

DRAWING KEY

SITE: 1197 m²
GIA: 699 m²
GARDEN: 348 m²

- NEW PARTITION OR INFILL
- EXISTING WALL
- CEILING LEVEL
- FLOOR LEVEL



ISSUE
PLANNING
 DATE **05.08.2021**
 REVISION

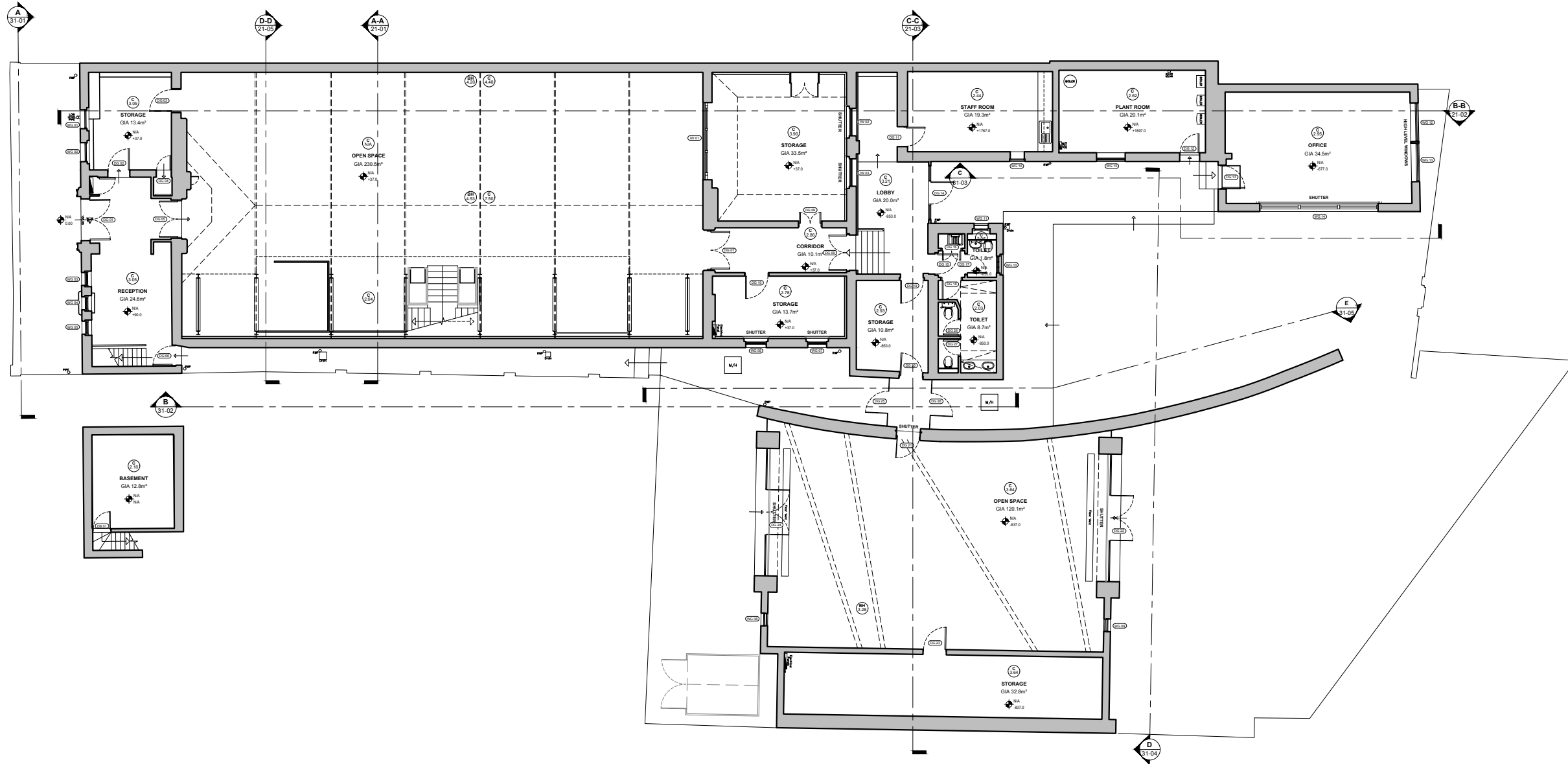
DRAWING TITLE
**EXISTING GA
 GROUND FLOOR**

DWG REF **2109_KW_P1_DR_11-01**
 SCALE **1:200 (A3)**
 PROJECT **30 Leighton Road
 Kentish Town, London, NW5 2QE**

Kennedy Woods

Unit B3.2 Bussey Building
 133 Copeland Road, SE15 3SN
 hello@kennedywoods.co.uk
 020 7993 8205

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DEFINITION OF MEASUREMENT

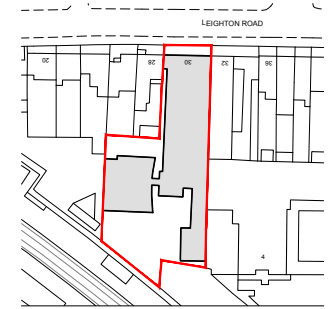
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GENERAL NOTES

Accuracy Of Information

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DRAWING KEY

- Removal of Existing
- Removal of Wall Finishes
- Removal of Floor / Ceiling

DATE:	REV.	DESCRIPTION:
21.12.21	01	Note to WG01-05 updated
07.02.22	02	DG05 retained, note updated

General Demolition Notes:

Structure
Take extreme care when removing existing structural elements. Refer to engineer's drawings for extent of demolition. The Contractor is responsible for the design of all temporary works / supports.

Health & Safety
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ISSUE	
PLANNING	
DATE	07.02.2022
REVISION	02

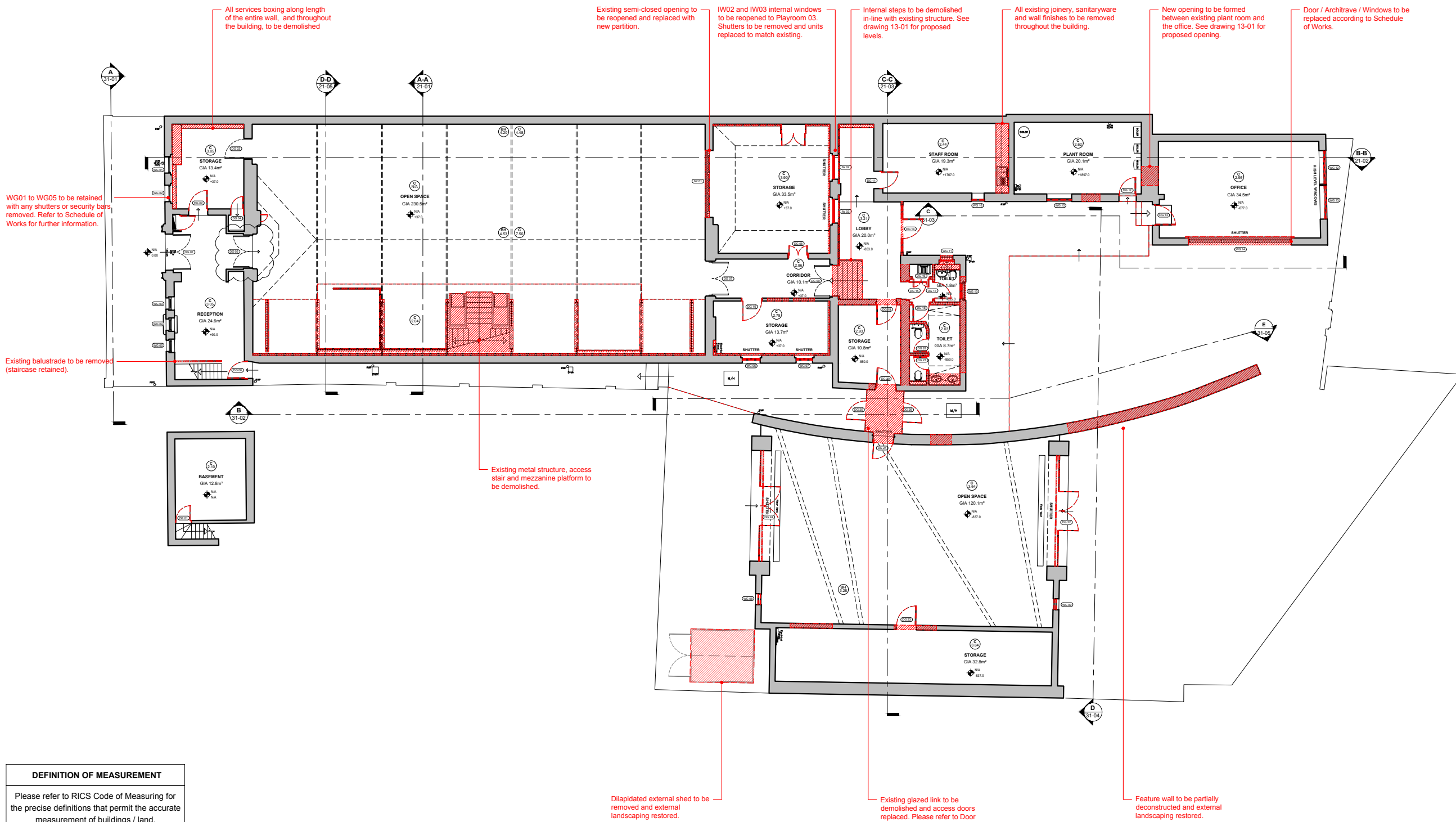
DRAWING TITLE
DEMOLITION
GROUND FLOOR

DWG REF	2109_KW_P1_DR_12-01
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All services boxing along length of the entire wall, and throughout the building, to be demolished

Existing semi-closed opening to be reopened and replaced with new partition.

IW02 and IW03 internal windows to be reopened to Playroom 03. Shutters to be removed and units replaced to match existing.

Internal steps to be demolished in-line with existing structure. See drawing 13-01 for proposed levels.

All existing joinery, sanitaryware and wall finishes to be removed throughout the building.

New opening to be formed between existing plant room and the office. See drawing 13-01 for proposed opening.

Door / Architrave / Windows to be replaced according to Schedule of Works.

WG01 to WG05 to be retained with any shutters or security bars removed. Refer to Schedule of Works for further information.

Existing balustrade to be removed (staircase retained).

Existing metal structure, access stair and mezzanine platform to be demolished.

Dilapidated external shed to be removed and external landscaping restored.

Existing glazed link to be demolished and access doors replaced. Please refer to Door Schedule for further information.

Feature wall to be partially deconstructed and external landscaping restored.

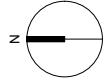
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DG02 & DG04 Doors to be retained and repaired. Both to be fixed shut.
Please refer to Door Schedule

Historic doors DG01, DG03, DG07, DG09 to be retained and repaired.
Please refer to Door Schedule

IW02 and IW03 internal windows retained to Playroom 03. Shutters to be removed.

Proposed new extension to rear garden. Suggested concrete slabs with standard masonry block construction walls with render finish.
Please refer to Schedule of Works

Proposed new glazed double door with side glazed panels with white frames to complement existing fenestration. Manifestation applied.
Please refer to Door Schedule



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- B BLIND

- OCCUPANCY:**
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 - 28 TODDLERS
 - 56 PRESCHOOLERS
 - SPECIALIST

TOTAL: 117 CHILDREN
30 STAFF

1:200 SCALE BAR



ISSUE

PLANNING

DATE 21.12.2021

REVISION 01

DRAWING TITLE

**PROPOSED GA
GROUND FLOOR**

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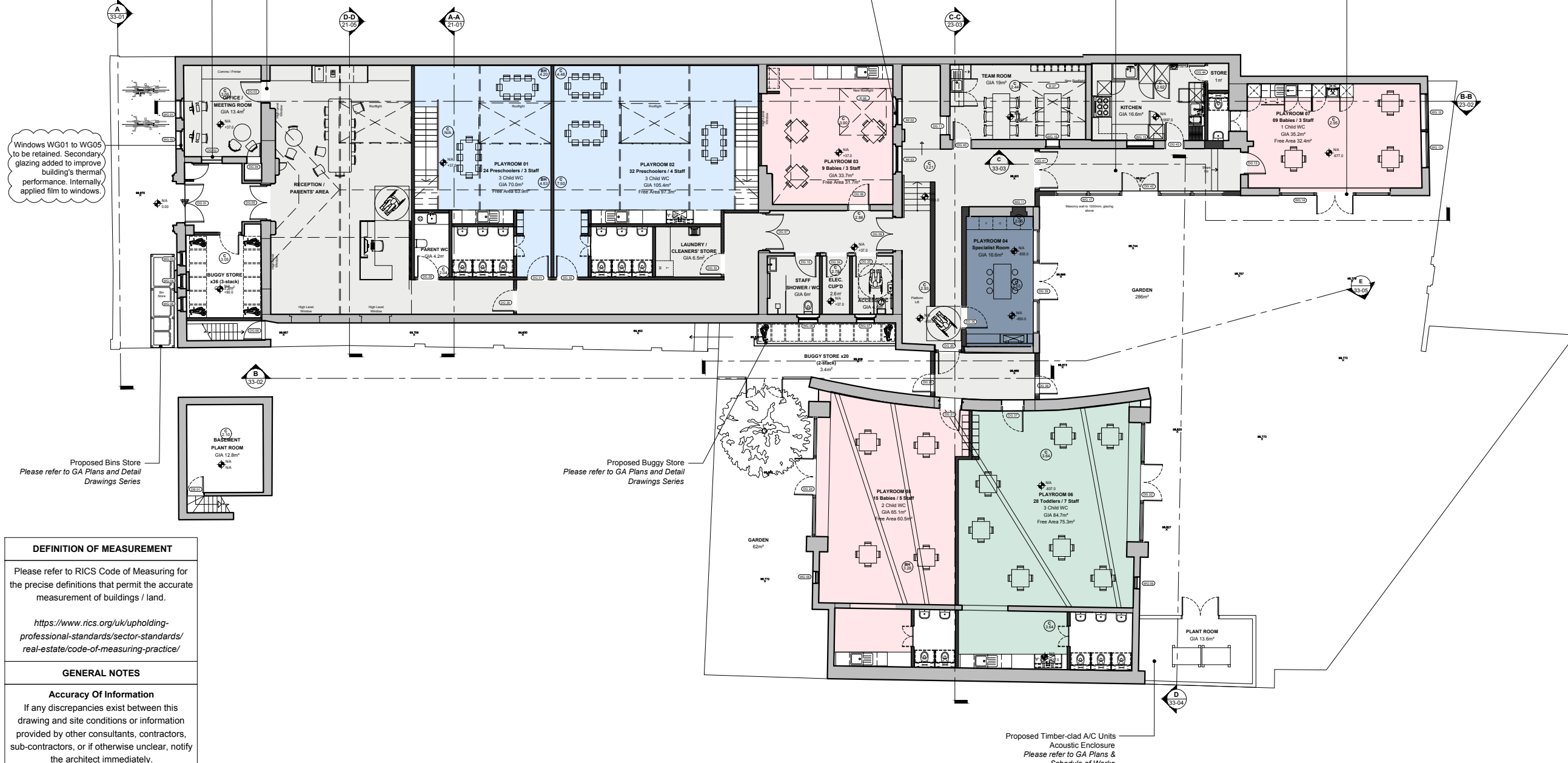
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Windows WG01 to WG05 to be retained. Secondary glazing added to improve building's thermal performance. Internally applied film to windows.

Proposed Bins Store
Please refer to GA Plans and Detail Drawings Series

Proposed Buggy Store
Please refer to GA Plans and Detail Drawings Series

Proposed Timber-clad A/C Units
Acoustic Enclosure
Please refer to GA Plans & Schedule of Works

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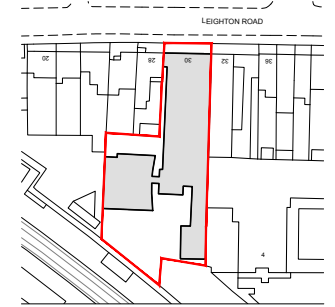
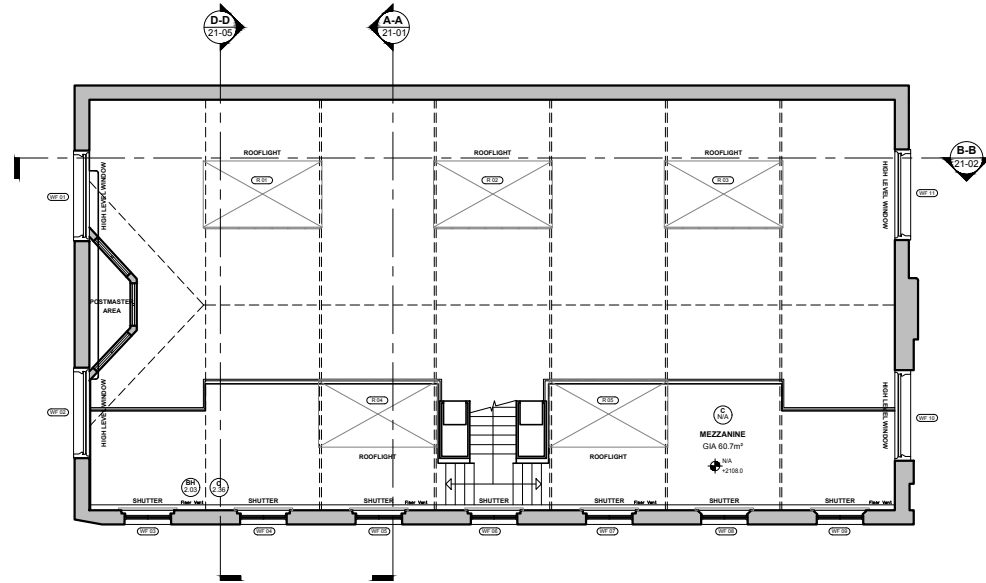
PERFORMANCE REQUIREMENTS FOR BUILDING ENVELOPE

Building considered a material change of use under the current building regulations, thus will require existing elements to be upgraded to the minimum standards.

Existing elements are required to achieve the following minimum U-Values (W/M².K):

External Walls	0.30/0.55*
Pitched Roof - Ceiling Level	0.16
Pitched Roof - Rafter Level	0.18
Internal Floors	0.25

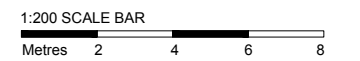
*A U-Value of 0.55 W/M².K is used for cavity wall insulation and 0.30 W/M².K for internal or external wall insulation.



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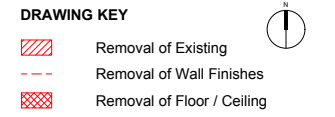
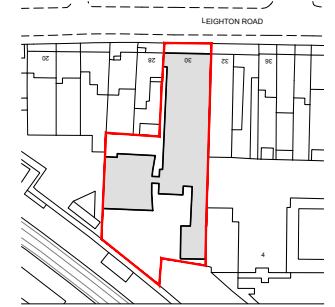
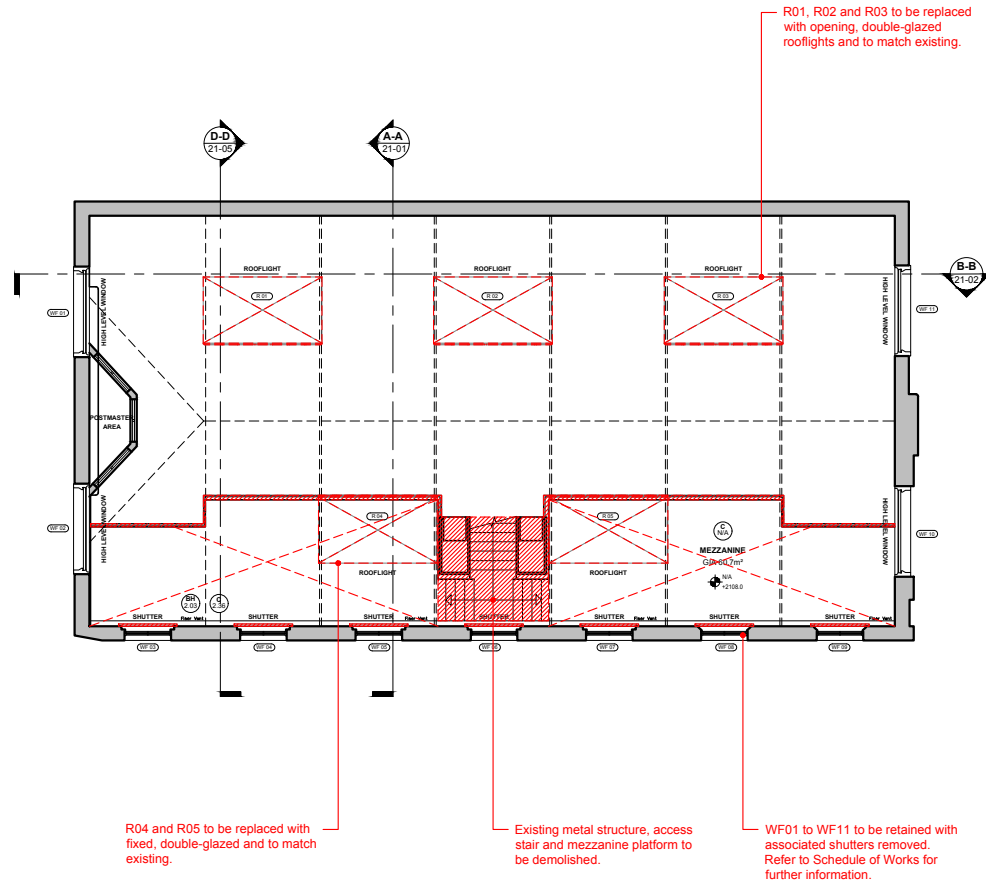
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General Demolition Notes:

Structure
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Health & Safety
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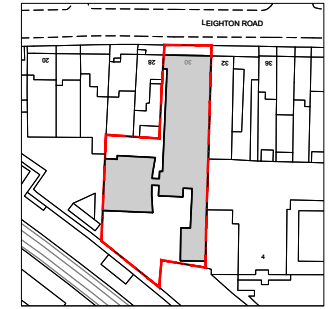
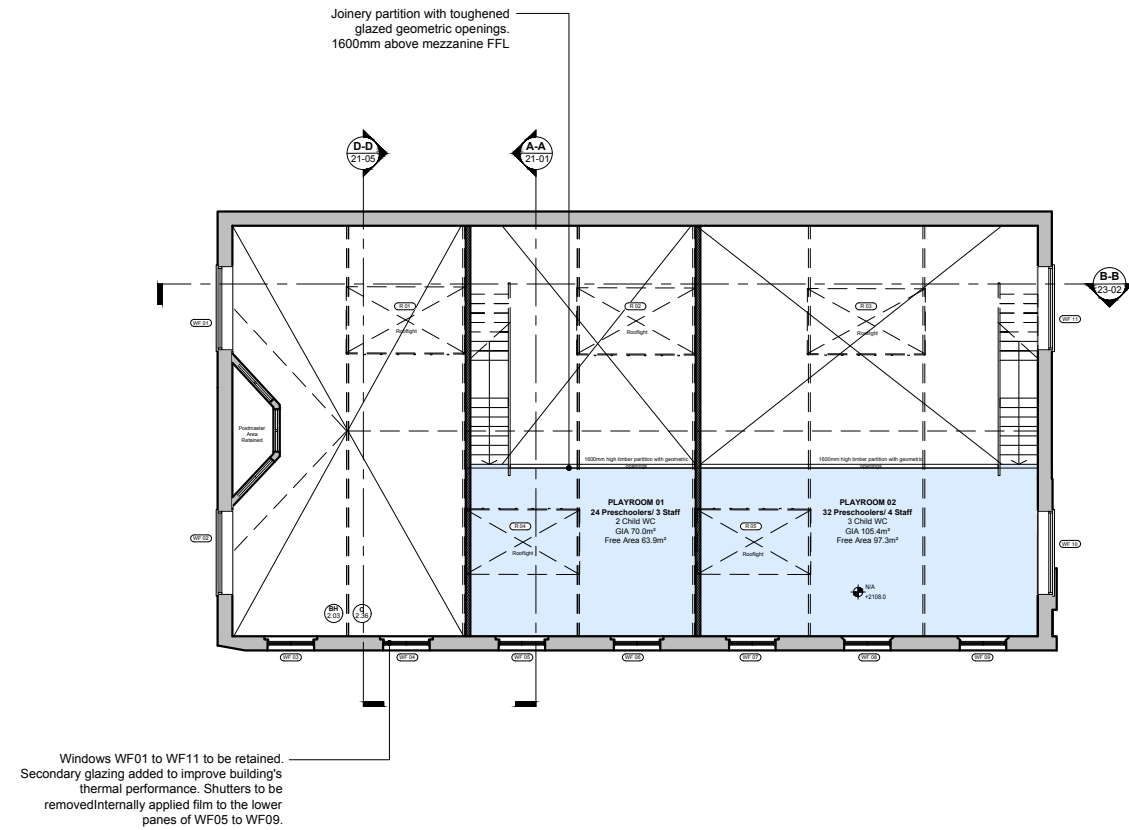
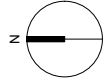
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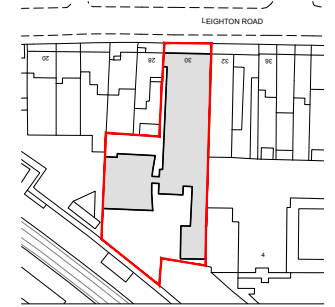
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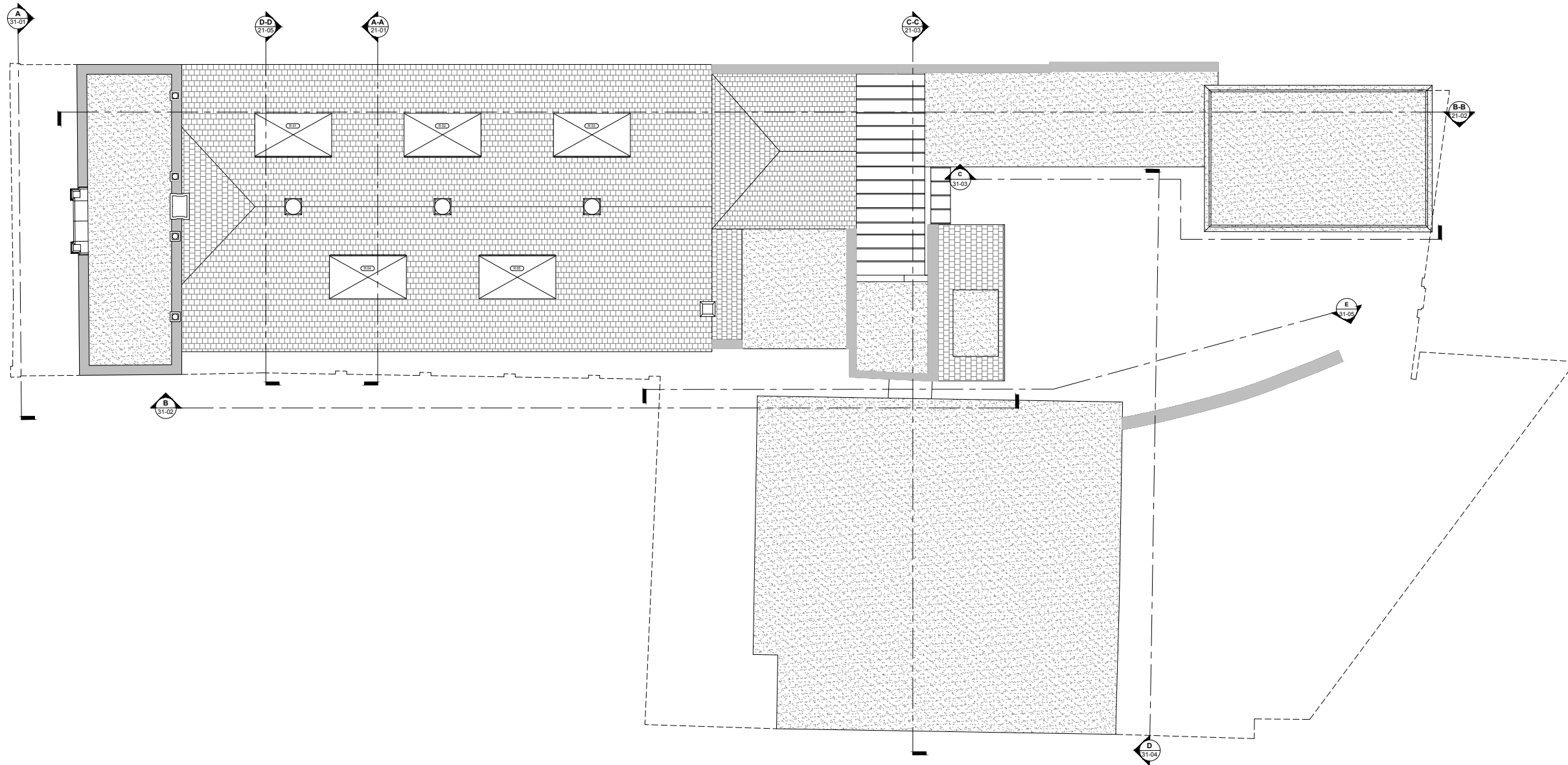


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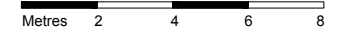
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1:200 SCALE BAR



ISSUE

PLANNING

DATE **05.08.2021**

REVISION

DRAWING TITLE

**EXISTING GA
ROOF PLAN**

DWG REF **2109_KW_P1_DR_11-03**

SCALE **1:200 (A3)**

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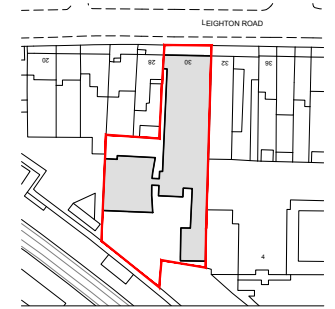
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**DEMOLITION
ROOF PLAN**

DWG REF **2109_KW_P1_DR_12-03**

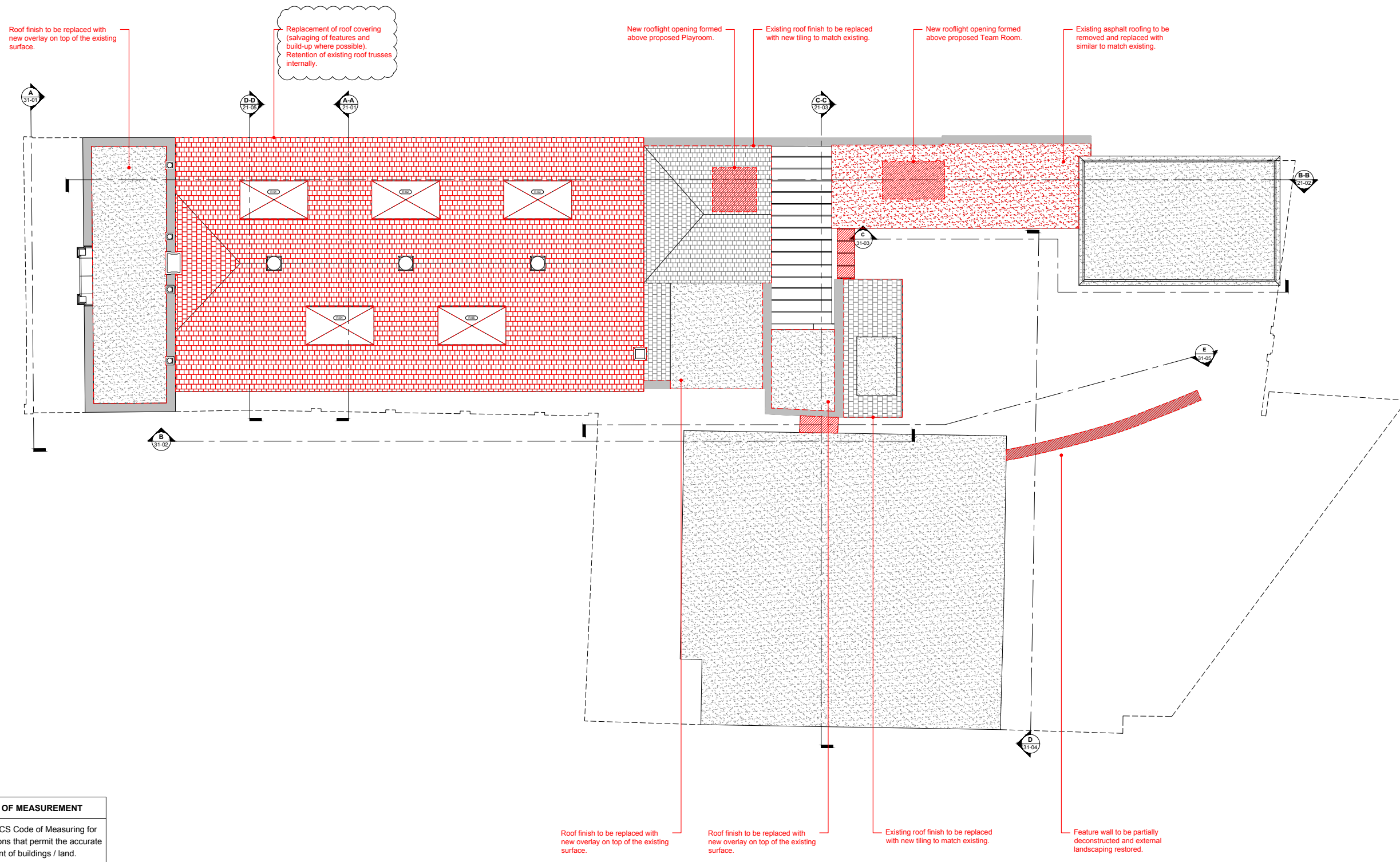
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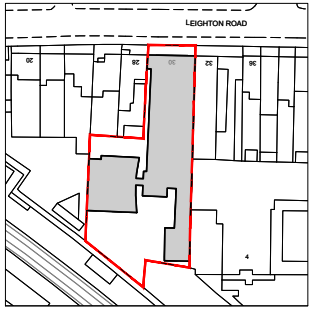
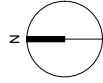
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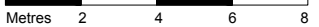
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REVISION **01**

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PROPOSED ROOF PLAN

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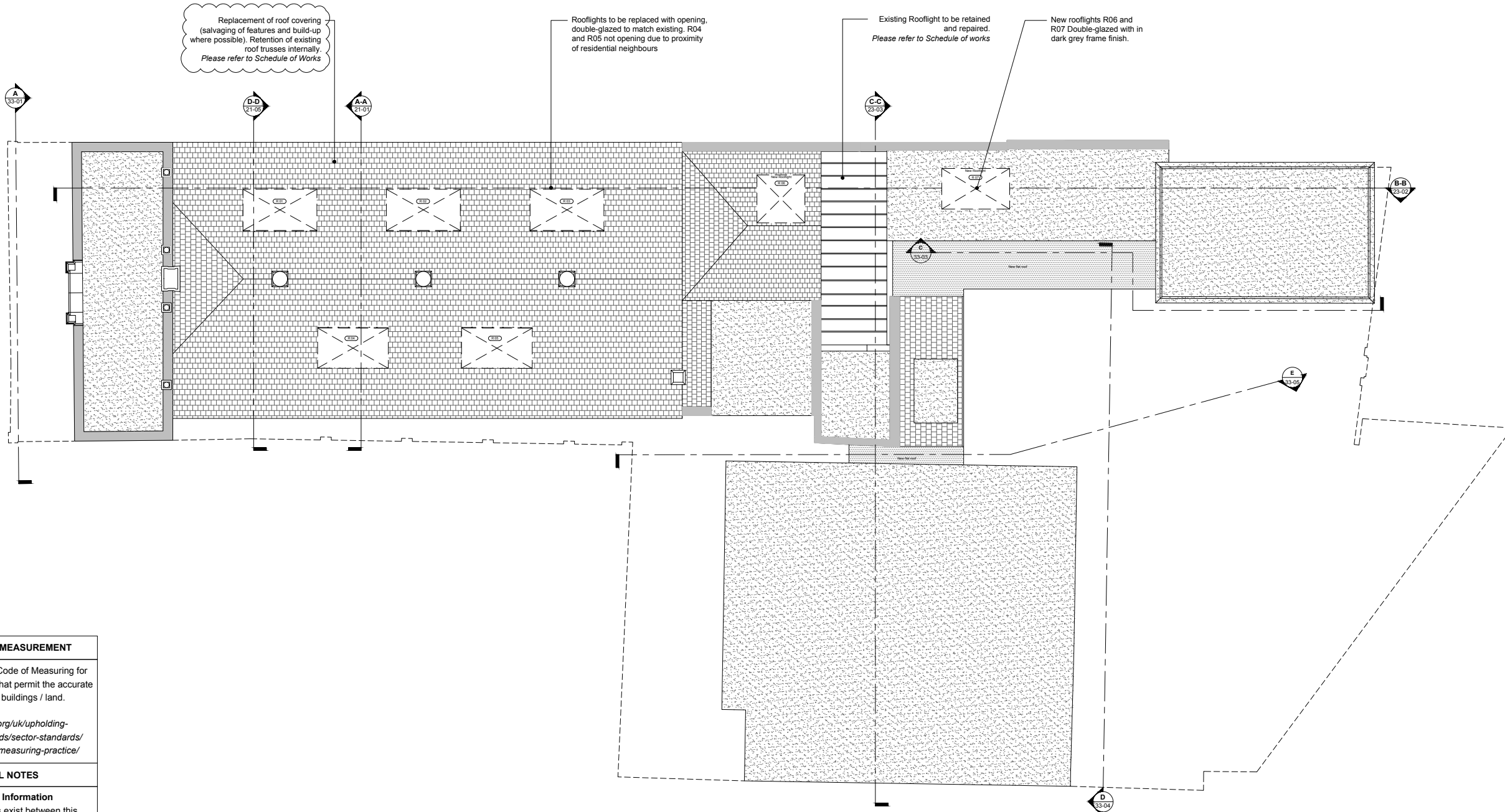
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Replacement of roof covering (salvaging of features and build-up where possible). Retention of existing roof trusses internally. Please refer to Schedule of Works

Rooflights to be replaced with opening, double-glazed to match existing. R04 and R05 not opening due to proximity of residential neighbours

Existing Rooflight to be retained and repaired. Please refer to Schedule of works

New rooflights R06 and R07 Double-glazed with in dark grey frame finish.

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Accuracy Of Information If any discrepancies exist between this drawing and site conditions or information provided by other consultants, contractors, sub-contractors, or if otherwise unclear, notify the architect immediately.	
PERFORMANCE REQUIREMENTS FOR BUILDING ENVELOPE	
Building considered a material change of use under the current building regulations, thus will require existing elements to be upgraded to the minimum standards.	
Existing elements are required to achieve the following minimum U-Values (W/M ² .K):	
External Walls	0.30/0.55*
Pitched Roof - Ceiling Level	0.16
Pitched Roof - Rafter Level	0.18
Internal Floors	0.25
*A U-Value of 0.55 W/M ² .K is used for cavity wall insulation and 0.30 W/M ² .K for internal or external wall insulation.	