

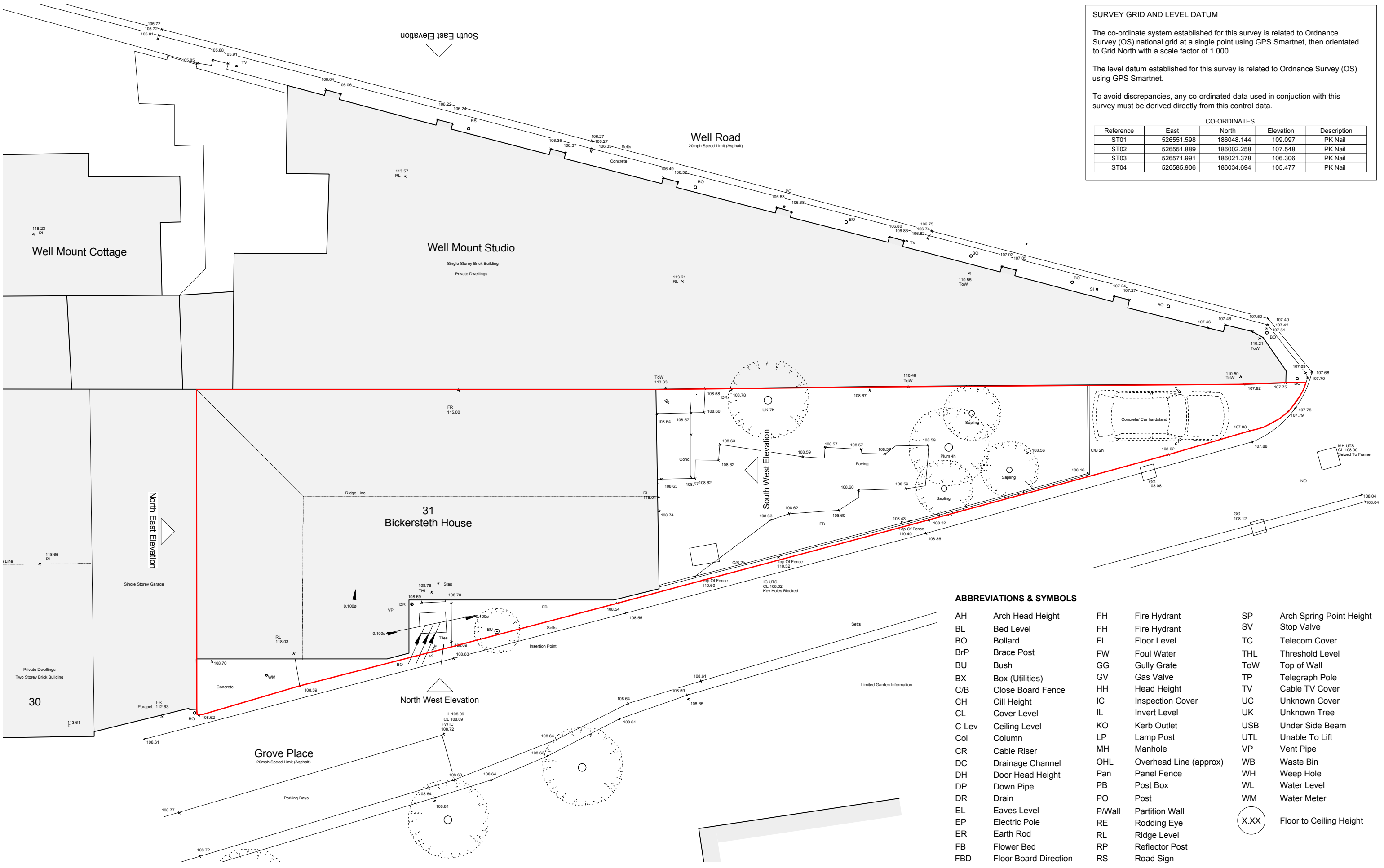
**SURVEY GRID AND LEVEL DATUM**

The co-ordinate system established for this survey is related to Ordnance Survey (OS) national grid at a single point using GPS Smartnet, then orientated to Grid North with a scale factor of 1.000.

The level datum established for this survey is related to Ordnance Survey (OS) using GPS Smartnet.

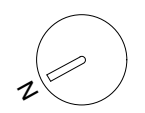
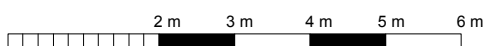
To avoid discrepancies, any co-ordinated data used in conjunction with this survey must be derived directly from this control data.

| CO-ORDINATES |            |            |           |             |
|--------------|------------|------------|-----------|-------------|
| Reference    | East       | North      | Elevation | Description |
| ST01         | 526551.598 | 186048.144 | 109.097   | PK Nail     |
| ST02         | 526551.889 | 186002.258 | 107.548   | PK Nail     |
| ST03         | 526571.991 | 186021.378 | 106.306   | PK Nail     |
| ST04         | 526585.906 | 186034.694 | 105.477   | PK Nail     |

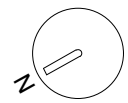
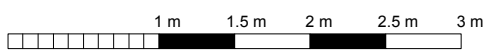
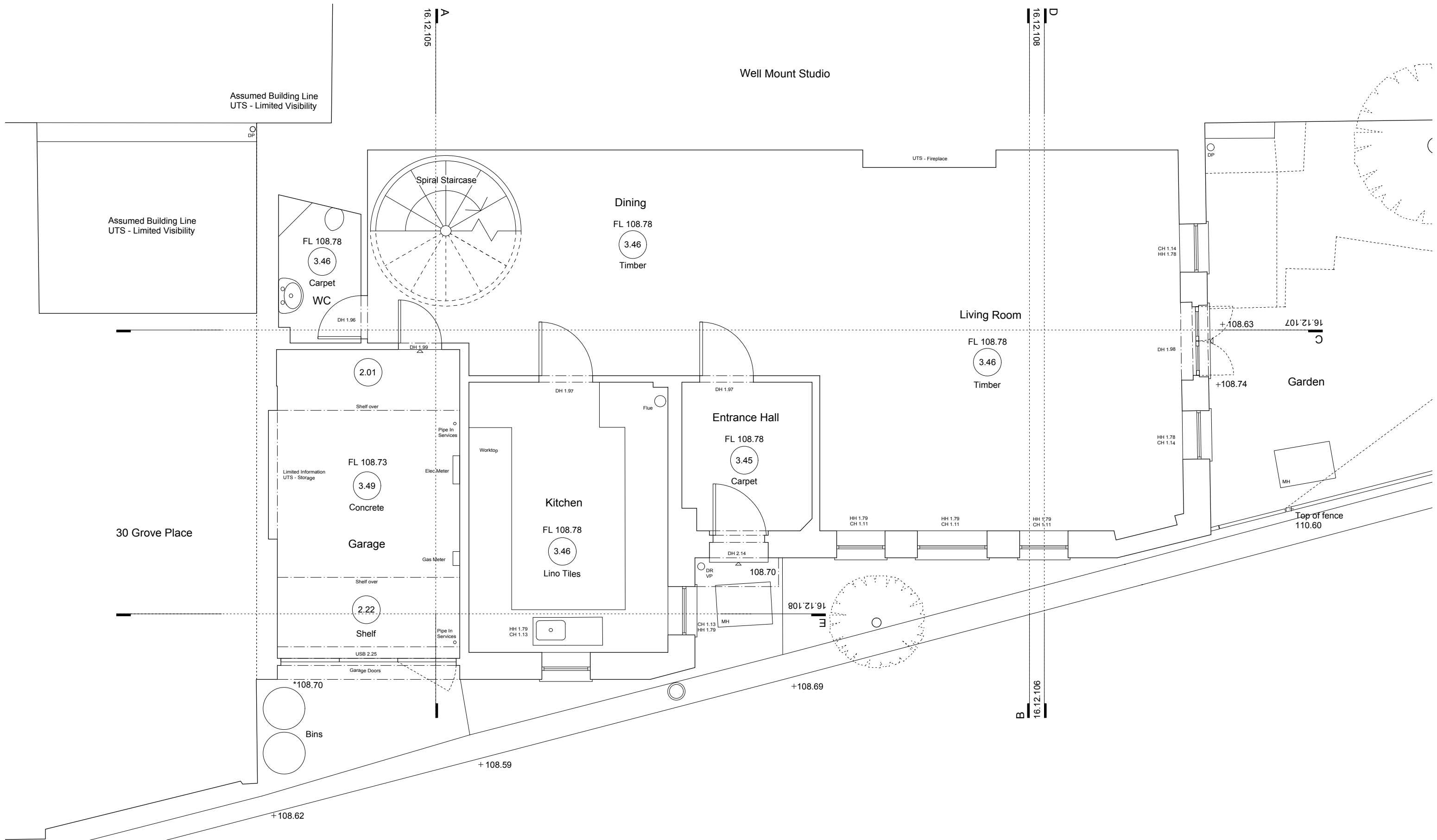


**ABBREVIATIONS & SYMBOLS**

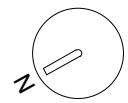
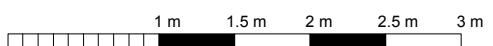
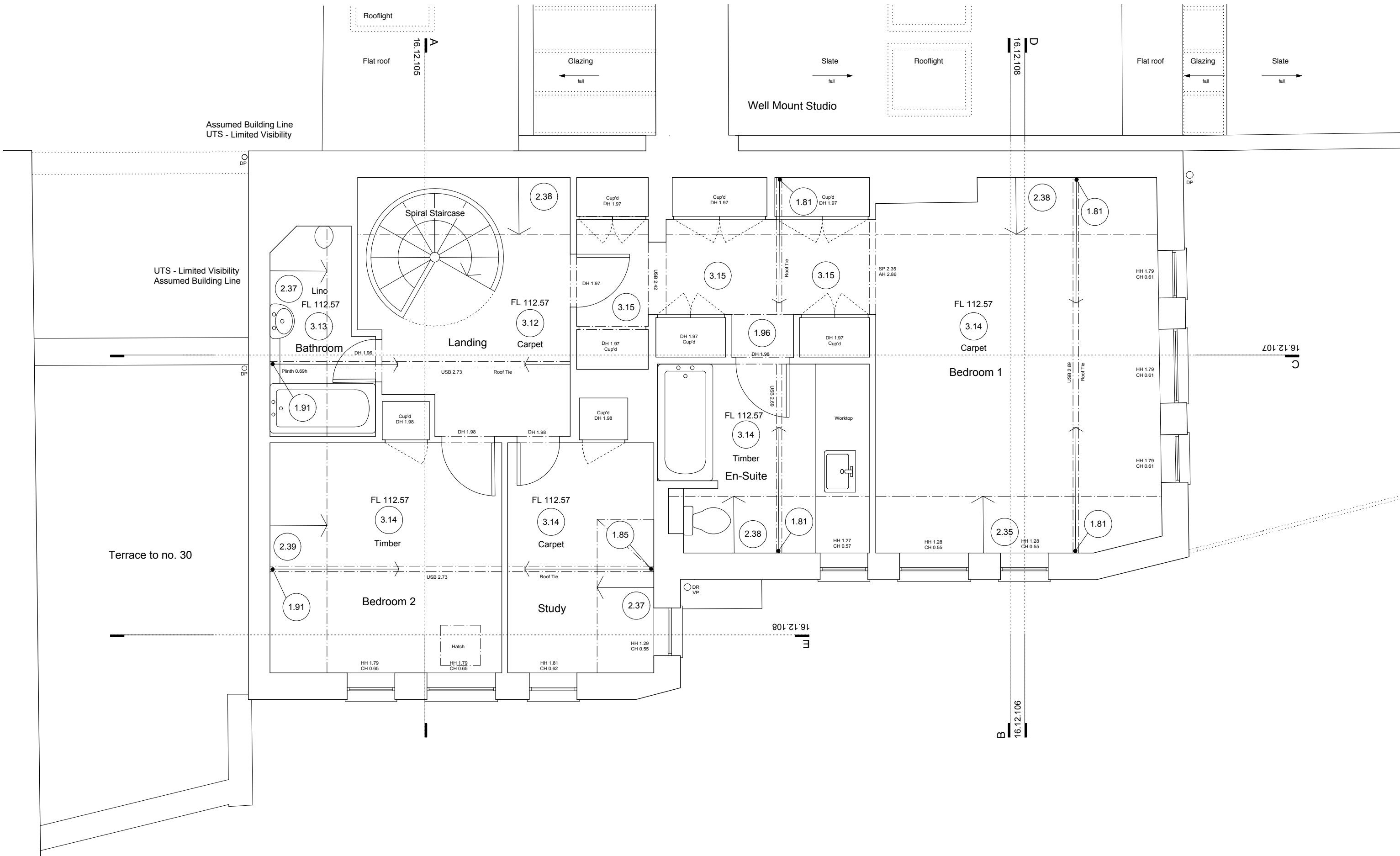
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|-------|-----------------------|--------|------------------------|--------|--------------------------|
| AH    | Arch Head Height      | FH     | Fire Hydrant           | SP     | Arch Spring Point Height |
| BL    | Bed Level             | FH     | Fire Hydrant           | SV     | Stop Valve               |
| BO    | Bollard               | FL     | Floor Level            | TC     | Telecom Cover            |
| BrP   | Brace Post            | FW     | Foul Water             | THL    | Threshold Level          |
| BU    | Bush                  | GG     | Gully Grate            | ToW    | Top of Wall              |
| BX    | Box (Utilities)       | GV     | Gas Valve              | TP     | Telegraph Pole           |
| C/B   | Close Board Fence     | HH     | Head Height            | TV     | Cable TV Cover           |
| CH    | Cill Height           | IC     | Inspection Cover       | UC     | Unknown Cover            |
| CL    | Cover Level           | IL     | Invert Level           | UK     | Unknown Tree             |
| C-Lev | Ceiling Level         | KO     | Kerb Outlet            | USB    | Under Side Beam          |
| Col   | Column                | LP     | Lamp Post              | UTL    | Unable To Lift           |
| CR    | Cable Riser           | MH     | Manhole                | VP     | Vent Pipe                |
| DC    | Drainage Channel      | OHL    | Overhead Line (approx) | WB     | Waste Bin                |
| DH    | Door Head Height      | Pan    | Panel Fence            | WH     | Weep Hole                |
| DP    | Down Pipe             | PB     | Post Box               | WL     | Water Level              |
| DR    | Drain                 | PO     | Post                   | WM     | Water Meter              |
| EL    | Eaves Level           | P/Wall | Partition Wall         | (X.XX) | Floor to Ceiling Height  |
| EP    | Electric Pole         | RE     | Rodding Eye            |        |                          |
| ER    | Earth Rod             | RL     | Ridge Level            |        |                          |
| FB    | Flower Bed            | RP     | Reflector Post         |        |                          |
| FBD   | Floor Board Direction | RS     | Road Sign              |        |                          |



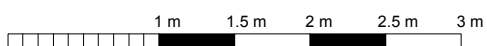
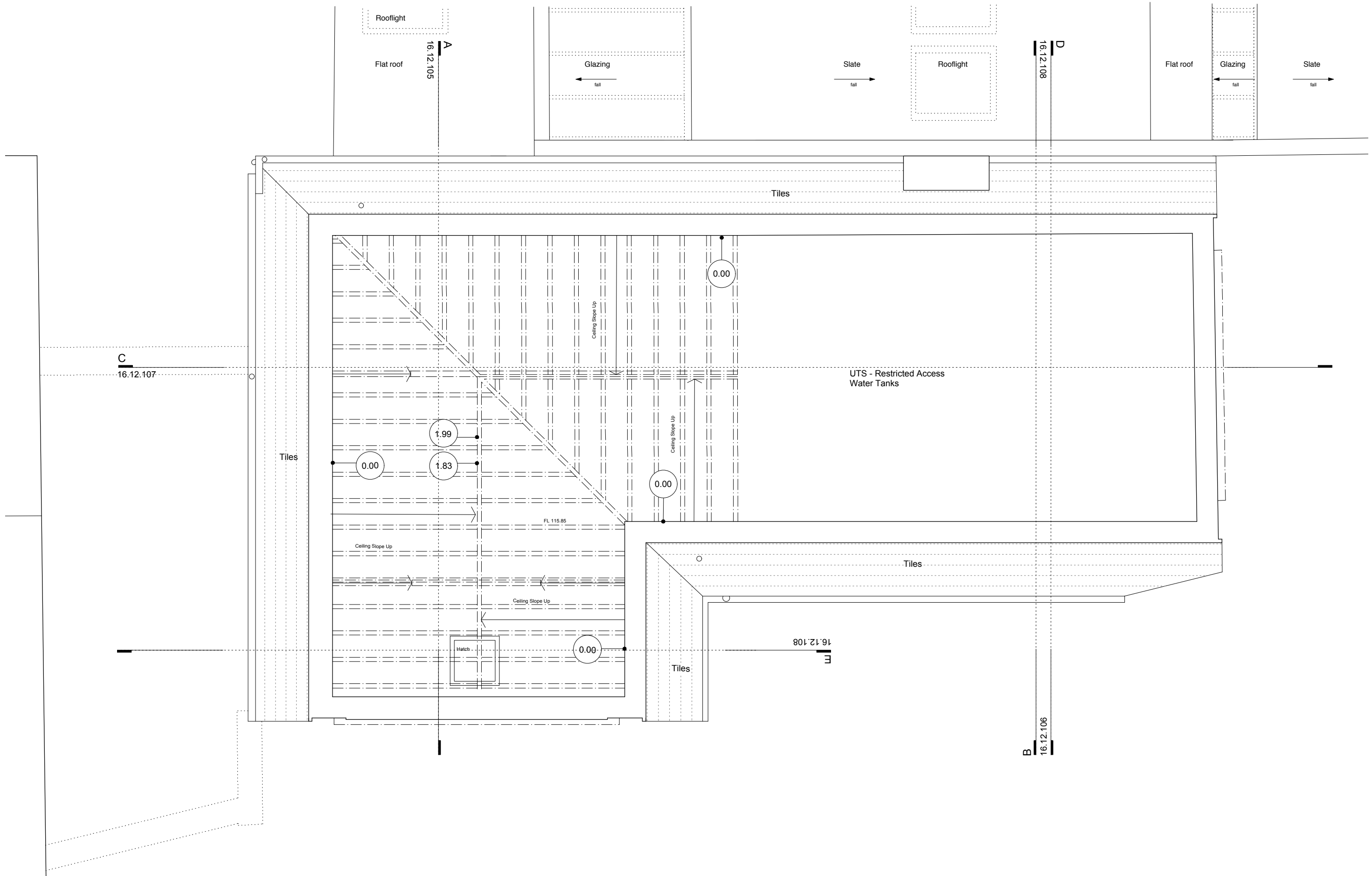
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|   | Project | Bickersteth House<br>31 Grove Place, NW3 1JS |  | Date        | 11.16        | Scale | 1:100 |



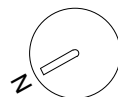
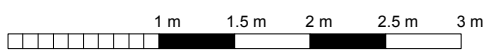
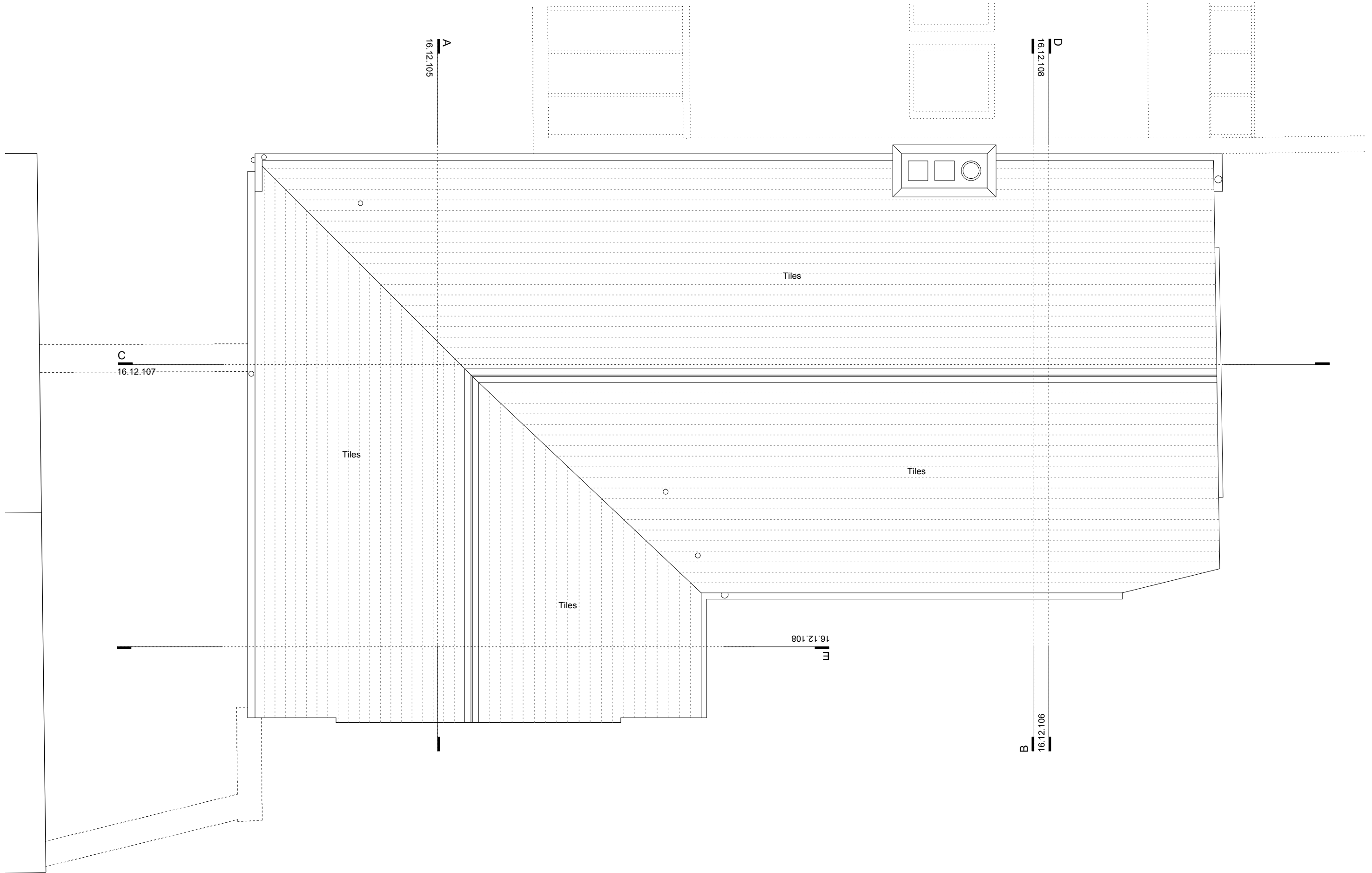
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|   | <b>Project</b><br>Bickersteth House<br>31 Grove Place, NW3 1JS | <b>Date</b><br>11.16               | <b>Scale</b><br>1:50 |



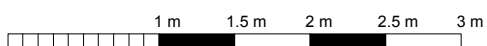
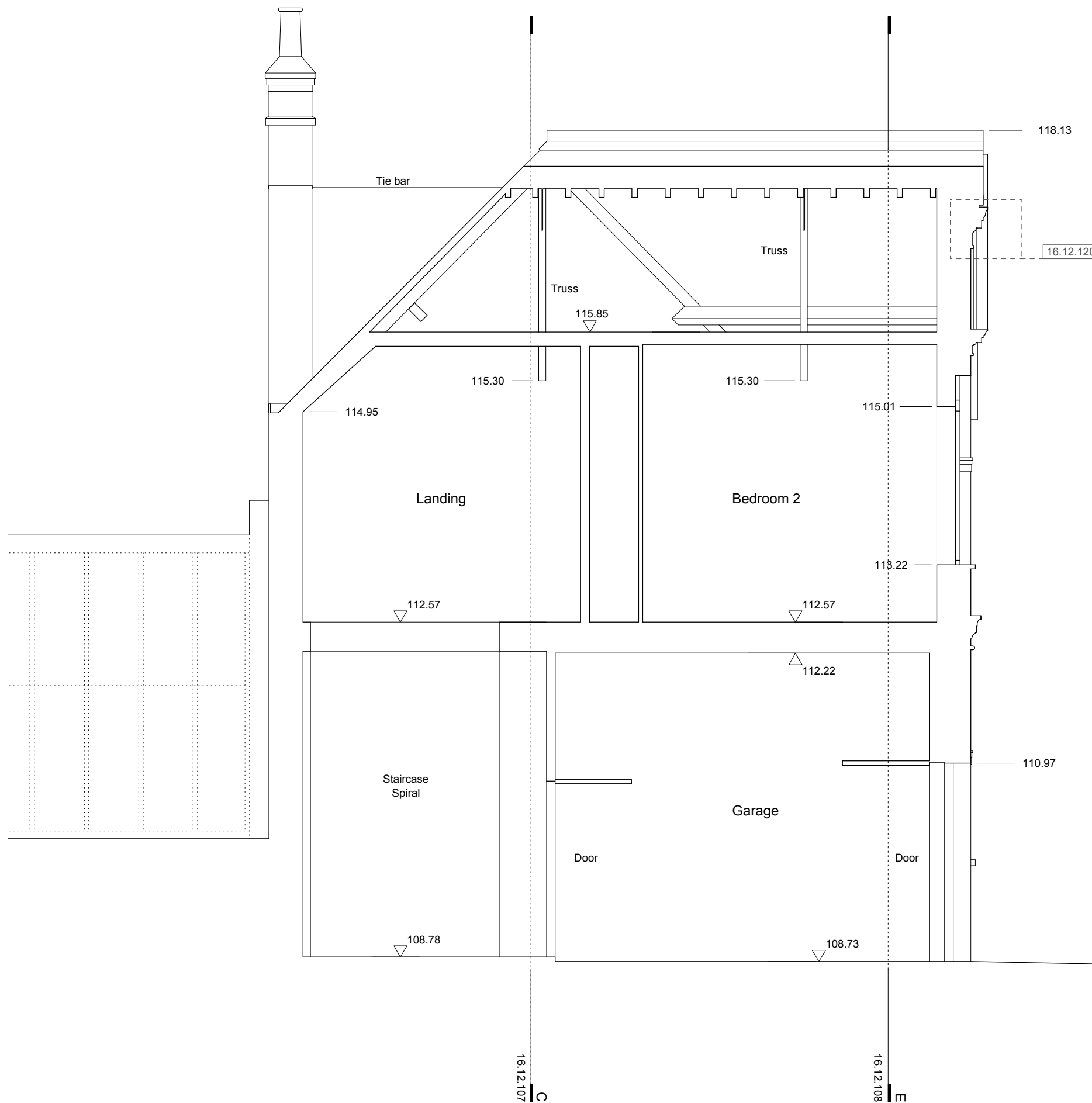
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|   | Project<br>Bickersteth House<br>31 Grove Place, NW3 1JS | Date<br>11.16               | Scale<br>1:50 |



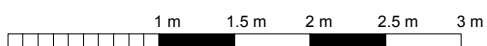
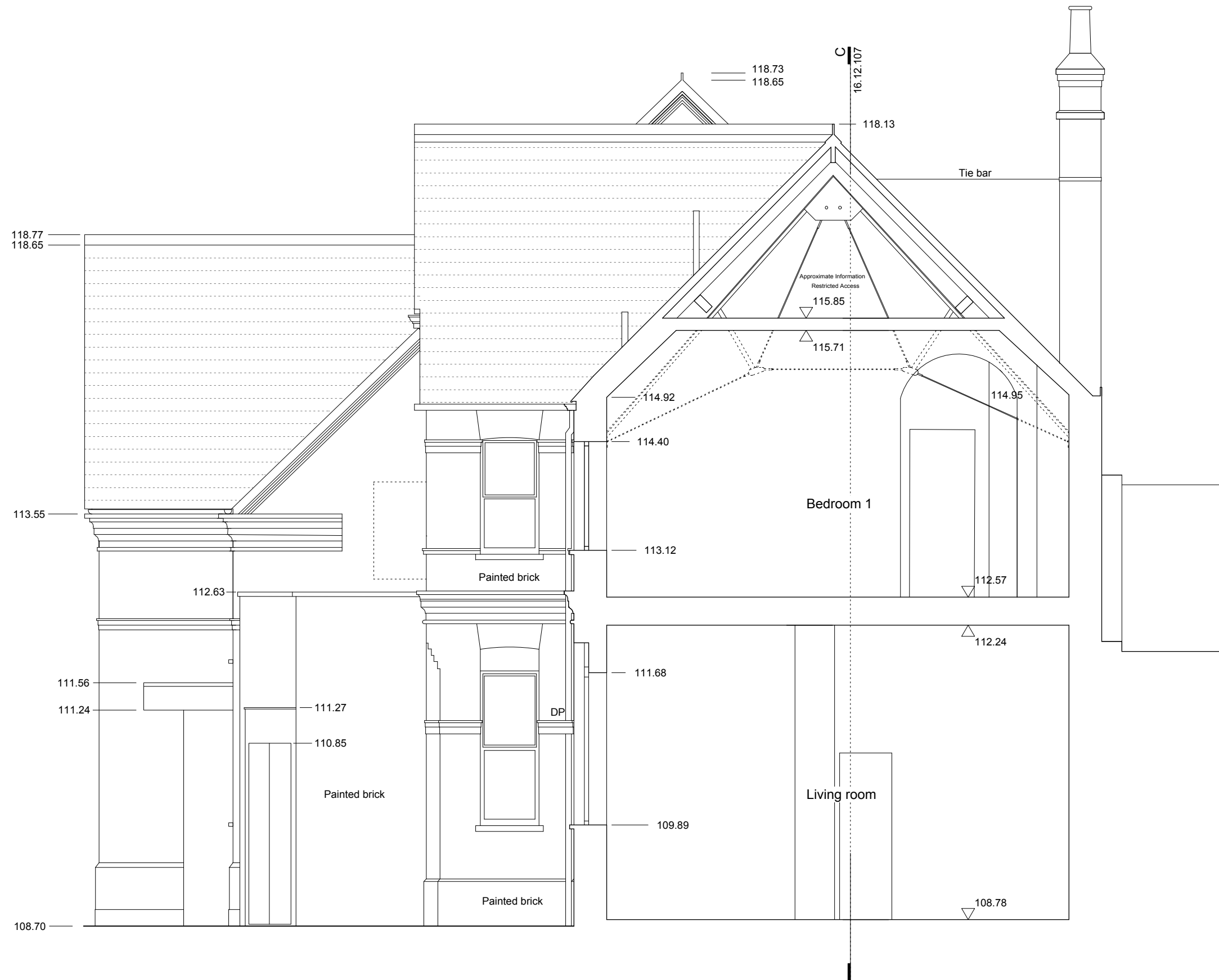
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|   | Project | Bickersteth House<br>31 Grove Place, NW3 1JS |  | Date        | 11.16        | Scale | 1:50 |



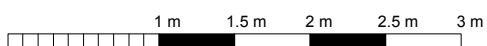
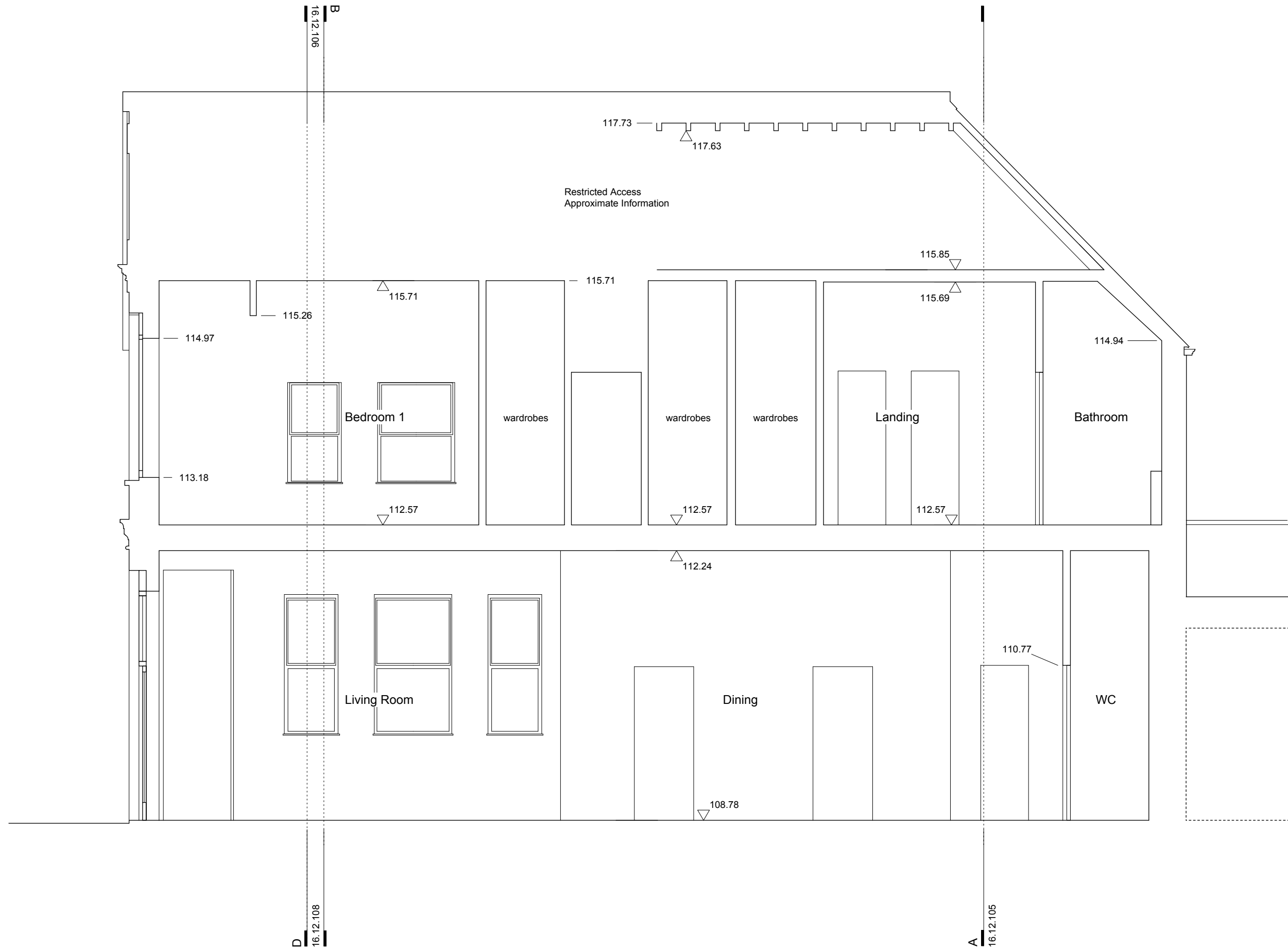
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|   | Project<br>Bickersteth House<br>31 Grove Place, NW3 1JS | Date<br>11.16               | Scale<br>1:50 |



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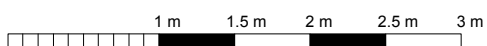


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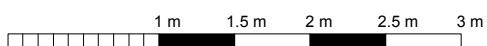


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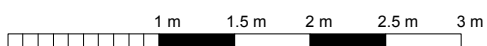
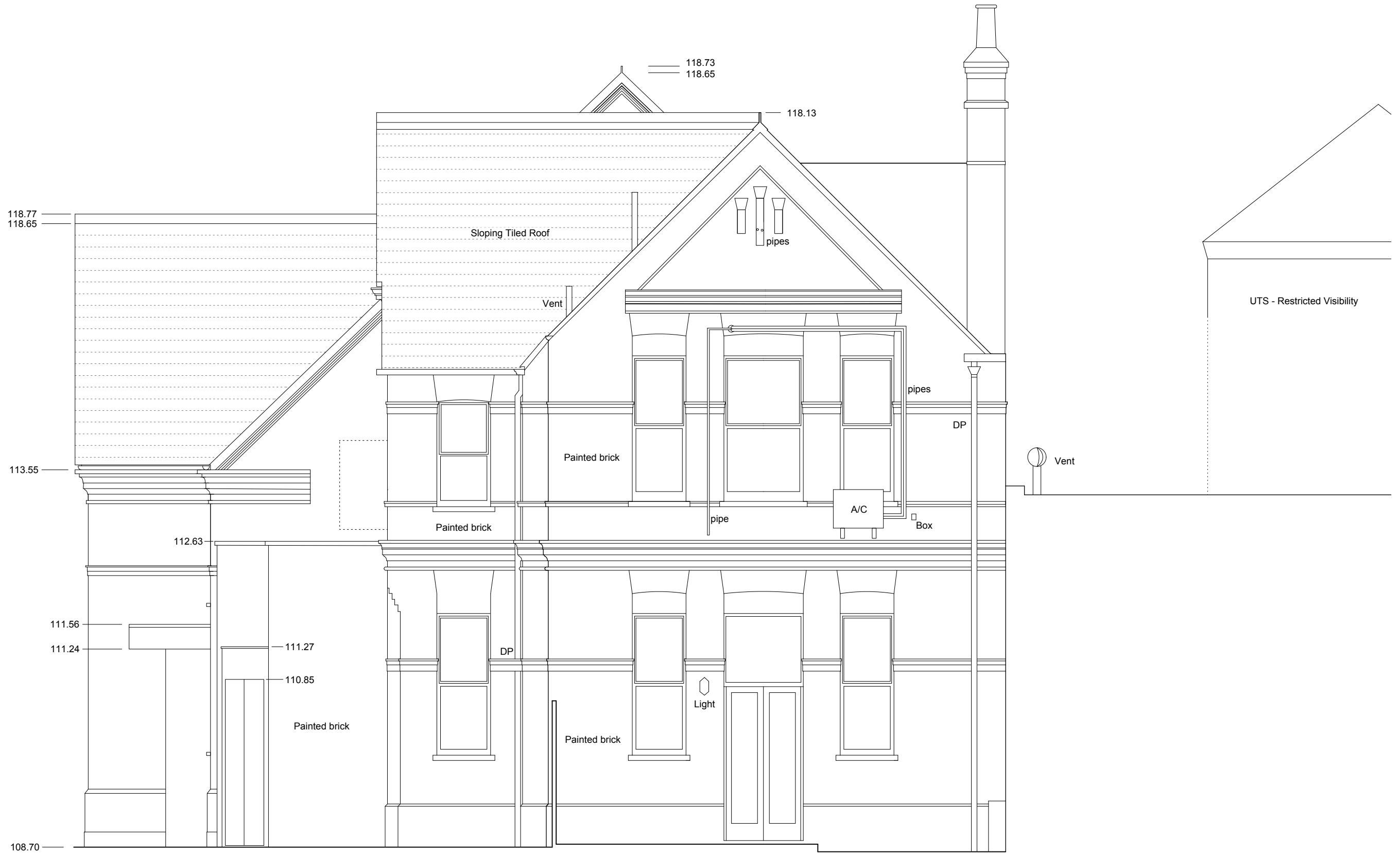




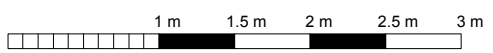
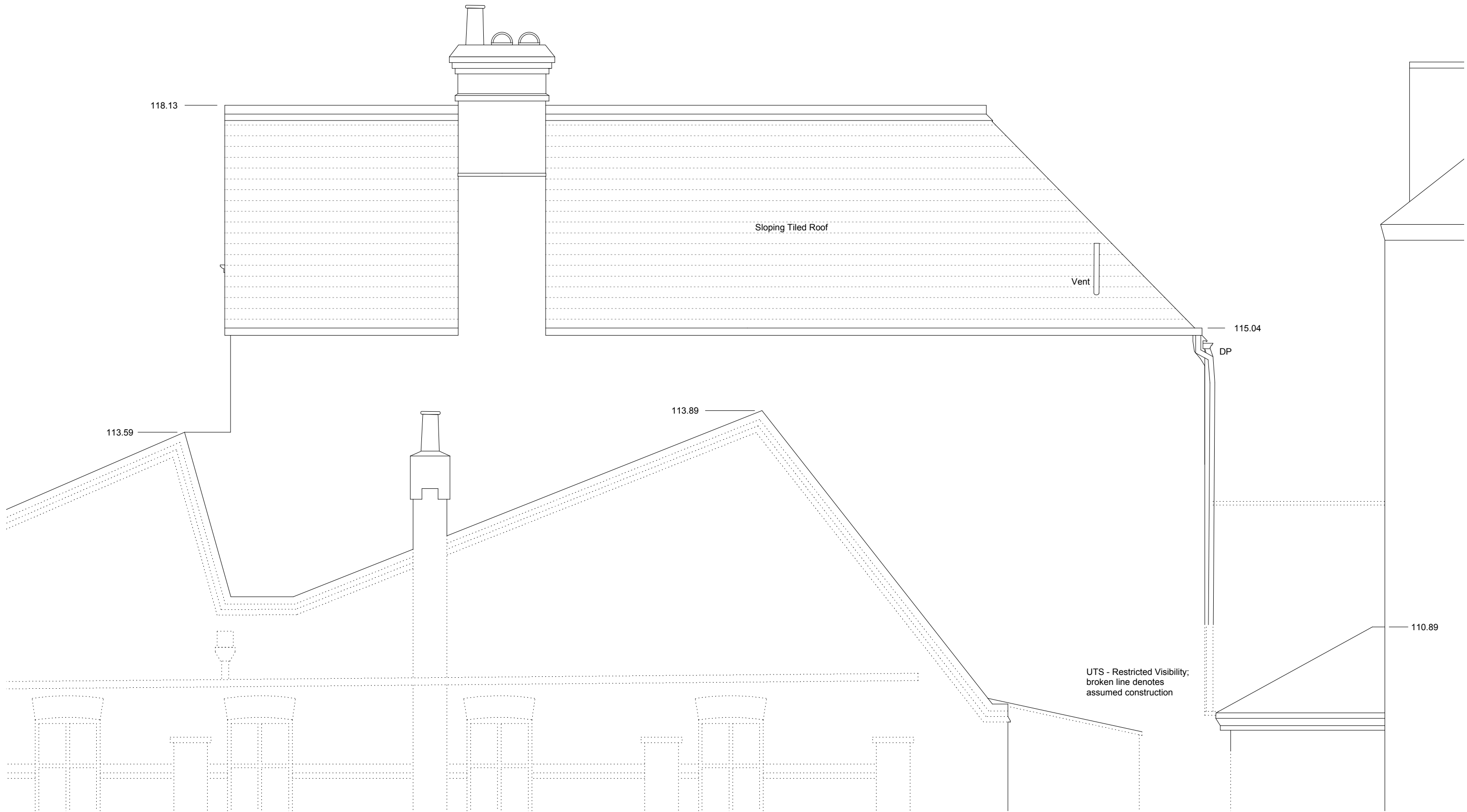
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|   | Project | Bickersteth House<br>31 Grove Place, NW3 1JS |  | Date        | 11.16        | Scale | 1:50 |



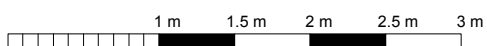
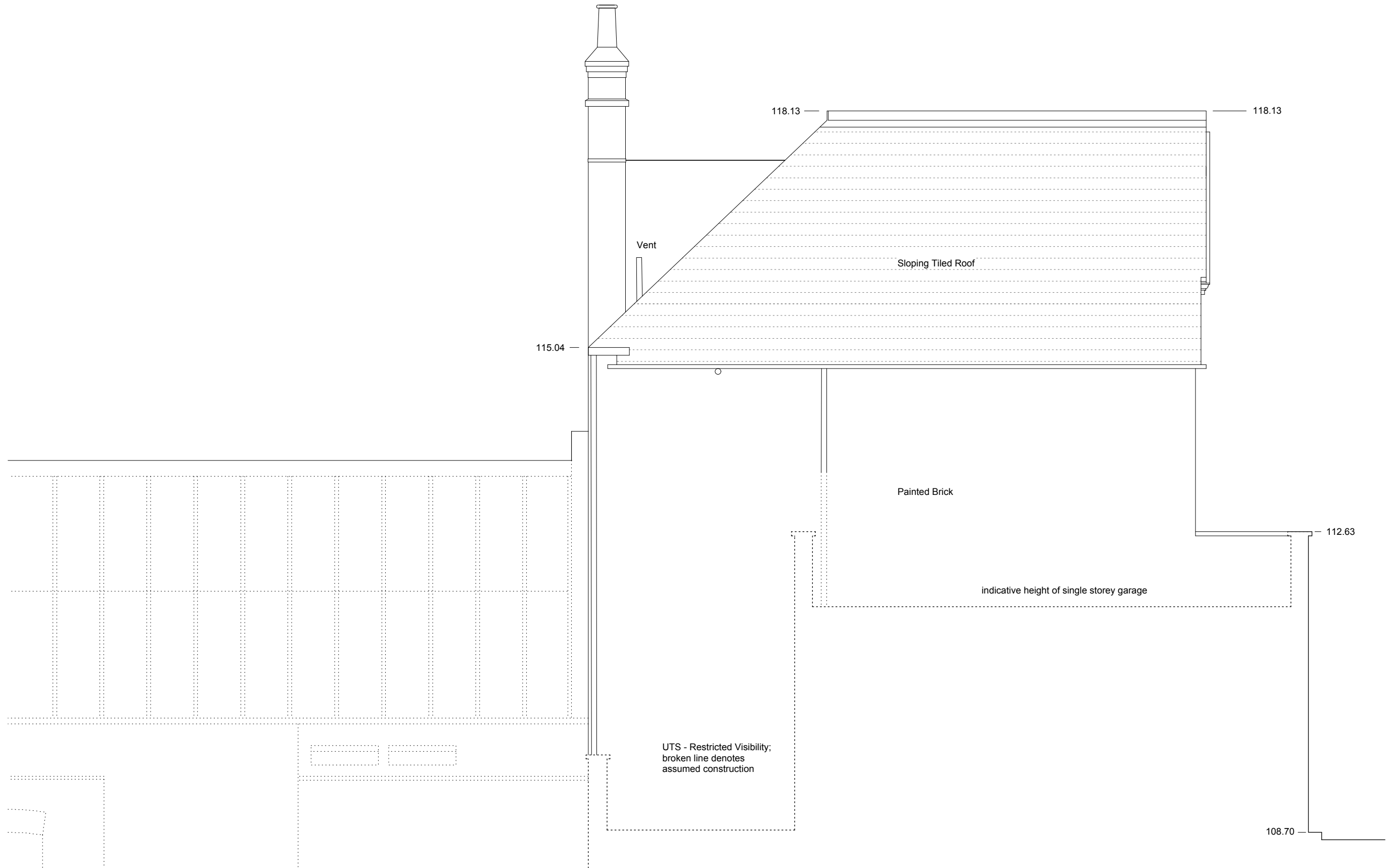
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|   | <b>Project</b> Bickersteth House 31 Grove Place, NW3 1JS | <b>Date</b> 11.16               | <b>Scale</b> 1:50 |



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|   | Project Bickersteth House 31 Grove Place, NW3 1JS | Date 11.16               | Scale 1:50 |



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|   | <b>Project</b> Bickersteth House 31 Grove Place, NW3 1JS | <b>Date</b> 11.16               | <b>Scale</b> 1:50 |

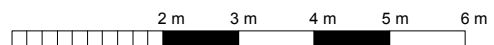


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|   | Project<br>Bickersteth House<br>31 Grove Place, NW3 1JS        | Date<br>11.16               | Scale<br>1:50 |



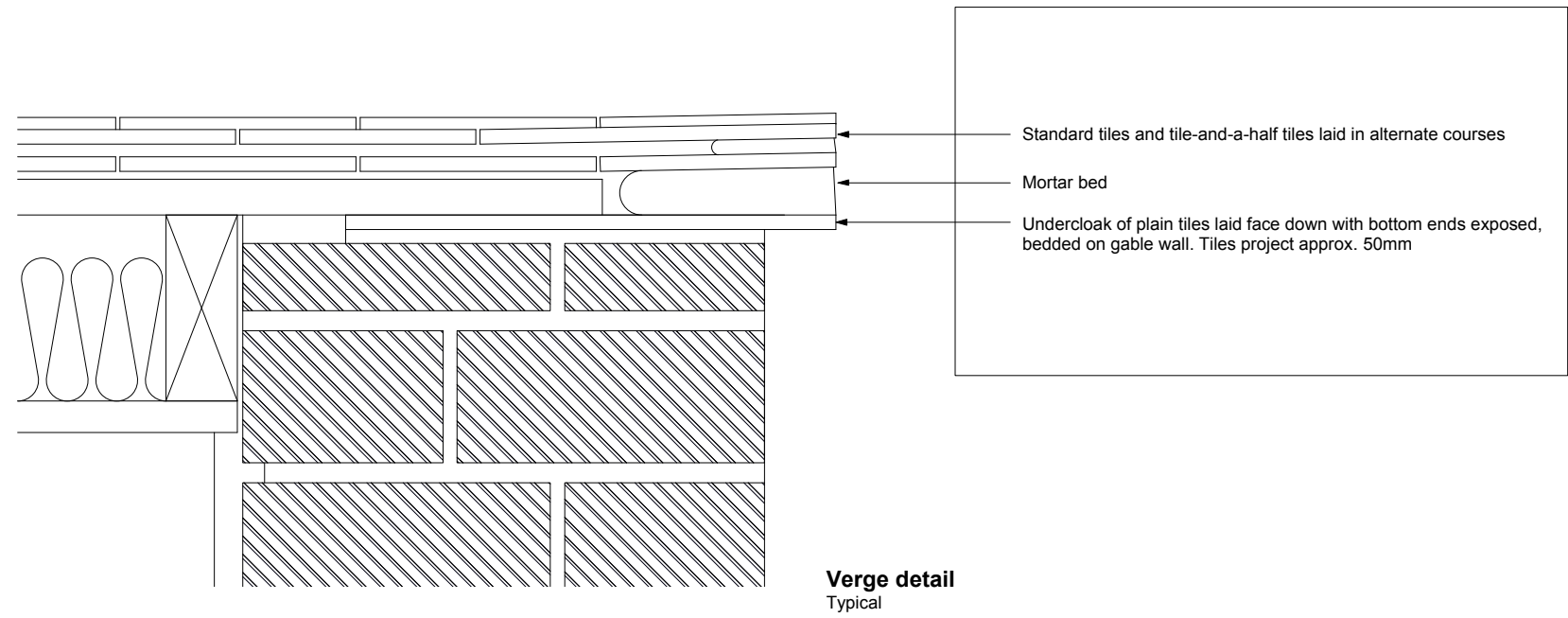
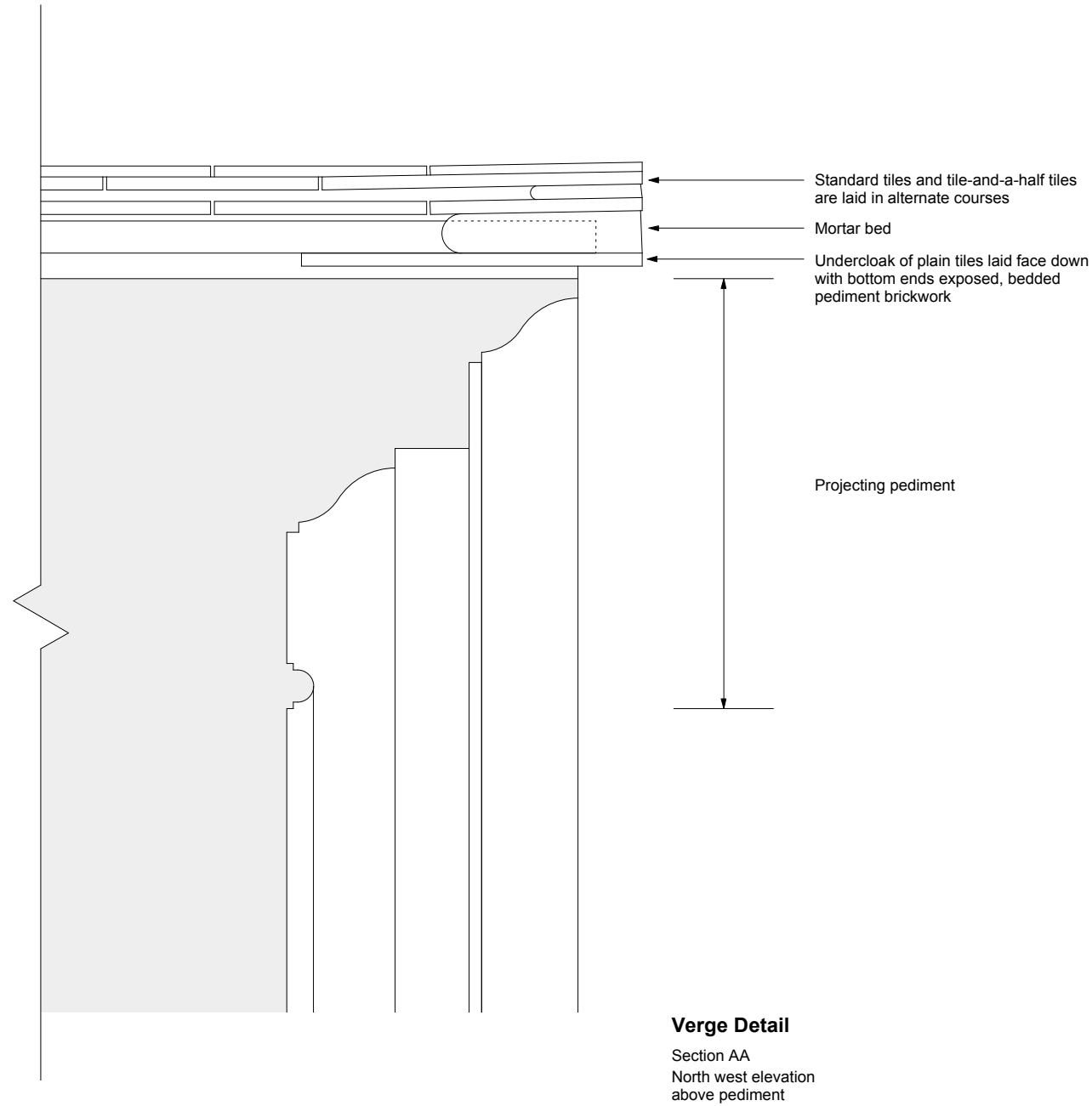
Number 30

Number 31



|   |  |                                 |                    |
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|   | <b>Project</b> Bickersteth House 31 Grove Place, NW3 1JS | <b>Date</b> 11.16               | <b>Scale</b> 1:100 |

Note that the details indicated are based on dimensions provided by the survey company taken from ground level. The existing construction details will only become fully apparent once full access is provided and opening up works can be undertaken on site



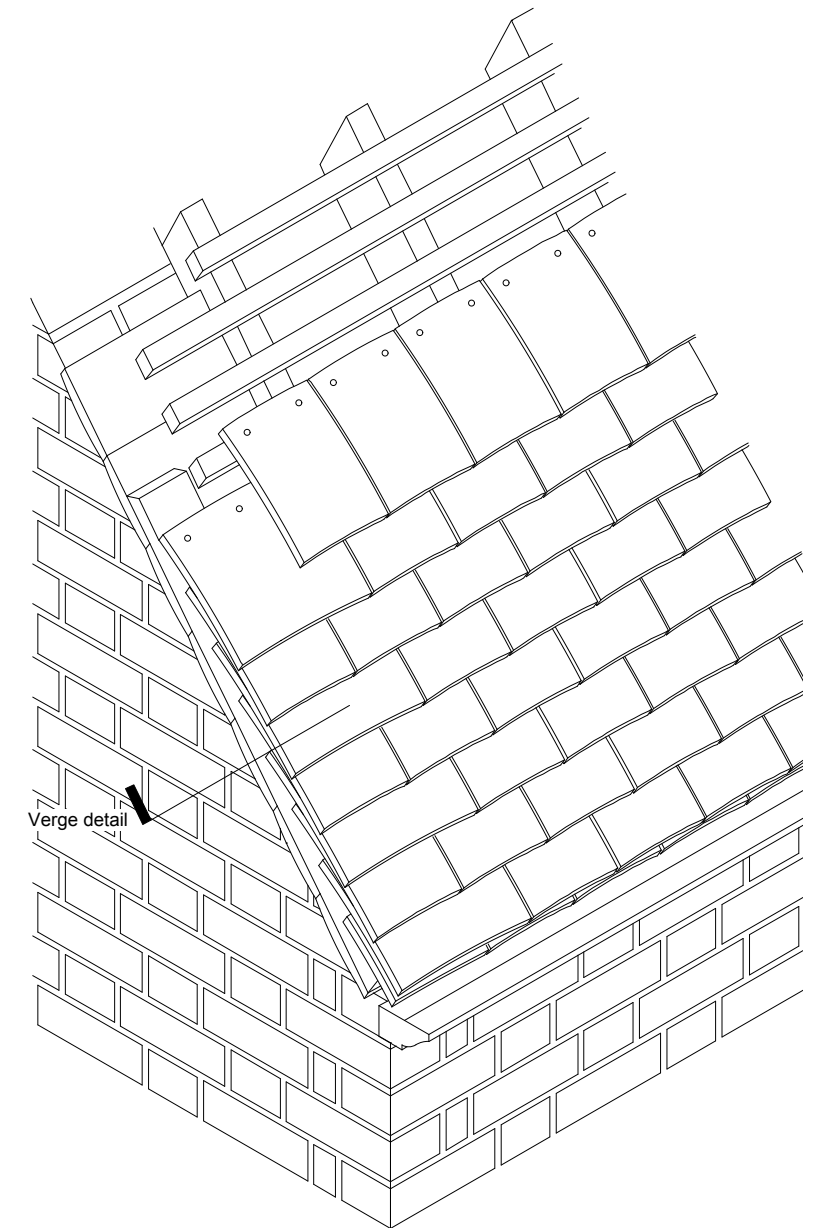
**Existing bedded verge**

An undercloak of plain tiles is laid face down with bottom ends exposed, bedded on gable wall. Tiles project approx. 50mm

It is assumed that the tiling battens extend over the undercloak tiles and finish 100mm from the verge edge

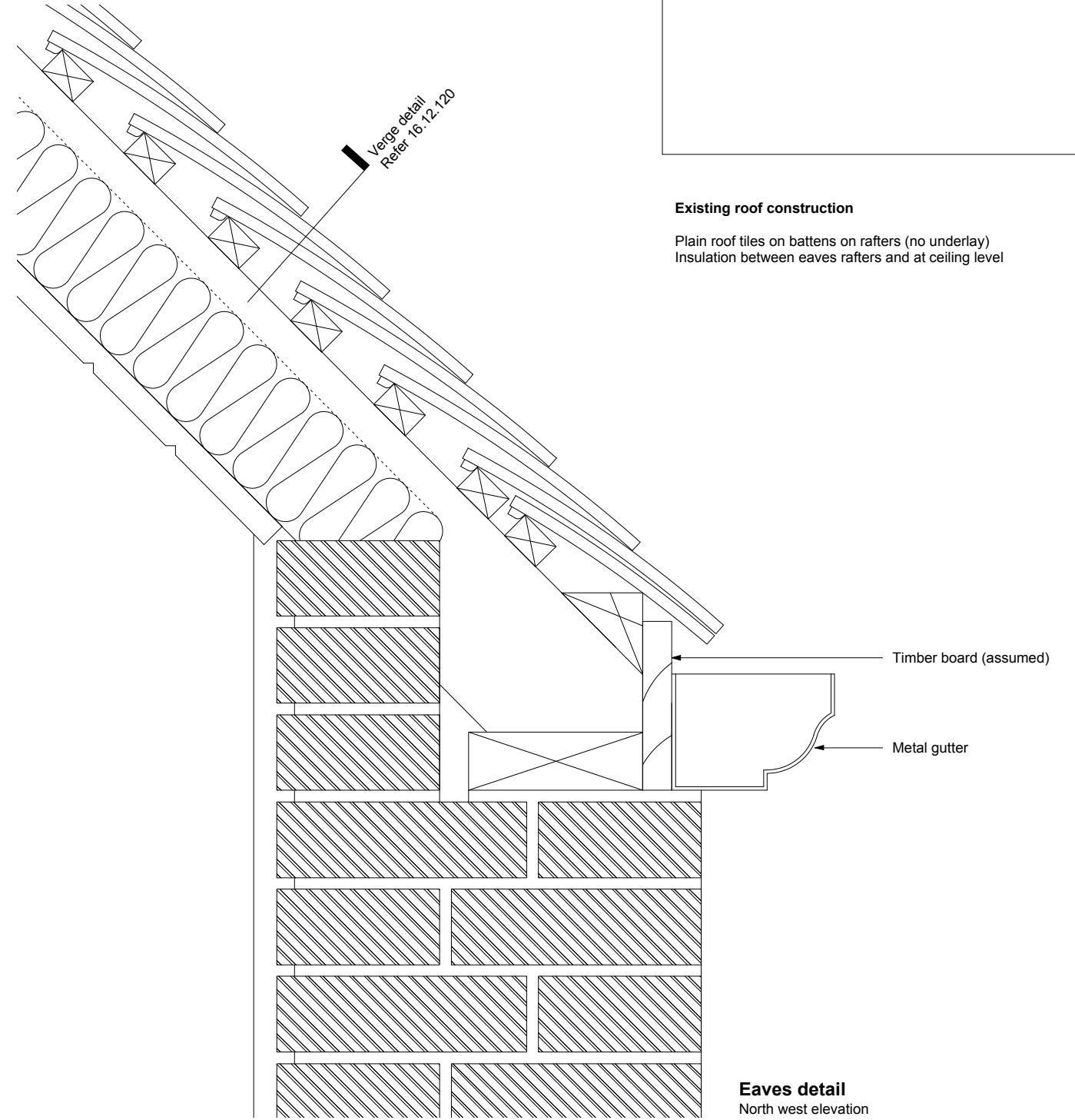
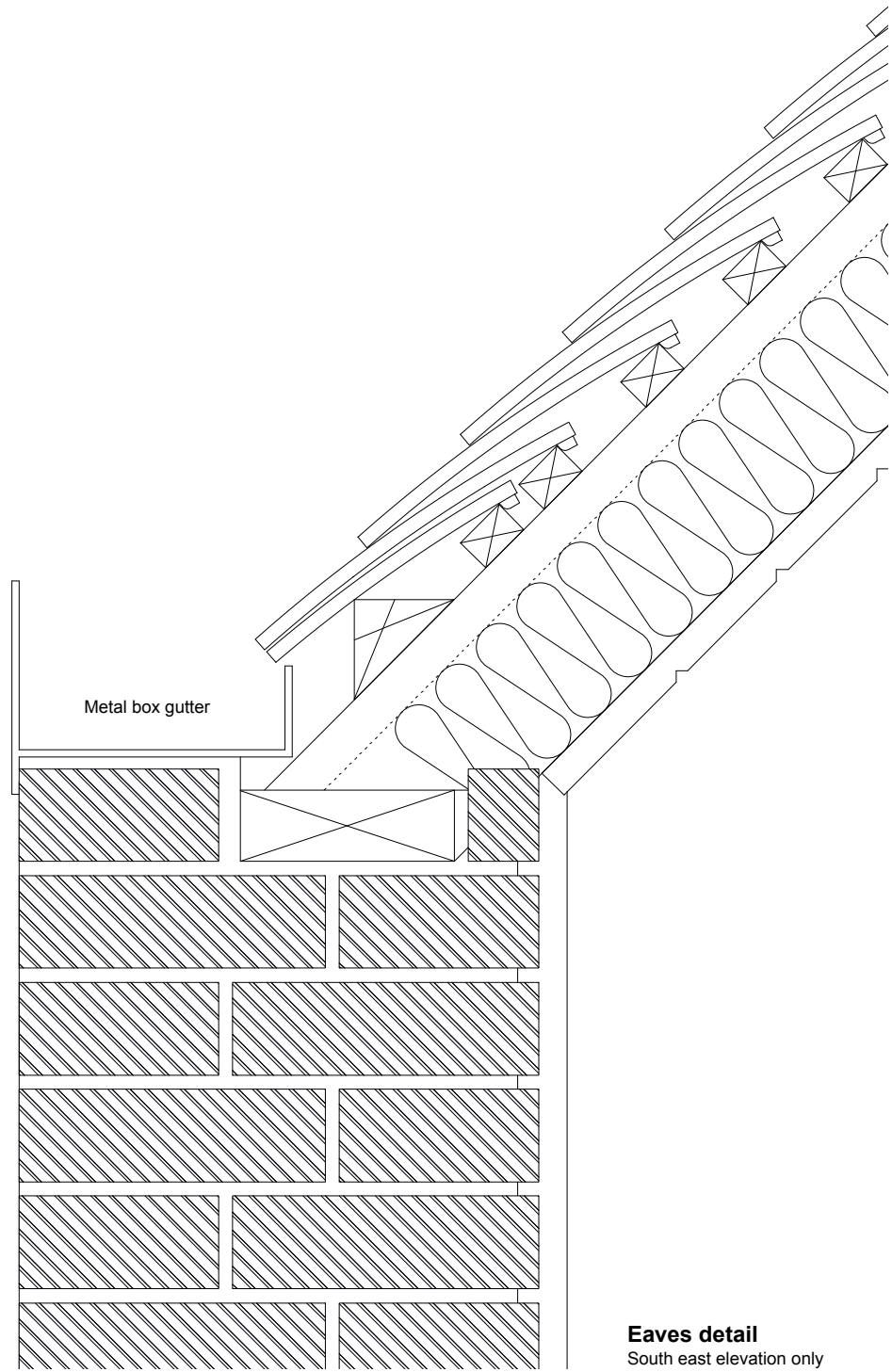
Standard tiles and tile-and-a-half tiles are laid in alternate courses

The verge tile edges are bedded with mortar on the undercloak



|   |         |  |  |             |              |       |     |
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| <b>EDRM +</b><br><b>DSDHA</b><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title   | Verge Details Existing                       |  | Drawing no. | 16.12.120_PL | Rev   | -   |
|   | Project | Bickersteth House<br>31 Grove Place, NW3 1JS |  | Date        | 11.16        | Scale | 1:5 |

Note that the details indicated are based on dimensions provided by the survey company taken from ground level. The existing construction details will only become fully apparent once full access is provided and opening up works can be undertaken on site



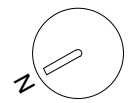
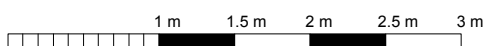
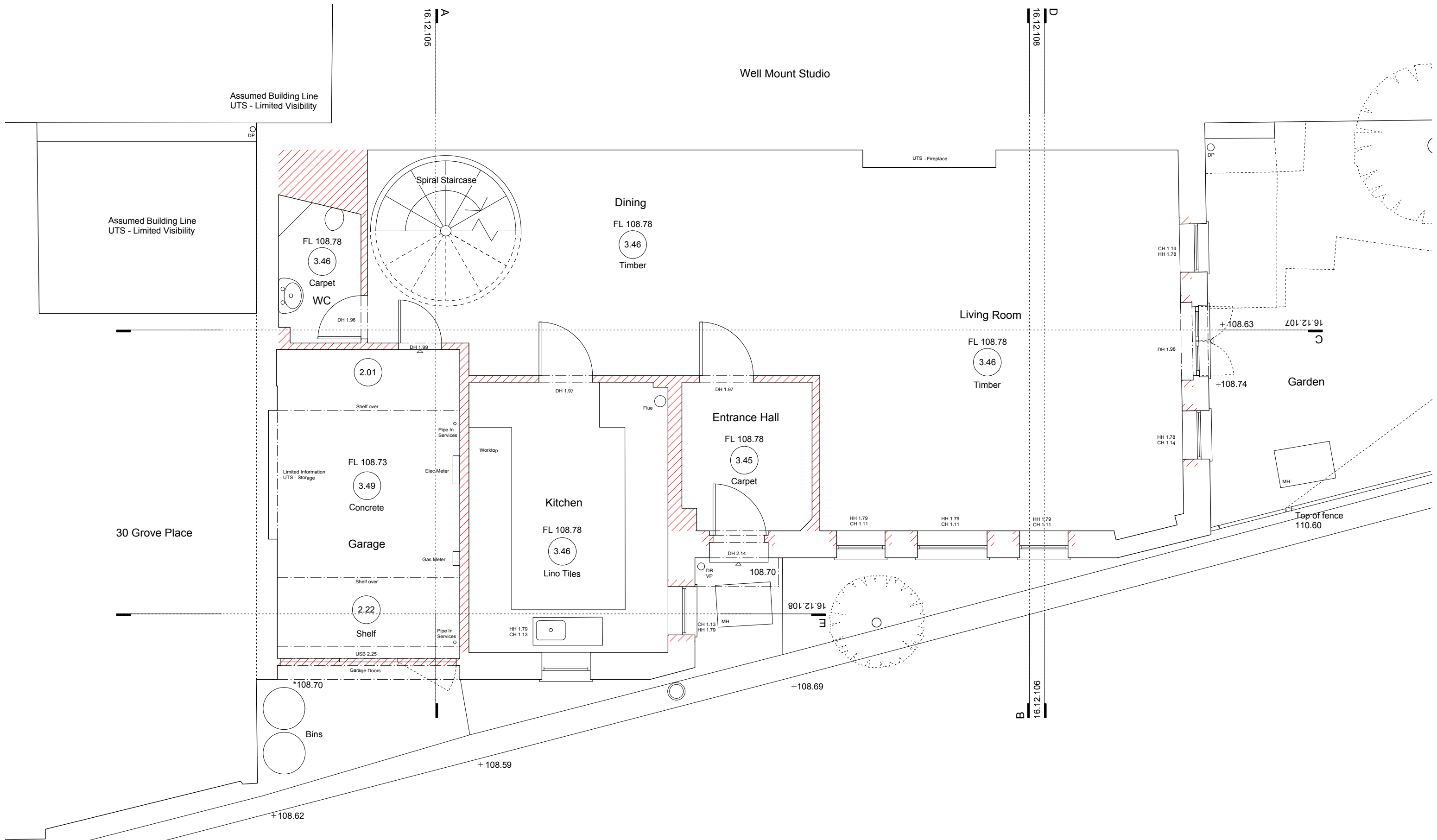
**Existing roof construction**

Plain roof tiles on battens on rafters (no underlay)  
Insulation between eaves rafters and at ceiling level

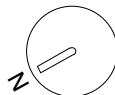
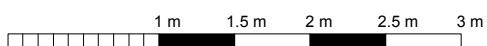
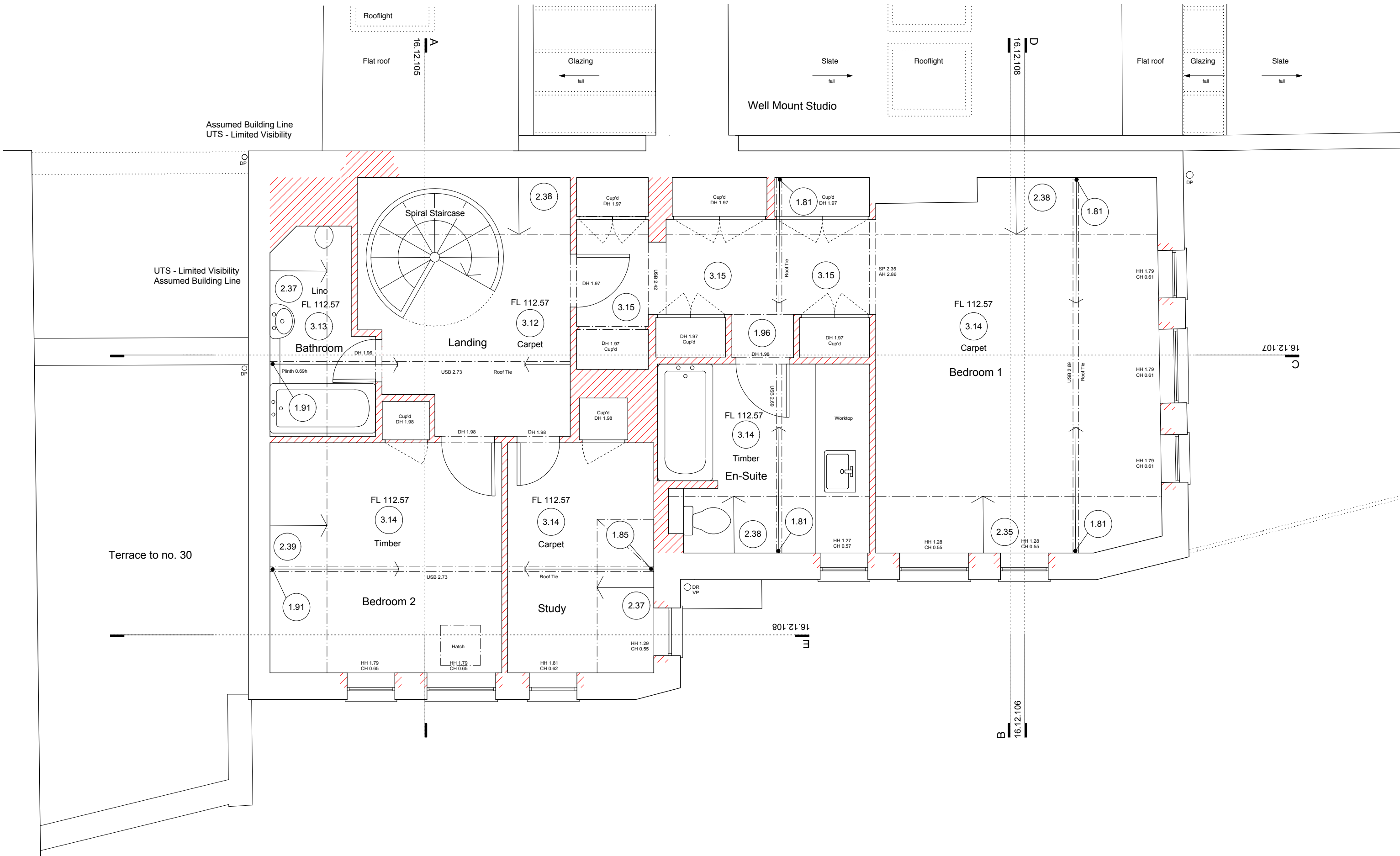


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| <b>EDRM +<br/>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | <b>Title</b><br>Eaves Details Existing                         | <b>Drawing no.</b><br>16.12.121_PL | <b>Rev</b><br>-     |
|   | <b>Project</b><br>Bickersteth House<br>31 Grove Place, NW3 1JS | <b>Date</b><br>11.16               | <b>Scale</b><br>1:5 |

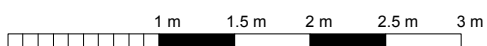
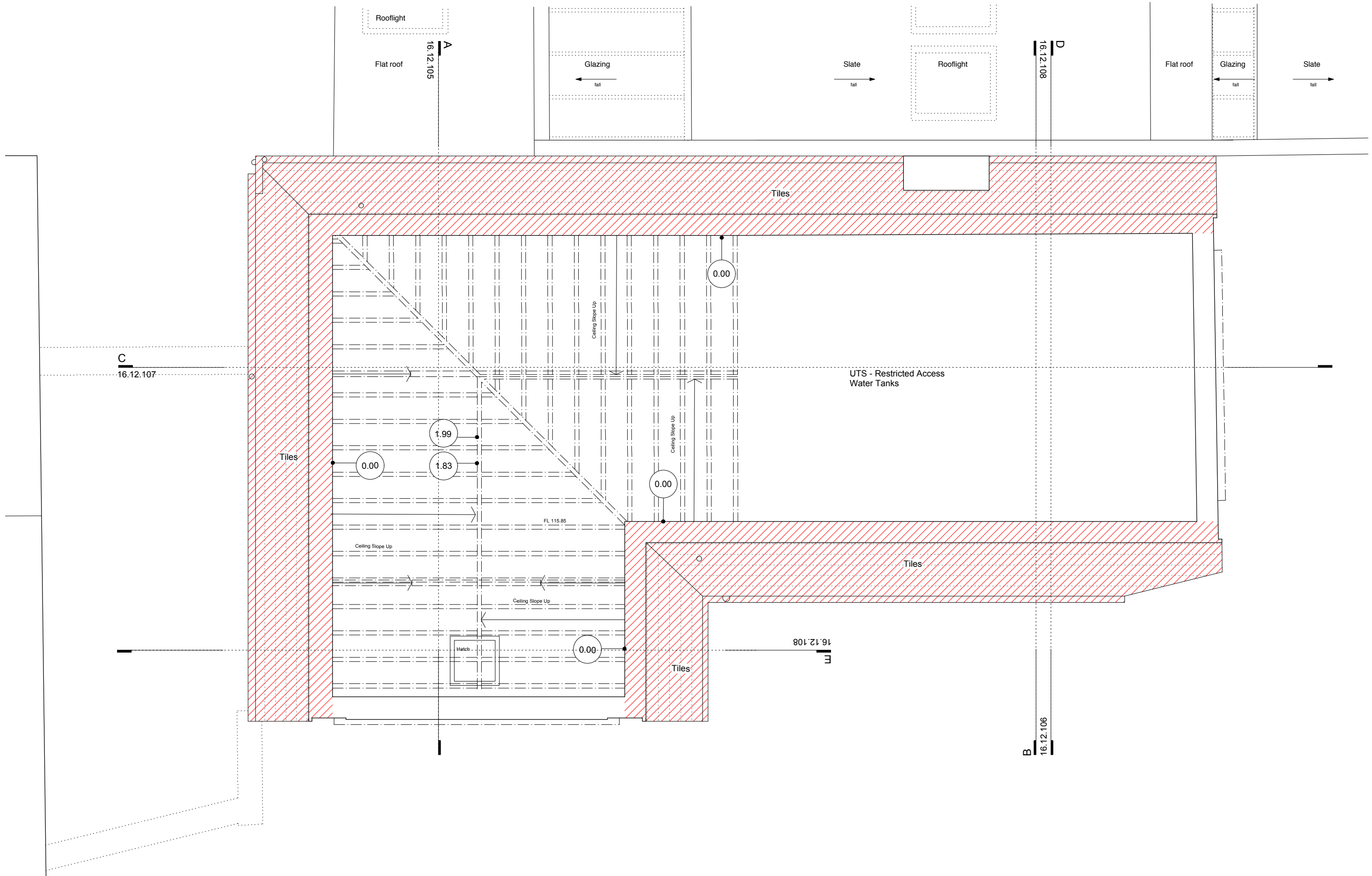




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| <b>EDRM +</b><br><b>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title<br>Ground Floor Plan Existing<br>Showing Demolitions | Drawing no.<br>16.12.131_PL | Rev<br>-      |
|   | Project<br>Bickersteth House<br>31 Grove Place, NW3 1JS    | Date<br>11.16               | Scale<br>1:50 |

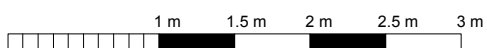
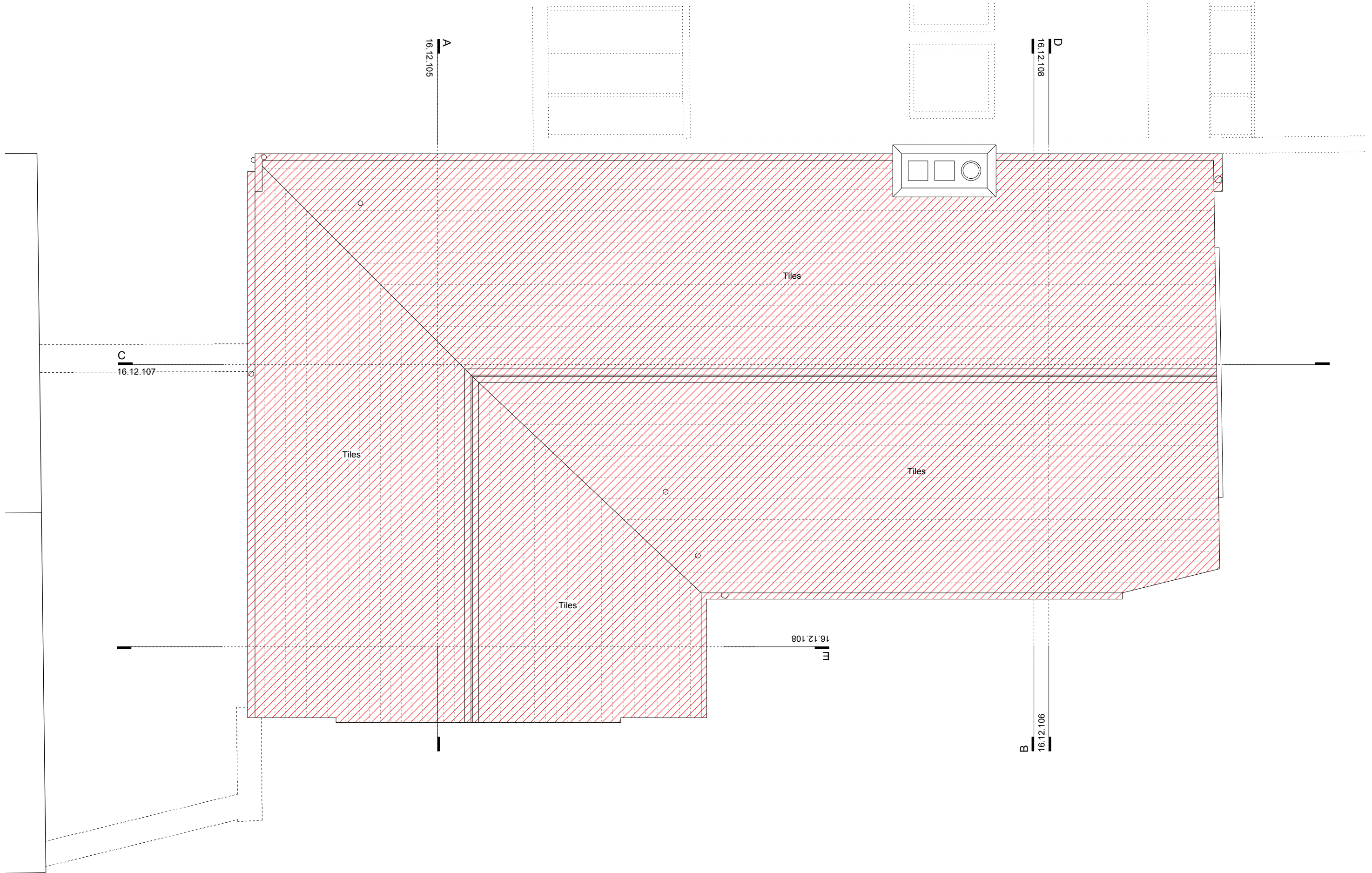


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|---|---|---------------------------------|-------------------|
| <b>EDRM +</b><br><b>DSDHA</b><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | <b>Title</b> First Floor Plan Existing Showing Demolitions  | <b>Drawing no.</b> 16.12.132_PL | <b>Rev</b> -      |
|   | <b>Project</b> Bickersteth House<br>31 Grove Place, NW3 1JS | <b>Date</b> 11.16               | <b>Scale</b> 1:50 |



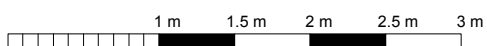
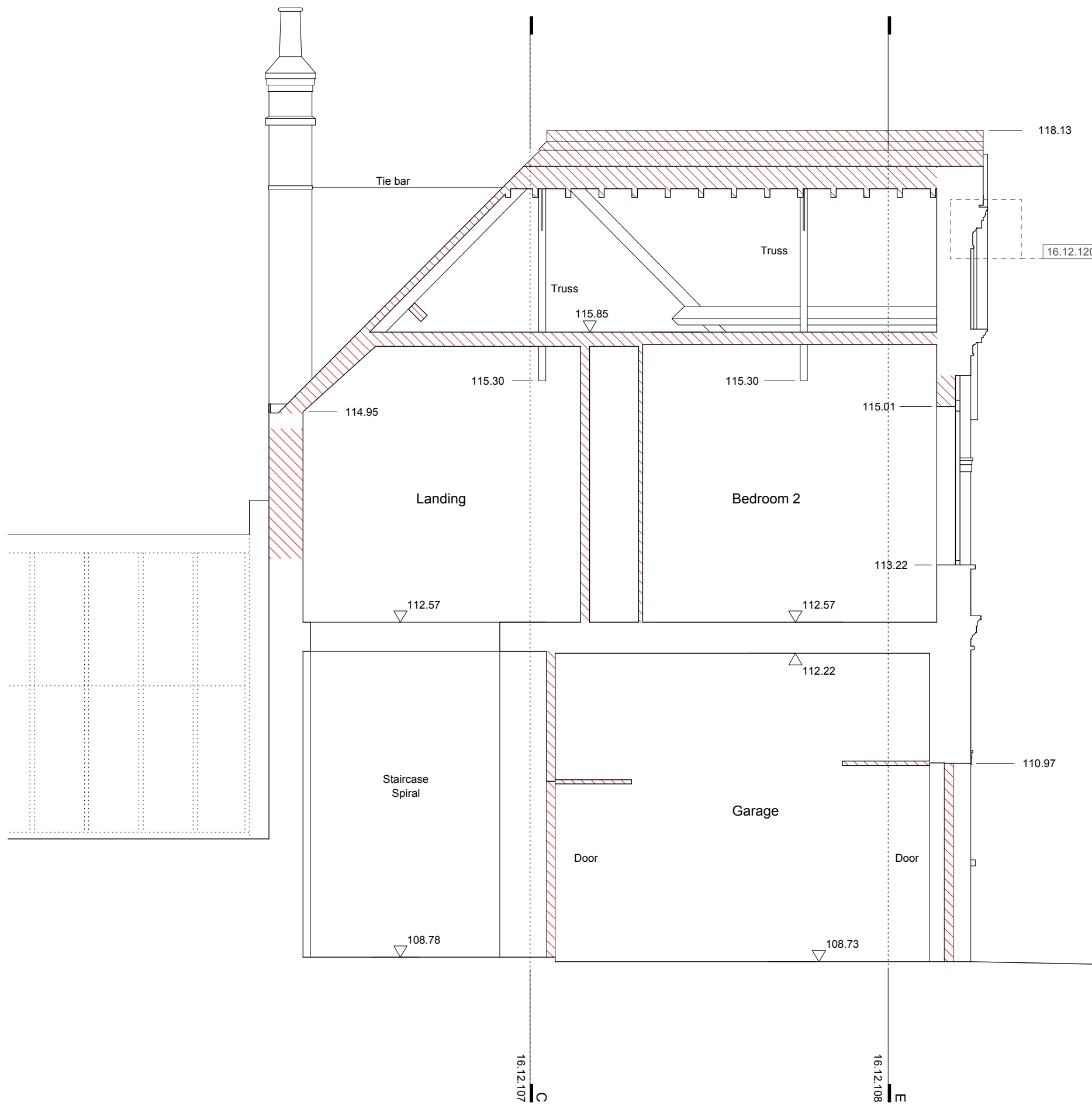
 Demolition

|   |   |                             |               |
|---|---|-----------------------------|---------------|
| <b>EDRM +</b><br><b>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title<br>Loft Plan Existing<br>Showing Demolitions      | Drawing no.<br>16.12.133_PL | Rev<br>-      |
|   | Project<br>Bickersteth House<br>31 Grove Place, NW3 1JS | Date<br>11.16               | Scale<br>1:50 |



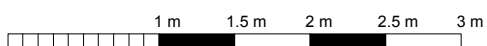
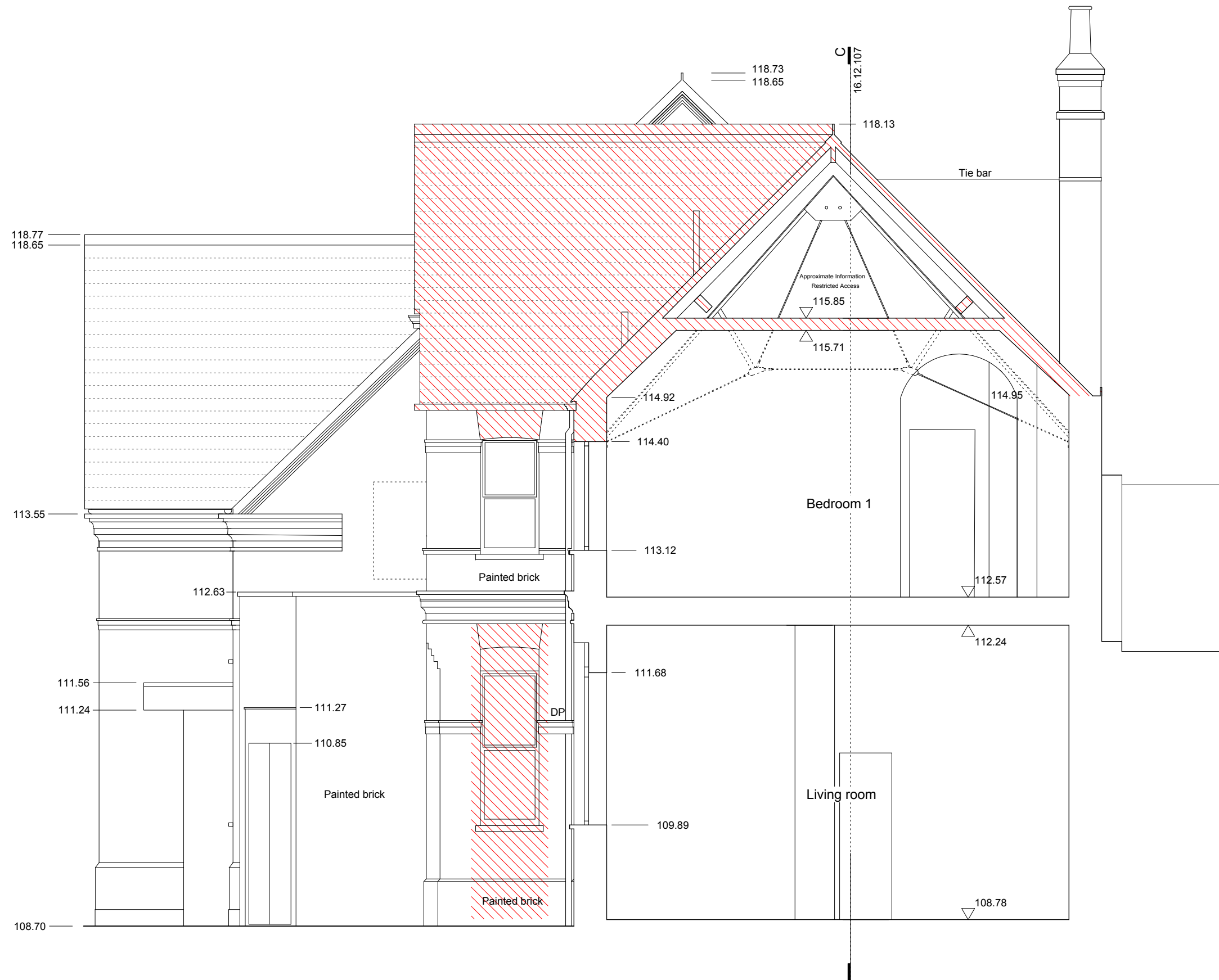
 Demolition

|   |   |                                 |                   |
|---|---|---------------------------------|-------------------|
| <b>EDRM +<br/>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | <b>Title</b> Roof Plan Existing<br>Showing Demolitions      | <b>Drawing no.</b> 16.12.134_PL | <b>Rev</b> -      |
|   | <b>Project</b> Bickersteth House<br>31 Grove Place, NW3 1JS | <b>Date</b> 11.16               | <b>Scale</b> 1:50 |



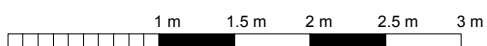
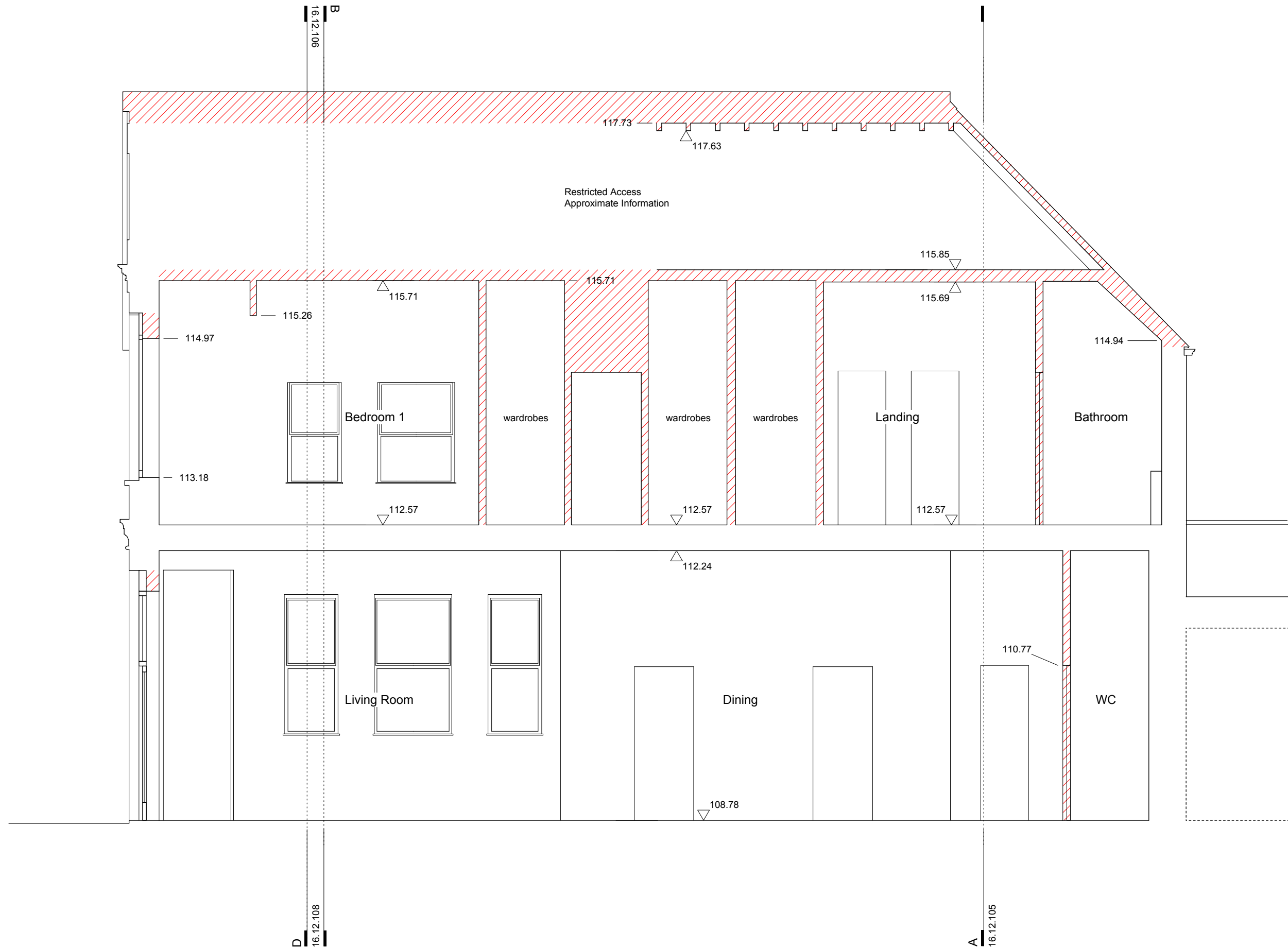
 Demolition

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| <b>EDRM +</b><br><b>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title<br>Section AA Existing<br>Showing Demolitions     | Drawing no.<br>16.12.135_PL | Rev<br>-      |
|   | Project<br>Bickersteth House<br>31 Grove Place, NW3 1JS | Date<br>11.16               | Scale<br>1:50 |

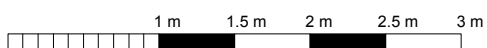


 Demolition

|   |         |  |             |              |       |      |
|---|---------|--|-------------|--------------|-------|------|
| <b>EDRM +</b><br><b>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title   | Section BB Existing<br>Showing Demolitions   | Drawing no. | 16.12.136_PL | Rev   | -    |
|   | Project | Bickersteth House<br>31 Grove Place, NW3 1JS | Date        | 11.16        | Scale | 1:50 |

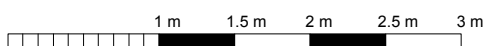


|   |         |  |             |              |       |      |
|---|---------|--|-------------|--------------|-------|------|
| <b>EDRM +</b><br><b>DSDHA</b><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title   | Section CC Existing<br>Showing Demolitions   | Drawing no. | 16.12.137_PL | Rev   | -    |
|   | Project | Bickersteth House<br>31 Grove Place, NW3 1JS | Date        | 11.16        | Scale | 1:50 |



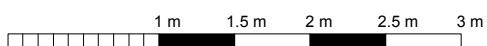
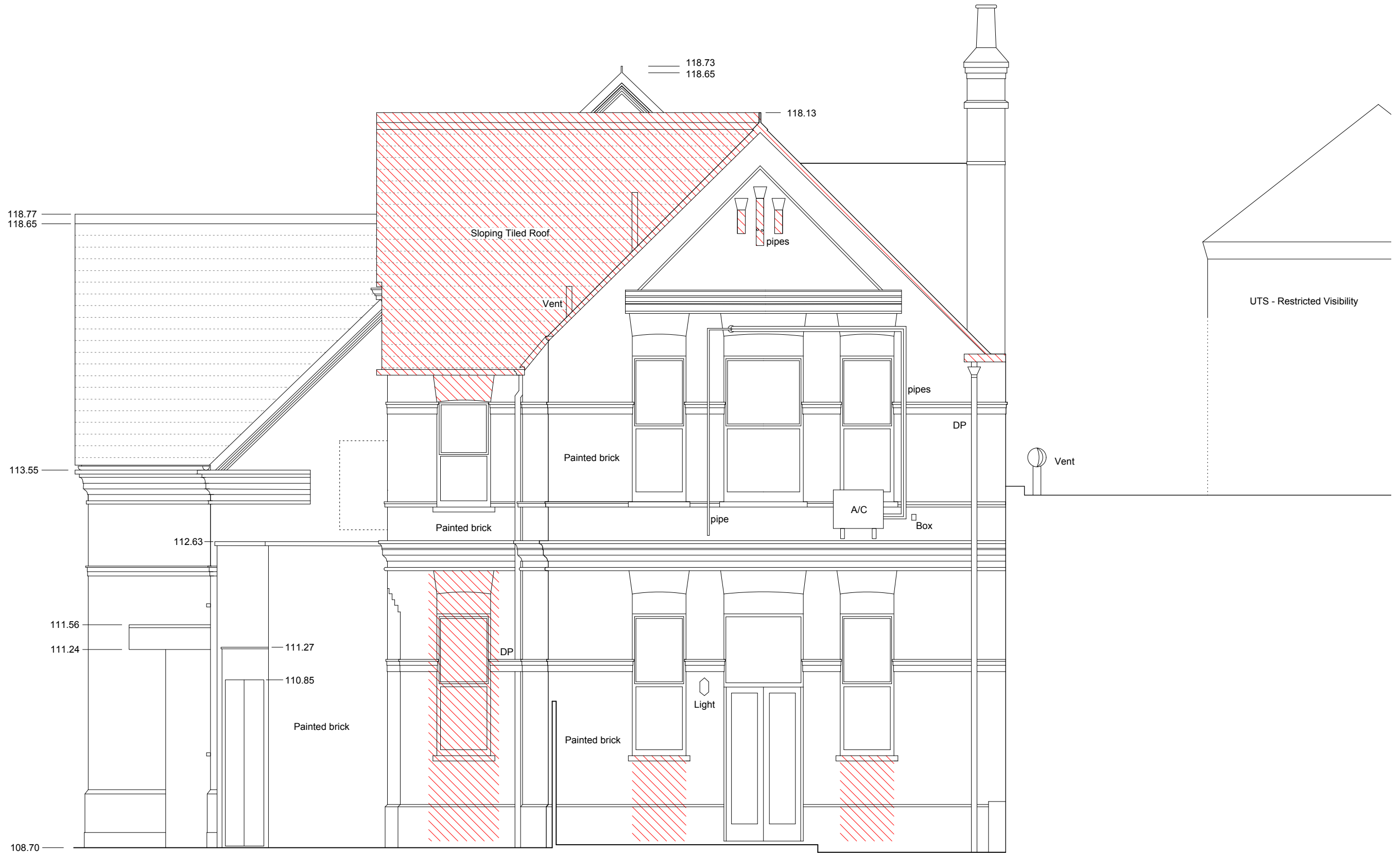
|   |  |                             |               |
|---|--|-----------------------------|---------------|
| <b>EDRM +</b><br><b>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title<br>Section DD and EE Existing<br>Showing Demolitions | Drawing no.<br>16.12.138_PL | Rev<br>-      |
|   | Project<br>Bickersteth House<br>31 Grove Place, NW3 1JS    | Date<br>11.16               | Scale<br>1:50 |





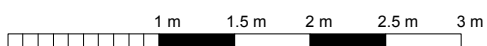
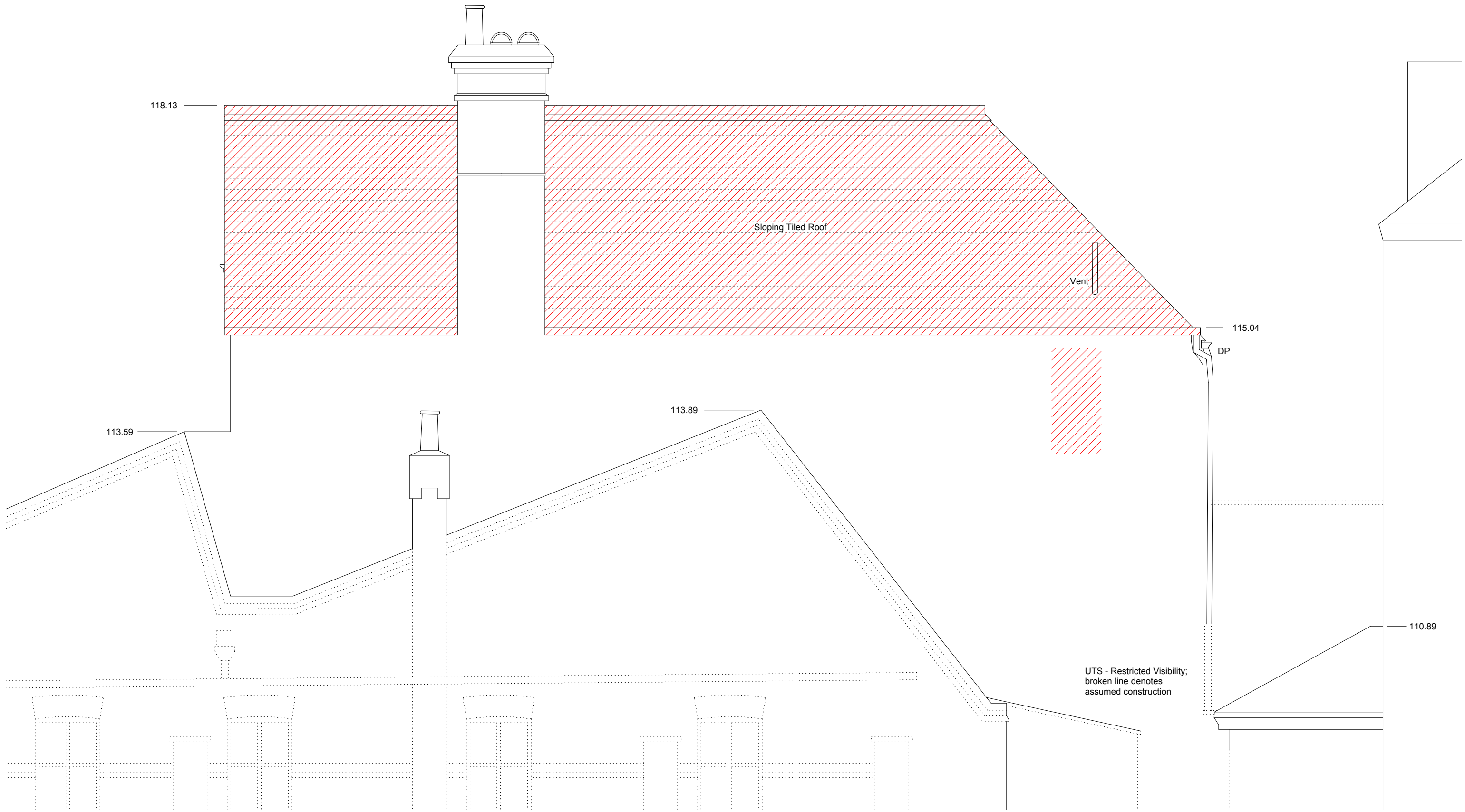
 Demolition

|   |   |                             |               |
|---|---|-----------------------------|---------------|
| <b>EDRM +</b><br><b>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title NW Elevation Existing Facing<br>Grove Place Showing Demolitions | Drawing no.<br>16.12.139_PL | Rev<br>-      |
|   | Project Bickersteth House<br>31 Grove Place, NW3 1JS                  | Date<br>11.16               | Scale<br>1:50 |



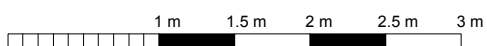
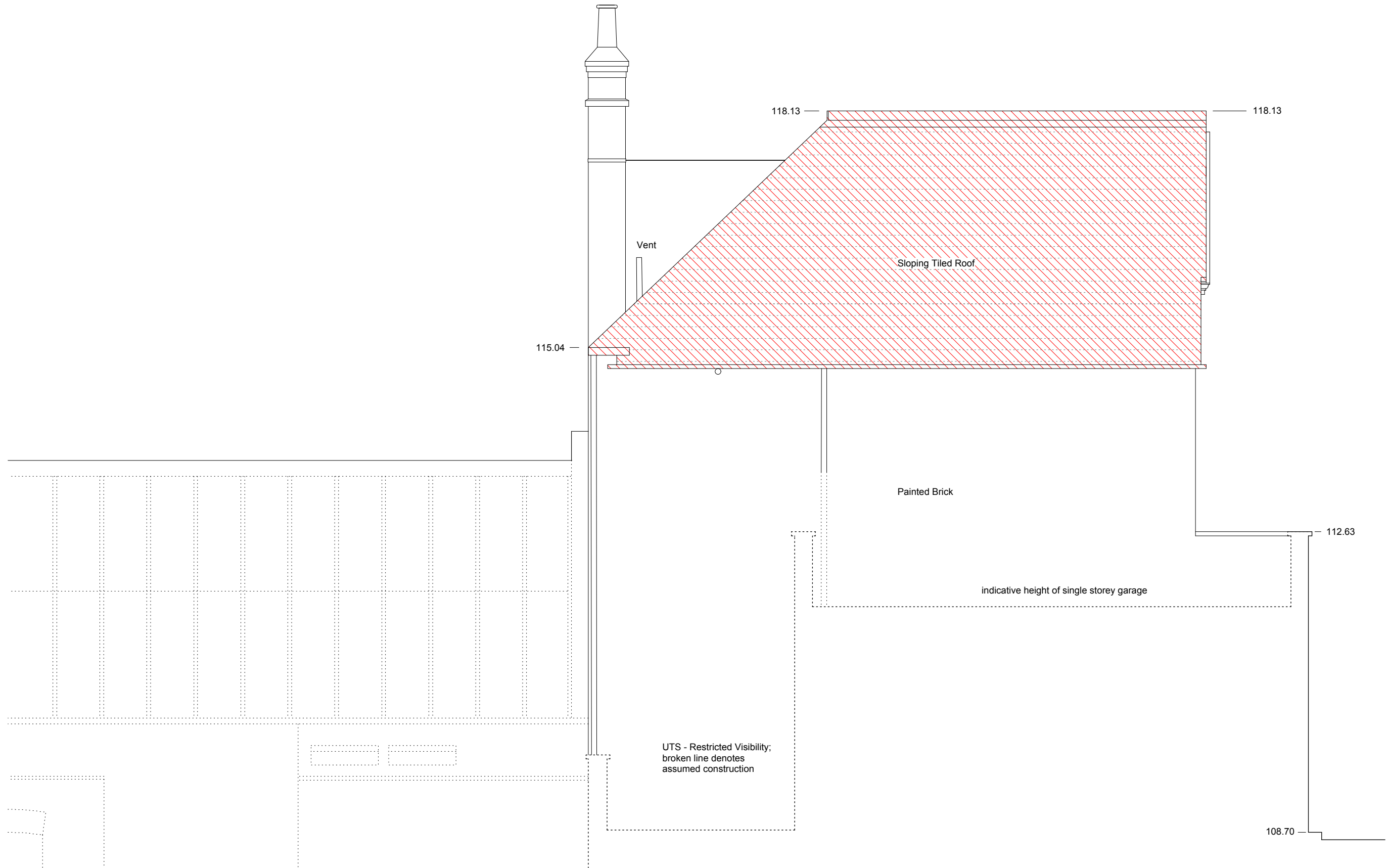
 Demolition

|   |  |                             |               |
|---|--|-----------------------------|---------------|
| <b>EDRM +</b><br><b>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title<br>SW Elevation Existing Facing Garden Showing Demolitions | Drawing no.<br>16.12.140_PL | Rev<br>-      |
|   | Project<br>Bickersteth House<br>31 Grove Place, NW3 1JS          | Date<br>11.16               | Scale<br>1:50 |



 Demolition

|   |  |                          |            |
|---|--|--------------------------|------------|
| <b>EDRM +</b><br><b>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title SE Elevation Existing Facing Well Road Showing Demolitions | Drawing no. 16.12.141_PL | Rev -      |
|   | Project Bickersteth House 31 Grove Place, NW3 1JS                | Date 11.16               | Scale 1:50 |



|   |   |                          |            |
|---|---|--------------------------|------------|
| <b>EDRM +<br/>DSDHA</b><br><br><a href="http://www.edrm.co.uk">www.edrm.co.uk</a><br><a href="http://www.dsdha.co.uk">www.dsdha.co.uk</a> | Title NE Elevation Existing Facing No.30<br>Grove Place Showing Demolitions | Drawing no. 16.12.142_PL | Rev -      |
|   | Project Bickersteth House<br>31 Grove Place, NW3 1JS                        | Date 11.16               | Scale 1:50 |