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### **Appendix 3: Existing and Proposed Drawings**

KO Architects Drawings 522-E01, 522-E02, 522-E03, 522-E04, 522-E05 and 522-E06

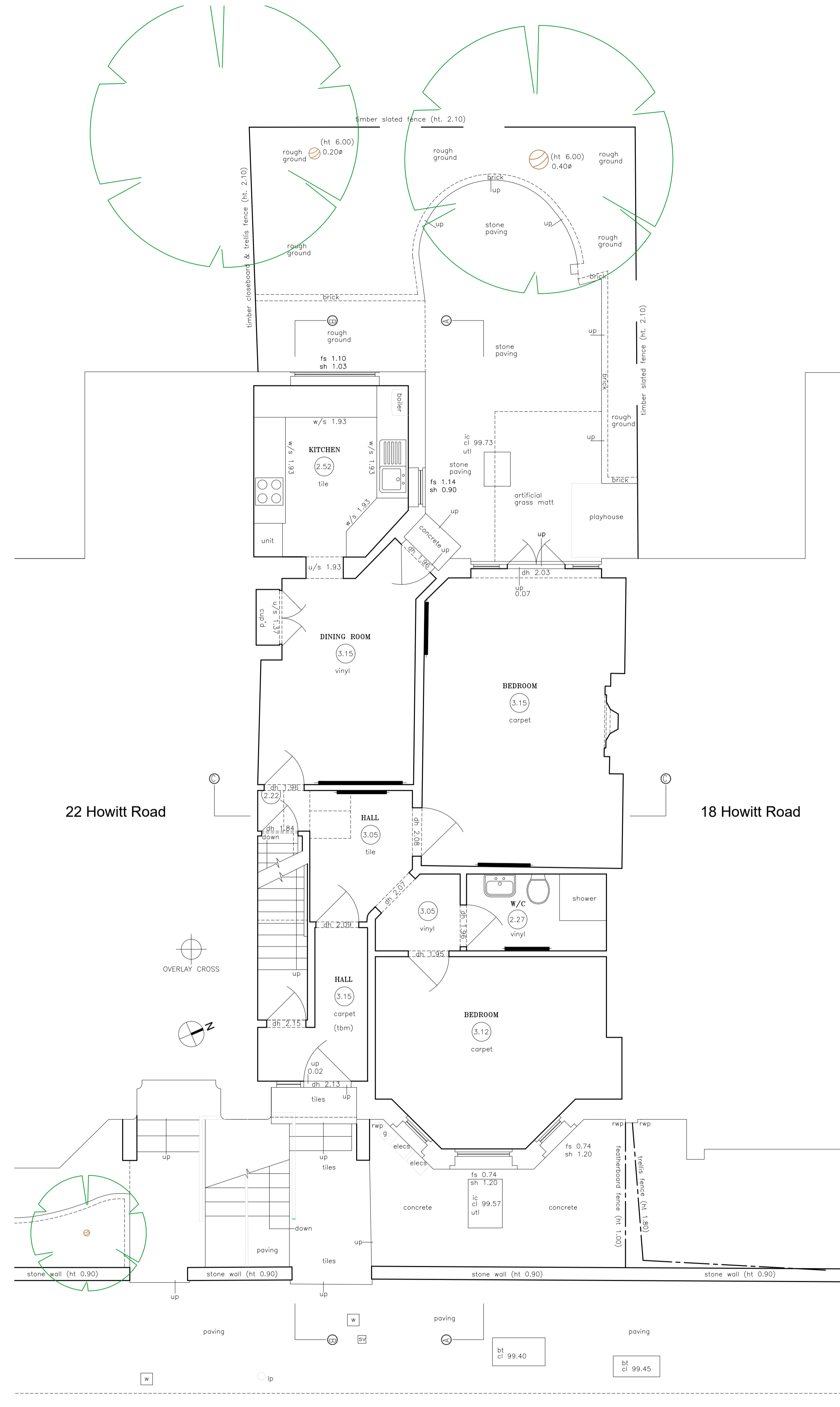
KO Architects Drawings 522-A01, 522-A02, 522-A03, 522-A04, 522-A05 and 522-A06

Baxter Glaysher Consulting Ltd Drawings 222162/01 rev P1 and 02 rev P1

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Location Plan Scale 1:1250

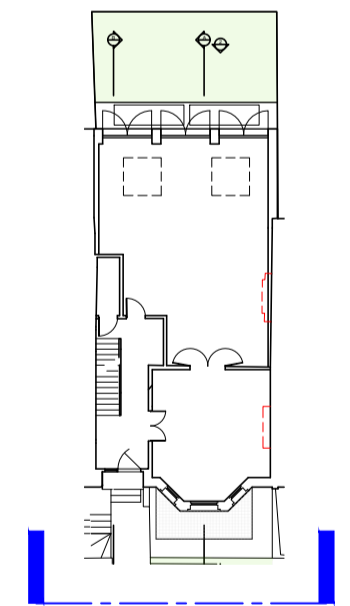


1 Existing Ground Floor Plan 0 1 3m



2 Existing Front Elevation 1 0 1 3m

Datum 96.00m



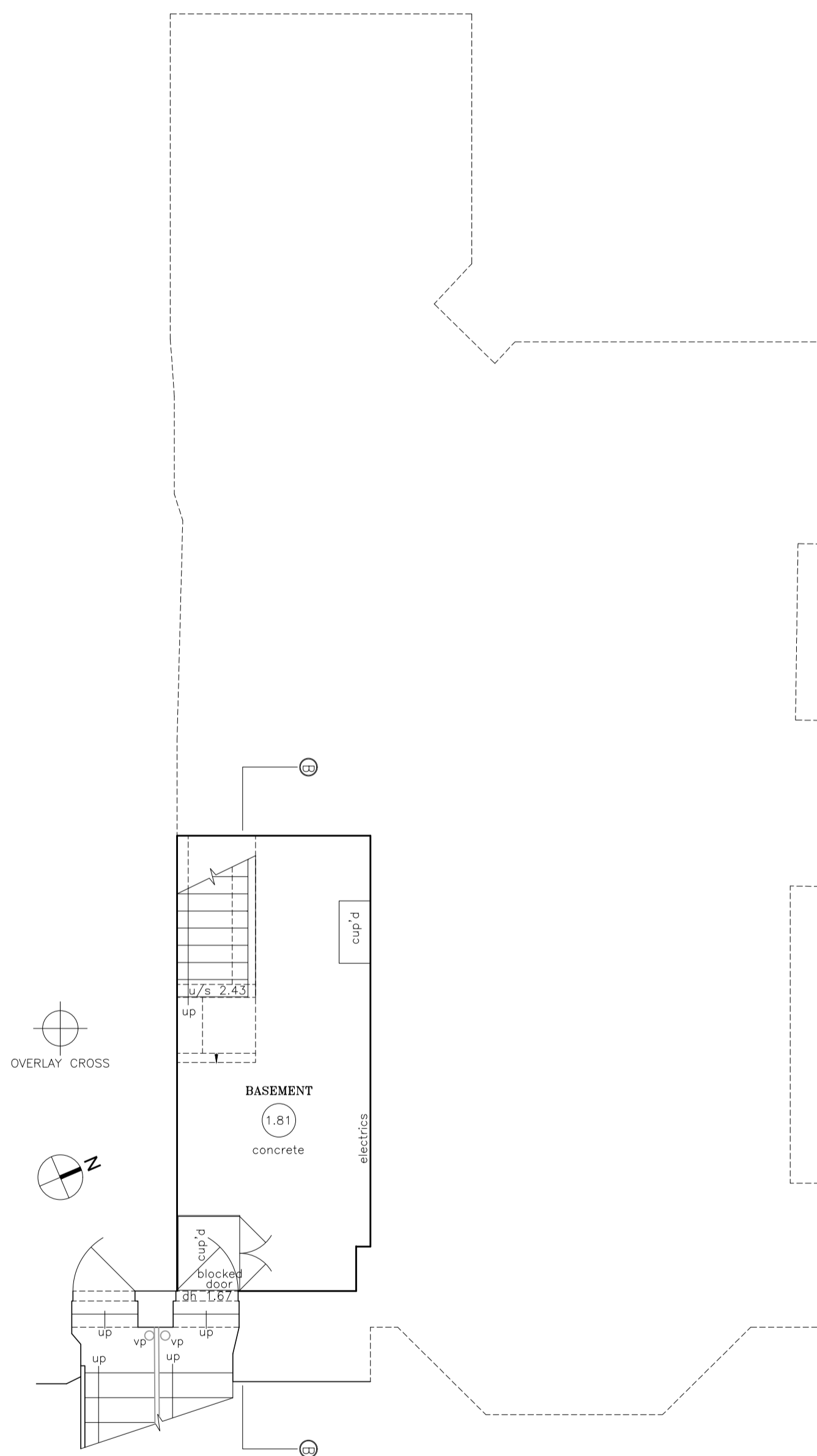
**Planning**  
Revisions

**Ko Architects**  
2/F, 7 Mulgrave Chambers  
26-28 Mulgrave Road | Sutton SM2 6LE  
T 020 8780 3397  
E postbox@koandpartners.co.uk

Client: **J Faith**  
Project: **20 Howitt Road, London, NW3 4LL**  
Dwg: **LOCATION PLAN, EXISTING FRONT ELEVATION AND GROUND FLOOR PLANS**  
Dwg No: **522-E01** Revision: -  
Date: **OCT 2022**  
Scale: **1:50 @A1**



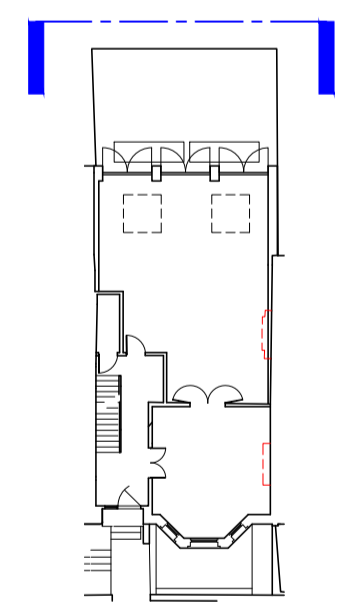
Location Plan Scale 1:1250



1 Existing Basement Plan



2 Existing Rear Elevation 2



**Planning (Preliminary)**

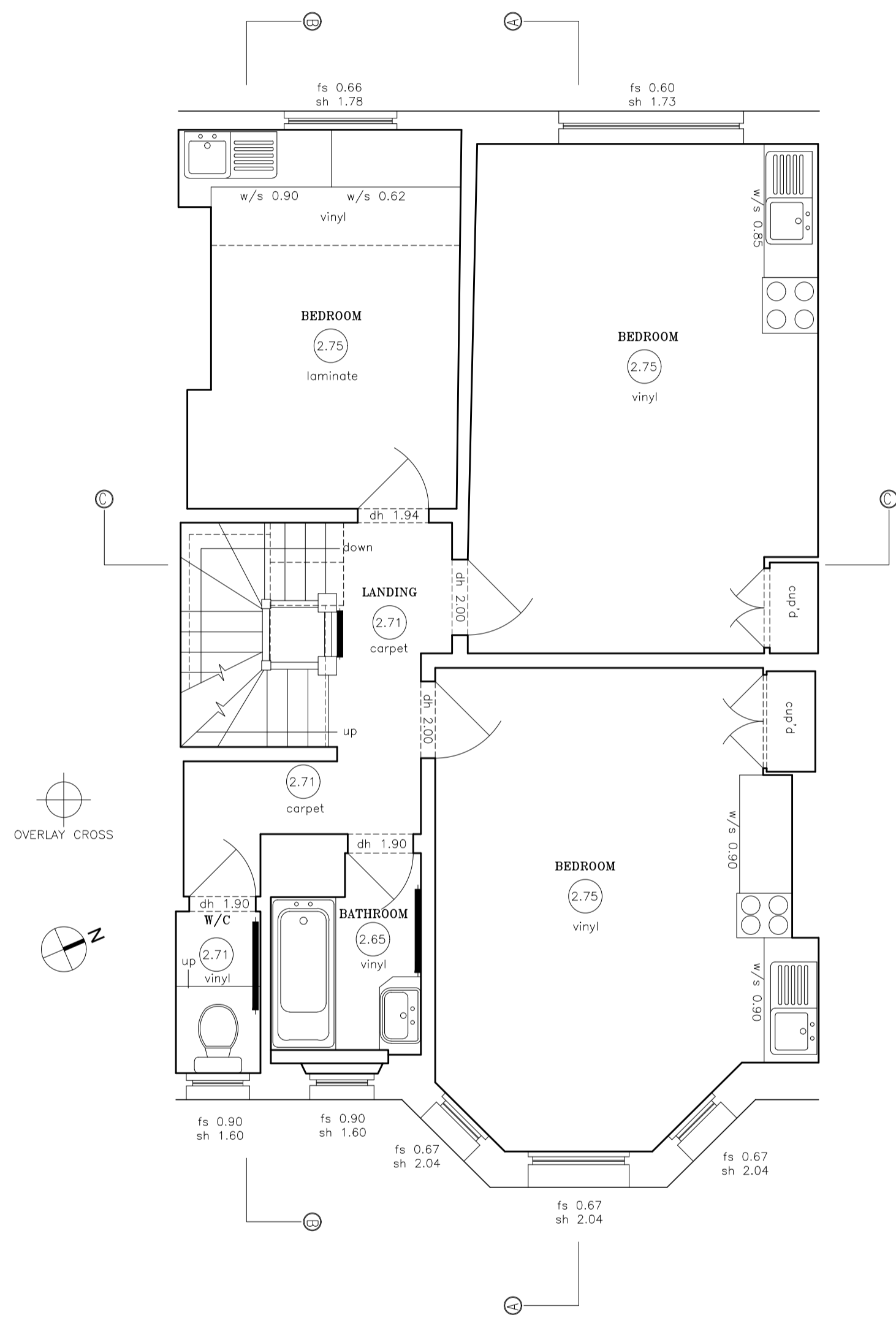
Revisions

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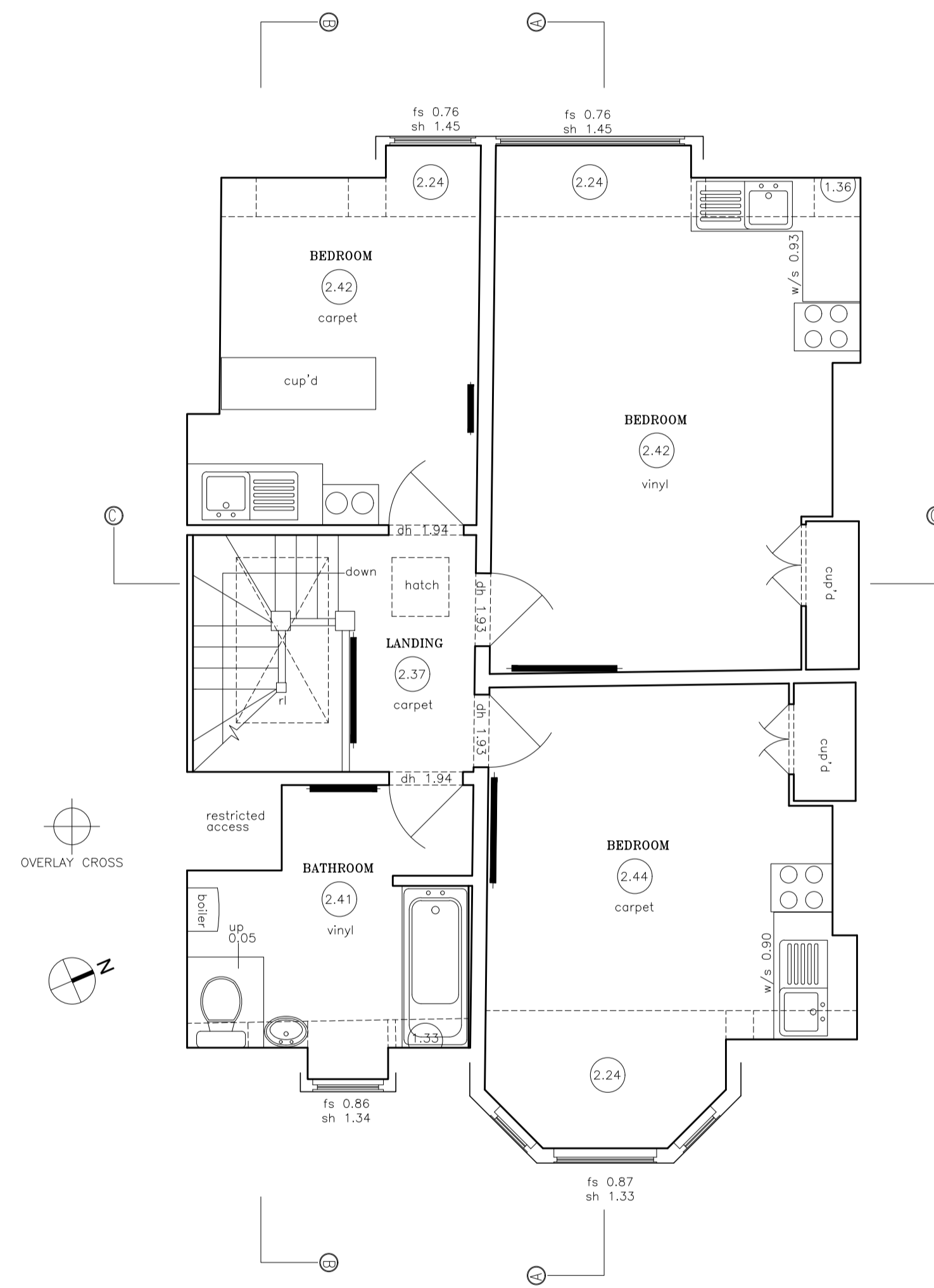
Client: **J Faith**  
 Project: **20 Howitt Road, London, NW3 4LL**  
 Dwg: **LOCATION PLAN, EXISTING REAR ELEVATION AND BASEMENT PLAN**  
 Dwg No: **522-E02** Revision: -  
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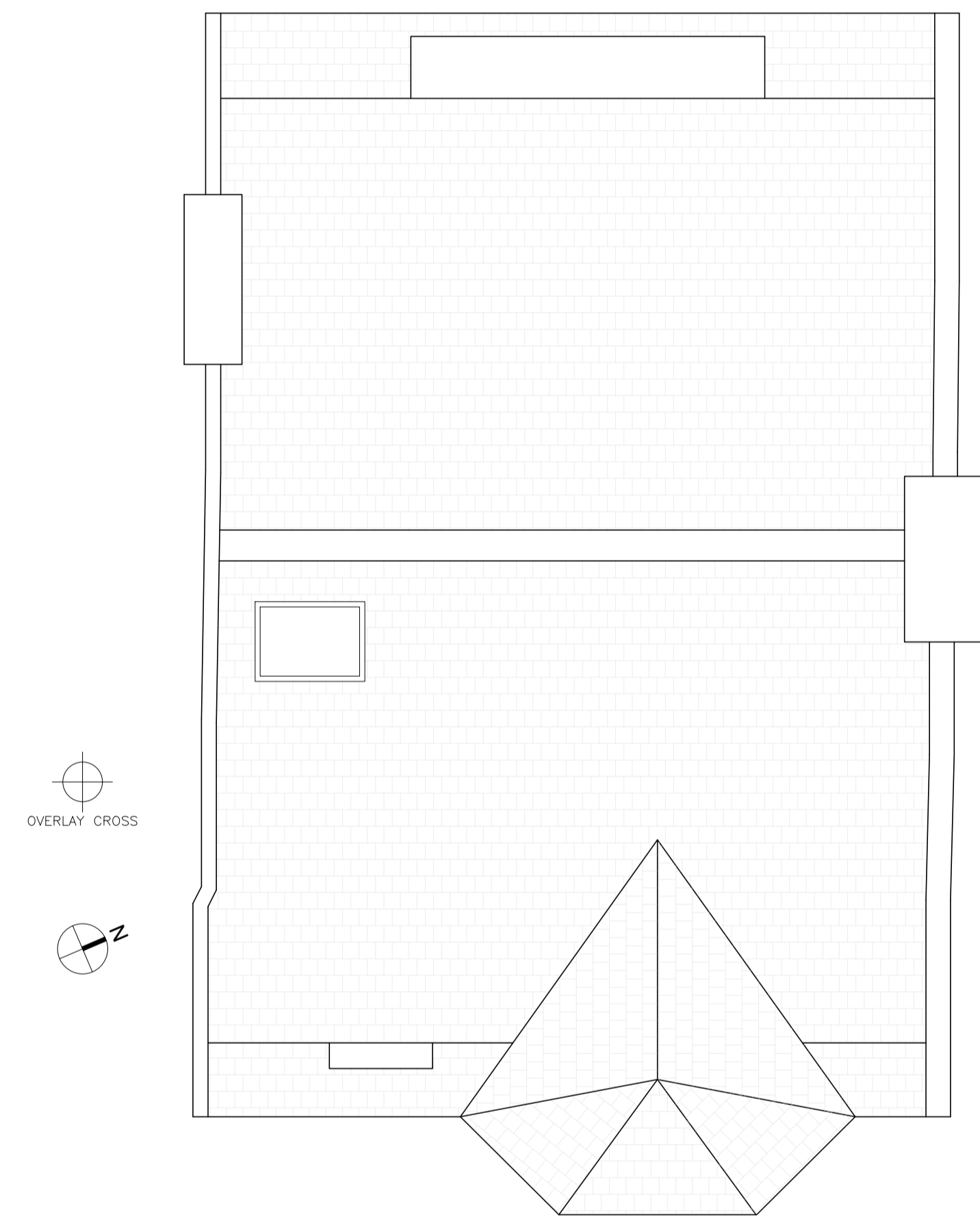
Location Plan Scale 1:1250



1 Existing First Floor Plan



2 Existing Second Floor Plan



3 Existing Roof Plan



**Planning (Preliminary)**

Revisions

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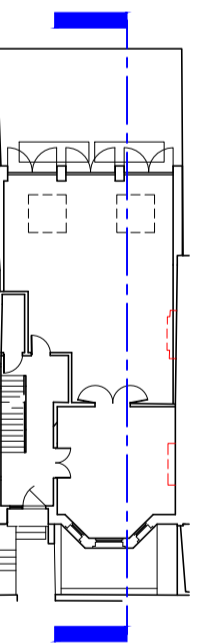
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 Project: **20 Howitt Road, London, NW3 4LL**  
 Dwg: **LOCATION PLAN, EXISTING FIRST, SECOND AND ROOF PLANS**  
 Dwg No: **522-E03** Revision: -  
 Date: **OCT 2022**  
 Scale: **1:50 @A1**



Location Plan Scale 1:1250



1 Existing Section A 0 1 3m



**Planning (Preliminary)**

Revisions

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Client: **J Faith**  
 Project: **20 Howitt Road, London, NW3 4LL**  
 Dwg: **LOCATION PLAN, EXISTING SECTION A**

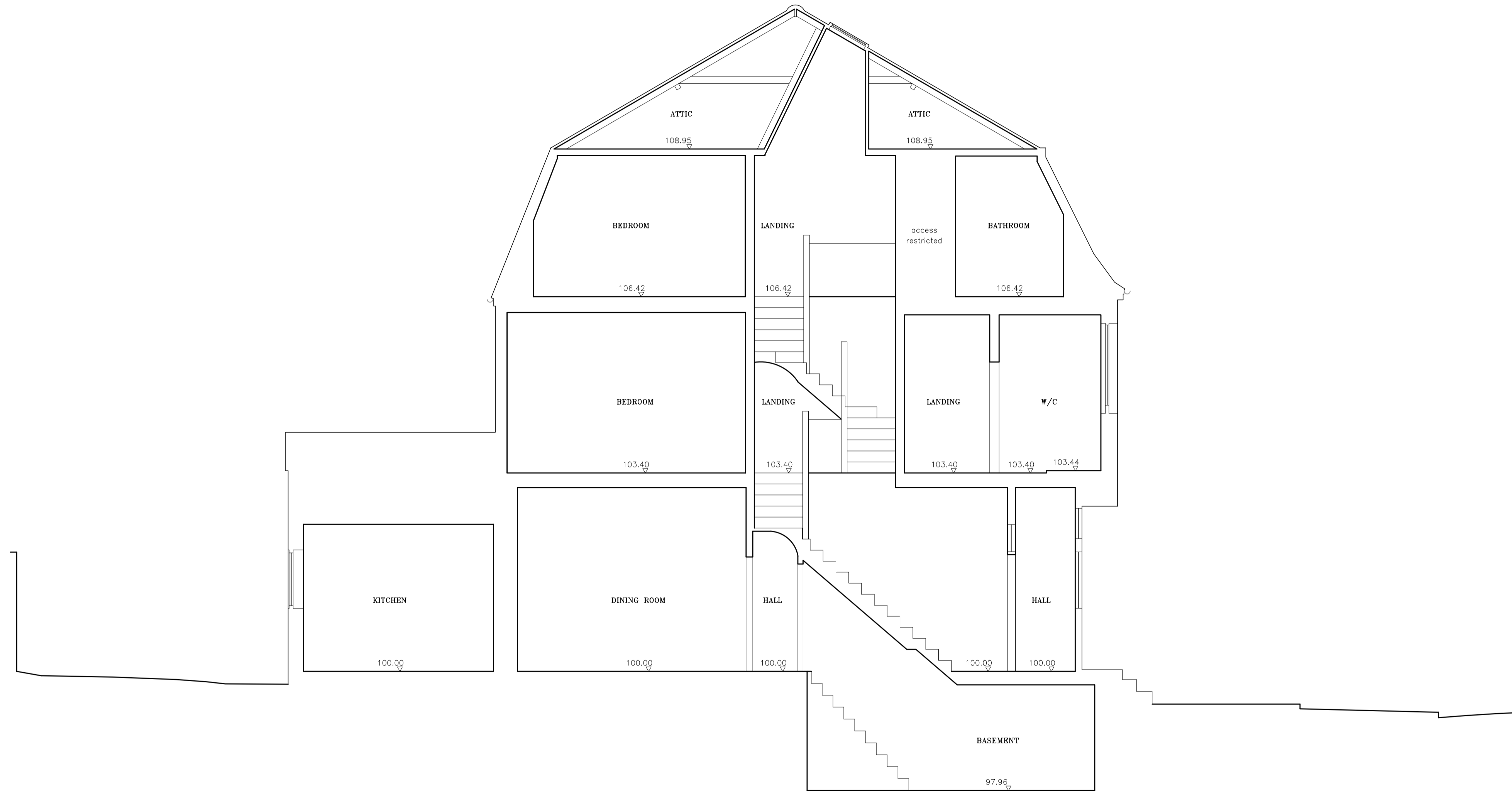
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Revision: -

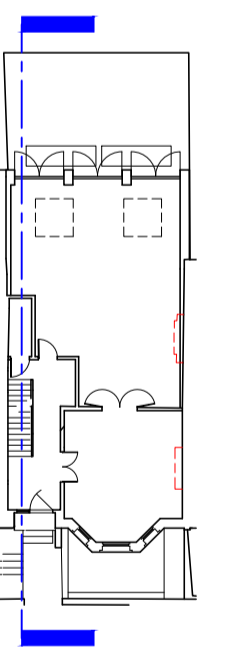




Location Plan Scale 1:1250



1 Existing Section B



**Planning (Preliminary)**

Revisions

**Ko Architects**  
 2/F, 7 Mulgrave Chambers  
 26-28 Mulgrave Road | Sutton SM2 6LE  
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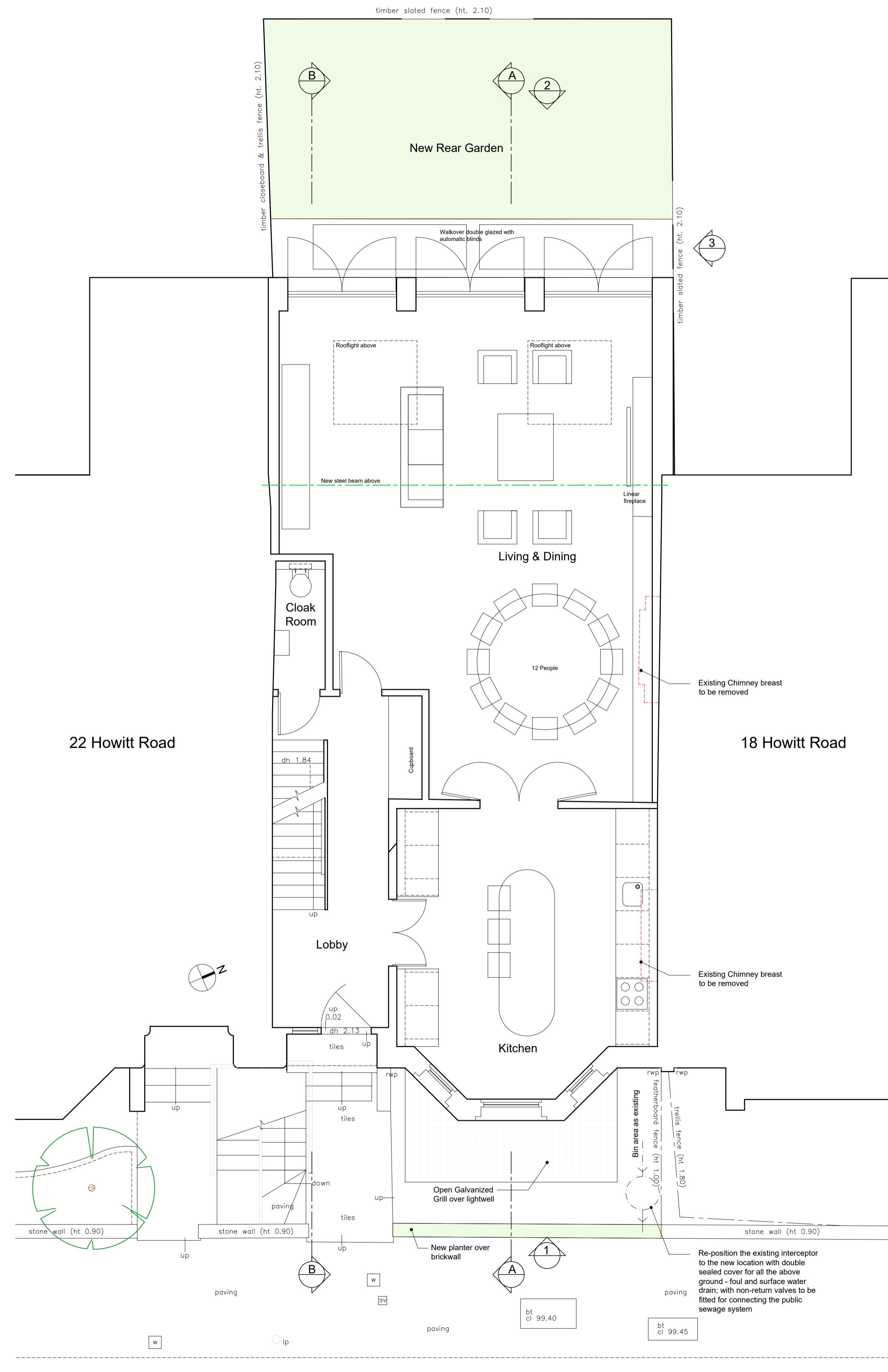
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 Project: **20 Howitt Road, London, NW3 4LL**  
 Dwg: **LOCATION PLAN, EXISTING SECTION B**

Dwg No: **522-E05**  
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Revision: -



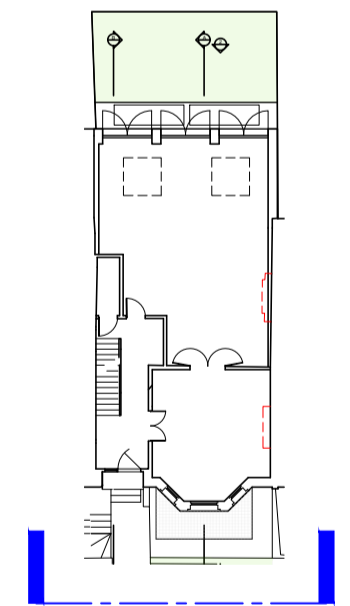
Location Plan Scale 1:1250



1 Proposed Ground Floor Plan 0 1 3m



2 Proposed Front Elevation 1 0 1 3m



**Planning**  
Revisions

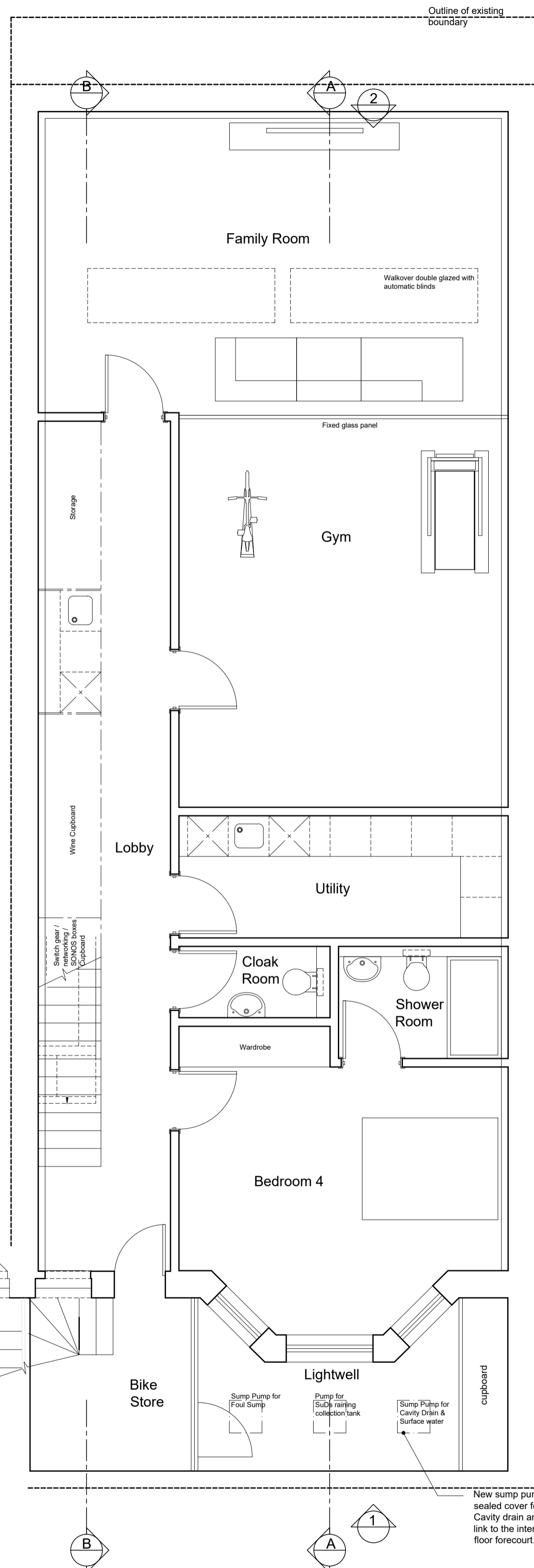
**Ko Architects**  
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T 020 8780 3397  
E postbox@koandpartners.co.uk

Client: **J Faith**  
Project: **20 Howitt Road, London, NW3 4LL**  
Dwg: **LOCATION PLAN, PROPOSED FRONT ELEVATION AND GROUND FLOOR PLANS**  
Dwg No: **522-A01** Revision: -  
Date: **FEB 2023**  
Scale: **1:50 @A1**





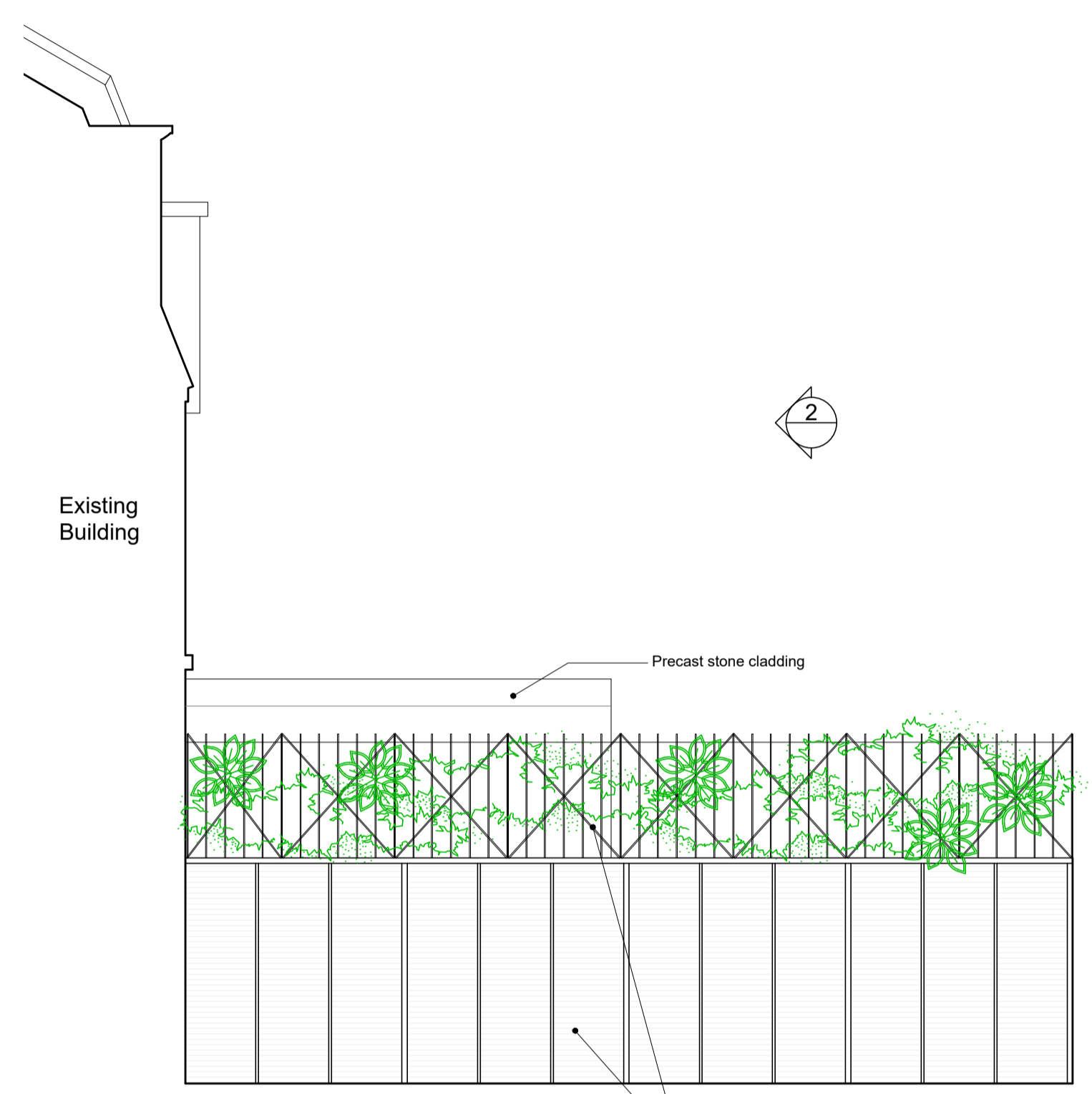
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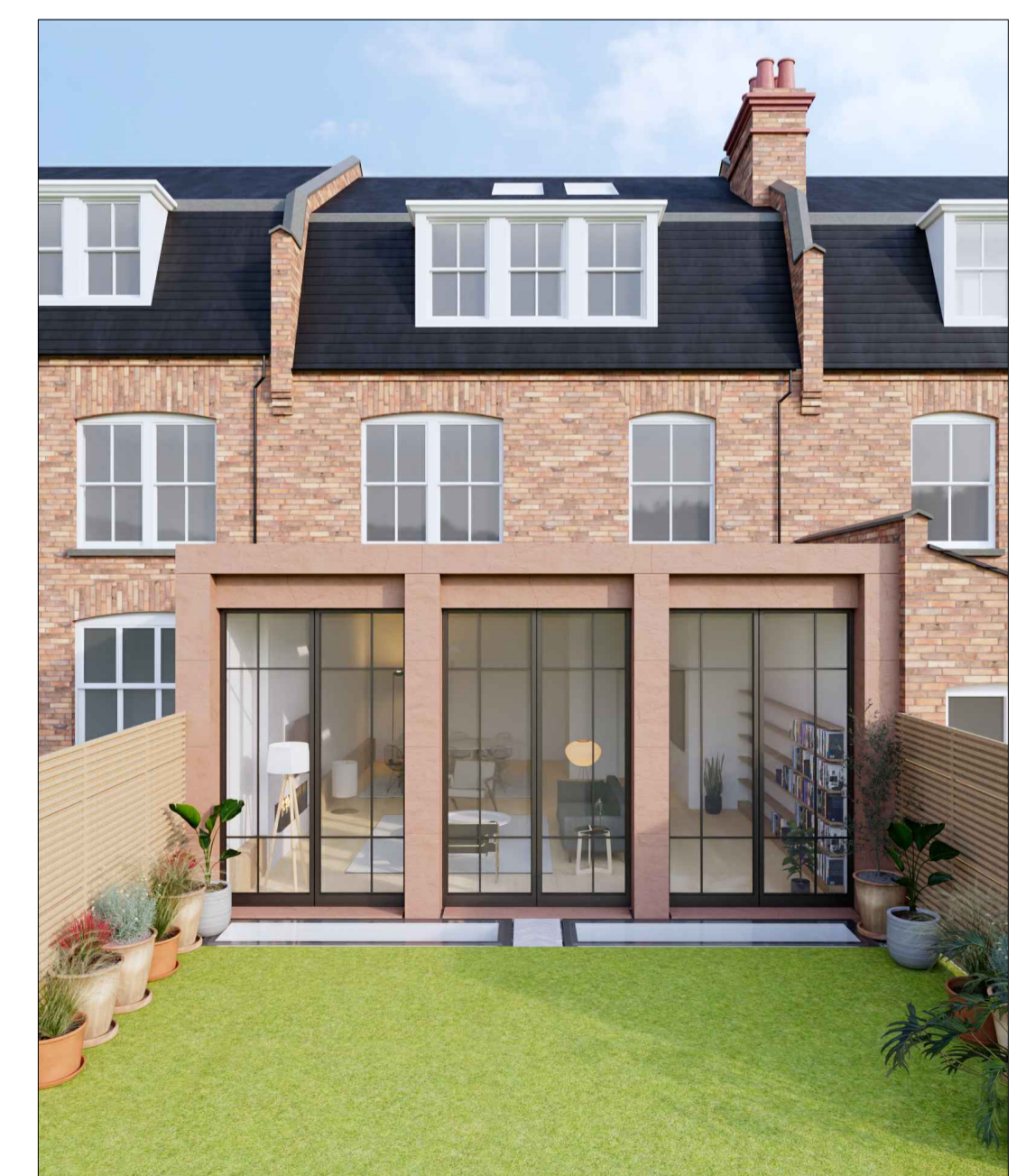
1 Proposed Basement Plan  
0 1 3m



2 Proposed Rear Elevation 2  
0 1 3m



3 Proposed Side Elevation 3  
0 1 3m



Artist Impression of Proposed Rear Extension

**Planning**  
Revisions

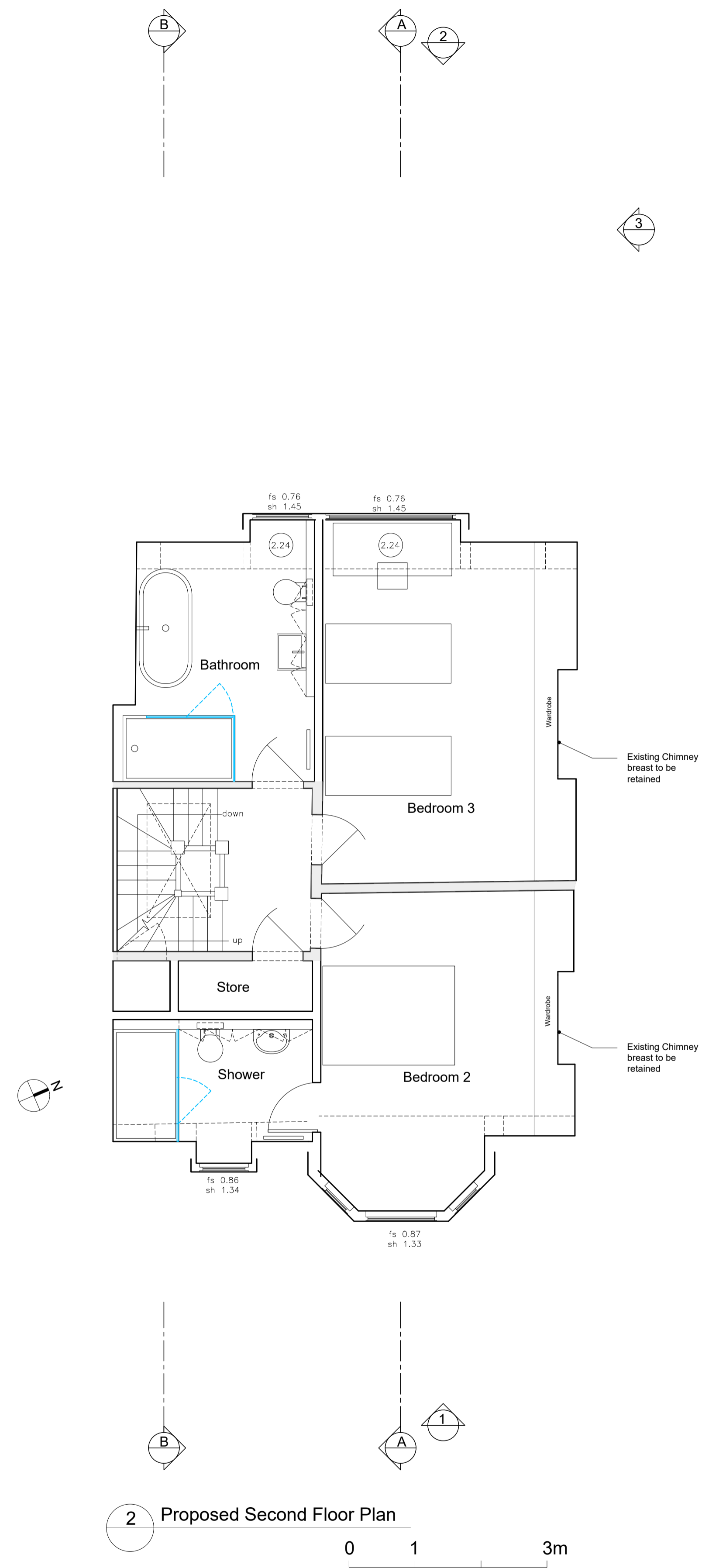
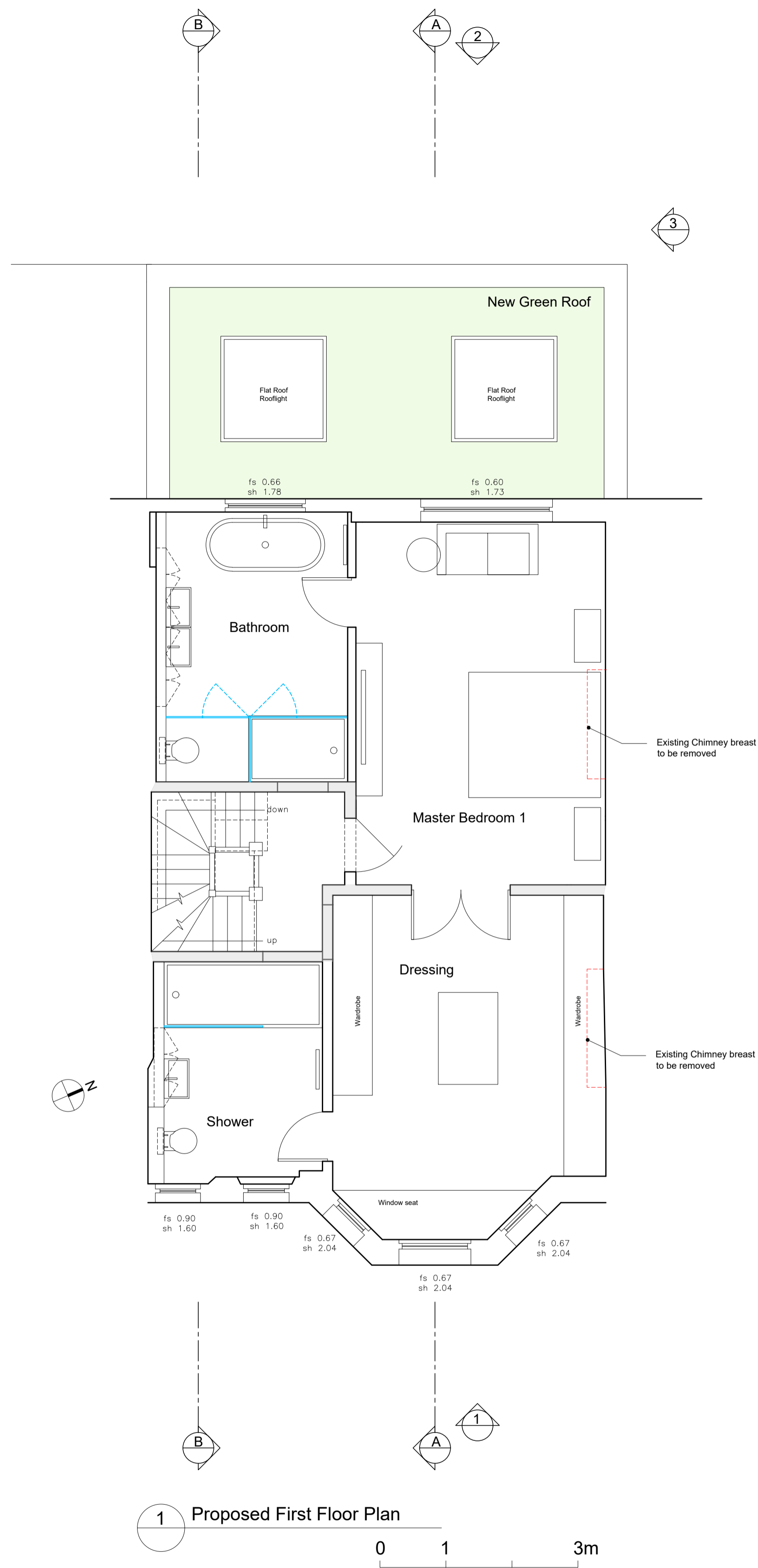
**Ko Architects**  
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Client: **J Faith**  
Project: **20 Howitt Road, London, NW3 4LL**  
Dwg: **LOCATION PLAN, PROPOSED REAR & SIDE ELEVATIONS AND BASEMENT PLAN**  
Dwg No: **522-A02** Revision: -  
Date: **FEB 2023**  
Scale: **1:50 @A1**





Location Plan Scale 1:1250



**Planning**

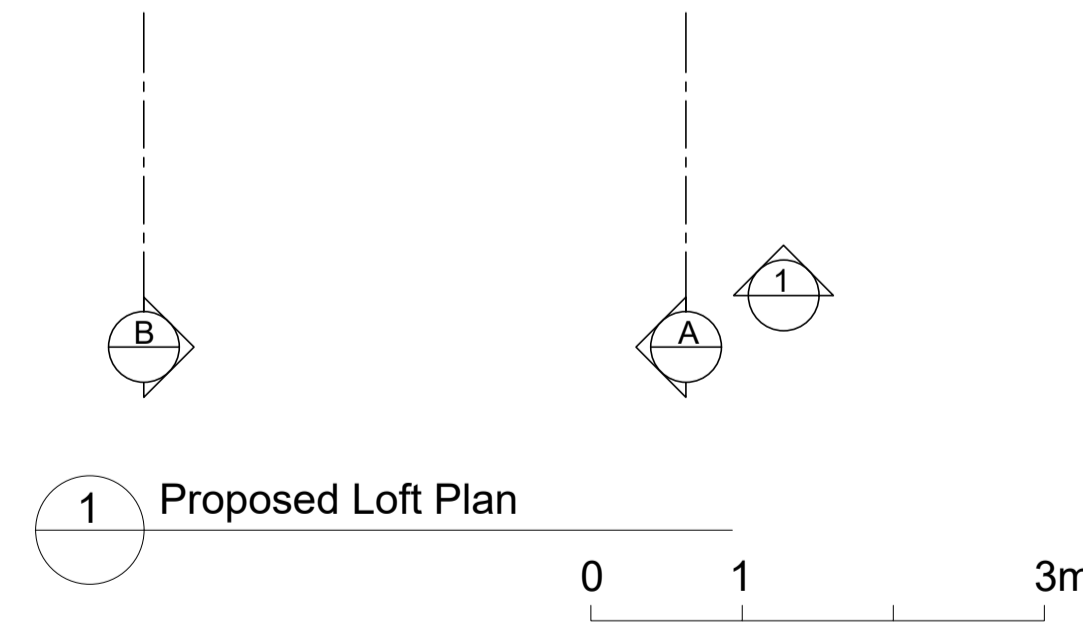
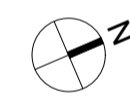
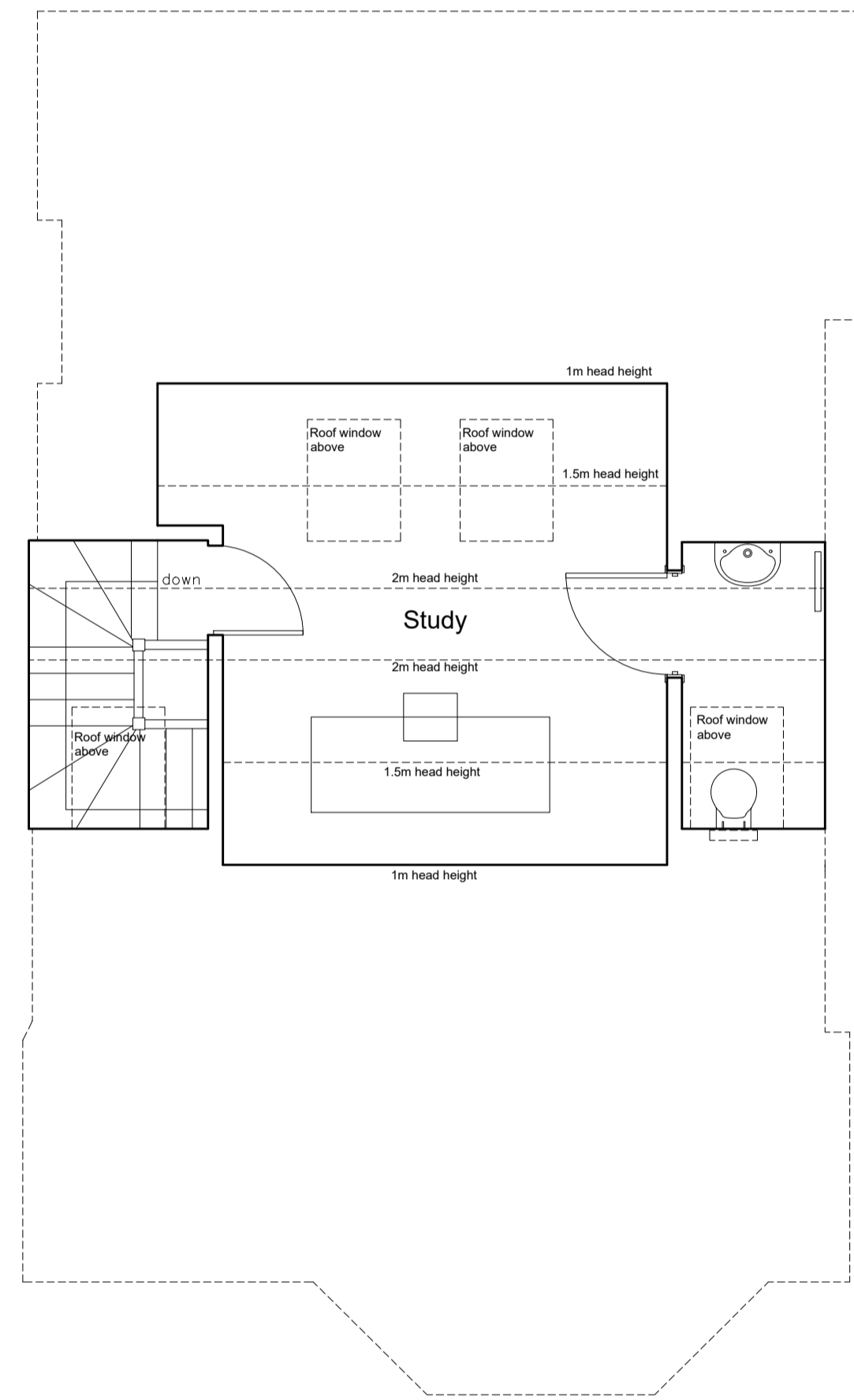
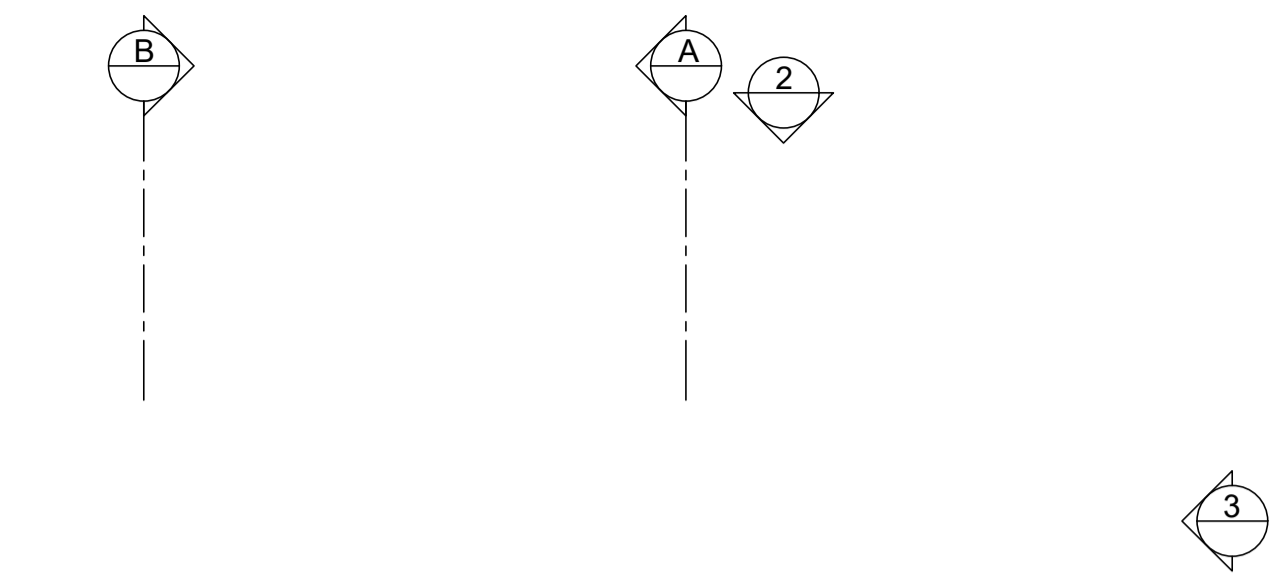
Revisions

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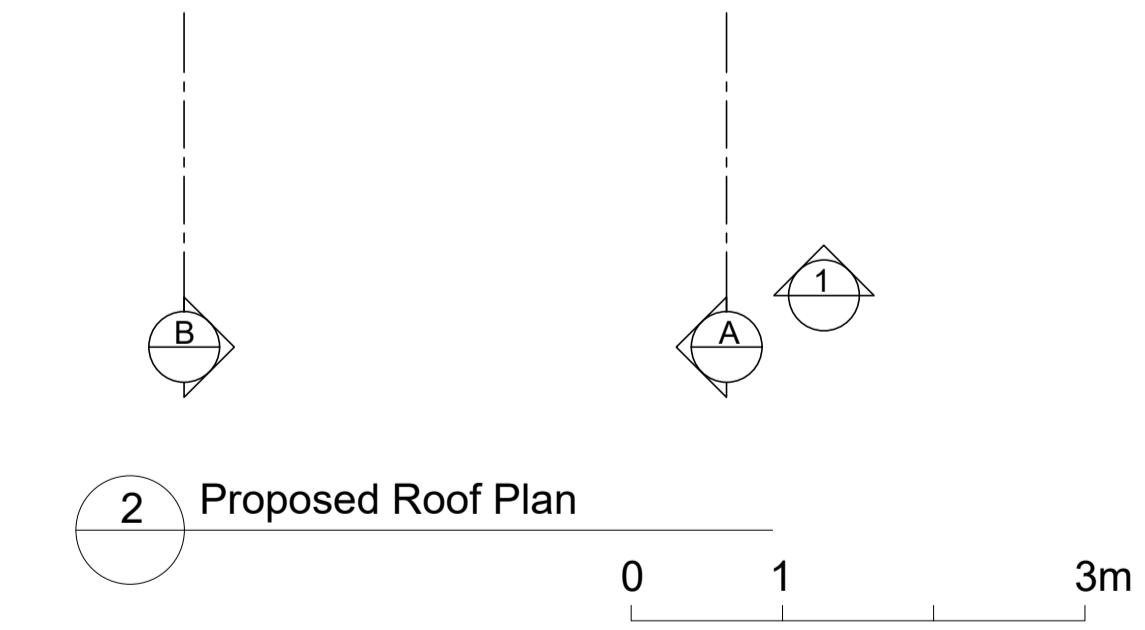
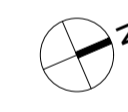
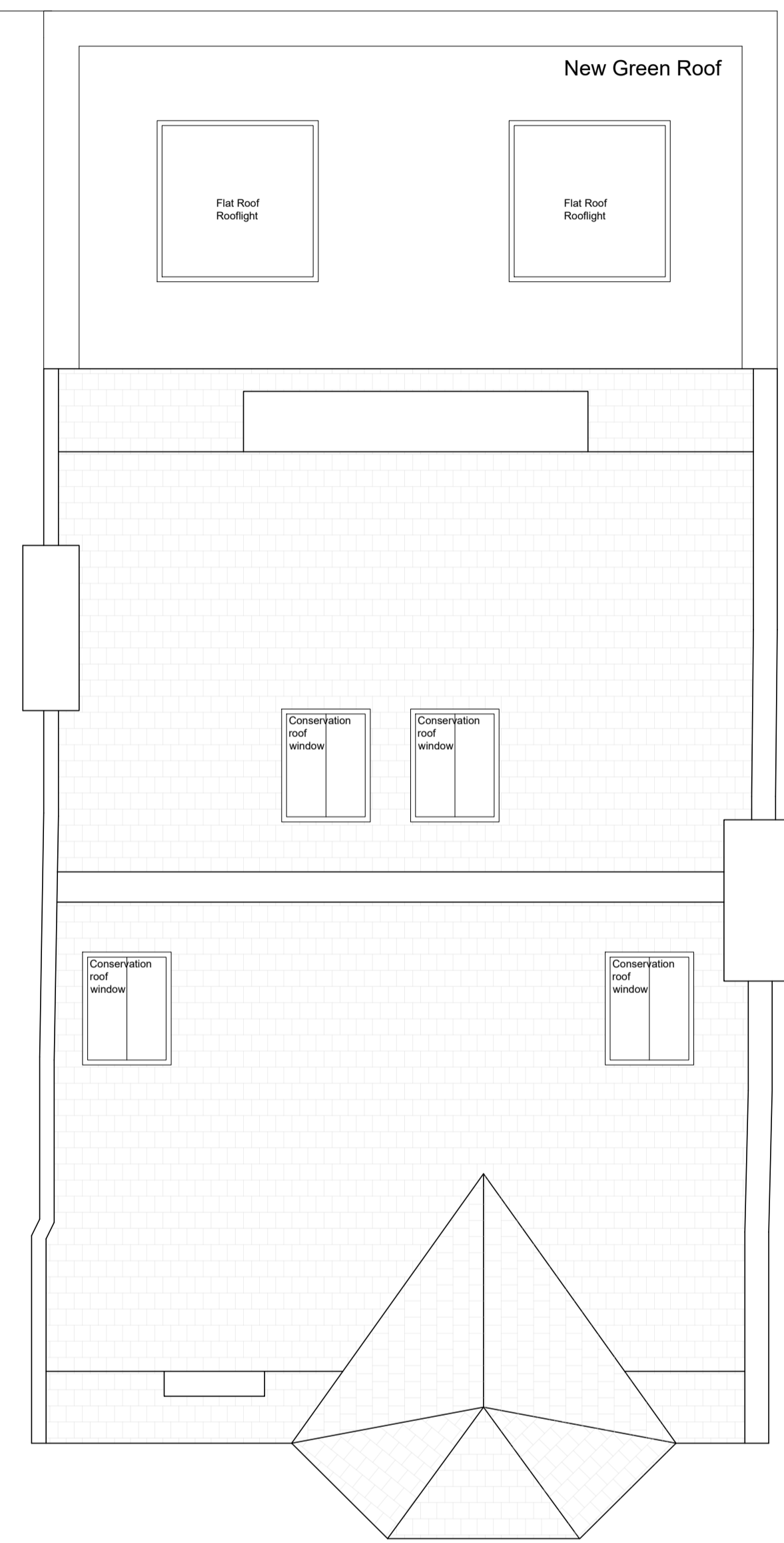
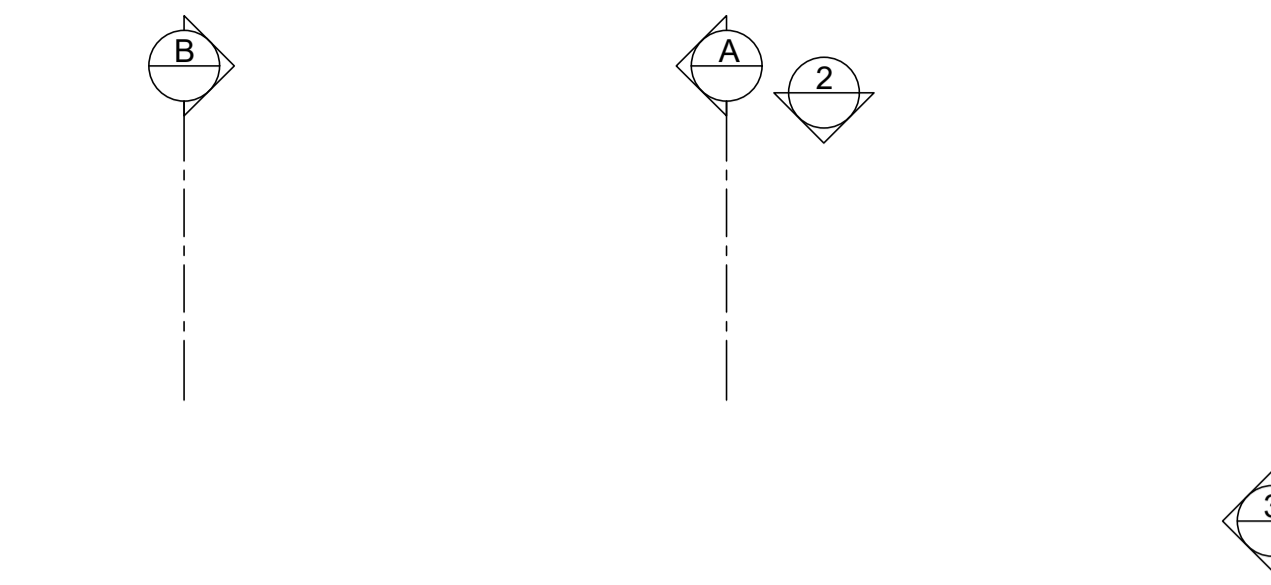
Client: **J Faith**  
 Project: **20 Howitt Road, London, NW3 4LL**  
 Dwg: **LOCATION PLAN, PROPOSED FIRST AND SECOND FLOOR PLANS**  
 Dwg No: **522-A03** Revision: -  
 Date: **FEB 2023**  
 Scale: **1:50 @A1**



Location Plan Scale 1:1250



1 Proposed Loft Plan



2 Proposed Roof Plan

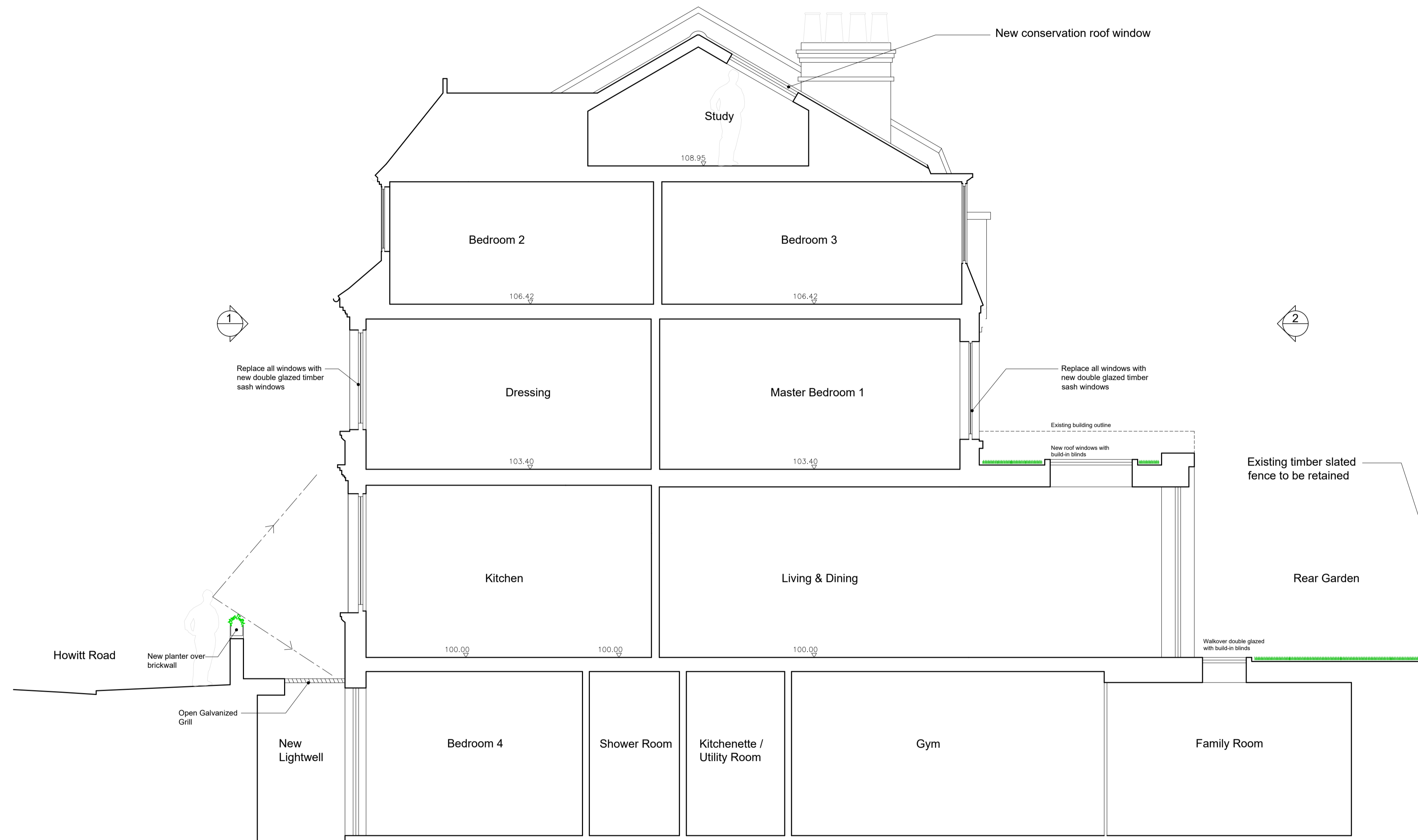
**Planning**  
Revisions

**Ko Architects**  
2/F, 7 Mulgrave Chambers  
26-28 Mulgrave Road | Sutton SM2 6LE  
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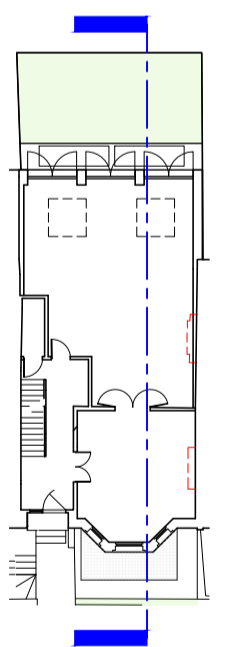
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Dwg: **LOCATION PLAN, PROPOSED LOFT FLOOR AND ROOF PLANS**  
Dwg No: **522-A04** Revision: -  
Date: **FEB 2023**  
Scale: **1:50 @A1**



Location Plan Scale 1:1250



1 Proposed Section A 0 1 3m



**Planning**

Revisions

**Ko Architects**  
 2/F, 7 Mulgrave Chambers  
 26-28 Mulgrave Road | Sutton SM2 6LE  
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 E postbox@koandpartners.co.uk

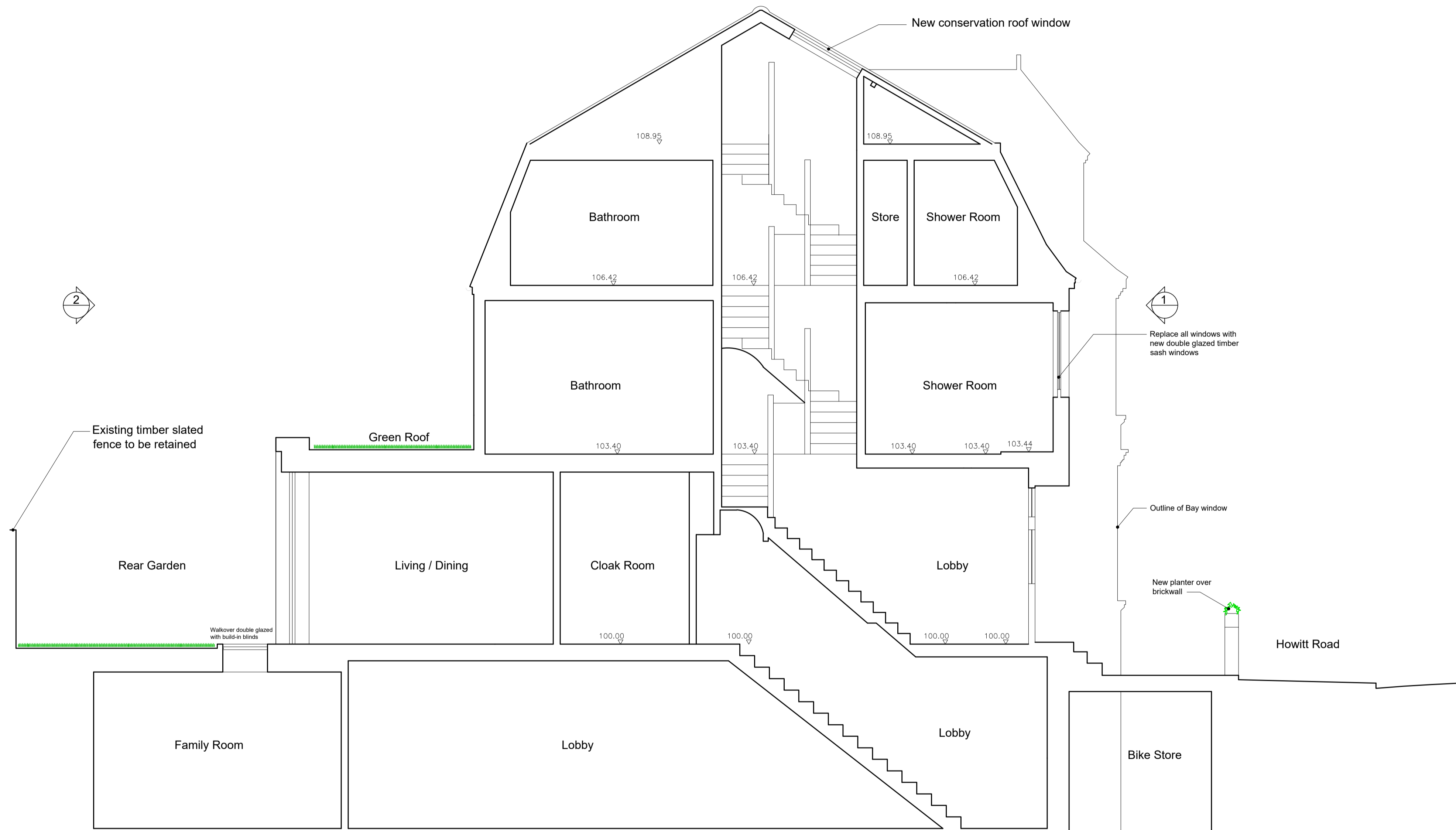
Client: **J Faith**  
 Project: **20 Howitt Road, London, NW3 4LL**  
 Dwg: **LOCATION PLAN, PROPOSED SECTION A**

Dwg No: **522-A05** Revision: -  
 Date: **FEB 2023**  
 Scale: **1:50 @A1**

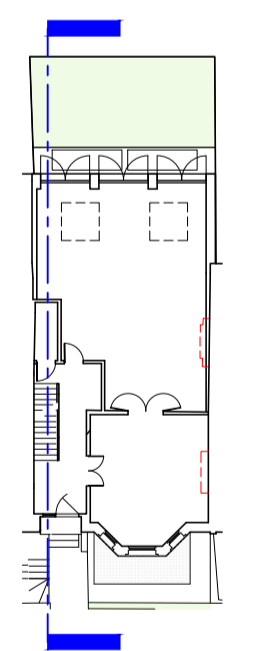




Location Plan Scale 1:1250



1 Proposed Section B

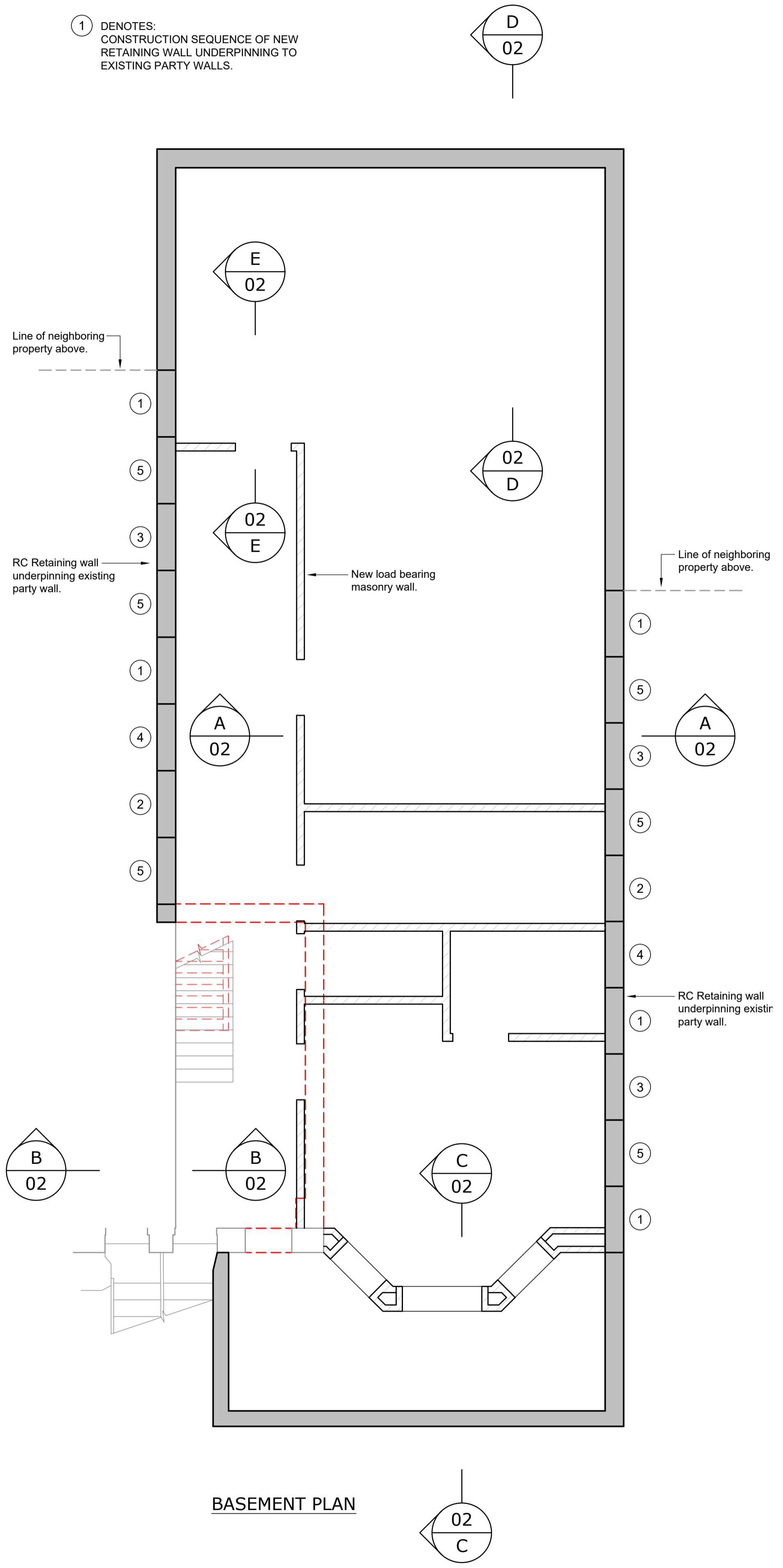


**Planning**  
Revisions

**Ko Architects**  
2/F, 7 Mulgrave Chambers  
26-28 Mulgrave Road | Sutton SM2 6LE  
T 020 8780 3397  
E postbox@koandpartners.co.uk

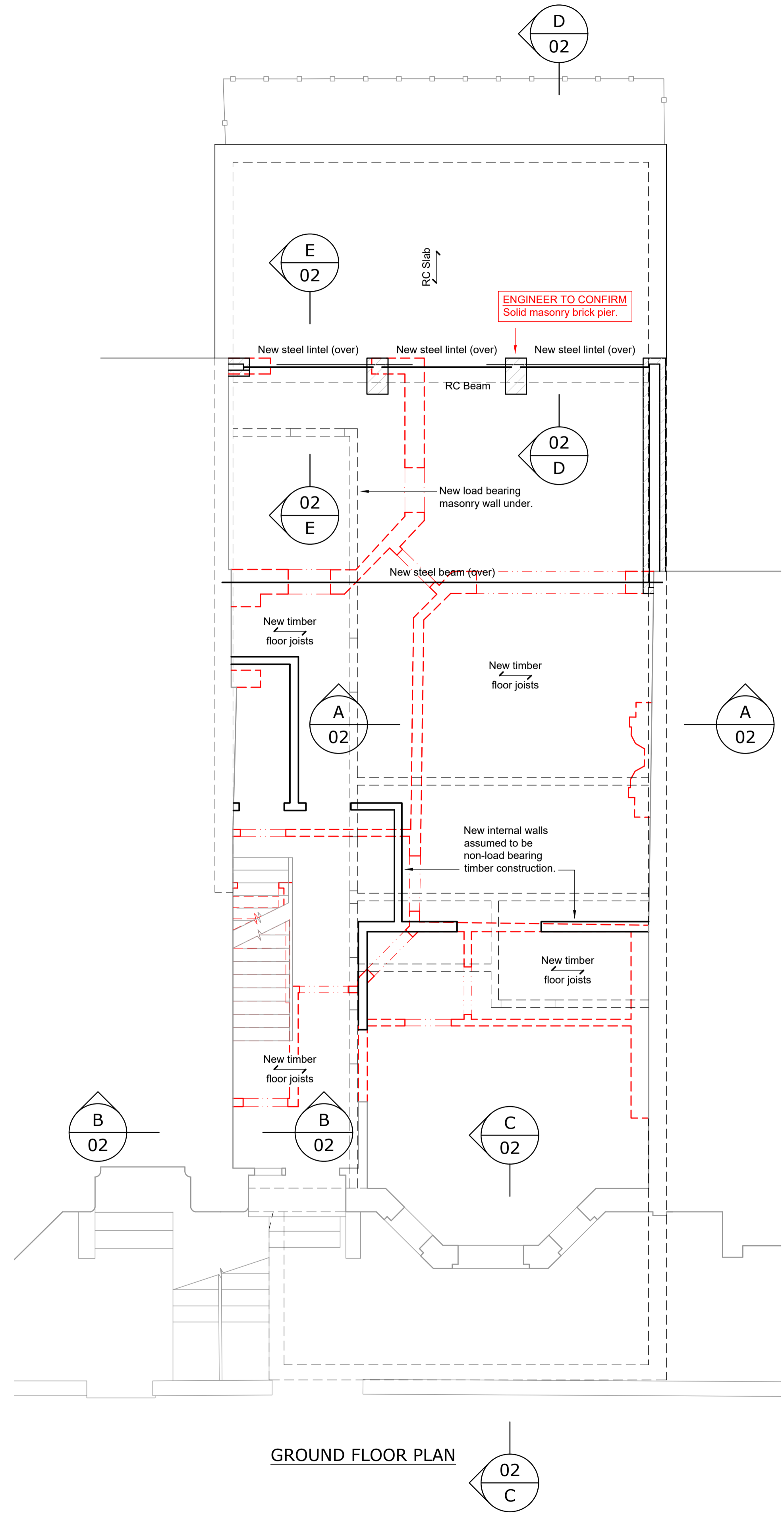
Client: **J Faith**  
Project: **20 Howitt Road, London, NW3 4LL**  
Dwg: **LOCATION PLAN, PROPOSED SECTION B**  
Dwg No: **522-A06** Revision: -  
Date: **FEB 2023**  
Scale: **1:50 @A1**

1 DENOTES CONSTRUCTION SEQUENCE OF NEW RETAINING WALL UNDERPINNING TO EXISTING PARTY WALLS.



BASEMENT PLAN

NOTE:  
CONSTRUCTION SEQUENCE AND DETAILS OF TEMPORARY PROPPING THROUGHOUT TO SUPPORT EXISTING BUILDING ABOVE IS TO BE DEVELOPED BY THE CONTRACTOR IN THEIR TEMPORARY WORKS DESIGN, FOR COMMENT BY BGC DURING THE WORK PLANNING PROCESS, WELL BEFORE CONSTRUCTION COMMENCES.



GROUND FLOOR PLAN

- GENERAL**
- Do not scale this drawing. Use figured dimensions only. Any dimensions taken from CAD files are to be verified against figured dimensions or by BGC.
  - This drawing must be read in conjunction with all relevant Architects, Engineers, Specialist Manufacturers and Contractors drawings and Specifications.
  - Any differences arising between these documents and/or variations between drawings and site conditions are to be referred to the Architect and Engineers.
  - All work is to be carried out in accordance with Health & Safety Regulations and to the full approval of the Planning Supervisor. The Contractor must check and verify all dimensions before commencing work and report any discrepancies to the Architect and Engineers.
  - The Contractor must check and verify all dimensions before commencing work and report any discrepancies to the Architect and Engineers.
  - The positions of services, plant or apparatus where shown on this drawing are indicative and reference should be made to the Specialist Consultants drawings for actual details.
  - The Contractor to take all necessary precautions to establish the location of buried services and obstructions prior to commencing excavations. All proprietary materials are to be installed in accordance with the manufacturers specification and recommendations.

- FOUNDATIONS & EXCAVATIONS**
- The Contractor must satisfy the Engineer and Local Authority that the ground at foundation level has an allowable bearing pressure of not less than 100 kN/m<sup>2</sup>. Foundations will be taken down to virgin ground as directed by Building Control or Engineer, but not less than 1.00m below existing or new ground level whichever is the lower. Where foundations are in clay soils and within the zone of influence of trees the depths are to be in accordance with N.H.B.C. guidelines 'Building Near Trees'. Where available, reference must be made to the soil report. All excavations are to be kept dry and the bottom of excavations for foundations must be protected from weathering.

- CONCRETE**
- Concrete grade to be RC28/35.

- STEELWORK**
- All steelwork is to be in accordance with BS EN 1993 Eurocode 3.
  - All steelwork to be grade S355.
  - No steelwork is to be ordered until the existing structure has been verified following the initial strip out.
  - Prior to fabrication of the structural steelwork, the Contractor is to carry out a dimensional survey to facilitate the preparation of workshop drawings and erection. Fabrication details are to be submitted to the Engineer for comment.
  - All connections are to be designed by the fabricator to the loads shown and submitted with drawings to the Engineer for comment. All bolted connections to have a minimum of 4No. Grade 8.8 Sheradised bolts and not less than M16 diameter.
  - Prior to erection, all steelwork is to be blast cleaned to SA2½. Internal steelwork is to be given 1 coat H.B. zinc phosphate primer, dry film thickness 80 microns. All External steelwork and steelwork built into cavity walls, is to be Galvanised unless otherwise specified by the Engineer.
  - Where specified fire protection to be a minimum of 1 hour achieved by either:-  
a) Intumescent paint or  
b) Proprietary boarding (fixed in accordance with the manufacturers details)  
All subject to the Architects details/specification.
  - All connections to be designed for min 80KN shear and 75KN tension U.N.O.

- TIMBER**
- All timber to be min strength C24 and tanalised as a min treatment against infestation and rot.
  - Timber strutting is to be provided at mid span for spans of over 2m to 4.5m. At spans of over 4.5 m 2 rows of strutting to be provided at equal spacing.
  - Timber embedded into external walls to be provided with protective caps.
  - Where timbers are notched for services the notch is not to exceed a depth of 25mm from the top of joist and no more than 500mm from a support.
  - All strapping and fixing to walls to be in accordance with building regulations and approved by engineer or building control inspection prior to wall and ceiling finishes being applied.

P1	Preliminary information	23.01.23
Rev.	Revision Description.	Date

**bg** Baxter Glaysher Consulting  
Civil and Structural Engineers  
33-35 Bell Street  
Reigate  
Surrey  
RH2 7AW  
Tel.: 01737 240241  
Email: contact@bg-consulting.co.uk

Client  
**J. FAITH**

Project  
**20 HOWITT ROAD, NW3 4LL  
NEW BASEMENT**

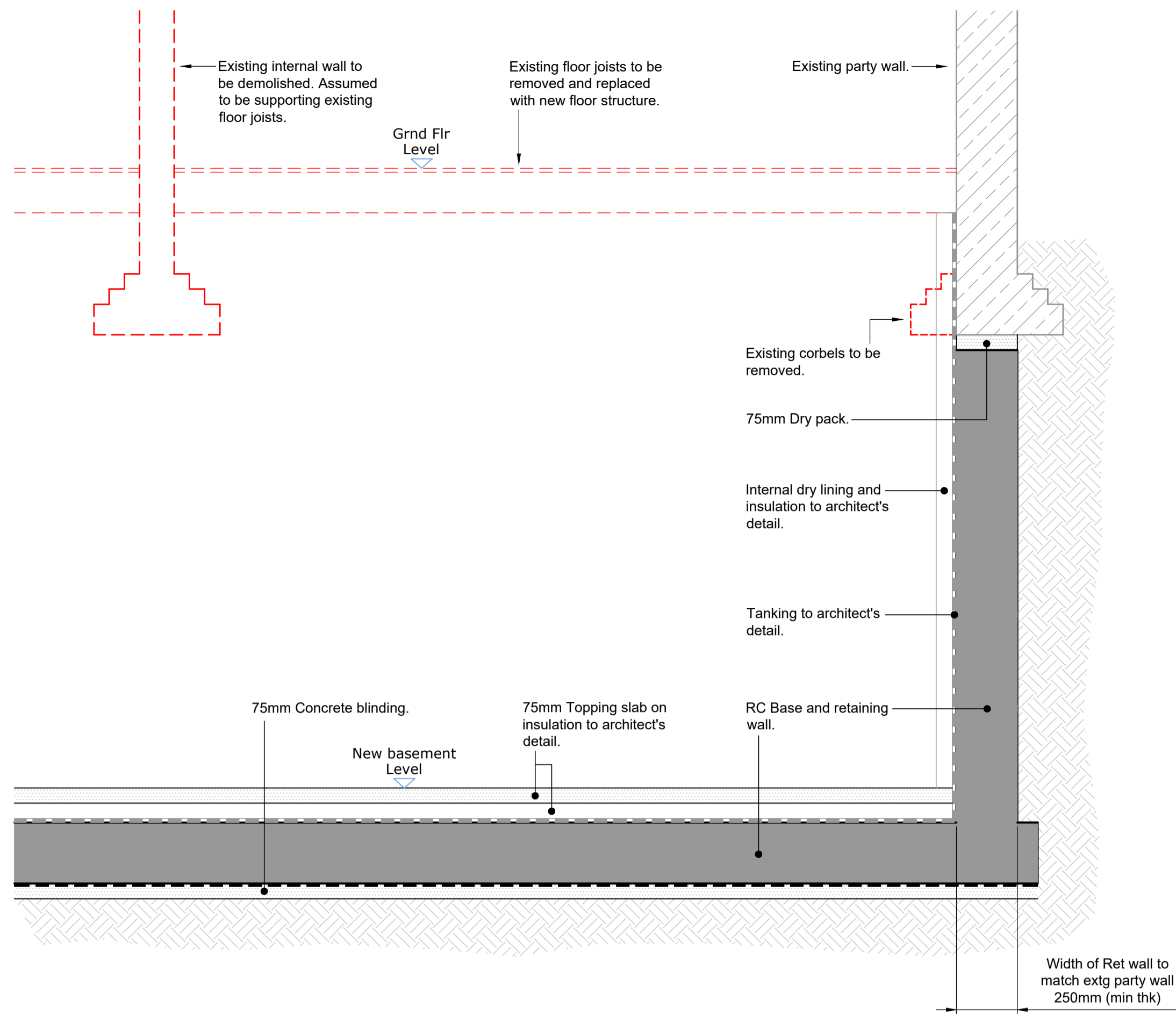
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PLANS**

Drawn RGF	Checked -	Approved -	Contract / Drawing No. 222162/01	Rev. P1
Date Dec' 22	Scale @ A1 1:50			

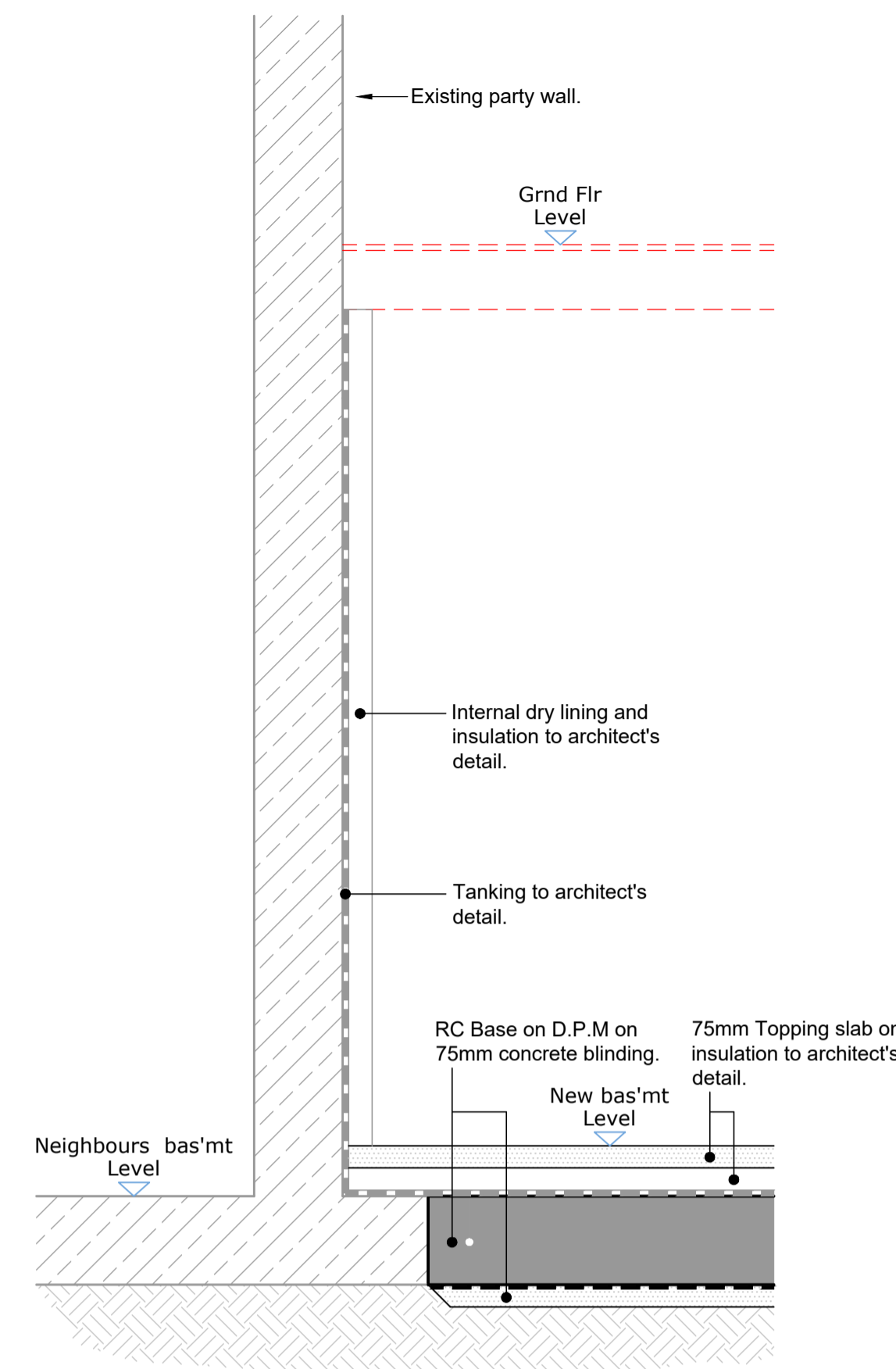
**Baxter Glaysher Consulting Ltd**

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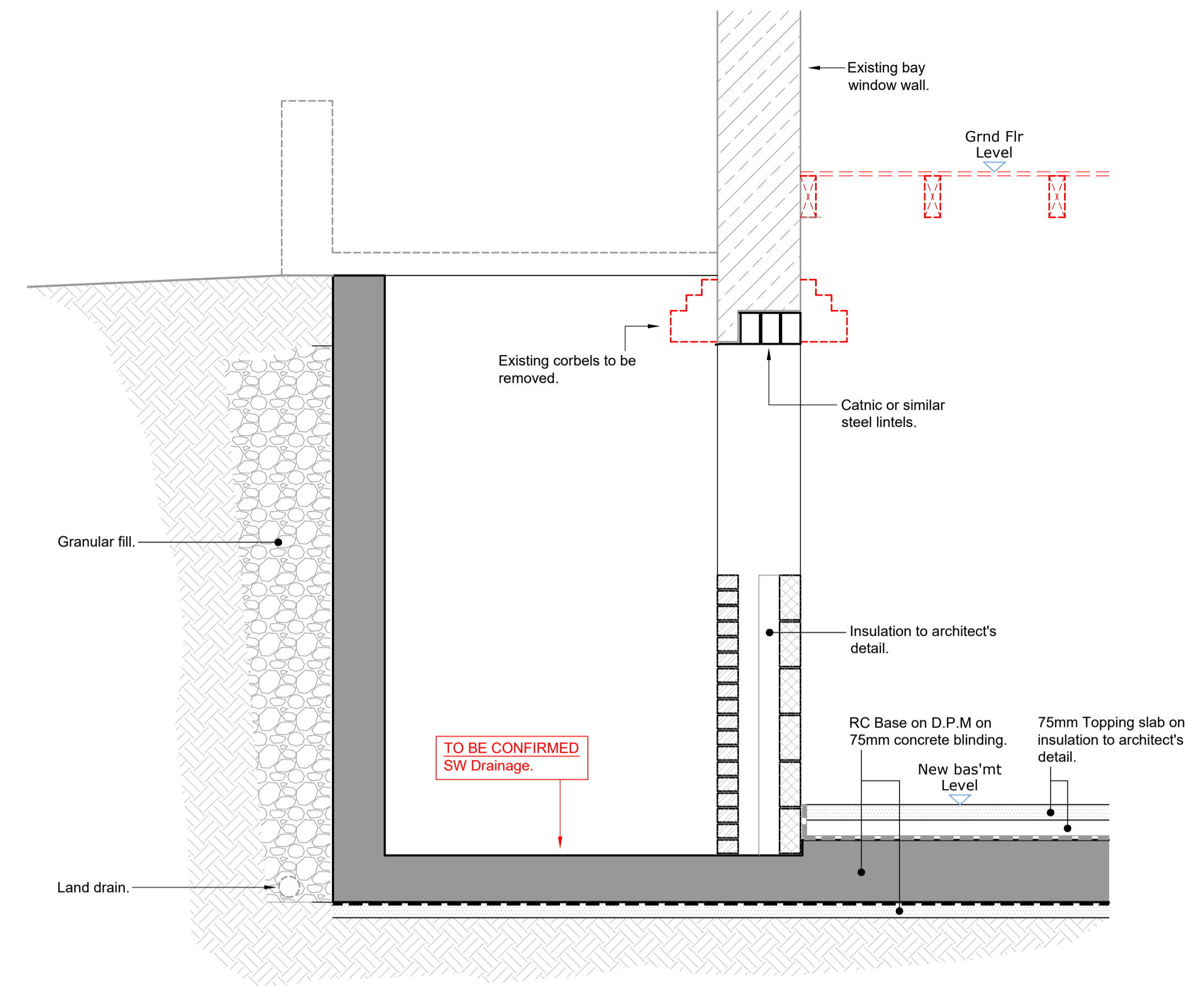




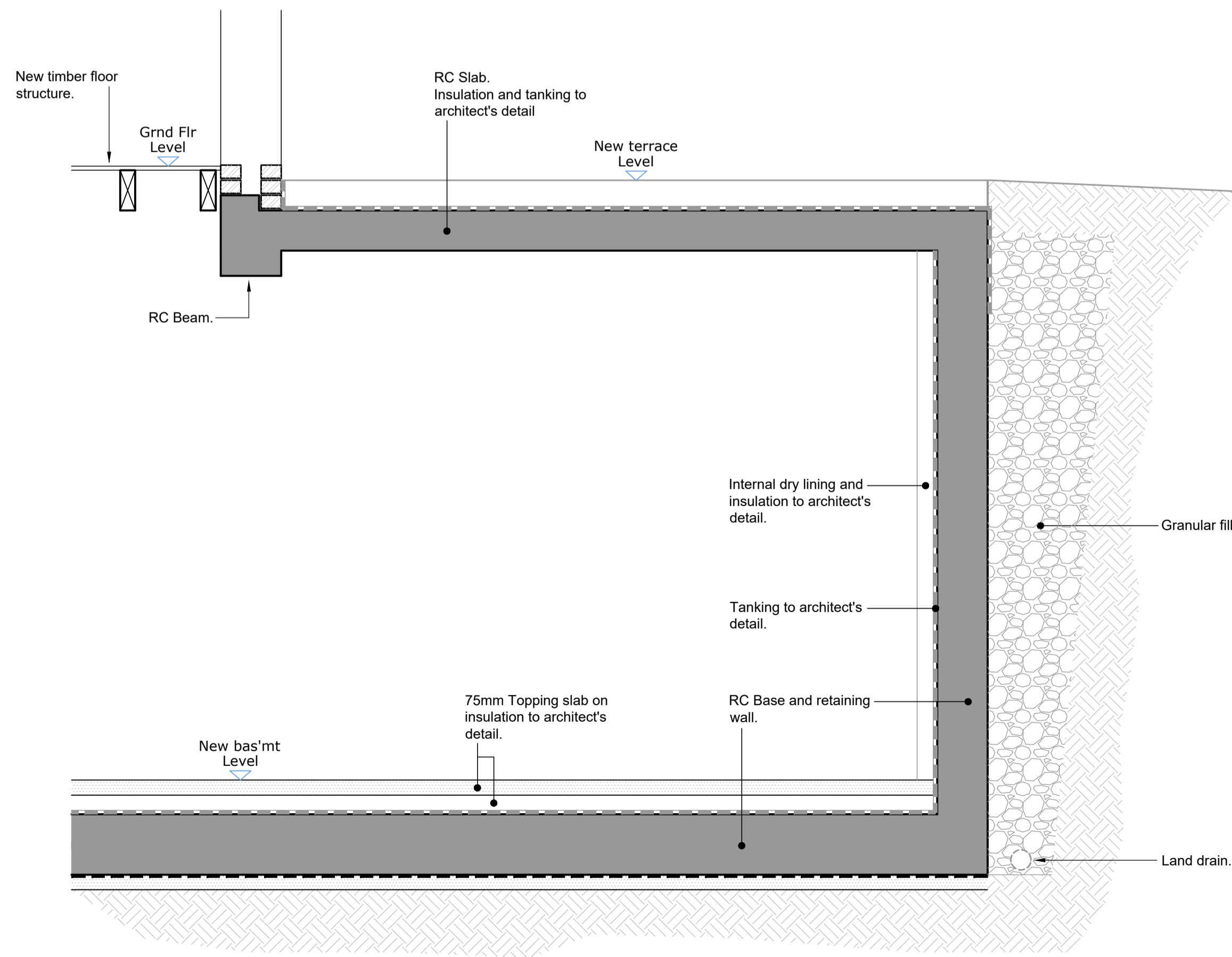
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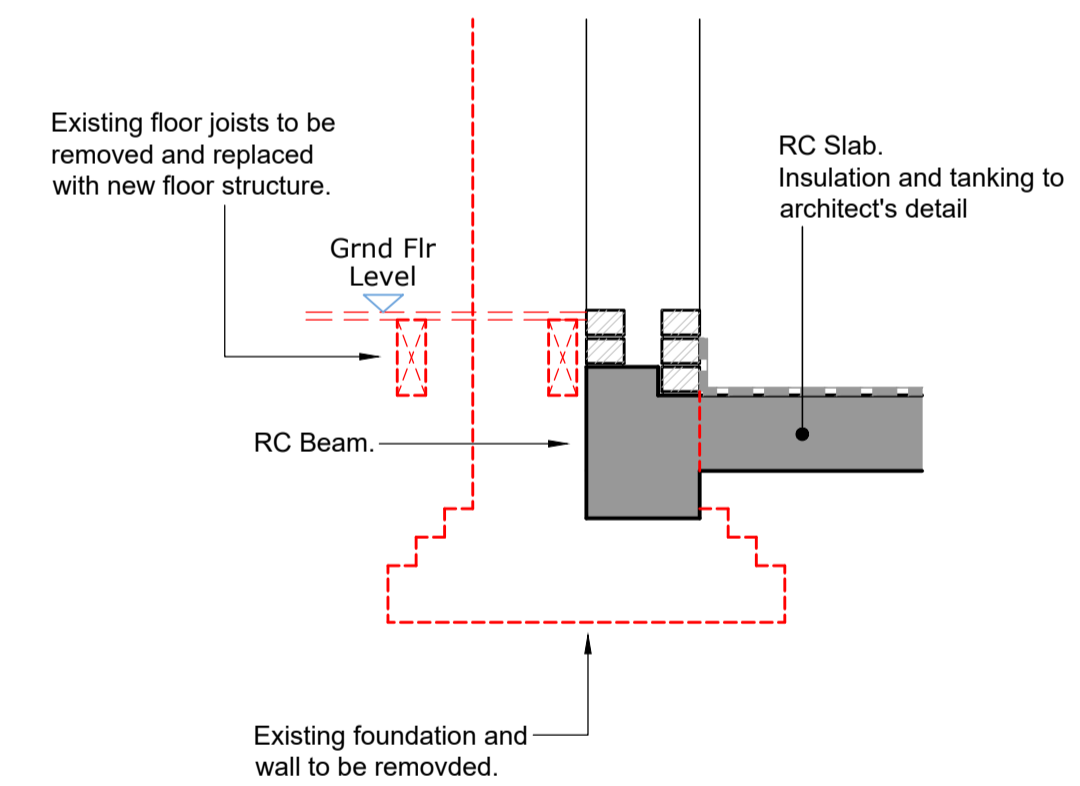
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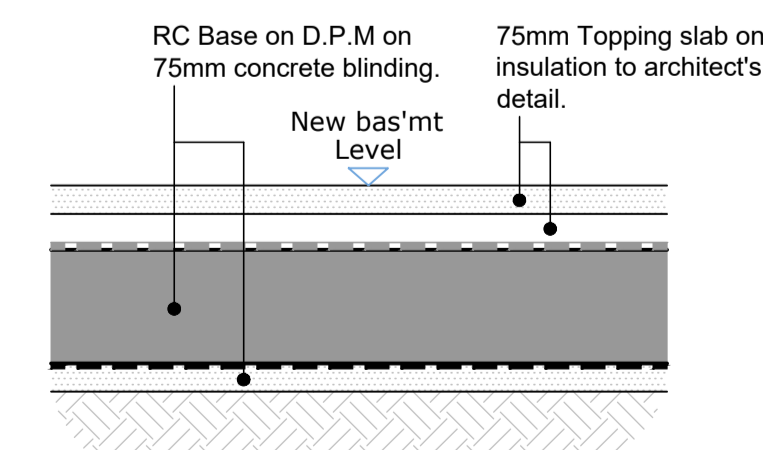
SECTION C-C



SECTION D-D



SECTION E-E



P1	Preliminary information	23.01.23
Rev.	Revision Description	Date
 <b>Baxter Glaysher Consulting</b> Civil and Structural Engineers 33-35 Bell Street Reigate Surrey RH2 7AW Tel.: 01737 240241 Email: contact@bg-consulting.co.uk		
Client		
J. FAITH		
Project		
20 HOWITT ROAD, NW3 4LL NEW BASEMENT		
Drawing Title		
BASEMENT & GROUND SECTIONS		
Drawn	Checked	Approved
RGF	-	-
Date	Scale @ A1	Contract / Drawing No.
Dec' 22	1:20	222162/02
		Rev.
		P1
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