

DRAWING AS PREVIOUSLY APPROVED PLANNING + LB CONSENT APPLICATIONS 2015/0091/P + 2015/0323/L WITH ADDITIONAL NOTES IN RELATION TO THE MAIN ROOF TO INCLUDE ROOF OVER 27A AND CHANGE TO POSITION OF MASTER BATHROOM AS INDICATED.

REFURBISH AND REDECORATE ALL EXISTING WINDOWS/SILLS, FRAMES ETC TO THE REAR ELEVATION UNLESS FOUND TO BE BEYOND REPAIR THEN REPLACE WITH LIKE FOR LIKE.

GENERALLY TO ENTIRE FRONT AND REAR ELEVATIONS: EXISTING RENDERED SECTION TO THE WINDOW REVEALS TO BE MADE GOOD WHERE POSSIBLE AND PREPARED READY FOR NEW DECORATIONS. WHERE RENDER HAS DETERIORATED BEYOND REPAIR RENDER WILL NEED TO BE HACKED OFF AND REPLACED LIKE FOR LIKE WITH NEW DECORATIONS OVER.

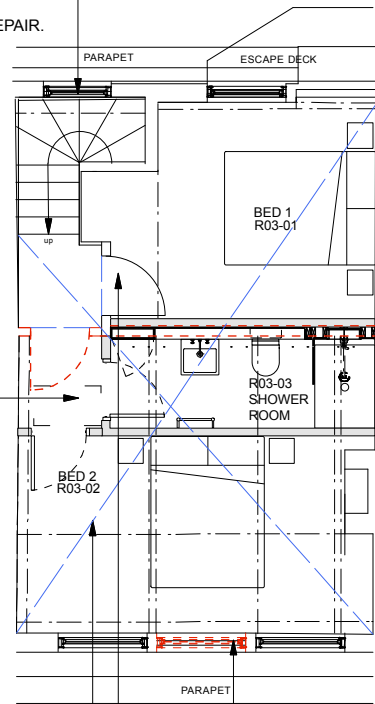
REPOINTING WORKS WILL BE CARRIED OUT TO BOTH FRONT AND REAR ELEVATIONS AS NECESSARY

GENERALLY: EXISTING STAIRCASE HAS FALLEN AND SEPERATED FROM THE STRINGER AND CENTRAL HANDRAIL. THE STAIRS ALSO SLOPE IN VARIOUS DIRECTIONS. GENERAL REPAIR WORKS TO BE CARRIED OUT TO MAKE SAFE SPINDELS ON BALUSTRADE ETC. ALL WORKS TO BE COMPLETED MAINTAINING ALL ORIGINAL TIMBERWORKS WHERE POSSIBLE.

REFURBISH AND REDECORATE ALL EXISTING WINDOWS/SILLS, FRAMES ETC TO THE REAR ELEVATION UNLESS FOUND TO BE BEYOND REPAIR THEN REPLACE WITH LIKE FOR LIKE. NON ORIGINAL SPLIT WINDOW TO FAMILY BATHROOM TO BE REPLACED WITH IN KEEPING SASH OF 8 OVER 8 TO MATCH EXISTING WINDOWS ON REAR ELEVATION.

WINDOW, SILL AND FRAMES TO BE REMOVED AND REPLACED WITH ONES IN KEEPING 6 OVER 6 SASH EXISTING WINDOW NOT ORIGINAL AND BEYOND REPAIR.

CEILING LEVEL LOWERED TO BED 1 TO SIT BELOW CEILING/ROOF JOISTS, TO ALLOW LOFT STORAGE ABOVE BED 1 + SHOWER ROOM - ACCESS VIA HATCH.



EXISTING FLOOR TO BE LEVELLED LOCALLY BY FIRING + FILLETS AND OVER BOARDING THE EXISTING FLOOR AND WITH THE USE OF UNDERLAY AND CARPET TO BEDROOMS.

3RD FLOOR

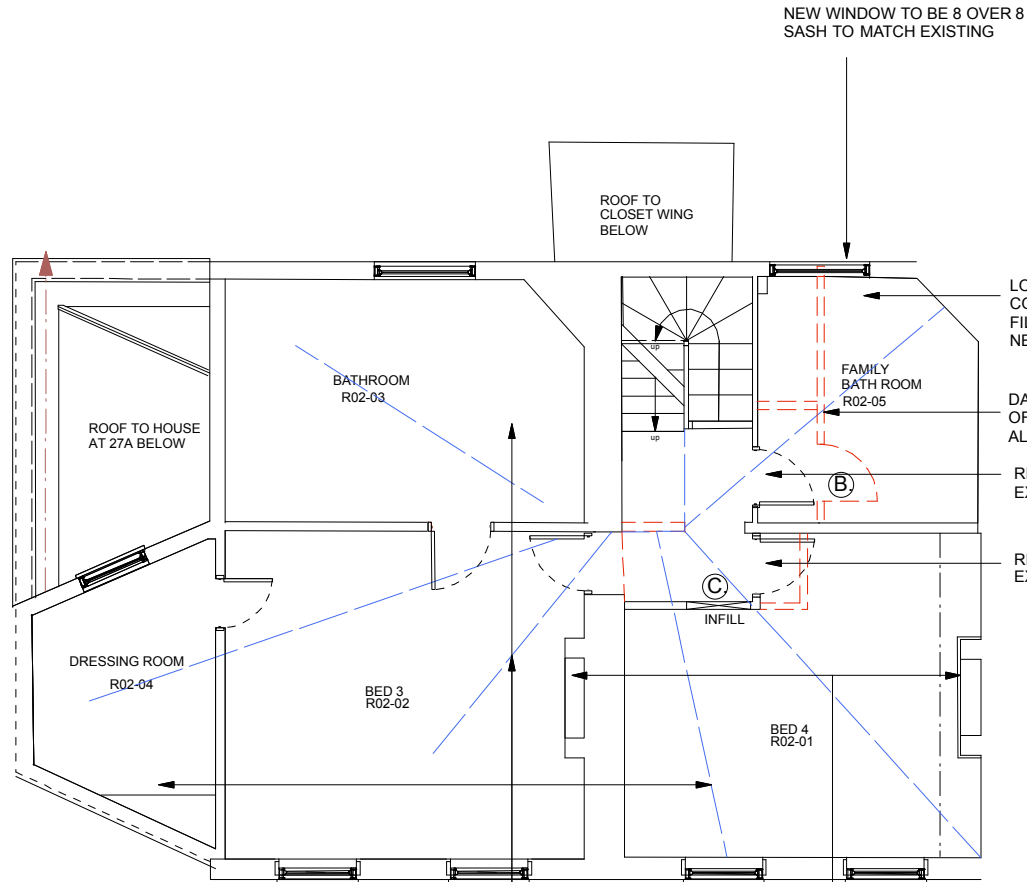
ROOF WORKS:

NON ORIGINAL MANSARD ROOF REQUIRES REFURBISHMENT + REPAIR WORKS TO STOP WATER INGRESS. SLATES AND LEADING ETC REQUIRES TO BE CHECKED TO ASERTAIN CAUSE. THE WORKS PERMITTED ARE TO INCLUDE SUCH REPAIR WORKS TO MAIN MANSARD ROOF AND PARAPETS, COPING STONES ETC TO FRONT AND REAR OF THE PROPERTY.

WORKS TO ROOF AS PREVIOUSLY APPROVED PLANNING + LB CONSENT APPLICATIONS 2015/0091/P + 2015/0323/L GENERALLY REPAIR WHERE FEASIBLE AND IF NOT FEASIBLE REPLACE AS NECESSARY TO MATCH EXISTING FINISHES. REPAIR OR RECONSTRUCT AS NECESSARY TO REPAIR/REPLACE ENTIRE ROOF. SLATES, FLASHINGS, GUTTERING, ROOF SUPPORTS (INTERNAL) ETC TO INCLUDE ROOF OVER 27A

EXISTING STUD PARTITION (SHOWN IN RED DASHED LINE) TO BE REMOVED. THIS WALL DUE TO ITS CONSTRUCTION IS NON ORIGINAL. THE MANSARD ROOF SECTION WAS ADDED LATER. (SEE PHOTOGRAPH 1)

EXISTING NON ORIGINAL SASH WINDOW TO BE REMOVED AND INFILLED. WITH 2NO NEW SASHES ADDED AT EITHER SIDE TO PROVIDE SYMETRY AND BE MORE IN KEEPING WITH THE TERRACE DESIGN (SEE PHOTOGRAPH 2)



EXISTING FLOOR TO BE LEVELLED LOCALLY BY FIRING + FILLETS AND OVER BOARDING THE EXISTING FLOOR AND WITH THE USE OF UNDERLAY AND CARPET TO BEDROOMS.

EXISTING ORIGINAL FIREPLACES TO REMAIN. TO BE REFURBISHED AND STACKS LINED TO ALLOW FOR USE OF FIRE.

REFURBISH AND REDECORATE ALL EXISTING WINDOWS AND INTERNAL SHUTTERS TO THE FRONT ELEVATION UNLESS FOUND TO BE BEYOND REPAIR THEN REPLACE WITH LIKE FOR LIKE.

SERVICES, ELECTRICAL AND CENTRAL HEATING WORKS :

THE PROPERTY IS IN NEED OF A FULL REWIRE. WATER TO THE TOP 2 FLOORS (EXISTING IN LEAD) AND CENTRAL HEATING AND SERVICES INSTALLATIONS. THEREFORE PERMISSIONS FOR PIPEWORK RISERS AND LATERAL PIPE RUNS TO BE AGREED. WHERE POSSIBLE THE EXISTING POSITIONS WILL BE MAINTAINED BUT THE EXPOSED PIPEWORK IN THE STAIRWELL AND OTHER AREAS WILL BE REQUIRED TO BE CONCEALED .

LOCALISED LEVELLING OF FLOOR. CONSISTING OF FIRING AND FILLETS OVER EXISTING FLOOR AND NEW FLOOR FINISH LAID OVER.

DASHED LINES INDICATE EXTENT OF WALLS TO BE REMOVED. ALL NON ORIGINAL.

REUSE EXISTING DOOR FROM B

REUSE EXISTING DOOR FROM C

LOCALISED LEVELLING OF FLOOR. CONSISTING OF LIFTING EXISTING BOARDS APPLYING FIRING AND FILLETS, + OVER BOARDING EXISTING JOISTS. THEN REFITTING EXISTING BOARDS OVER NEW LEVELLED SUB FLOOR.

1ST FLOOR

EXISTING SILL REQUIRES REPLACING DUE TO PARTIAL CRACKING/DETERIORATION ALLOW TO REPLACE WITH LIKE FOR LIKE

EXISTING ORIGINAL FIREPLACE TO REMAIN. TO BE REFURBISHED AND STACKS LINED TO ALLOW FOR USE OF FIRE.

REFURBISH AND REDECORATE ALL EXISTING WINDOWS AND INTERNAL SHUTTERS TO THE FRONT ELEVATION UNLESS FOUND TO BE BEYOND REPAIR THEN REPLACE WITH LIKE FOR LIKE.

MAINTAIN ALL EXISTING DOORS



GENERAL NOTES

- 1.1 **REGULATIONS** - THE COMPLETE WORKS ARE TO CONFORM TO LOCAL COUNCIL REGULATIONS AND THE REQUIREMENTS LAID DOWN IN THE TENANTS GUIDELINES MANUAL IF APPLICABLE.
- 1.2 **HEALTH AND SAFETY** - THE COMPLETE WORKS ARE TO CONFORM TO LOCAL COUNCIL REGULATIONS AND BE CARRIED OUT IN SUCH A WAY AS TO MINIMISE HEALTH AND SAFETY HAZARDS.
- 1.3 **FIRE PROTECTION** - THE CONTRACTOR TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY CODE OF PRACTICE FOR THE PREVENTION OF FIRES ON CONSTRUCTION SITES.

- ALL SERVICES THAT PASS THROUGH FIRE PROTECTED CONSTRUCTION SHOULD BE FIRE STOPPED.
- ALL PARTITIONS AND CEILINGS INSTALLED SHOULD PROVIDE THE REQUIRED FIRE SEPARATION BETWEEN COMPARTMENTS.
- 1.4 **STRUCTURE** - TO ENGINEERS DETAILS AND LOCAL AUTHORITY REQUIREMENTS THE CONTRACTOR TO ADVISE ON ALL DETAILS AND ENSURE STABILITY AND STRENGTH OF CONSTRUCTION.
- 1.5 **SERVICES** - TO ENGINEERS DETAILS AND LOCAL AUTHORITY REQUIREMENTS.
- 1.6 **TEMPORARY SERVICES** - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROVISION OF AND PAYMENT FOR ALL TEMPORARY SERVICES INCLUDING WATER, LIGHTING, ELECTRICITY AND TELEPHONES.

- 1.7 **CONTRACTOR DRAWINGS** - CONTRACTOR TO PROVIDE SETTING OUT AND ROD DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND RELATE TO THESE DRAWINGS. THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO DESIGNERS PRIOR TO CONSTRUCTION.

- THE CONTRACTOR TO ADVISE ON ALL DETAILS AND ENSURE STABILITY AND STRENGTH OF CONSTRUCTION. THE CONTRACTOR TO PROVIDE SETTING OUT AND ROD DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND RELATE TO THESE DRAWINGS. THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO DESIGNERS PRIOR TO CONSTRUCTION.
- ALL SERVICES TO LOCAL AUTHORITIES, BCO AND ENVIRONMENTAL HEALTH REQUIREMENTS AND TO SERVICE ENGINEERS DETAILS.
- ALL STRUCTURE TO STRUCTURAL ENGINEERS DETAILS AND LOCAL AUTHORITY AND BCO REQUIREMENTS.
- ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CURRENT BUILDING AND FIRE REGULATIONS.

CONTRACTOR SHALL COMPLY WITH:

- THE CDM '94 + 2007 REGULATIONS
- FIRE PRECAUTION ACT 1971
- CODE OF PRACTICE FOR THE PREVENTION OF FIRES ON CONSTRUCTION SITES AND BUILDINGS UNDERGOING REPAIR/REPAIRMENT (WORKPLACE) REGULATIONS 1997
- HEALTH & SAFETY AT WORK REGULATIONS 1974 CODE OF WELFARE CONDITIONS AS OUTLINED IN THE NATIONAL WORKING RULE AGREEMENT FOR THE BUILDING INDUSTRY AND ANY STATUTORY RULES AND ORDERS RELATING TO THE PROVISION AND MAINTENANCE OF WELFARE AND SAFETY MEASURES AND APPLICABLE FOR ALL WORK PEOPLE EMPLOYED ON SITE.
- THE WORKPLACE (HEALTH, SAFETY AND WELFARE) REGULATIONS 1992
- THE CONSTRUCTION (HEALTH, SAFETY AND WELFARE) REGULATIONS 1996

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE. COPYRIGHT OF THIS DRAWING REMAINS WITH DESIGNER

REV	DATE	DETAIL
D	04.08.2015	MASTER BATHROOM MOVED TO REAR ROOM NOTES ADDED TO CLARIFY FINISHES TO CAMDEN PLANNING REQUEST LISTED BUILDING AND PLANNING APPLICATION
C	07.01.2015	PLANNING APPLICATION
B	04.12.2014	CLIENT APPROVAL
A	26.11.2014	NOTES ADDED/ALTERED
	04.07.2014	PRE - PLANNING APPLICATION ADVICE - CLIENT APPROVAL
		PRE - PLANNING APPLICATION ADVICE

BOONHOLT DESIGNCONSULTANTS

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CLIENT	MR + MRS MANSOUR
PROJECT	GROVE TERRACE
DRAWING	PROPOSED GA - 3RD, 2ND + 1ST FLOORS
DRAWING NO	411-05 REV D
DATE	06.02.14
SCALE	1:100 AT A3