

General

This drawing is to be read in conjunction with Cunningham Lindsey / Oriel standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale this drawing, except for Planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer. All dimensions shown include finishes.

Layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all services (including overhead) prior to commencement of any works on site and raise with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, shoring & propping. Design to be undertaken by a suitably qualified professional.

All excavations and exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with Health & Safety requirements.

All materials to be fit for purpose and all works, whether specified or implied, to be in accordance with current Building Regulations, British Standards, Codes of Practice and accepted good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

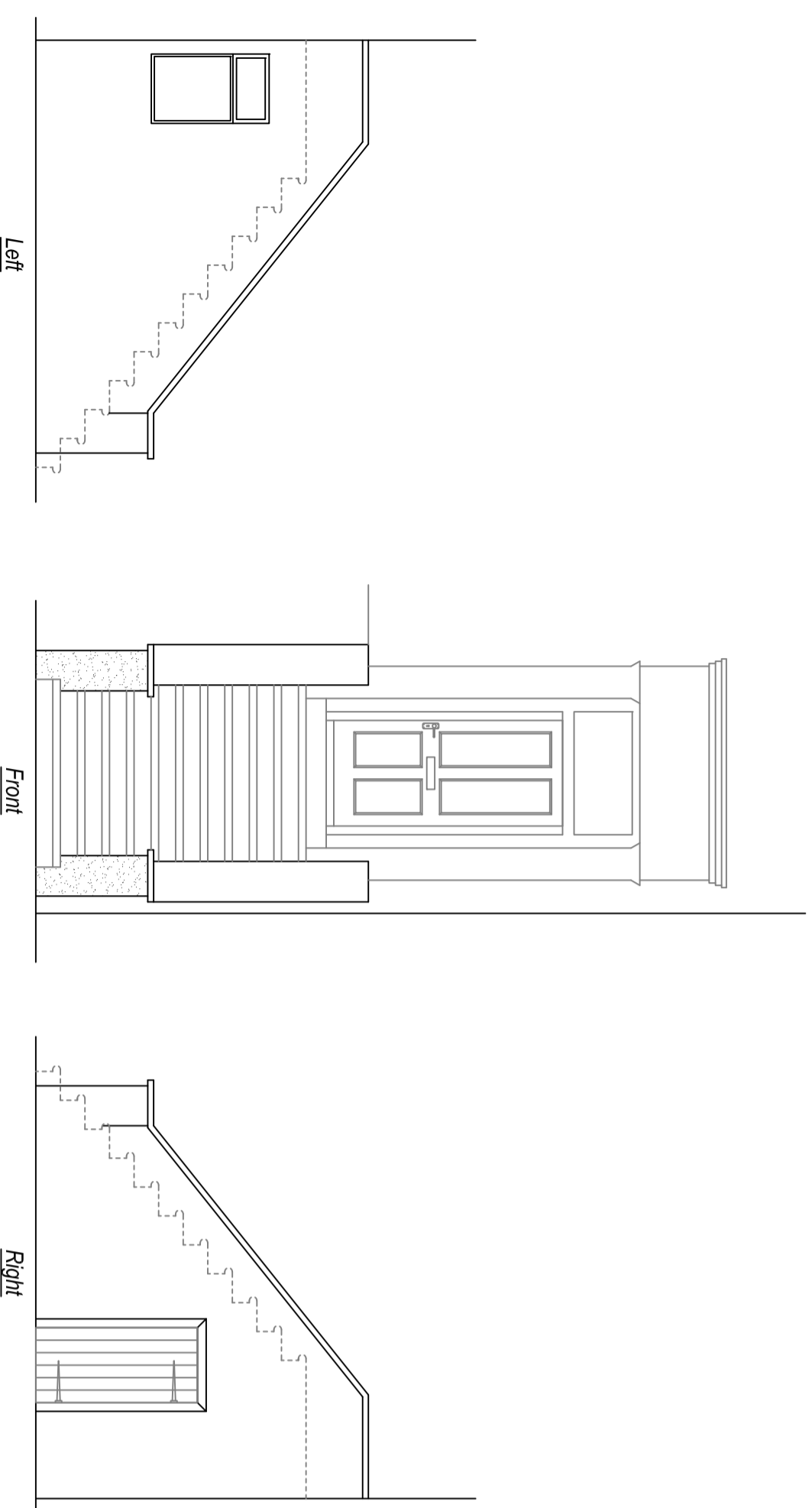
On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the usual risks associated with building works and materials the Contractor should also ensure:

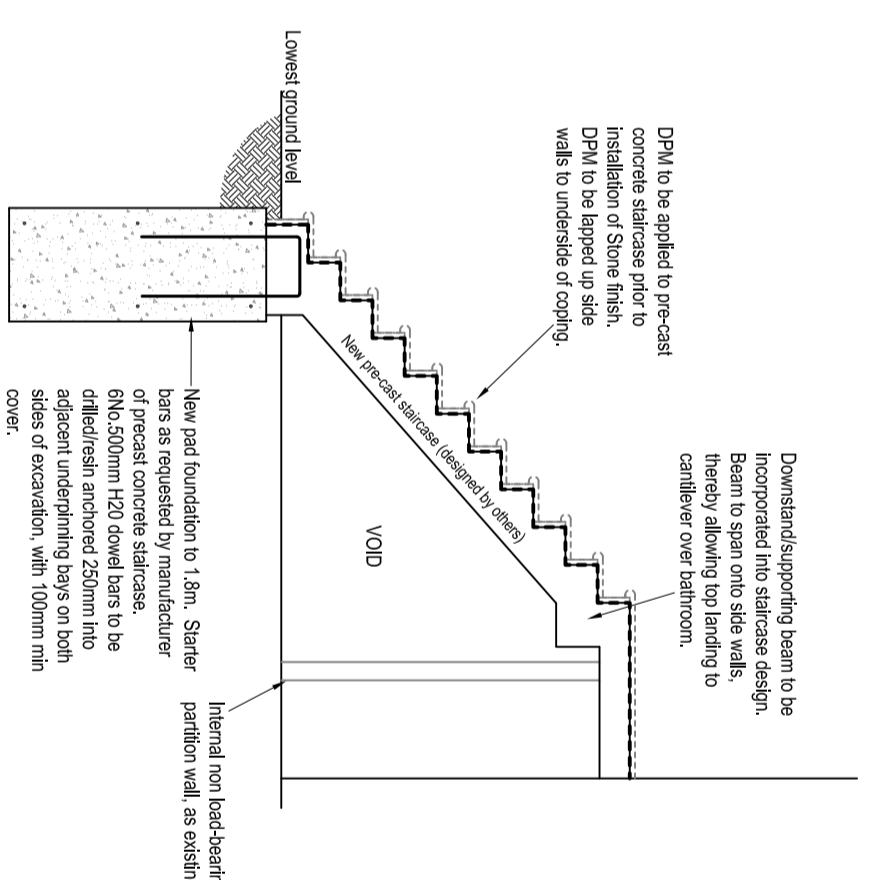
that demolition, excavation, drilling, cutting etc into existing structures or materials be carried out carefully in case there are any hidden services

that all items to be demolished or removed, eg walls, beams, slabs etc, are assessed for any loadbearing or stability function and temporary propping provided as necessary that any existing structure or materials to be drilled, cut, or otherwise disturbed, be checked for asbestos content and appropriate action taken

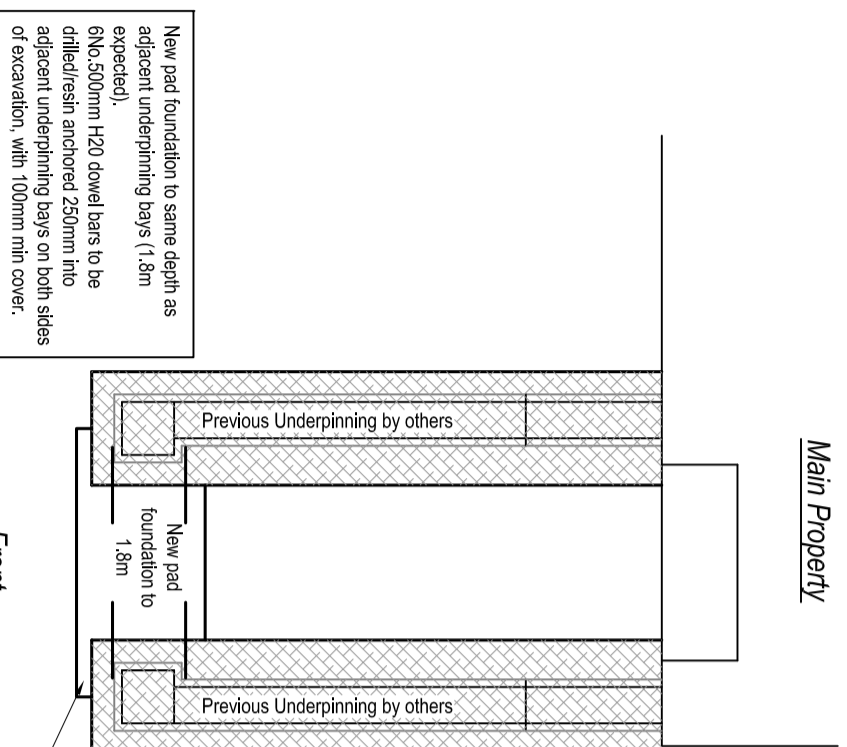
SUBJECT TO
CONSERVATION
AREA CONSENT
NOT FOR
CONSTRUCTION



Elevations



Typical Section

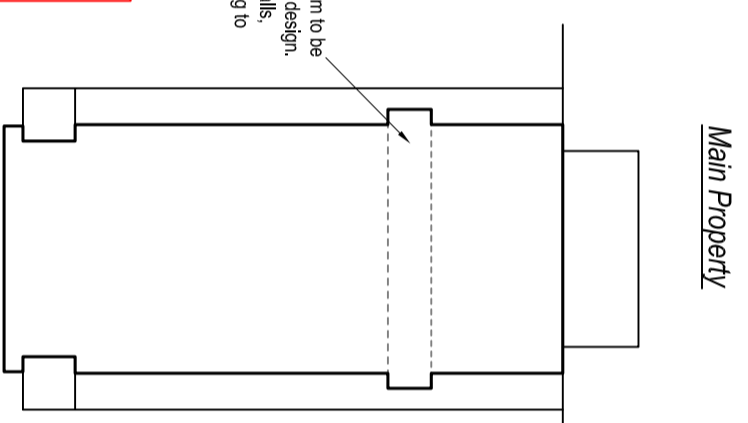


Proposed Foundation Plan

Projection to front of existing traditional underpinning to be determined on site, to establish depth of new bay to support new staircase.

Contractor to check all dimensions before any demolition works and before ordering pre-cast concrete staircase.

Downstand supporting beam to be incorporated into staircase design. Beam to span onto side walls, thereby allowing top landing to cantilever over bathroom.



Proposed pre-cast staircase Plan

Before commencing works on site, CL and contractor to ensure that there are no adopted lateral drains or sewers within 3m of the proposed works.

If any are found, CL to advise the Design Engineer immediately as a Building Over Agreement will be required with the Local Water Authority and approval must be obtained before the works are started.

All services to be located & isolated prior to the commencement of works.

Exact location of drains to be determined on site. Contractor to ensure protection to drains at all times during the works.

Concrete

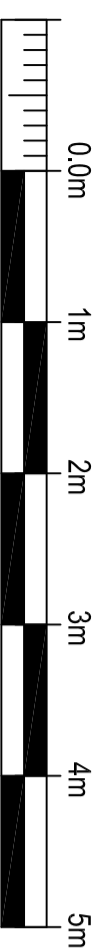
All work to be in accordance with BS 8110. All mass concrete for foundations to be minimum FND2, with Sulphate Resisting Portland cement. All concrete shall be vibrated.

No site batching unless authorised by Contract Administrator and the Design Engineer.

The foundation design is based on a Gross Ground Bearing Capacity of 100 kN/m² and it has been assumed that there is no substantial variation in soil quality over the area of the site. Depths of foundations shown may be subject to variation on site once the subsail has been exposed.

It must not be inferred that on completion of the work any of the foundations will comply with the Building Regulations (or the NHBC) requirements for new buildings.

All dimensions to be verified on site by the Contractor and any discrepancies shall be immediately notified to the Contract Administrator and the Design Engineer. The layout of the works is to remain unaltered unless agreed otherwise with the Contract Administrator and the Design Engineer.



Scale 1:50

A	MS	01.07.15	Drawing approved by CL
P2	MS	27.11.14	Bottom landing added to main flight
REV	DRAWN	DATE	DESCRIPTION



Solent House, 1480 Solent Business Park,
Whiteley, FAREHAM, Hampshire PO15 7AF

Cohen and Craig

30 Cartelows Road
London
NW1 9XR

Partial Demolition and
Reconstruction of Access Steps

Proposed Plans, Section
and Elevations

INITIAL DRG DATE	AUGUST 2014	DRAWN BY	MS
SCALE	1:50	CHECKED BY	
REFERENCE	7437073	DRG No.	102
		Rev.	

THIS DRAWING WAS
PRODUCED AT A2