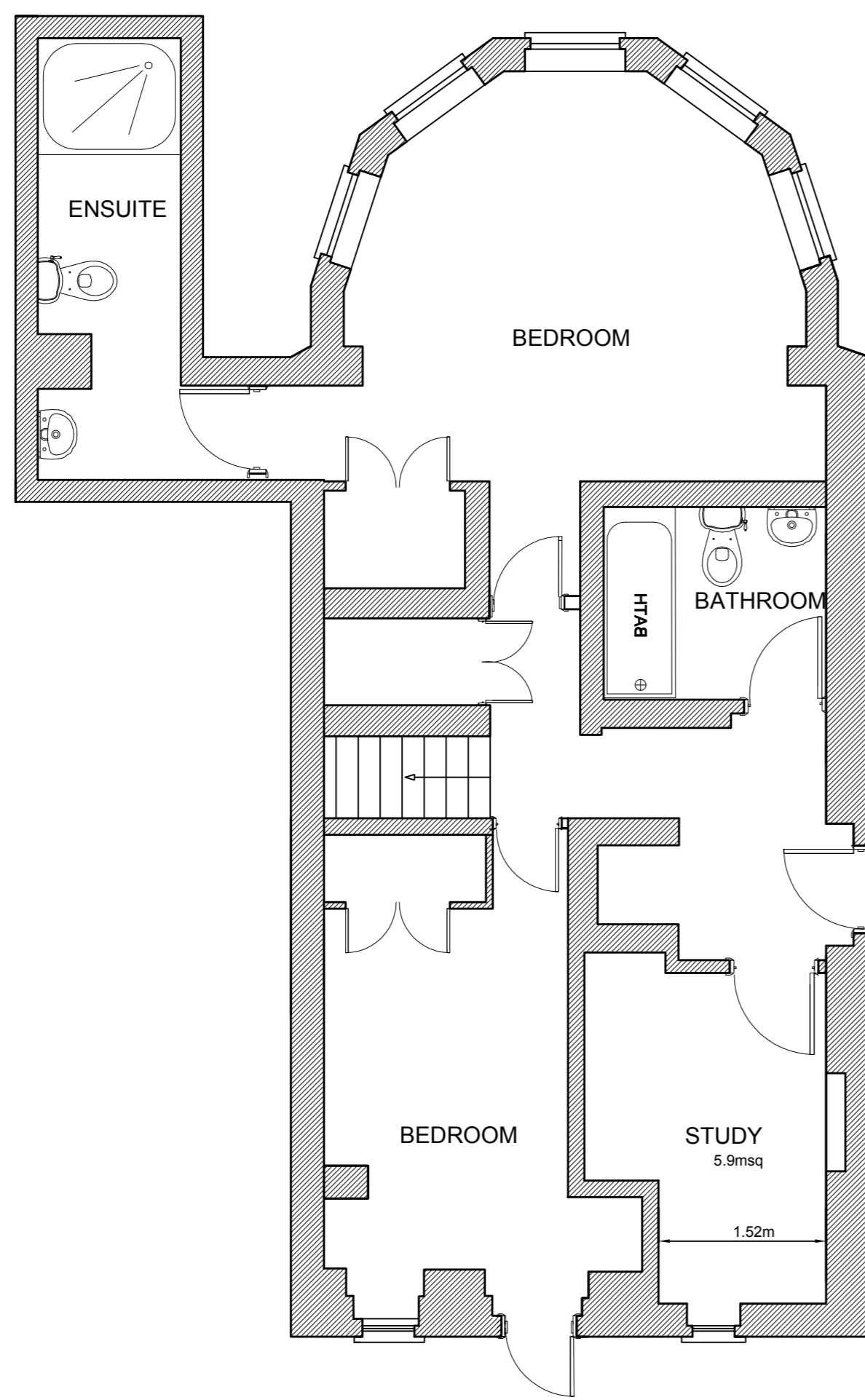
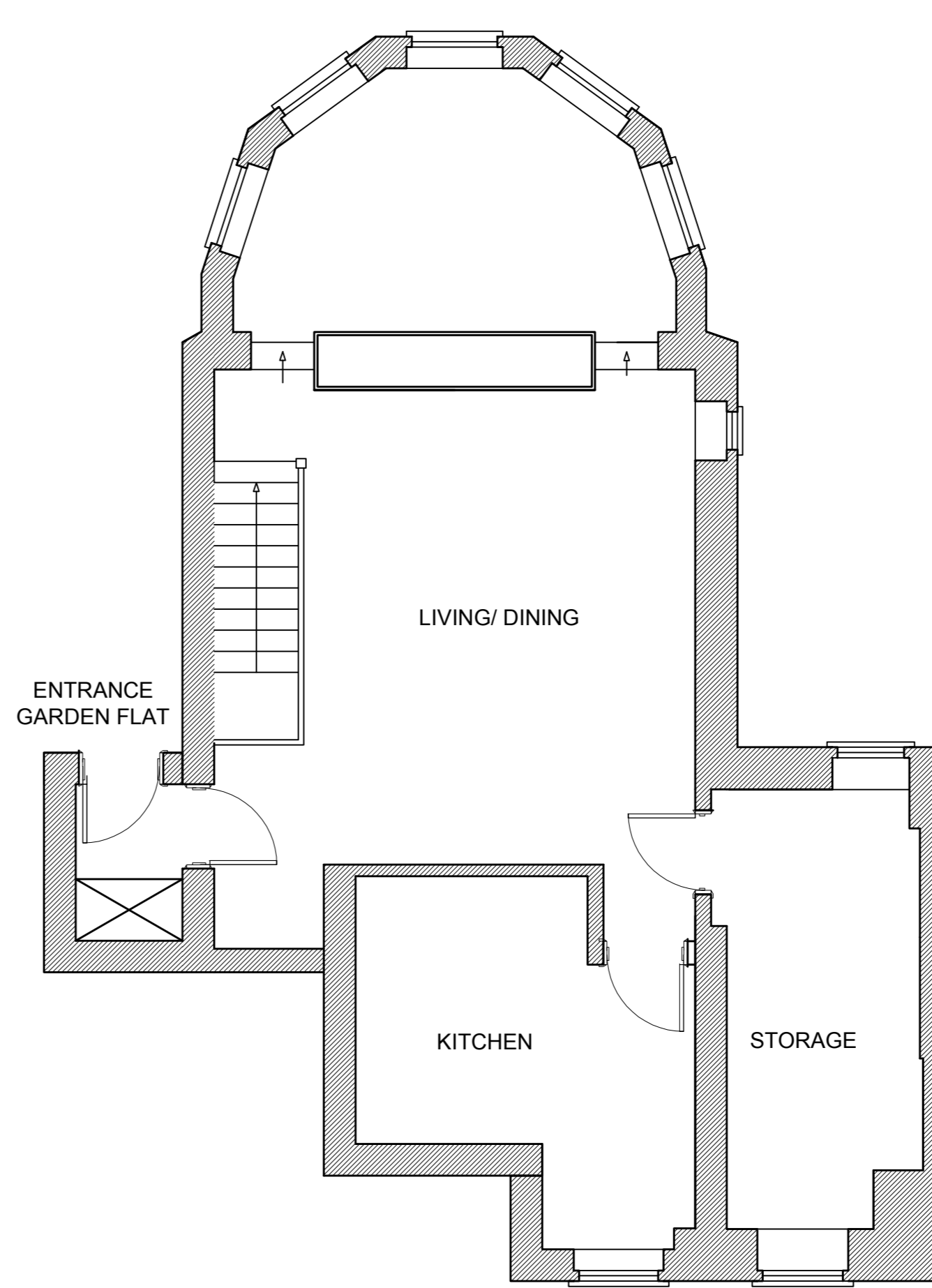


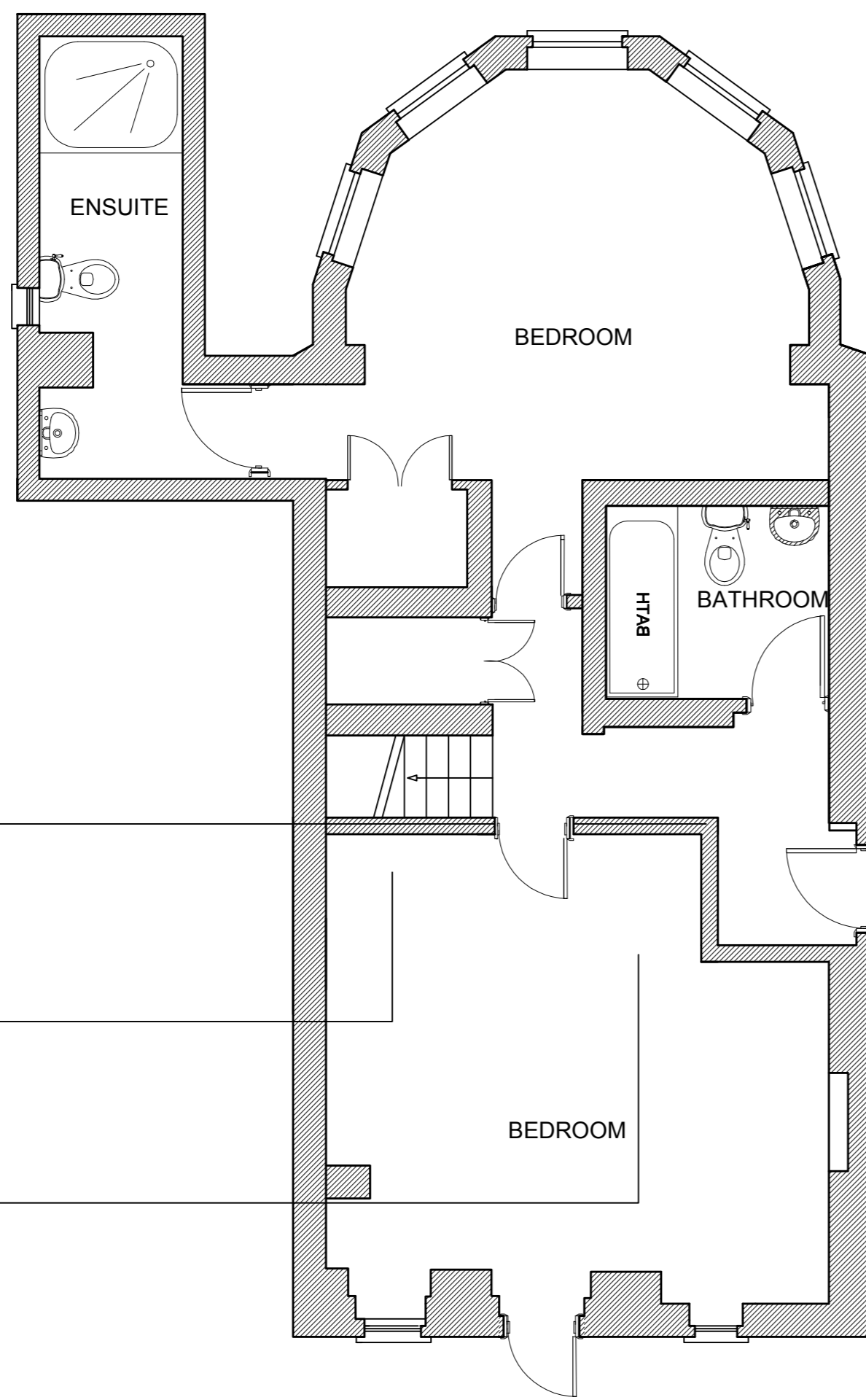
8 01/21/21/CAM/EN	
REVISIONS	DATE AUTHORITY
PROJECT	
7a Wedderburn Road Hampstead London NW3 5QS	
DRAWING TITLE	
EXISTING AND PROPOSED FLOOR PLANS	
REF. NO.	20101102-PL01B
SCALE	DRAWN BY
1:100@A1 1:200@A3	Savas Akay
 <b>MR. HAKKI HASSAN</b> 137 WINSTON ROAD, LONDON N16 9LL Tele: 07894 387 370	
NOTES:	
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE WORKS COMMENCE, AND INFORM SIMPLICITY DESIGNS UK IMMEDIATELY UPON DISCOVERY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS. DO NOT SCALE FROM THIS DRAWING WITHOUT FIRST OBTAINING WRITTEN AUTHORISATION FROM SIMPLICITY DESIGNS UK LTD	



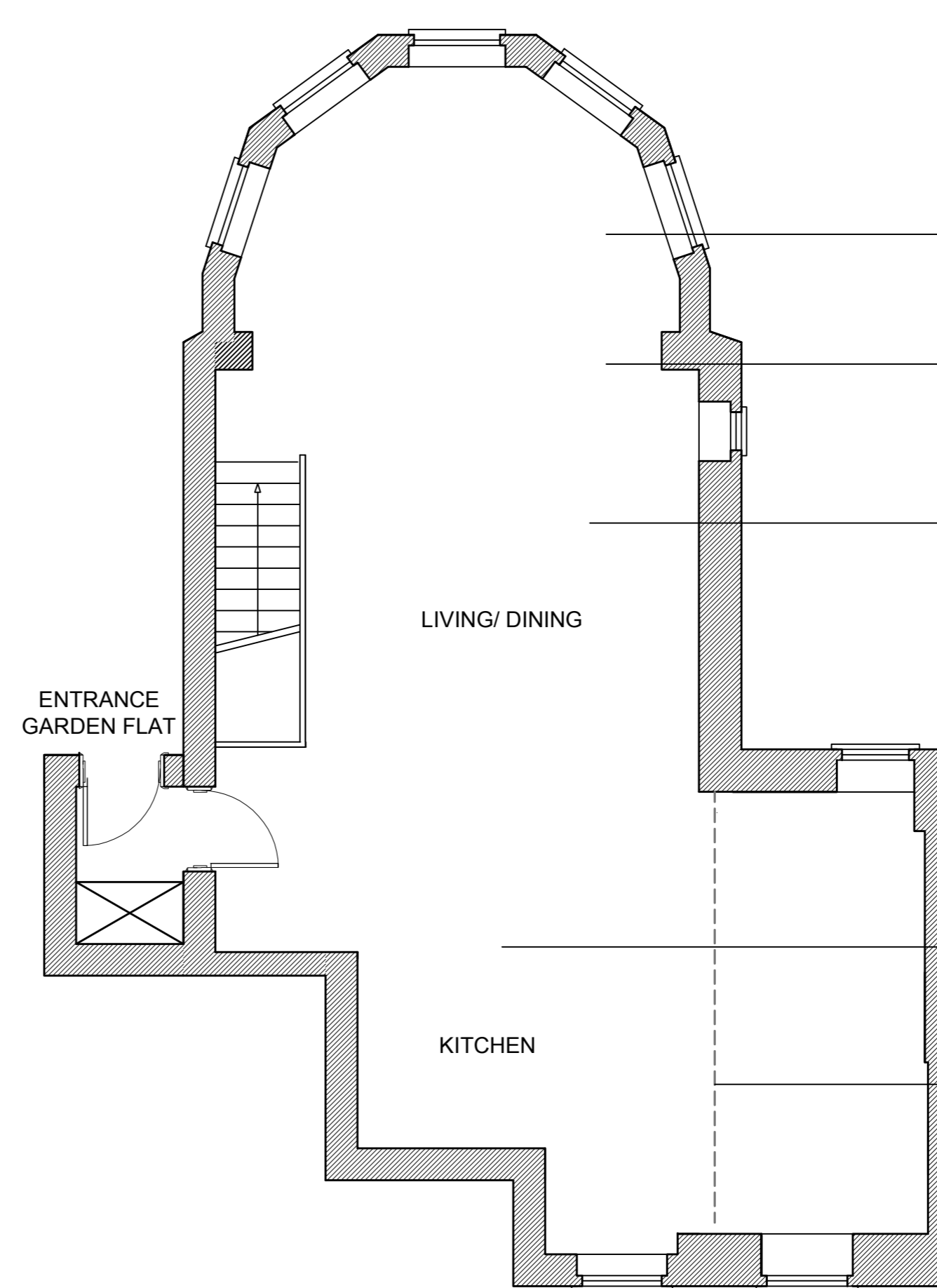
EXISTING BASEMENT FLOOR



EXISTING GROUND FLOOR



PROPOSED BASEMENT FLOOR



PROPOSED GROUND FLOOR

Removing high level floor to window bay area and restoring to original state

Demolition of non load bearing cupboards that are not an original feature of the property.

Removal of all 'non original' flooring at ground floor level and replacing with a timber floor to the living areas and possibly a natural stone floor to the kitchen.

Removal of low level partition separating the two levels (this is a non structural and non intrusive element of works)

Removal of 'wall 1' which is currently dividing the utility/storage area and kitchen. The structural works will involve the introduction of a steel beam along with pad-stones bearing onto the existing load bearing walls.

- 'Wall 5' to be extended across to the party wall with the introduction of a half hour rated fire door separating the two rooms. This non load bearing stud wall can be built directly off of the existing but non original concrete slab.
- Removal of 'walls 4 and 5'; the structural works will involve the introduction of delicate trimming steels bearing onto concrete pad-stone.
- The careful demolition of load bearing 'wall 3'; the structural works will involve the introduction of a steel beam with pad-stones bearing onto the existing load bearing walls.

### SCHEDULE OF WORKS

#### Ground Floor:

- Removing high level floor to window bay area and restoring to original state (Please note the existing structure remains in tact below the raised area).
- Removal of low level partition separating the two levels (this is a non structural and non intrusive element of works)
- Removal of 'wall 1' which is currently dividing the utility/storage area and kitchen. The structural works will involve the introduction of a steel beam along with pad-stones bearing onto the existing load bearing walls.
- Installation of a new kitchen to be designed and installed by a specialist sub contractor. All necessary warranties and certifications to be provided by main contractor and specialist installation firm.
- Removal of non load bearing 'wall 2' which is a relatively recent and eclectic introduction to the property. The removal of this wall will help reinstate the original features.
- Demolition of non load bearing cupboards that are not an original feature of the property.
- Removal of all 'non original' flooring at ground floor level and replacing with a timber floor to the living areas and possibly a natural stone floor to the kitchen.

#### Lower Ground Floor:

- The careful demolition of load bearing 'wall 3'; the structural works will involve the introduction of a steel beam with pad-stones bearing onto the existing load bearing walls.
- Removal of 'walls 4 and 5'; the structural works will involve the introduction of delicate trimming steels bearing onto concrete pad-stone.
- Removal of all 'non original' flooring at ground floor level and replacing with a timber floor to the living areas and possibly a natural stone floor to the kitchen.
- 'Wall 5' to be extended across to the party wall with the introduction of a half hour rated fire door separating the two rooms. This non load bearing stud wall can be built directly off of the existing but non original concrete slab.
- The door position adjacent to wall seven will be re-positioned to suit location of remaining walls.
- Bathrooms at lower ground floor to be refurbished.
- The staircase area will have new glass balustrading installed and designed in accordance to B.S standards.