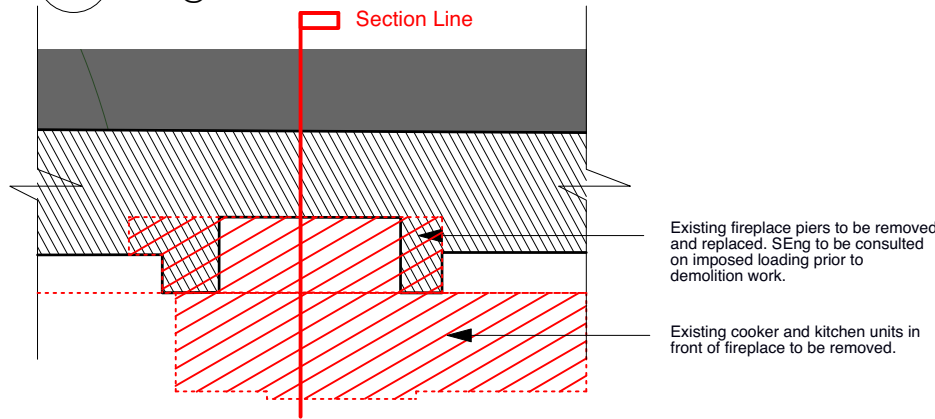
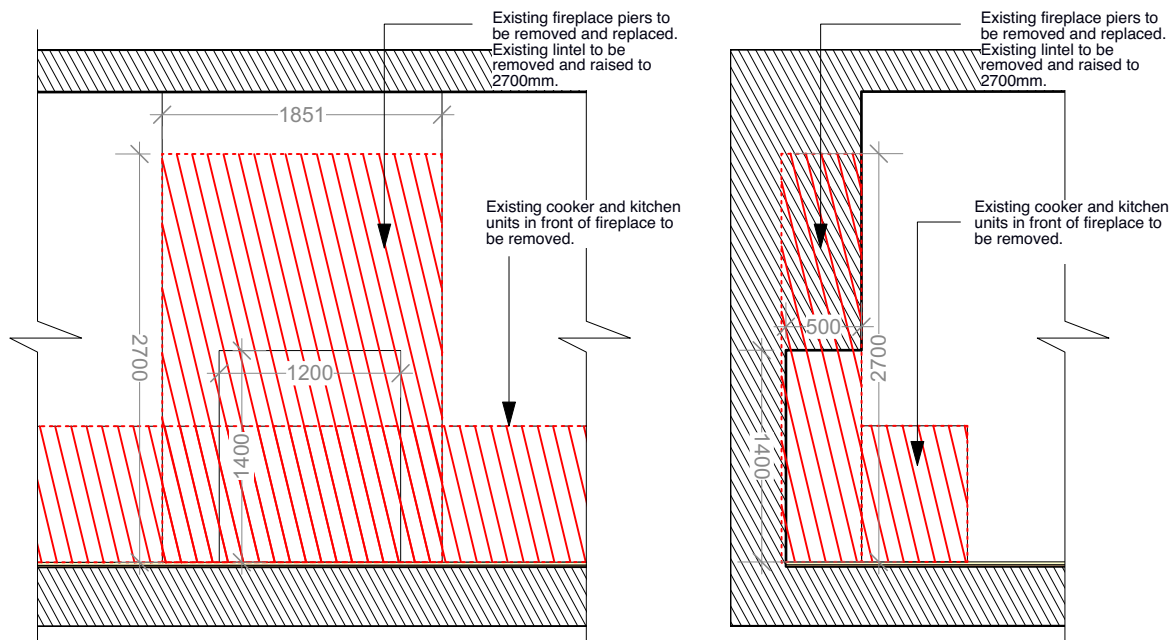


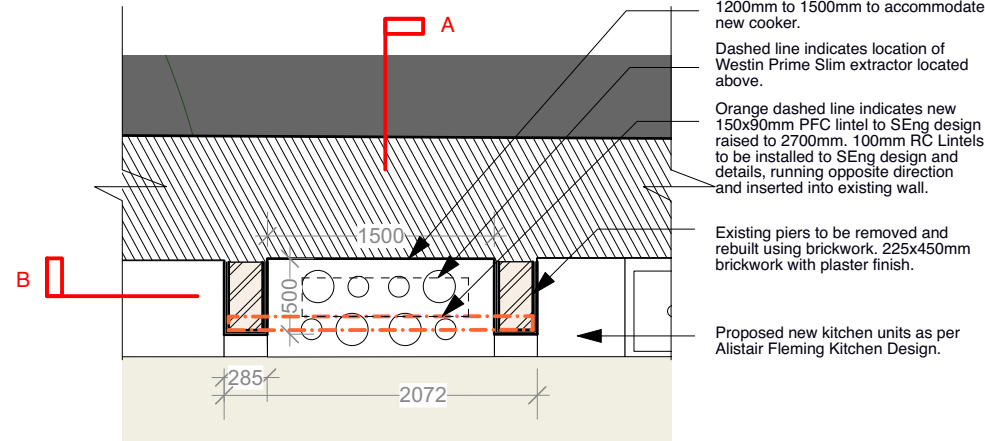
1 Existing Fireplace - Opening Up
1:50 @ A3



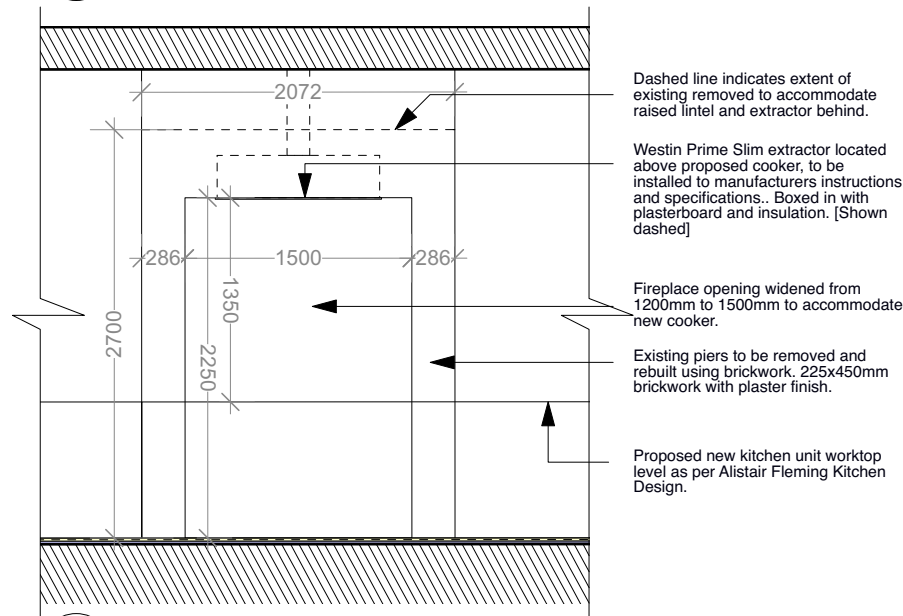
2 Existing Fireplace Plan - Demolition Plan
1:50 @ A3



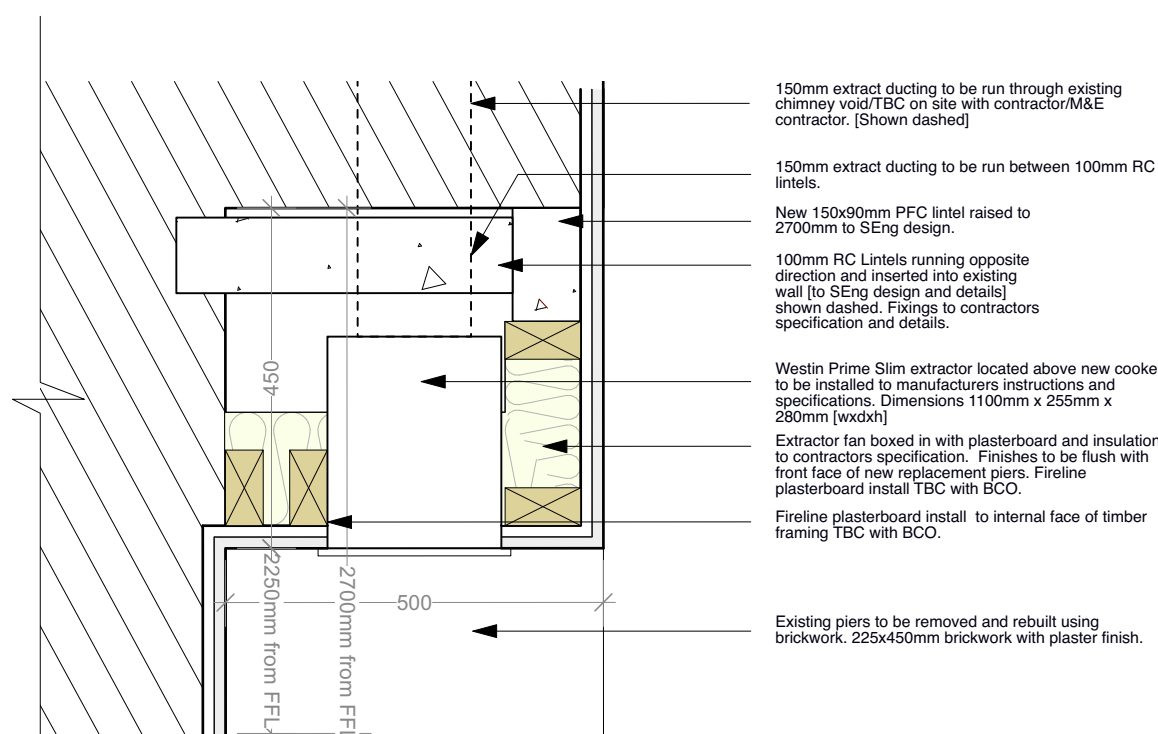
3 Existing Fireplace Elevation and Section - Showing Demolition
1:50 @ A3



4 Proposed Fireplace Works
1:50 @ A3



5 Proposed Fireplace Elevation
1:50 @ A3



6 Proposed Section A [Through Fireplace Head]
1:10 @ A3

150mm extract ducting to be run through existing chimney void/TBC on site with contractor/M&E contractor. [Shown dashed]

150mm extract ducting to be run between 100mm RC lintels.

New 150x90mm PFC lintel raised to 2700mm to SEng design.

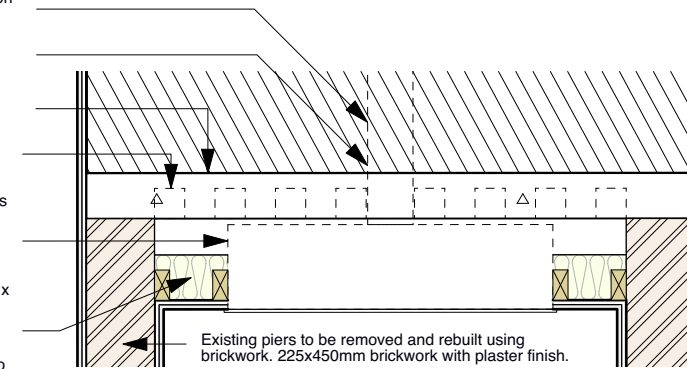
100mm RC Lintels running opposite direction and inserted into existing wall [to SEng design and details] shown dashed. Fixings to contractors specification and details.

Westin Prime Slim extractor located above new cooker to be installed to manufacturers instructions and specifications. Dimensions 1100mm x 255mm x 280mm [wxh]

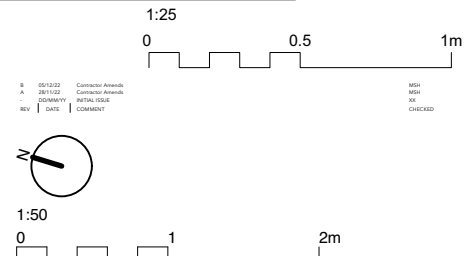
Extractor fan boxed in with plasterboard and insulation to contractors specification. Finishes to be flush with front face of new replacement piers. Fireline plasterboard install TBC with BCO.

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 to be suited to coastal environment.
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



7 Proposed Section B [Cross Section]
1:25 @ A3



PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

DRAWING TITLE			
PROPOSED KITCHEN FIREPLACE WORKS			
DRAWING NUMBER	REV		
BA180 - 04 - 440	B		
SCALE	STAGE		
1:50 @ A3 // 1:25 @ A1	FOR INFORMATION		
DATE	DRAWN	CHECKED	SIZE
NOV 2022	MSH	CB	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 subcontractor 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

 Demolitions