



GENERAL NOTE

1. Drawing to be read with Structural Engineer's specifications and details.
2. All details to be read with manufacturer's installation manuals, guide and guidelines.
3. All structural details to be checked by structural engineer prior to fabrication.
4. All fixings to be specified by Structural Engineer or following manufacturer's system guidelines.
5. Any specified system should include all spare parts as per manufacturer's guidance.
6. Contractor to notify Beckmann Architecture Ltd on any specification change or alternative product to be used in the external building envelope build-ups: walls, roofs, floors, doors & windows. Contractor to provide the U-value of the updated build-up for EPC consultant checking and Beckmann Architecture Ltd's approval.
7. Contractor / Manufacturer / Supplier to confirm all fire ratings of the components and their suitability in regard to the current Fire Regulations and BS 9999.
8. All components and materials to be CE marked and compliant with the current British Standards.
9. Any change to specifications and details contained in this drawing should be notified to Beckmann Architecture Ltd/client for approval prior to construction. Approval will be based on physical samples provided by contractor.
10. This is a design intent for pricing only. Contractor to allow for templating on site and shop drawings to be signed off by architect prior to construction.
11. All finishes, fixtures, fittings and associated accessories TBC with interior designer.
12. Designs and details contained in this drawing are subject to full coordination with all the relevant Consultants' design schemes. Confirm with Beckmann Architecture Ltd the status of coordination before any pricing or work is commenced.
13. This drawing to be read in conjunction with full drawings set.
14. All works are subject to Listed Building Consent and not to be commenced without approval in writing.

FINISHES AND INTERIOR WORKS

All finishes and works affecting interior design to be confirmed by Interior Designer.

D.0.03 To be removed with opening retained. Refer to Door Schedule BA180-04-500

Existing glazed screen and door [as shown in photo below] to be removed. Balustrade to be reinstated to match existing balustrades [Shown Right] Balustrade to be replicated to be fluted as per photograph. Height to match existing [830mm from stringer to handrail. Handrail to be replicated to match existing - solid timber in curved profile.



C 13/10/22 Amendments for LBC
A 05/10/22 Contractor Amendments
B 08/10/22 Contractor Amendments
C 20/06/23 METAL DOOR
REV | DATE | COMMENT

MSH
MSH
MSH
CB
CHECKED



1:50

0 1 2m

DRAWING TITLE

PROPOSED GROUND FLOOR LISTED BUILDING
CONSENT PLAN

DRAWING NUMBER

BA180 - 04 - 401

REV

C

SCALE

1:50 @ A3 // 1:25 @ A1

STAGE

FOR INFORMATION

DATE

NOV 2022

DRAWN

MSH

CHECKED

CB

SIZE

A3

SITE ADDRESS

2 HOLLY HILL TERRACE, LONDON, N6 6LX

PROJECT

LISTED BUILDING CONSENT APPLICATION

CLIENT

MR AND MRS BANKS

1. Do not scale this drawing except for planning purposes.

2. All dimensions are in mm.

3. Beckmann Architecture to be notified immediately if any discrepancy is found.

4. All dimensions to be verified by contractor and/or subcontractors before work commences.

5. All shop drawings to be approved by Beckmann Architecture before work commences.

6. All details to be in accordance with relevant British Standards, manufacturer's recommendations and specifications.

7. This drawing is property of Beckmann Architecture Limited. Copyright reserved.

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OgdenPitt
AND COMPANY

CONSTRUCTION AND PROPERTY DEVELOPMENT