

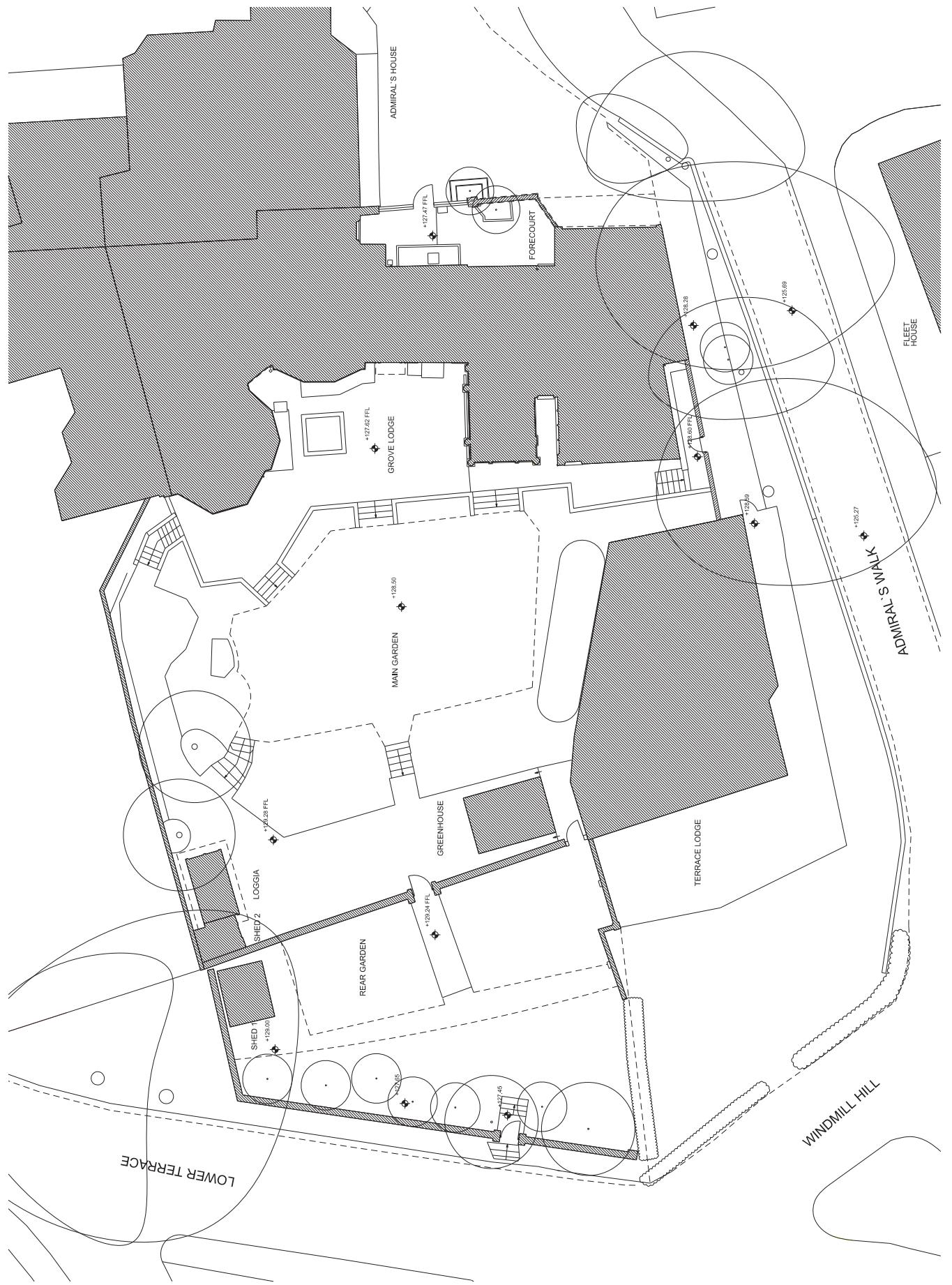
## **APPENDIX A**

*Existing Development Drawings*

**GENERAL NOTES**

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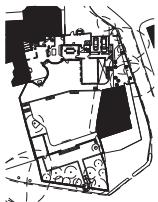
KEY PLAN		P1 ISSUED FOR PLANNING	17/07/15 04/02/15
FO ISSUED FOR PLANNING			
REV/ DESCRIPTION	DATE	BY	
STATUS			
<b>FOR PLANNING</b>			
 <p>0 0.3 1 1.5 2 2.5</p>			
 <p><b>design-NA architects</b></p>			
<p>70 Cowcross Street London EC1M 6EJ</p> <p>T: +44 (0) 20 780 7767 E: info@design-na.com</p>			
<p>PROJECT CASPAR AND CELIA BERENDSEN GROVE LODGE</p>			
<p>DRAWING TITLE <b>EXISTING PLAN</b></p>			
<p>SITE</p>			
SCALE AT A3		DATE	JUL 2015
1:200		REV	
<p>DRAWING NO <b>dNA GLR 00 002</b></p>			



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PROJECT  
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GROVE LODGE

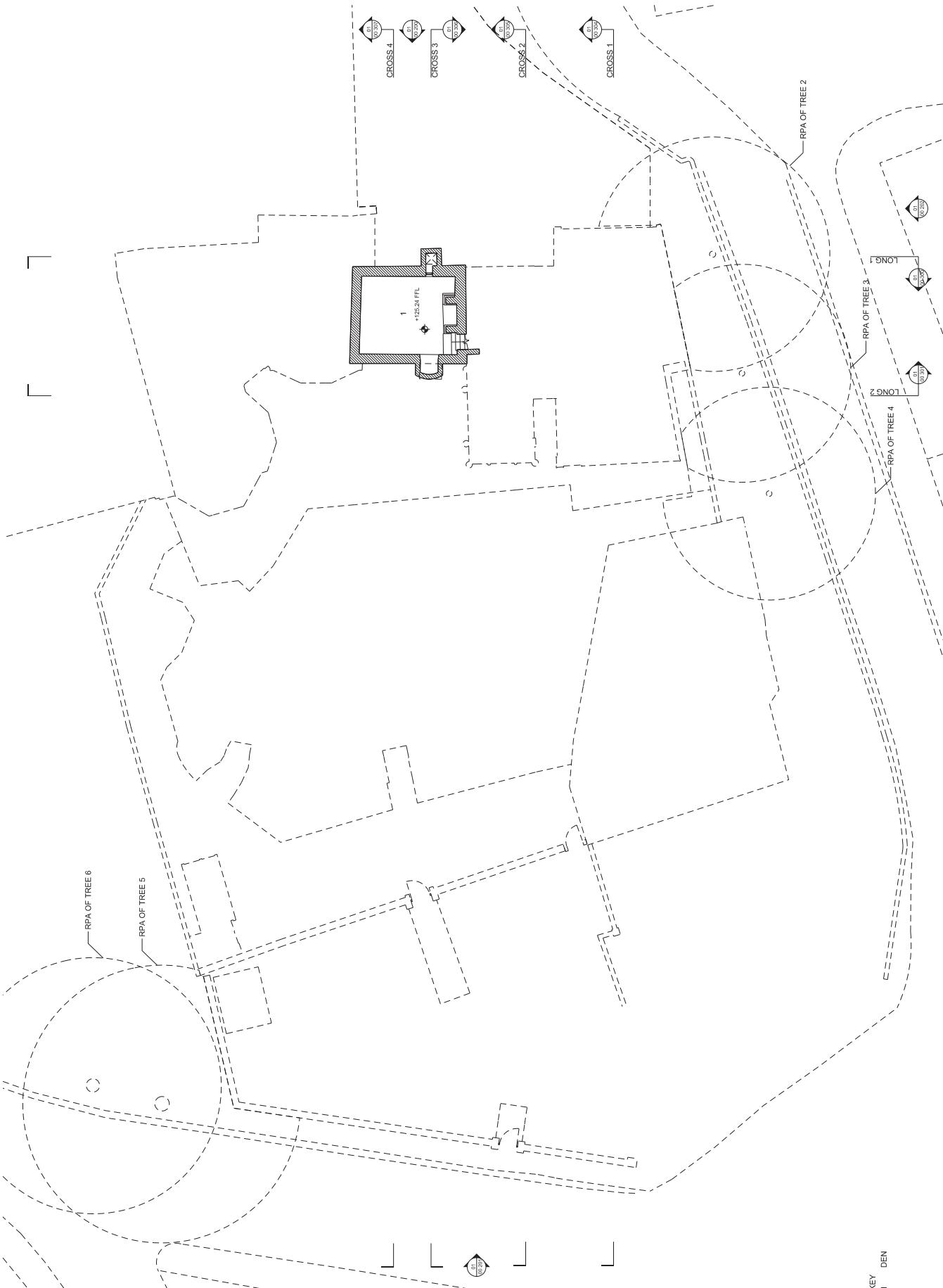
DRAWING TITLE  
 EXISTING PLAN

BASEMENT

SCALE AT A3  
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 DRAWING NO  
 dNA GLR 00 100

DATE  
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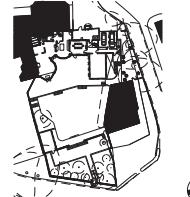
REV  
 P1



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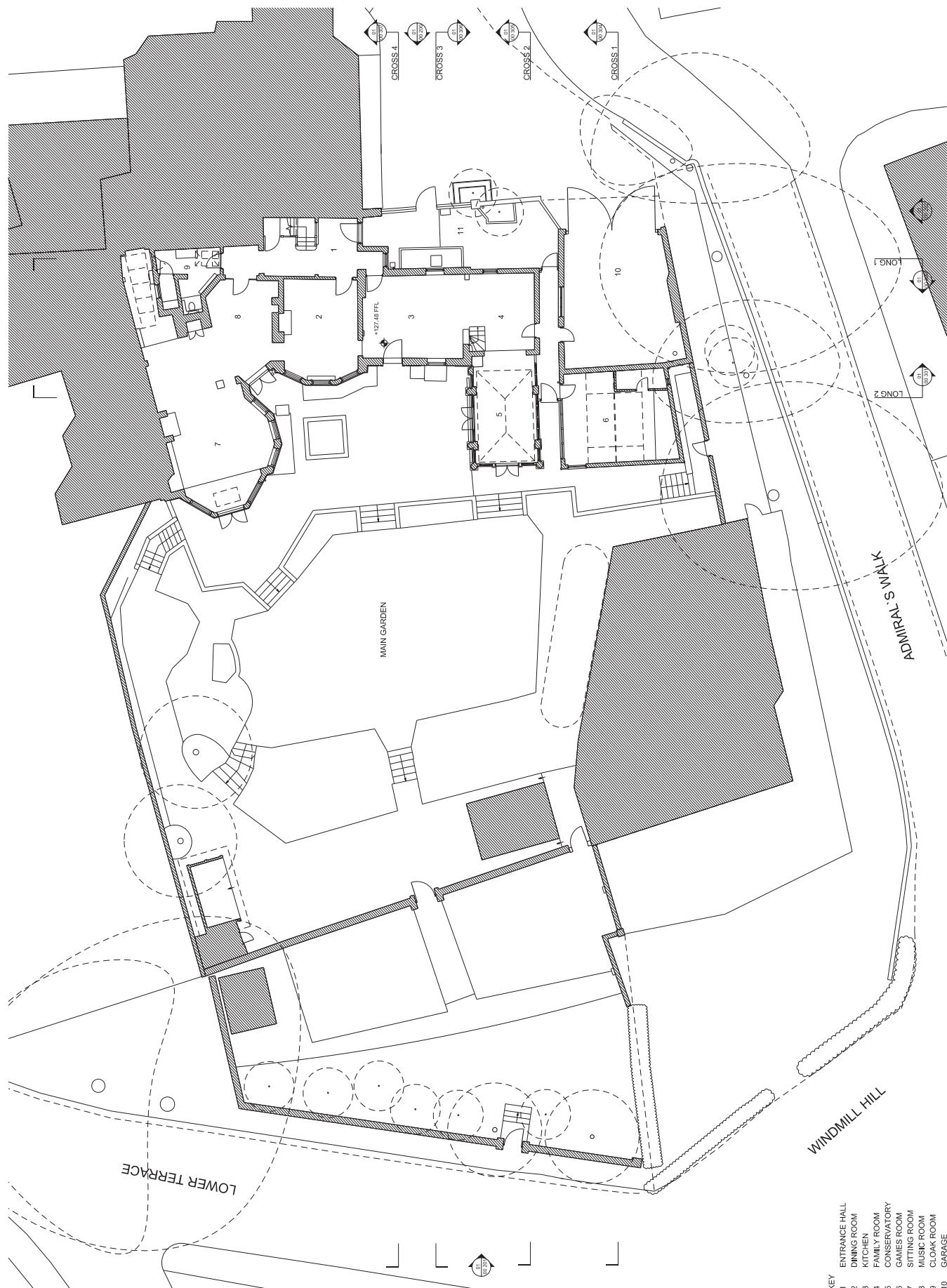
PROJECT

CASPAR AND CELIA BERENDSEN  
 GROVE LODGE

DRAWING TITLE  
 EXISTING PLAN  
 GROUND FLOOR

SCALE AT A3  
 1:200  
 DRAWING NO  
 dNA GLR 00 101

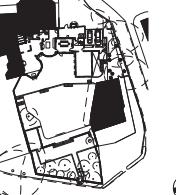
DATE JUL 2015  
 REV P1



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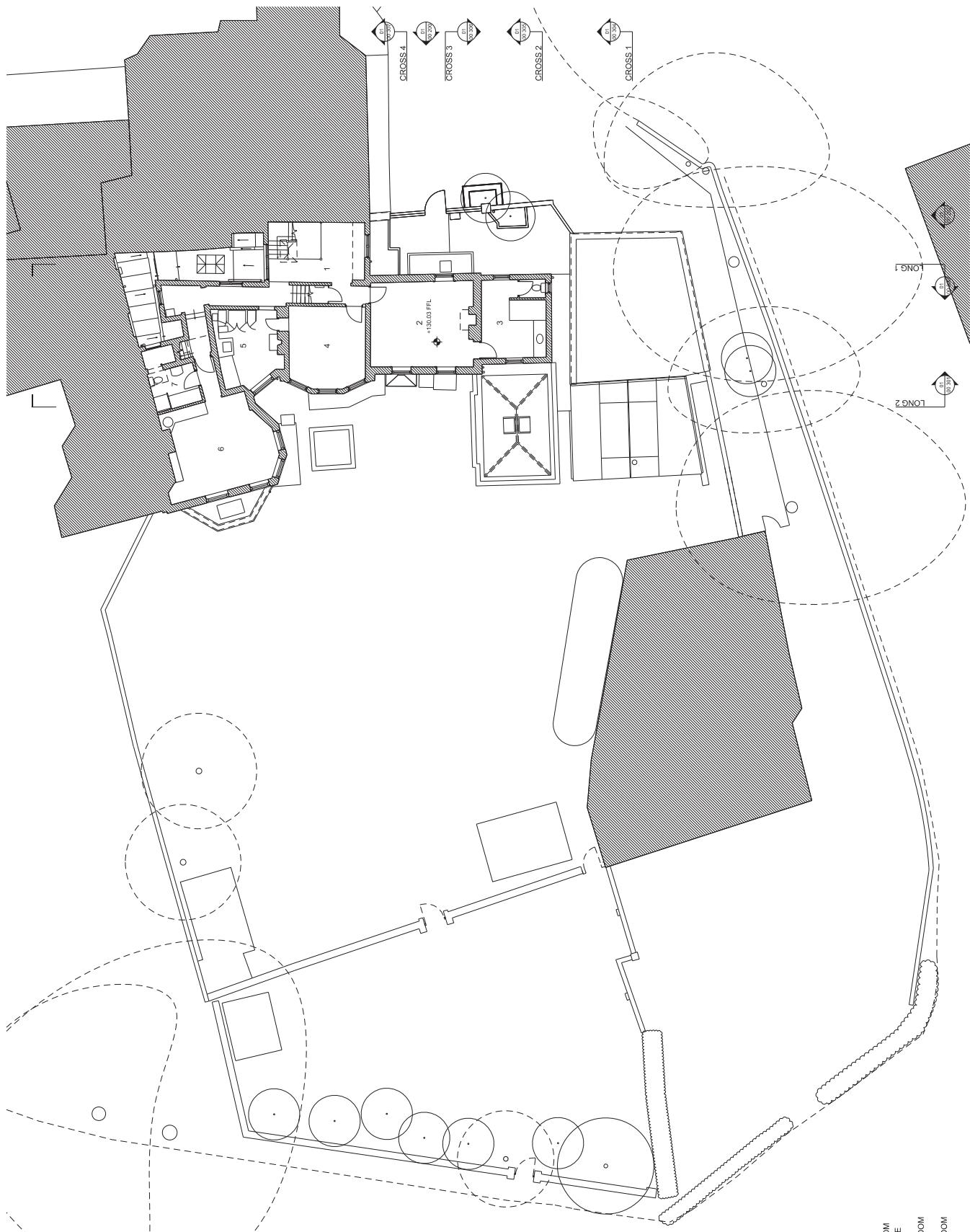
PROJECT  
CASPAR AND CELIA BERENDSEN  
GROVE LODGE

DRAWING TITLE  
EXISTING PLAN  
FIRST FLOOR

SCALE AT A3	DATE
1:200	JUL 2015
REV	01

dNA GLR 00 102

P1



KEY  
 1 STAIRS/LANDING  
 2 MASTER BEDROOM  
 3 MASTER EN SUITE  
 4 BEDROOM 1  
 5 ENSUITE BATHROOM  
 6 BEDROOM 2  
 7 ENSUITE BATHROOM

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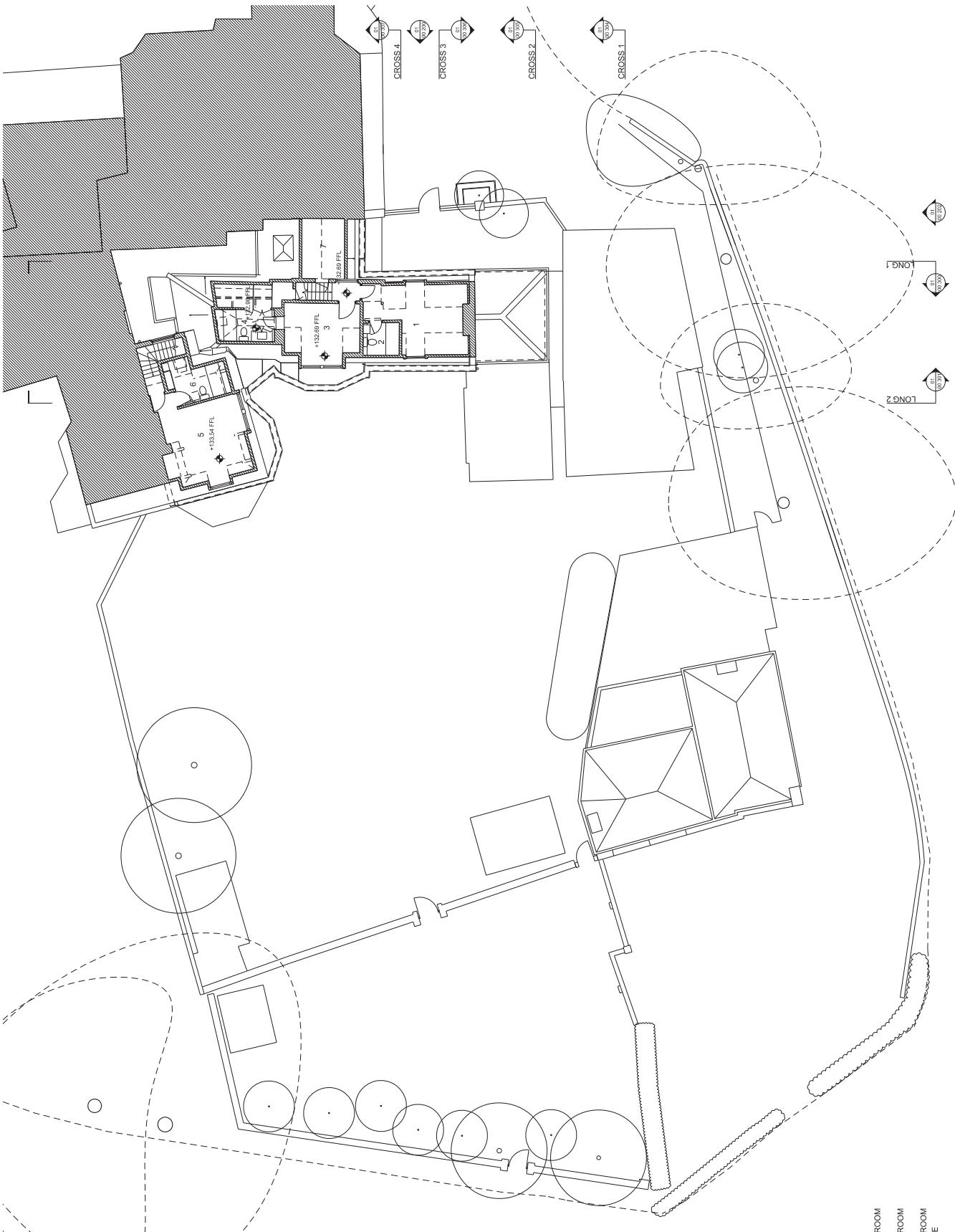
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PROJECT  
 CASPAR AND CELIA BERENDSEN  
 GROVE LODGE

DRAWING TITLE  
 EXISTING PLAN  
 SECOND FLOOR

SCALE AT A3  
 1:200  
 DRAWING NO  
 dNA GLR 00 103

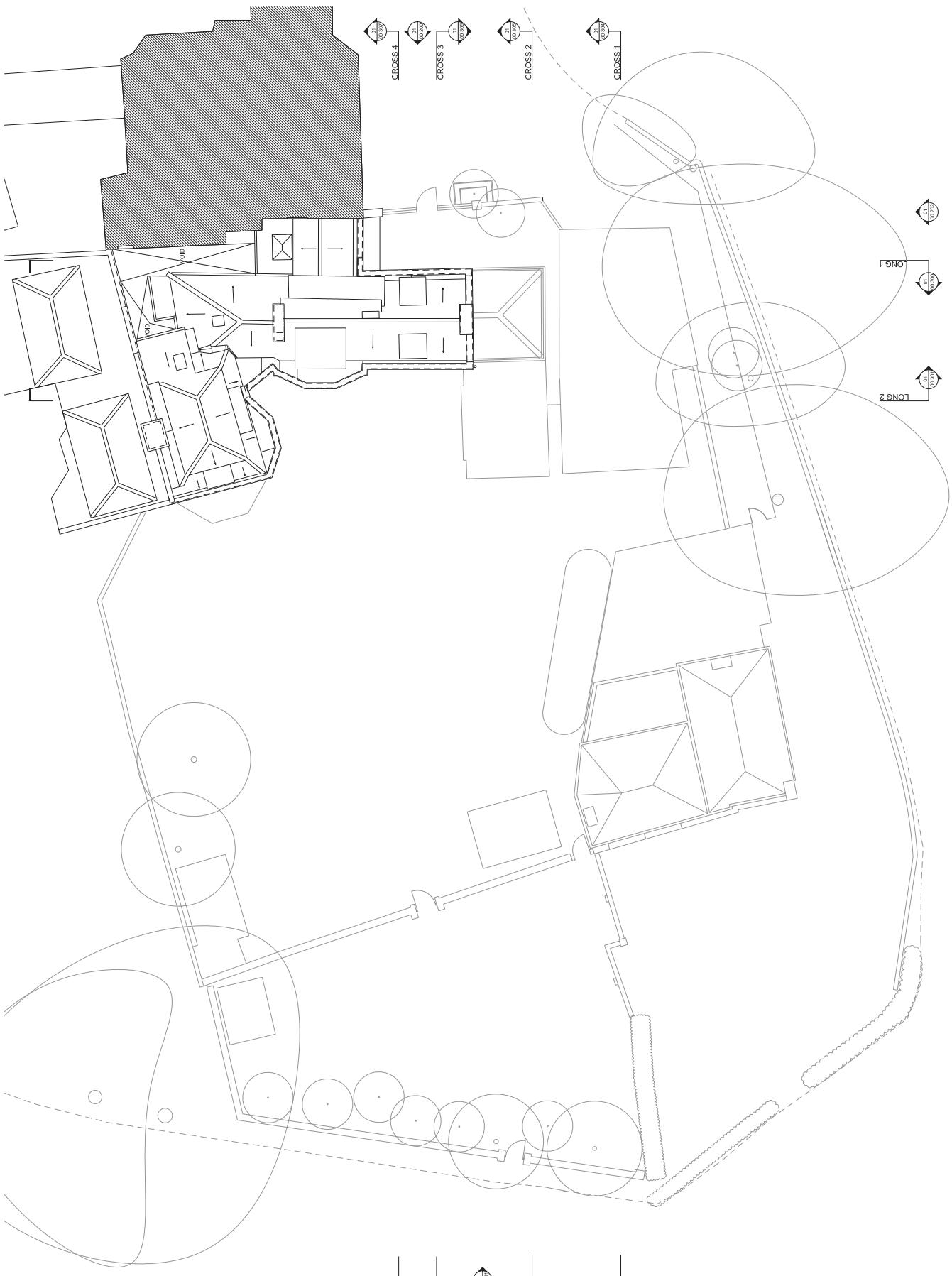
REV  
 P1



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FOR PLANNING



PROJECT	CASPAR AND CELIA BERENDSEN
DRAWING TITLE	GROVE LODGE
ROOF	
SCALE AT A3	1:200
DRAWING NO	dNA GLR 00 104
DATE	JUL 2015
REV	

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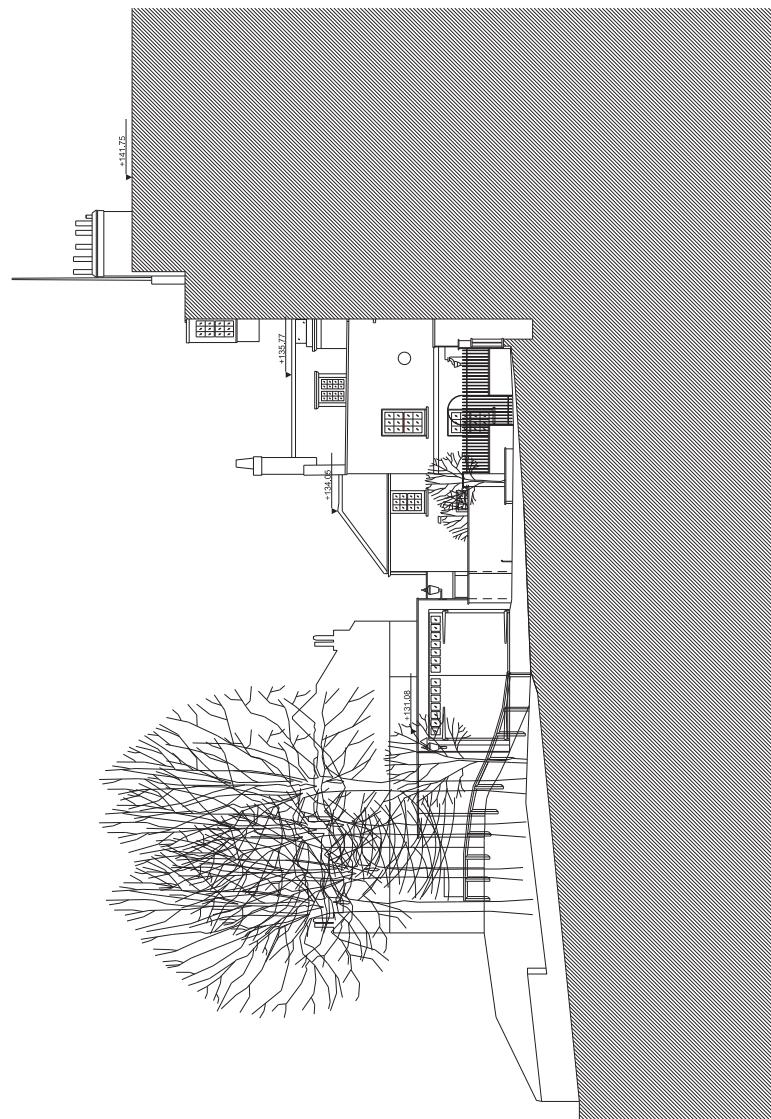
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PROJECT  
CASPAR AND CELIA BERENDSEN  
GROVE LODGE

DRAWING TITLE  
EXISTING ELEVATION  
EAST

SCALE AT A3  
1:200  
DRAWING NO  
dNA GLR 00 200

DATE  
JUL 2015  
REV  
P1



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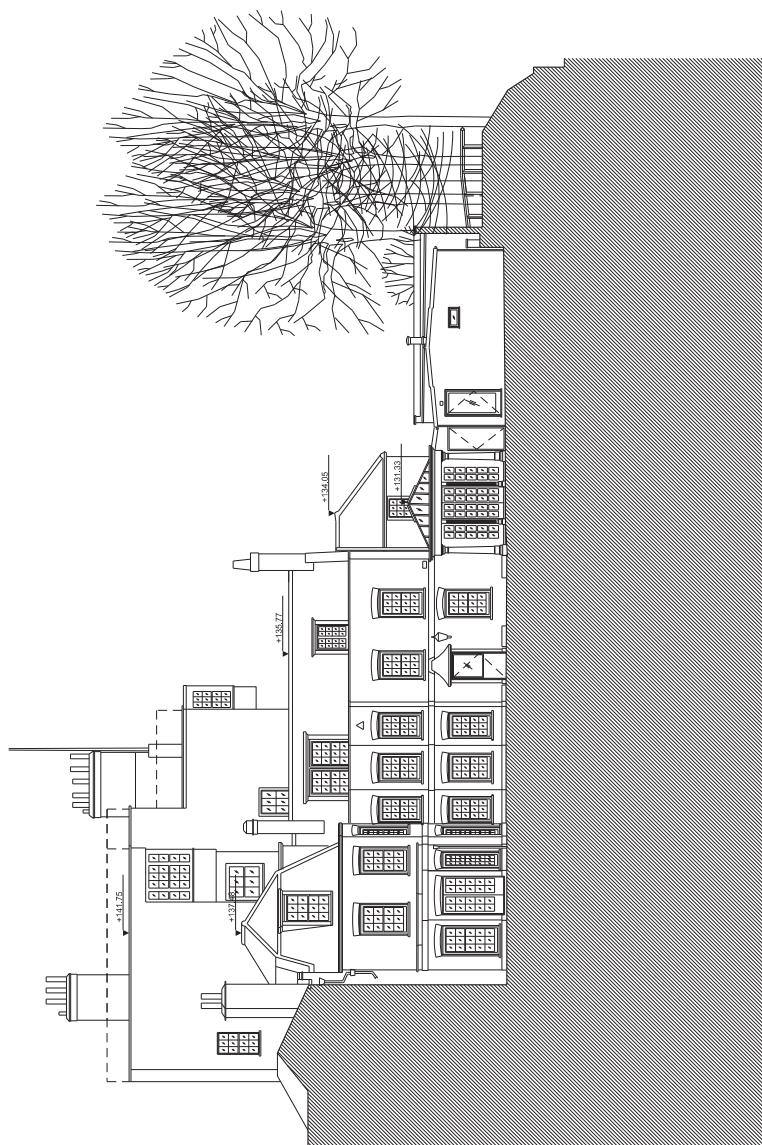
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PROJECT  
CASPAR AND CELIA BERENDSEN  
GROVE LODGE

DRAWING TITLE  
EXISTING ELEVATION  
WEST

SCALE AT A3  
1:200  
DRAWING NO  
dNA GLR 00 201

DATE  
JUL 2015  
REV  
P1

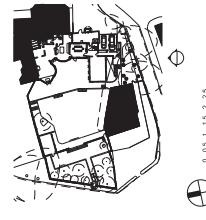


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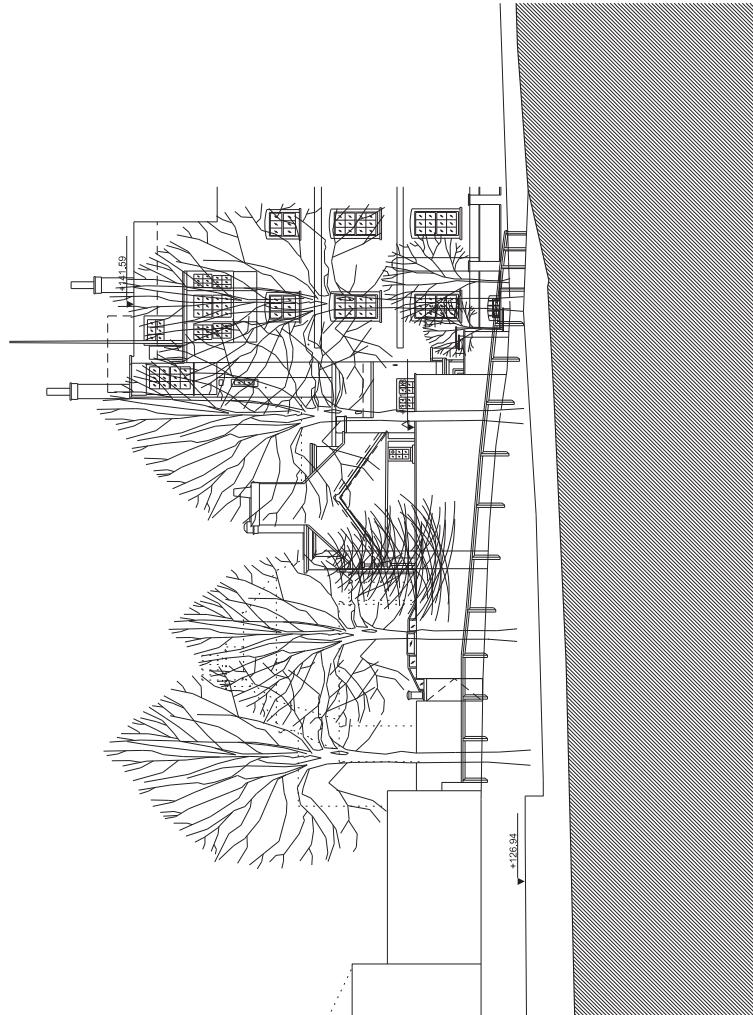
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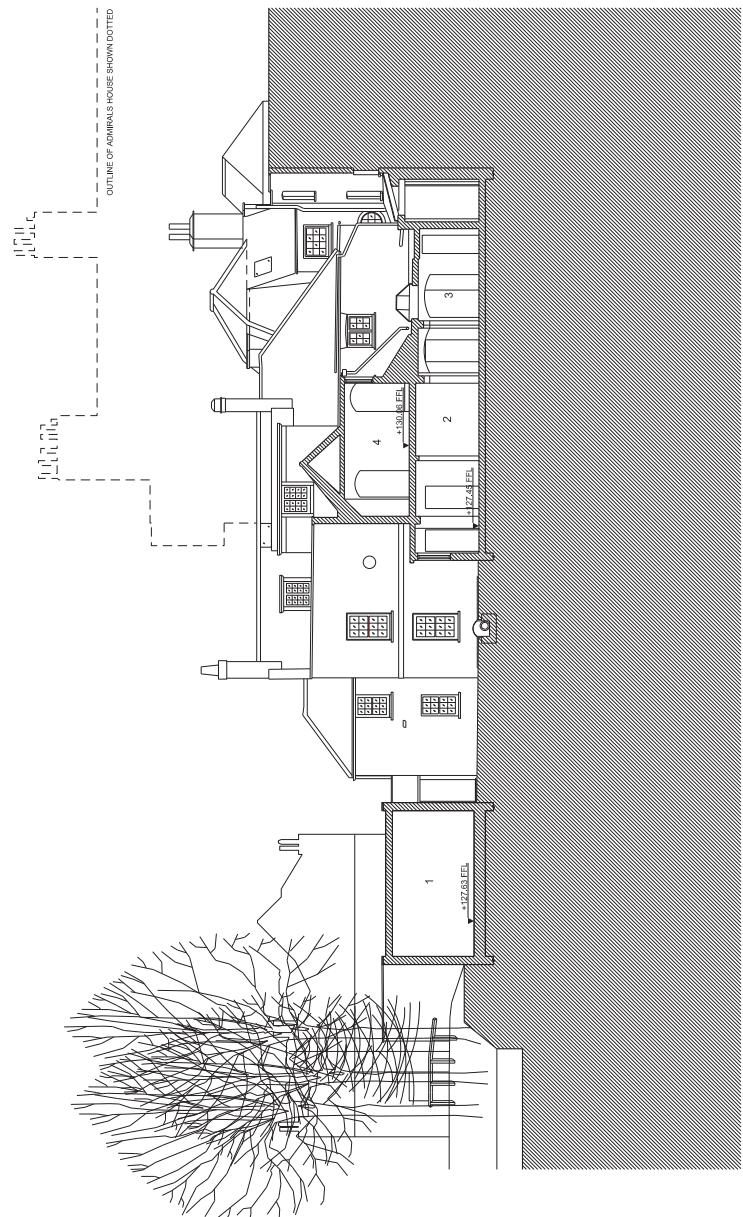
DRAWING TITLE  
 EXISTING ELEVATION  
 SOUTH

SCALE AT A3  
 1:200  
 DRAWING NO  
 dNA GLR 00 202

DATE  
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 REV  
 P1



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DRAWING TITLE  
 EXISTING SECTION  
 LONG 1

SCALE AT A3  
 1:200  
 DRAWING NO  
 dNA GLR 00 300

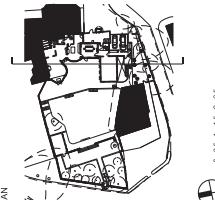
DATE  
 JUL 2015  
 REV  
 P1

KEY  
 01 EXISTING SECTION  
 00 300 LONG 1 1:200  
 GARAGE  
 1 ENTRANCE HALL  
 2 CLOAKROOM  
 3 STAIRS LANDING  
 4

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GROVE LODGE

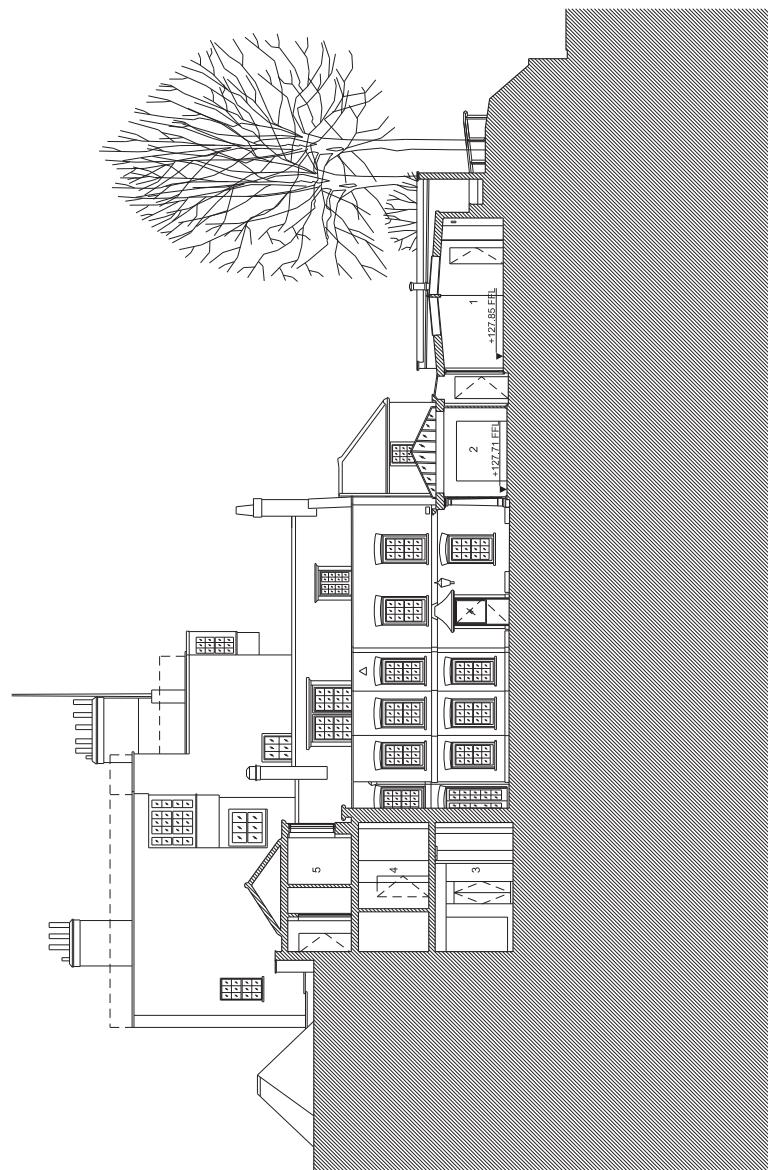
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GROVE LODGE

DRAWING TITLE  
EXISTING SECTION  
LONG 2

SCALE AT A3  
1:200  
DRAWING NO  
dNA GLR 00 301  
DATE JUL 2015  
REV REV P1



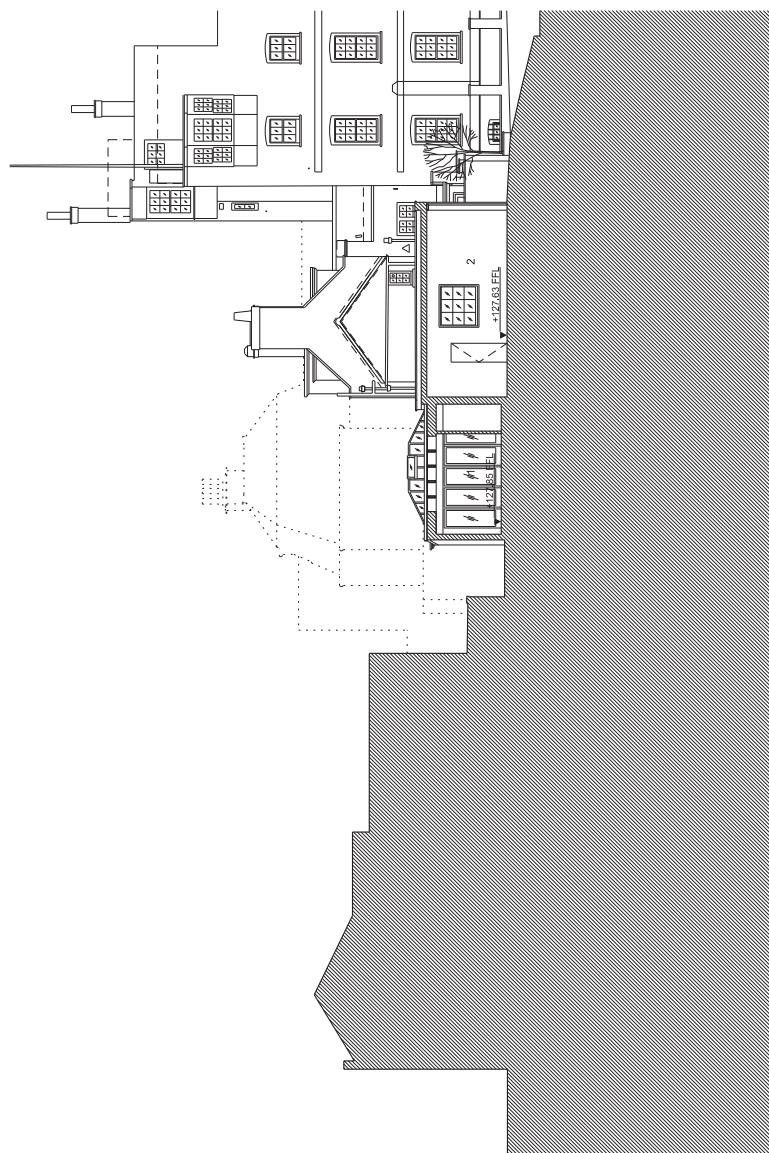
KEY  
 1 GAMES ROOM  
 2 CONSERVATORY  
 3 SITTING ROOM  
 4 BEDROOM 2  
 5 BEDROOM 5

01 EXISTING SECTION  
 00 301 LONG 2 1:200

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DRAWING TITLE  
EXISTING SECTION  
CROSS 1

SCALE AT A3  
1:200  
DRAWING NO  
dNA GLR 00 304

DATE  
JUL 2015  
REV  
REV

P1

01 EXISTING SECTION  
CROSS 1  
00364  
1:200

KEY  
1 GAMES ROOM  
2 GARAGE

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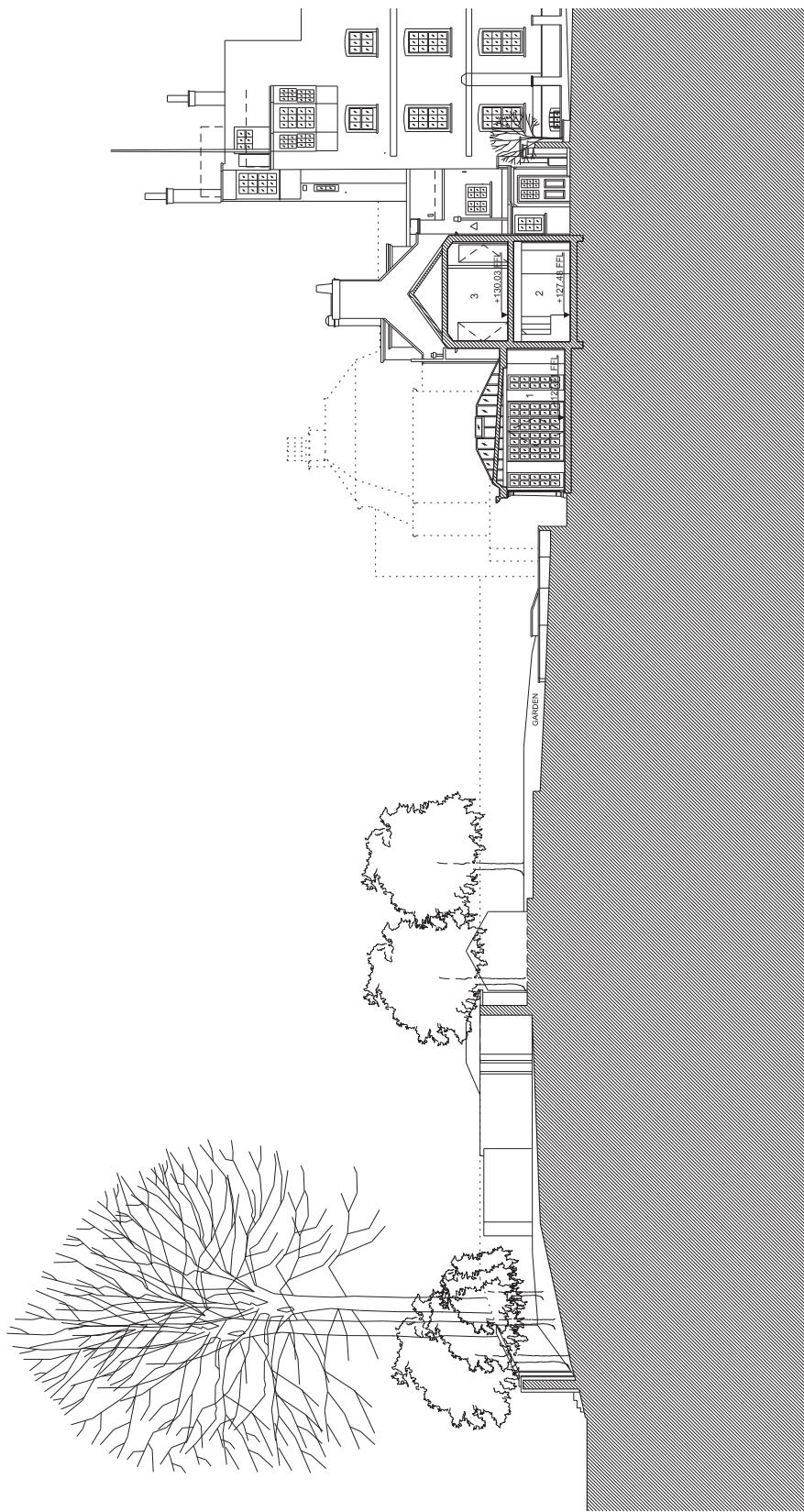
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DRAWING TITLE  
 EXISTING SECTION  
 CROSS 2

SCALE AT A3  
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 DRAWING NO  
 dNA GLR 00 305

DATE  
 JUL 2015  
 REV  
 P1



KEY  
 1 CONSERVATORY  
 2 FAMILY ROOM  
 3 MASTER ENSUITE

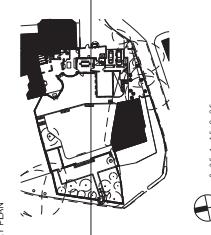
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KEY PLAN



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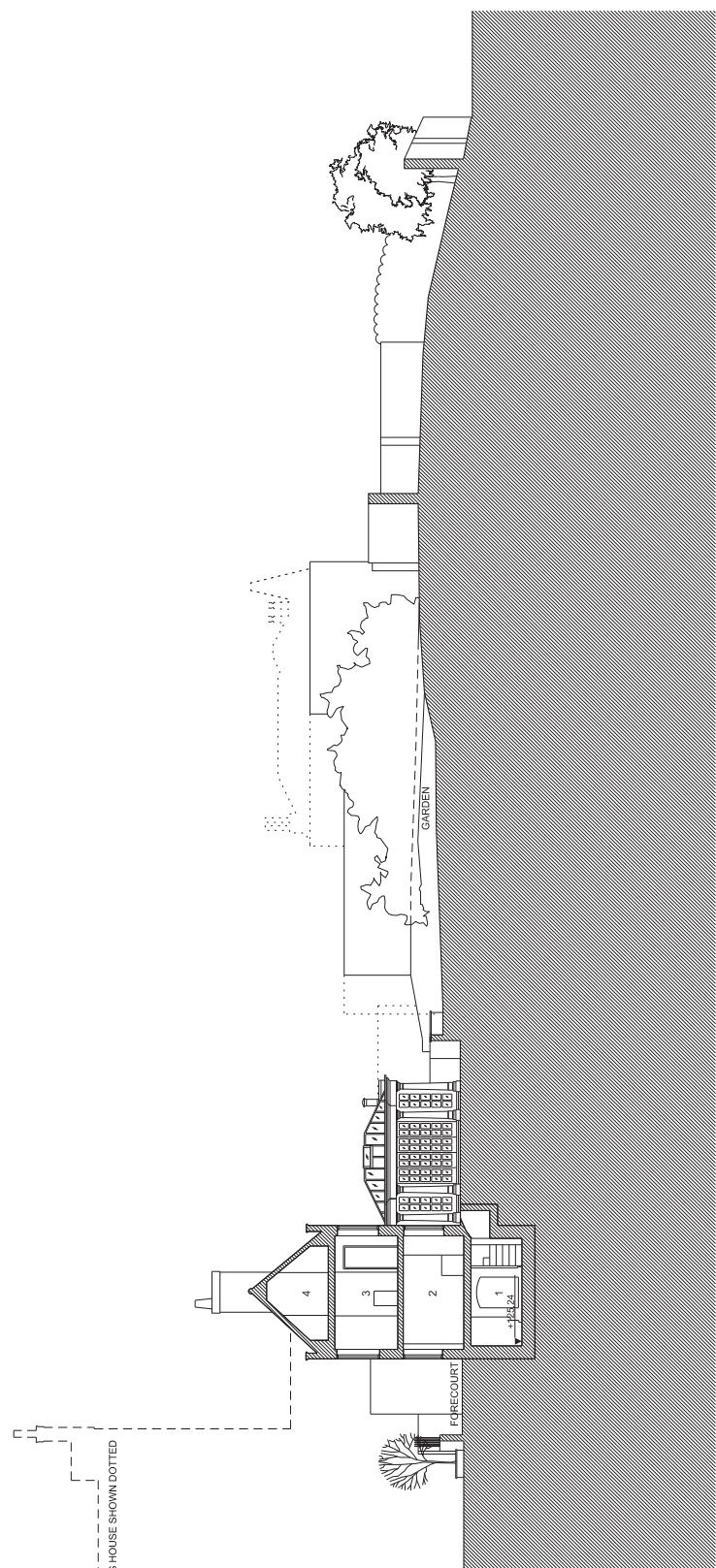
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PROJECT

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 GROVE LODGE

DRAWING TITLE  
 EXISTING SECTION  
 CROSS 3

SCALE AT A3  
 1:200  
 DRAWING NO  
 dNA GLR 00 306  
 DATE JUL 2015  
 REV REV P1



OUTLINE OF ADMIRALS HOUSE SHOWN DOTTED

KEY  
 1 DEN  
 2 KITCHEN  
 3 MASTER BEDROOM  
 4 BEDROOM 3

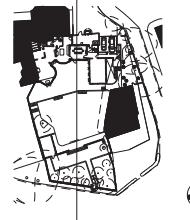
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KEY PLAN



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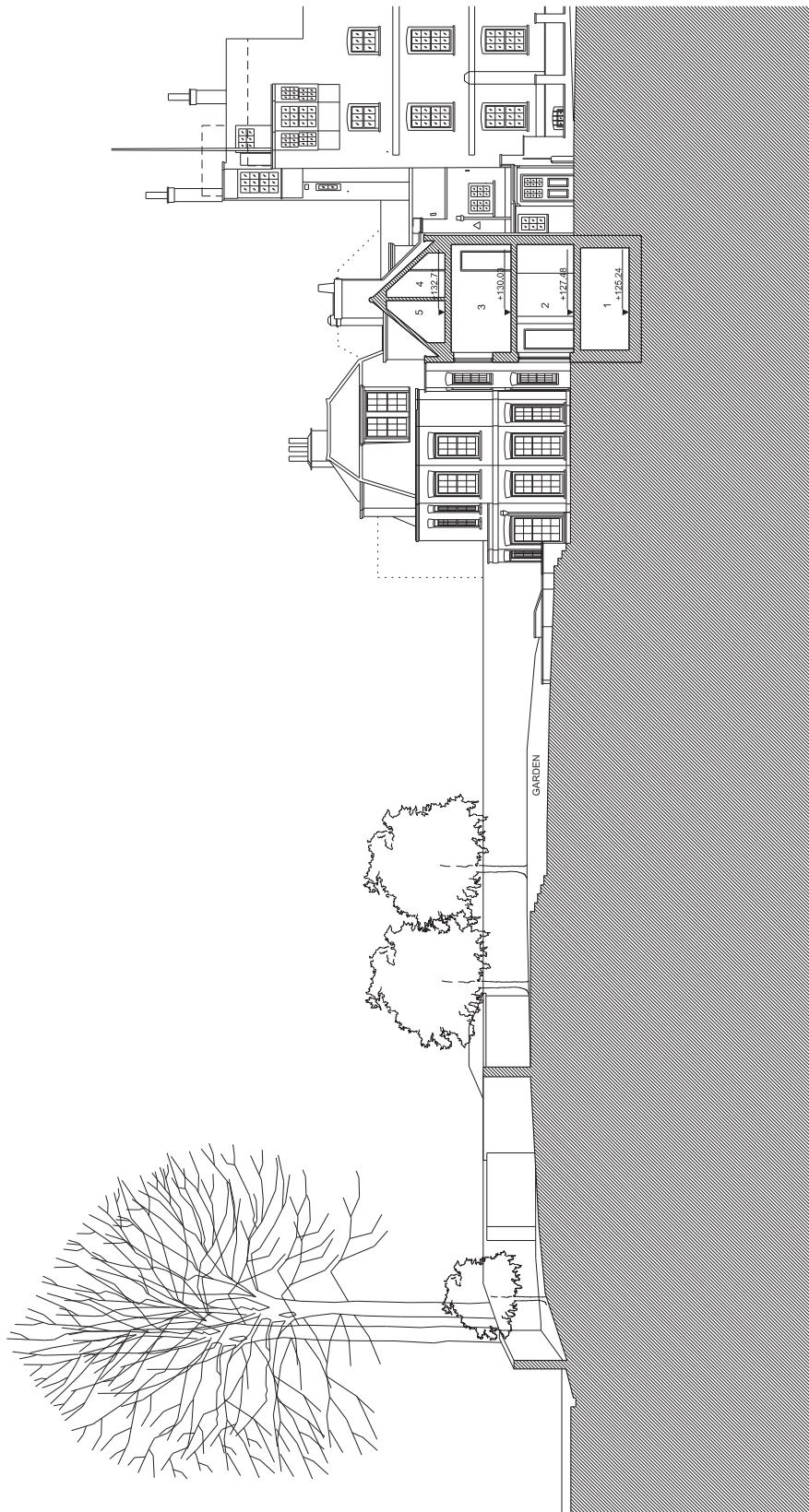
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 GROVE LODGE

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PROJECT  
 EXISTING SECTION  
 CROSS 4

SCALE AT A3  
 DRAWING NO  
 1:200  
 DATE  
 JUL 2015

REV  
 P1  
 dNA GLR 00 307



KEY  
 1 DEN  
 2 KITCHEN  
 3 MASTER BEDROOM  
 4 BEDROOM 3  
 5 ENSUITE BATHROOM

EXISTING SECTION  
 CROSS 4  
 00 307  
 1:200

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KEY  
 1 DEN

SCHEDULE OF DEMOLITION WORKS  
 0.1.1 Lowering of the floor level by approx. 1100 mm  
 0.1.2 Underpinning of the existing basement walls  
 0.1.3 Removal of coal shaft and blocking up rooflight  
 0.1.4 Removal of stairs

PROJECT  
 CASPAR AND CELIA BERENDSEN

GROVE LODGE

DRAWING TITLE  
 EXISTING DEMOLITION PLAN  
 BASEMENT

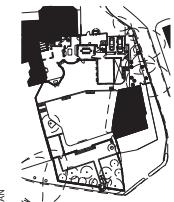
SCALE AT A3  
 DRAWING NO  
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DATE JUL 2015  
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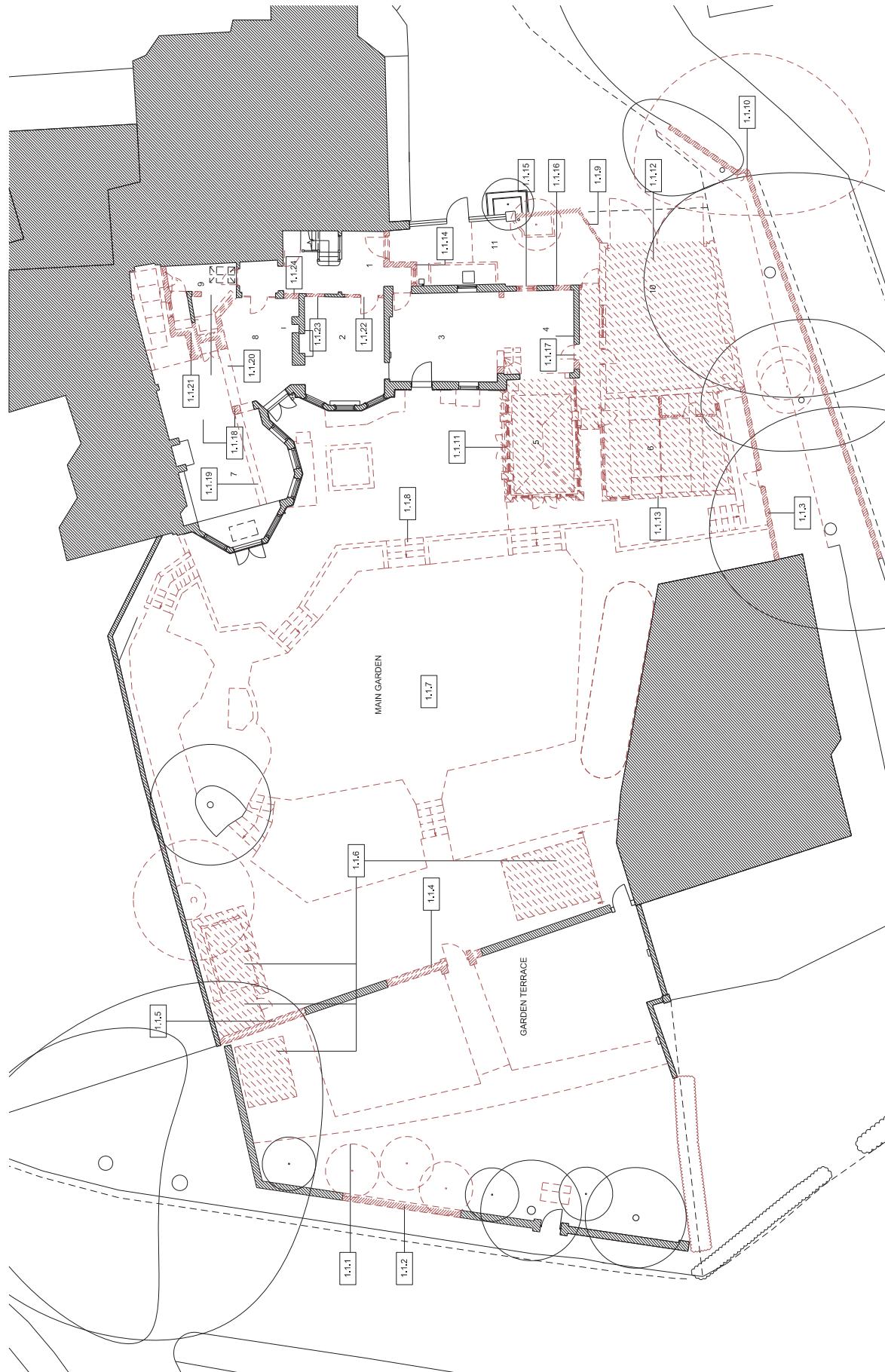
PROJECT CASPAR AND CELIA BERENDSEN

GROVE LODGE

DRAWING TITLE EXISTING DEMOLITION PLAN

GROUND FLOOR

SCALE AT A3 1:200 DATE JUL 2015  
 DRAWING NO dNA GLR 00 401  
 REV P0



01 EXISTING DEMOLITION PLAN  
 00 401 GROUND FLOOR 1:200

SCHEDULE OF DEMOLITION WORKS

- 1.1 Removal of 9 trees, refer to Arboricultural Implications Report for details
- 1.1.1 Removal of the front porch relocation of the existing door and window to follow one line in plan
- 1.1.2 Enlargement of the existing window opening for a new entrance due to the 2-storey extension. East elevation
- 1.1.3 Removal of the brick boundary wall parallel to Lower Terrace to enable construction access
- 1.1.4 Widening of the brick boundary wall parallel to Admirals Walk
- 1.1.5 Removal of the Southern wall of the 2-storey extension
- 1.1.6 Widening existing opening of the brick wall between main and rear garden
- 1.1.7 Removal of the Northern part of the wall between main and rear garden
- 1.1.8 Removal of all garden outbuildings
- 1.1.9 Rearrangement of the garden layout with main garden levels retained and the rear garden lowered by 700mm
- 1.1.10 Removal of the retaining garden wall and steps to the main garden
- 1.1.11 Removal of the wall in the front courtyard
- 1.1.12 Removal of the damaged part of the retaining wall to site boundary with Admirals Walk
- 1.1.13 Removal of front garage
- 1.1.14 Removal of glass roof, number of pantries, and doors
- 1.1.15 Removal of partition wall in Dining Room and Stair Hall
- 1.1.16 New door opening between existing Room 2 Dining Room and Stair Hall
- 1.1.17 Removal of ceiling joists
- 1.1.18 Removal of beam in existing Room 7 Sitting Room, replaced with new beam and pillars on each side
- 1.1.19 Pushing up beam in existing Room 7 to be in one level with existing ceiling joists
- 1.1.20 Removal of beam in Music Room, replaced with new extended beam pushed up to level of existing ceiling joists
- 1.1.21 Partial removal of the courtyard infill, including removal of glass roof, number of pantries, and doors
- 1.1.22 Partial demolition of partition wall in the front courtyard
- 1.1.23 New opening between Room 8 Music Room and Stair Hall
- 1.1.24 New opening between Room 8 Music Room and Stair Hall

KEY  
 ■ EXISTING WALLS RETAINED  
 ■ EXISTING WALLS DEMOLISHED  
 ■ EXISTING SURFACES DEMOLISHED  
 - - - DEMOLITION GENERAL

- 1 ENTRANCE HALL
- 2 DINING ROOM
- 3 KITCHEN
- 4 FAMILY ROOM
- 5 CONSERVATORY
- 6 GAMES ROOM
- 7 SITTING ROOM
- 8 MUSIC ROOM
- 9 CLOAK ROOM
- 10 GARAGE
- 11 FORECOURT

GENERAL NOTES  
 1. This drawing should be read in conjunction with all other  
 contract documentation and all other consultant and specialist  
 drawings.  
 2. Do not scale from this drawing.  
 3. All levels and dimensions are to be checked on site.  
 4. The Architect is to be notified in writing of any discrepancies  
 before proceeding.  
 5. This drawing is subject to Copyright.

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REV	DESCRIPTION	DATE	BY
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FOR PLANNING

KEY PLAN



0 0.4 1.1 1.4 2.5

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KEY PLAN  
 KEY  
 1 STAIRS/LANDING  
 2 MASTER BEDROOM  
 3 MASTER EN SUITE  
 4 BEDROOM 1  
 5 EN SUITE/BATHROOM  
 6 BEDROOM 2  
 7 EN SUITE/BATHROOM

SCHEDULE OF DEMOLITION WORKS  
 2.1.1 Relocation and enlargement of the existing window opening to the West elevation of the existing 2-storey extension to form a door  
 2.1.2 Removal of WC enclosures to the existing Room 3 Master En suite  
 2.1.3 Removal of partition and door to existing Room 4 Bed room 1  
 2.1.4 Removal of door to existing Room 2 Master Bedroom  
 2.1.5 Removal of staircase in the corridor between First and Second floors  
 2.1.6 Removal of fan-to addition to the courtyard

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 GROVE LODGE  
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DRAWING TITLE  
 EXISTING DEMOLITION PLAN  
 FIRST FLOOR

SCALE AT A3	DATE
1:200	JUL 2015
DRAWING NO	REV
dNA GLR 00 402	P0

GENERAL NOTES  
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FOR PLANNING

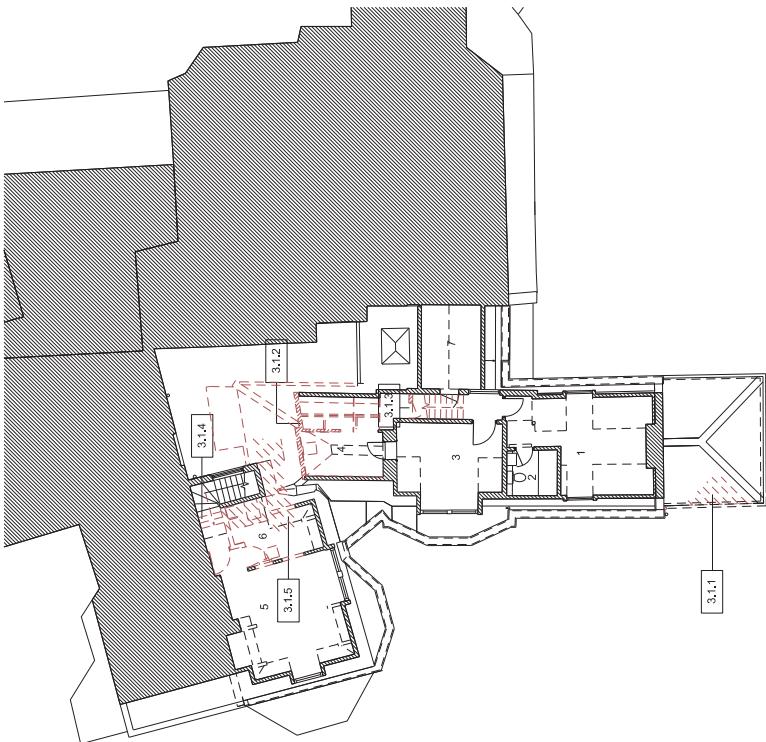
KEY PLAN



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PROJECT  
 CASPAR AND CELIA BERENDSEN  
 GROVE LODGE  
 DRAWING TITLE  
 EXISTING DEMOLITION PLAN  
 SECOND FLOOR  
 SCALE AT A3  
 DRAWING NO  
 dNA GLR 00 403  
 DATE JUL 2015  
 REV



KEY

EXISTING WALLS RETAINED  
 EXISTING WALLS DEMOLISHED  
 EXISTING SURFACES DEMOLISHED  
 DEMOLITION GENERAL

SCHEDULE OF DEMOLITION WORKS

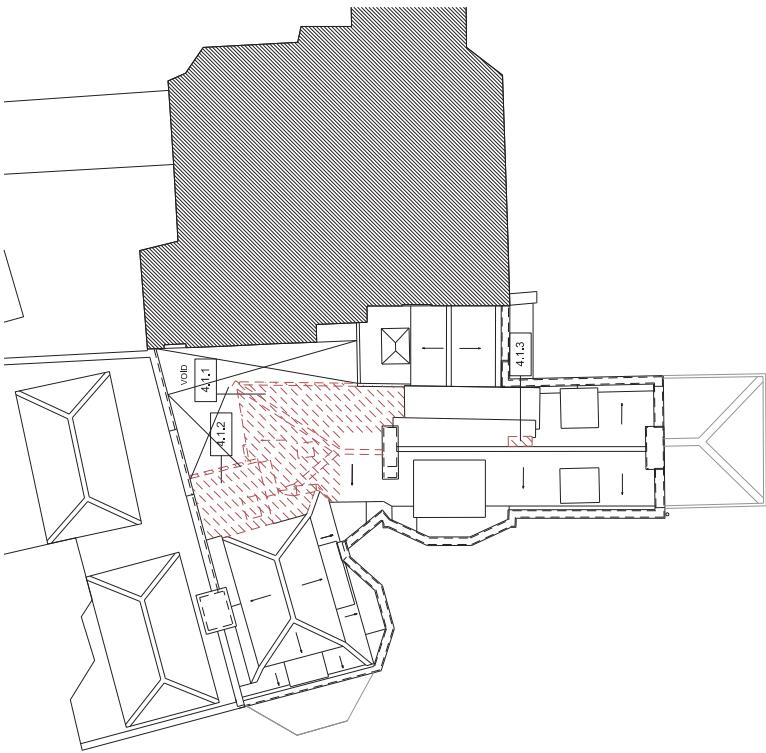
- 3.1.1 Partial removal of roof structure of 2-storey extension
- 3.1.2 Partial removal of internal partitions and doors in the North-East corner
- 3.1.3 Removal of storage enclosures above the existing staircase in the North end
- 3.1.4 Alterations to the existing staircase in the North end
- 3.1.5 Partial removal of floor structure in existing Room 6 En Suite Bathroom and corridor

GENERAL NOTES  
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 drawings.  
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REV	DESCRIPTION	DATE	BY
STATUS			

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KEY PLAN



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EXISTING WALLS RETAINED

EXISTING WALLS DEMOLISHED

EXISTING SURFACES DEMOLISHED

DEMOLITION GENERAL

SCHEDULE OF DEMOLITION WORKS

- 4.1.1 Partial removal of roof structure to the North-East  
 4.1.2 Removal of lead-to roof structure and coving above the staircase and Room 6 En Suite Bathroom to the rear of the Northern wing  
 4.1.3 Removal of footlight to East elevation

PROJECT

CASPAR AND CELIA BERENDSEN  
 GROVE LODGE

DRAWING TITLE

EXISTING DEMOLITION PLAN

ROOF

SCALE AT A3

DATE

JUL 2015

REV

dNA GLR 00 404  
 P0