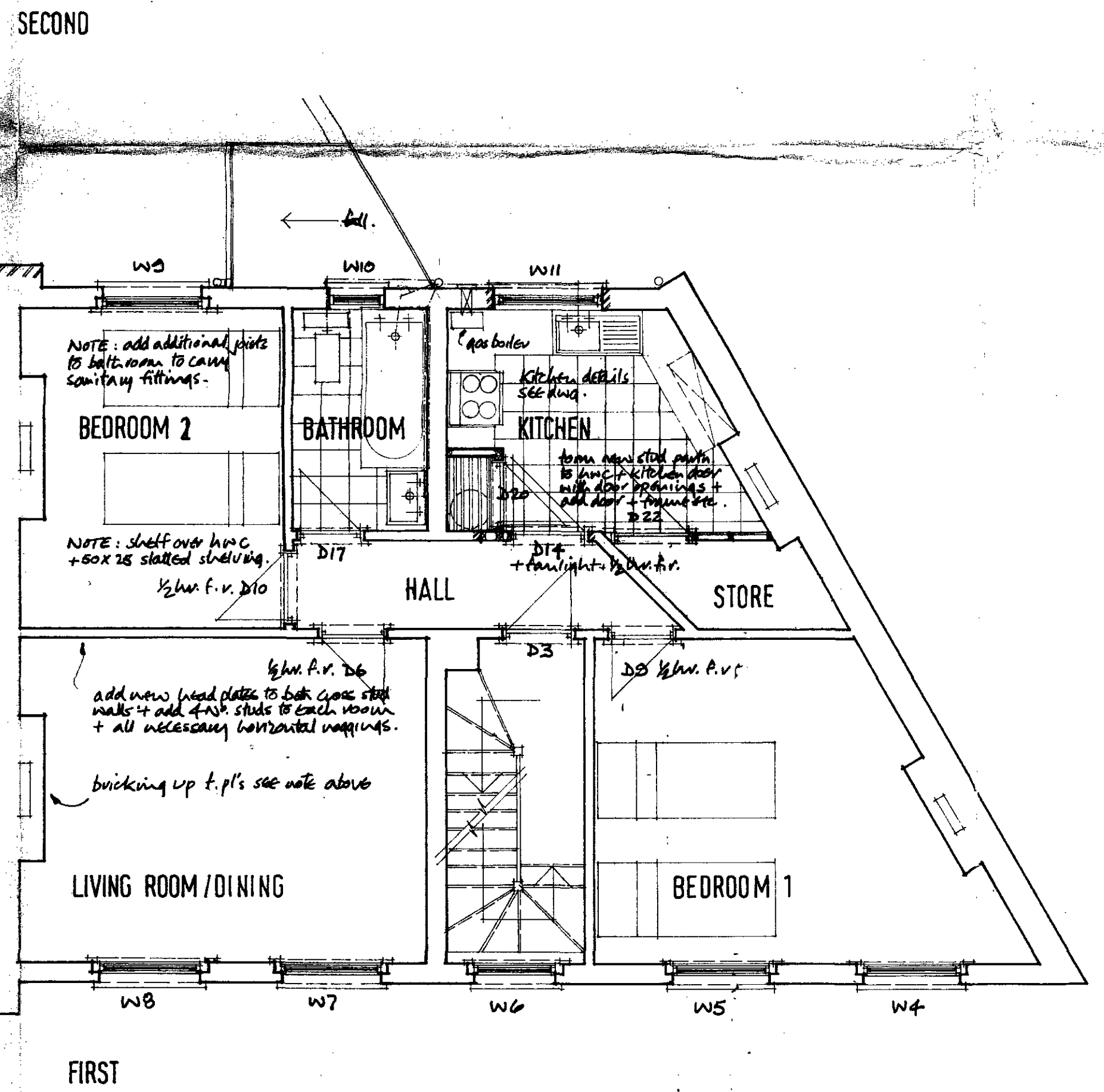
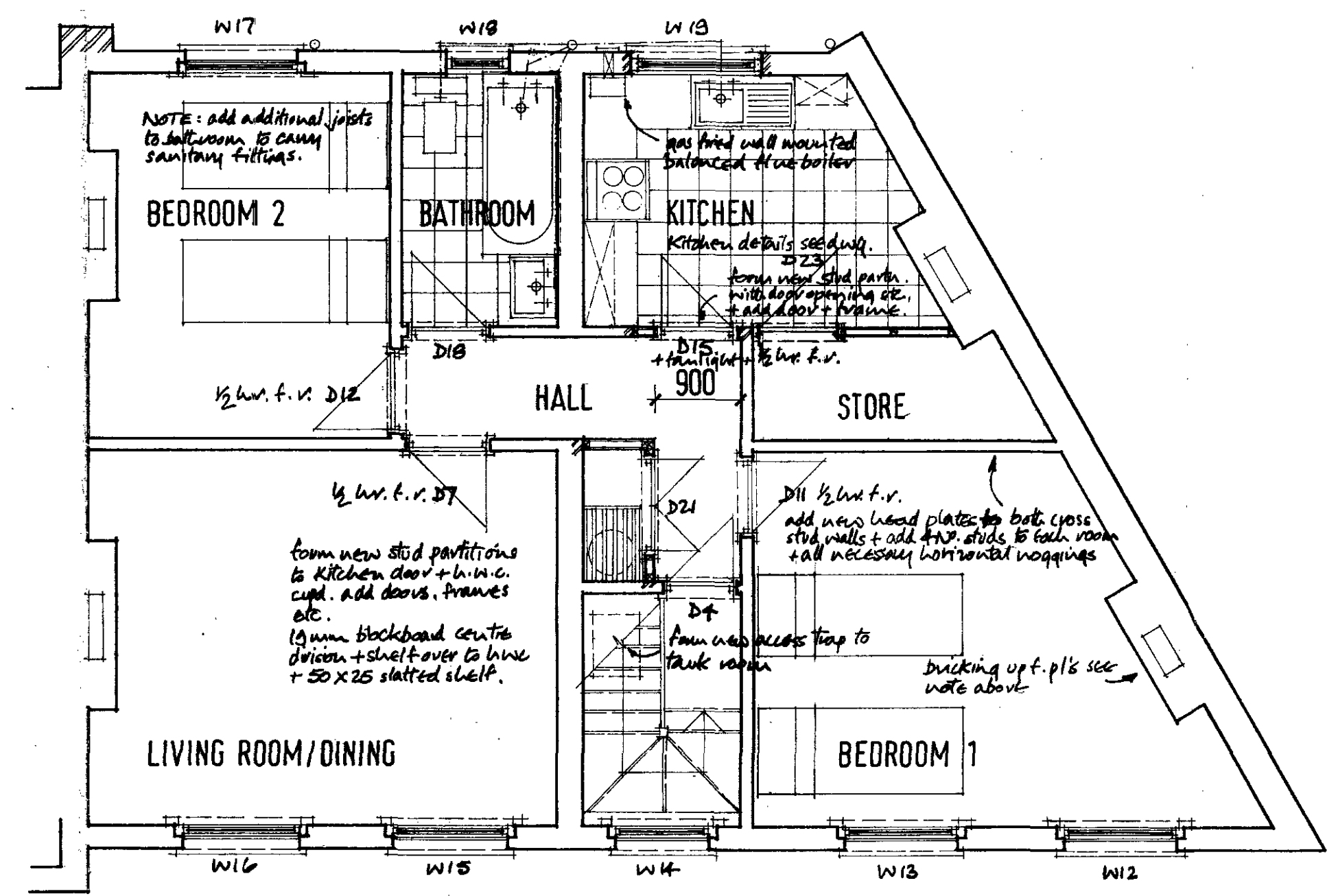
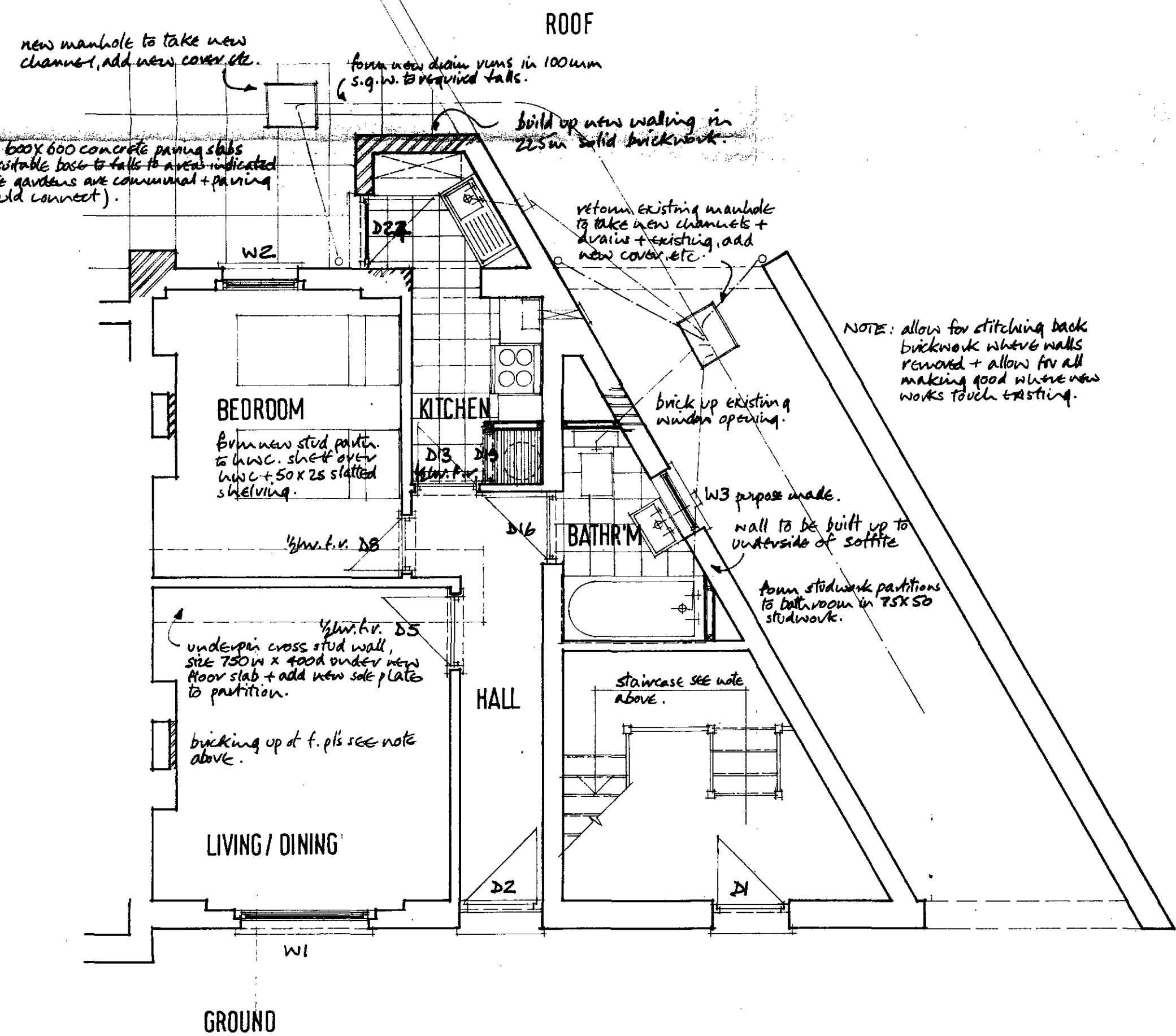


COMMUNAL GARDEN:  
Turn over garden and leave for putting garden level + path to be 150mm below step of D22.



**Notes:**

1. All work to be done in accordance with the Building Regulations and the Building Act 1984.

2. All work to be done in accordance with the Building Regulations and the Building Act 1984.

3. All work to be done in accordance with the Building Regulations and the Building Act 1984.

4. All work to be done in accordance with the Building Regulations and the Building Act 1984.

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18. All work to be done in accordance with the Building Regulations and the Building Act 1984.

19. All work to be done in accordance with the Building Regulations and the Building Act 1984.

20. All work to be done in accordance with the Building Regulations and the Building Act 1984.

ACCOMMODATION:

Ground Floor: 37.00m <sup>2</sup>	First Floor: 56.40m <sup>2</sup>	Second Floor: 58.44m <sup>2</sup>
Bedrooms: 1N.	Bedrooms: 2N.	Bedrooms: 2N.
Bedspaces: 2N.	Bedspaces: 4N.	Bedspaces: 4N.

Architects Planners Designers  
27 Ovington Square  
London SW3 1LJ  
01-581 2986-9

**Rothermel Cooke**

JOB TITLE 16-17 GRAFTON CRESCENT NW1

DRAWING TITLE Proposals

SCALE 1:50 DATE APRIL 77

JOB No. 525 DRAWING No. 2 REVISION No.

16/911/25/A/24745

**FRONT ELEVATION**

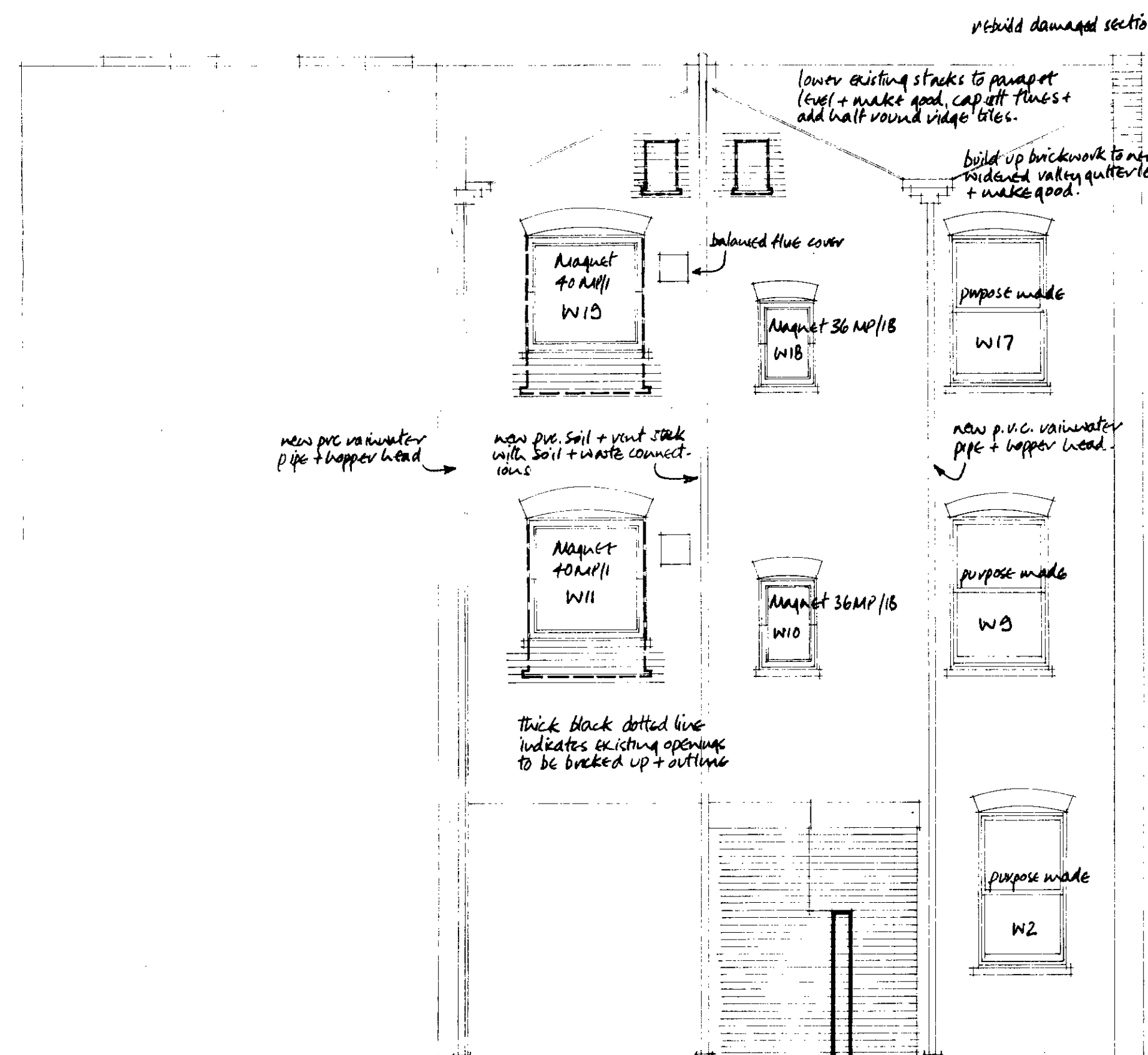
Allow for the replacement of 50% of existing sash box frame windows (to match existing) and allow for overhauling remaining box frames and sashes, replacing damaged rails and sashes, add new parting beads and sash cords, replace where necessary. Overhaul, repaint, make good all stucco work areas, including cills, reveals and heads to windows and doors. Allow for the cleaning down of brickwork and repair to any damaged brickwork areas. Allow for the renewal of existing main entrance doors or for the complete overhaul as to be directed.

**REAR ELEVATION**

Allow for the replacement of all windows and doors. Alter, adapt existing and make new openings where indicated to take windows and doors. Form new brick arches with internal concrete lintels where indicated and brick up in matching stocks redundant window / door openings. Clean down brickwork and allow for approximately 70% repainting after new work. Allow for 2 No. pvc rain water pipes and hoppers and single stack soil and vent pipe. Render rear elevation up to line indicated. Allow for approx. 50% replacement of existing concrete cills and for the overhauling and making good of existing.

**Roof**

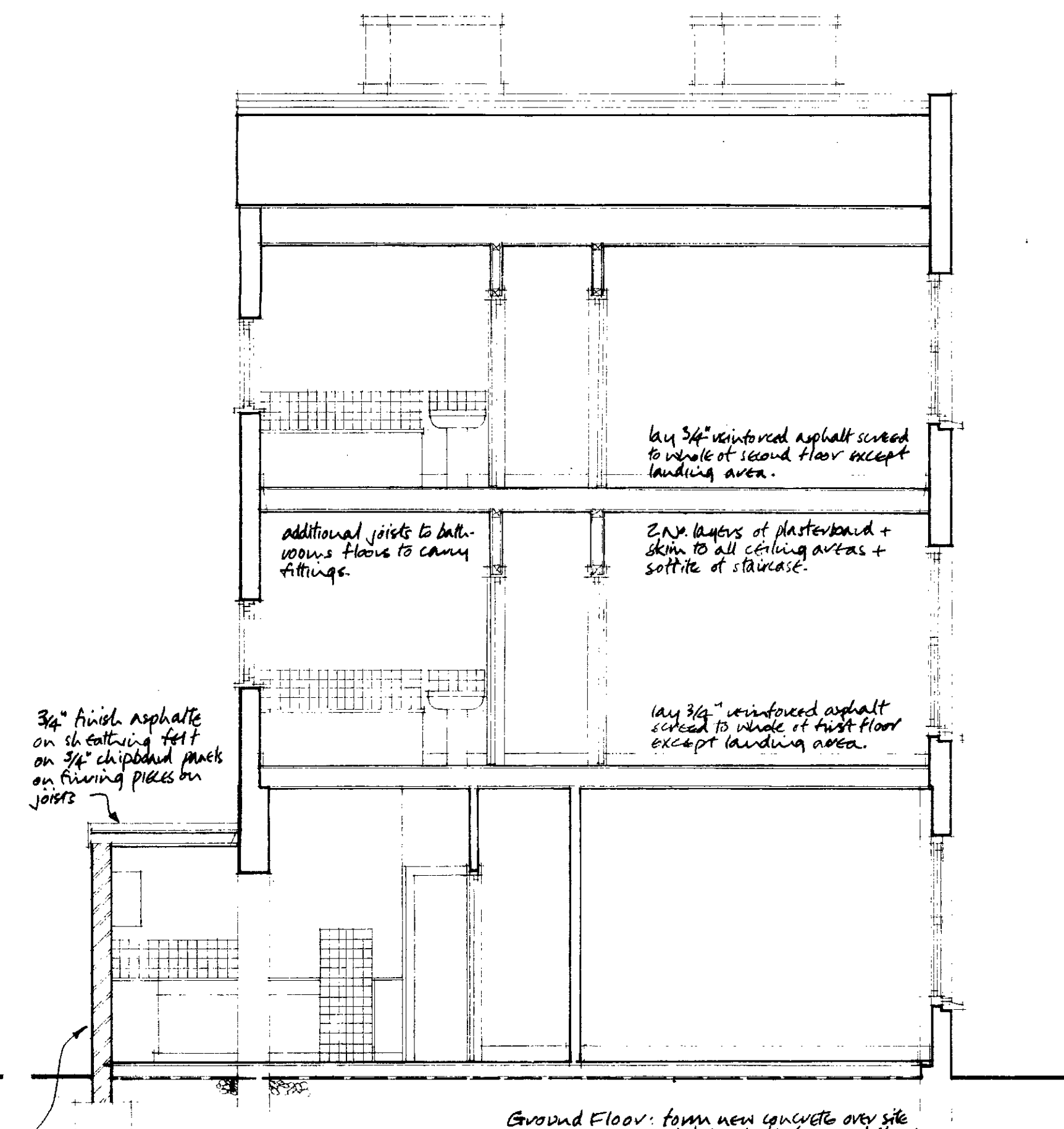
Allow for the replacement of approx. 60% of all roof timbers. Form new widened zinc valley gutters to fall to rear of property. Add new battens over roofing felt and re-late using as many of the existing slates as possible. Insulate the whole of the roof space with glass fibre insulation. Add all new necessary flashings. Add new top course on gpc and new brick on edge coping to party parapet walls. Cap off flues with half round ridge tiles bedded to tops of cut down chimney stacks. Repoint and make good parapets and chimney stacks. Reform roof light and add new opening light for roof access.



REAR ELEVATION



FRONT ELEVATION



SECTION

build up in new walling in 225mm solid brickwork on 750 x 450 strip footings 1000mm below ground level.

Ground Floor: form new concrete over site slab to whole of ground floor as follows:  
50mm screed on 100mm concrete over 1000 ga. 90 polythene dpm on 50mm sand bedding 50mm well consolidated hardcore.

9/11/25/A/24745.

Architects Planners Designers  
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Rothermel Cooke	
JOB TITLE	16-17 GRAFTON CRESCENT NW1
DRAWING TITLE	Section + elevations
SCALE	1.50
DATE	APRIL 77
JOB No.	525
DRAWING No.	3
REVISION No.	