



Specification for rear wall altered. Finish in Sto Rend Flex Cote or equal approved. No longer brickwork.

Column locations to SE specification.

Glass balustrading at floor edges to comply with requirements of BS 6180: 1995 & BS 6206 class A. Contractor to install fixed temporary guarding at all slab edges prior to installation of permanent guarding.

Internal Layout to Interior Designer Specification.

Partition by Kitchen Supplier

Full height sliding windows in powder coated aluminium with recessed threshold and head details by specialist. Thermally broken profiles & low e double glazing to give U value of 1.1 W/m²K.

Connection with adjacent sliding windows to allow for opening corner.

Refer to **Door and Window Schedules** and detail drawings for further information

Stone paving to patio area on pedestal system with gaps between to allow for surface water drainage.

Porous paving to driveway. Refer to Finishes Schedule and Scope of Works for further details.

Pocket sliding doors - refer to **Door Schedule** and Drawing No. **1503-D-661** for details.

Con W.01 - Basement Wall

Basement structure brought up into Lower Ground Floor in reinforced concrete to SE specification with waterproof slurry and drained cavity and insulation to inner face. Refer to detail drawings. Contiguous piled retaining walls as required to structural engineer's details.

Note: Exact position of manhole to be established on site. Preference to retain and reuse existing manhole shaft. Proposed positioning of piling to be dictated by retention of manhole.

Tubular bike stands cast into flooring. Refer to Scope of Works for further details.

Stair - Lower Ground to Upper Ground Floor
15 Risers at 215mm with 235mm treads

Con W.02 - External Wall

Refer to structural engineers details for column locations above ground level. Lined internally with insulated plasterboard. Refer to detail drawings for further information.

New stone clad RC stairs to SE specification. Refer to external Finishes Schedule for further details.

Contractor to take down and rebuild bowing garden wall plumb along boundary line

notes:

General notes:
 1. All dimensions are in millimeters unless noted otherwise.
 2. All dimensions shall be verified on site before proceeding with the work.
 3. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.

KEY
 black lines existing/new
 green lines to be demolished

PLANNING

0 1 2M

revision:	*04.07.2016 - Tender Issue
	A22.07.2016 - Tender Addendum Issue
	B28.10.2016 - Inclusion of Underground Storage
	C02.12.2016 - Non-Material Amendment
	D10.01.2017 - Air-Source Heat Pump Relocated

SQUARE FEET ARCHITECTS

A : 8a Baynes Mews, London NW35BH
 T : 0207 431 4500
 E : studio@squarefeetarchitects.co.uk
 W : www.squarefeetarchitects.co.uk

drawing title:
PROPOSED LOWER GROUND FLOOR BUILDER'S WORK PLAN

client:
 Mark Davies

project:
30a Thurlow Road, NW3 5PH

date: June 2016	scale: 1:50@A3
drawing number: 1503_L_212	revision: D