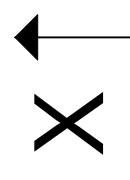


- EXISTING SPACES**
1. Entry Hall
  2. Study
  3. Sitting Room
  4. Dining Room
  5. Cloaks
  6. Utility
  7. Kitchen
  8. Breakfast
  9. Patio
  10. Bathroom
  11. Bedroom 1
  12. Ensuite
  13. Bedroom 2
  14. Bedroom 3.

**KEY**

- |         |                      |
|---------|----------------------|
| SH      | SILL HEIGHT          |
| OH      | OPENING HEIGHT       |
| C       | CEILING HEIGHT       |
| BH      | BEAM HEIGHT          |
| FFL     | FINISHED FLOOR LEVEL |
| RWP     | RAIN WATER PIPE      |
| SVP     | SOIL VENT PIPE       |
| UP190   | STEP                 |
| UP      | STAIRWELL, STAIRCASE |
| ↘       | CEILING FALL         |
| ↙       | SURFACE FALL         |
| ↘       | ROOF FALL            |
| 2.000 m | ELEVATION HEIGHT     |



229 Richmond Road

NOTE A: Assumed drainage runs shown, contractor to check on site and verify depths and directions.

NOTE B: Existing foundations to be exposed and checked for adequacy where surcharged, prior to construction commencing. Contractor to liaise with the acting Structural Engineer for verification of existing condition and proposed structural design.

NOTE C: Contractor to verify position/location of existing gas and electrical meters, electrical consumer unit, stop cock and incoming water supply. Test existing water pressure.

**EXISTING ITEMS TO BE SET ASIDE FOR REUSE OR CLIENT DISPOSAL**

- All radiators
- All internal doors and ironmongery
- Appliances and White Goods
- Sanitary and Tap ware
- Other (to be verified prior to commencement)

\*If in doubt ask the client prior to discarding

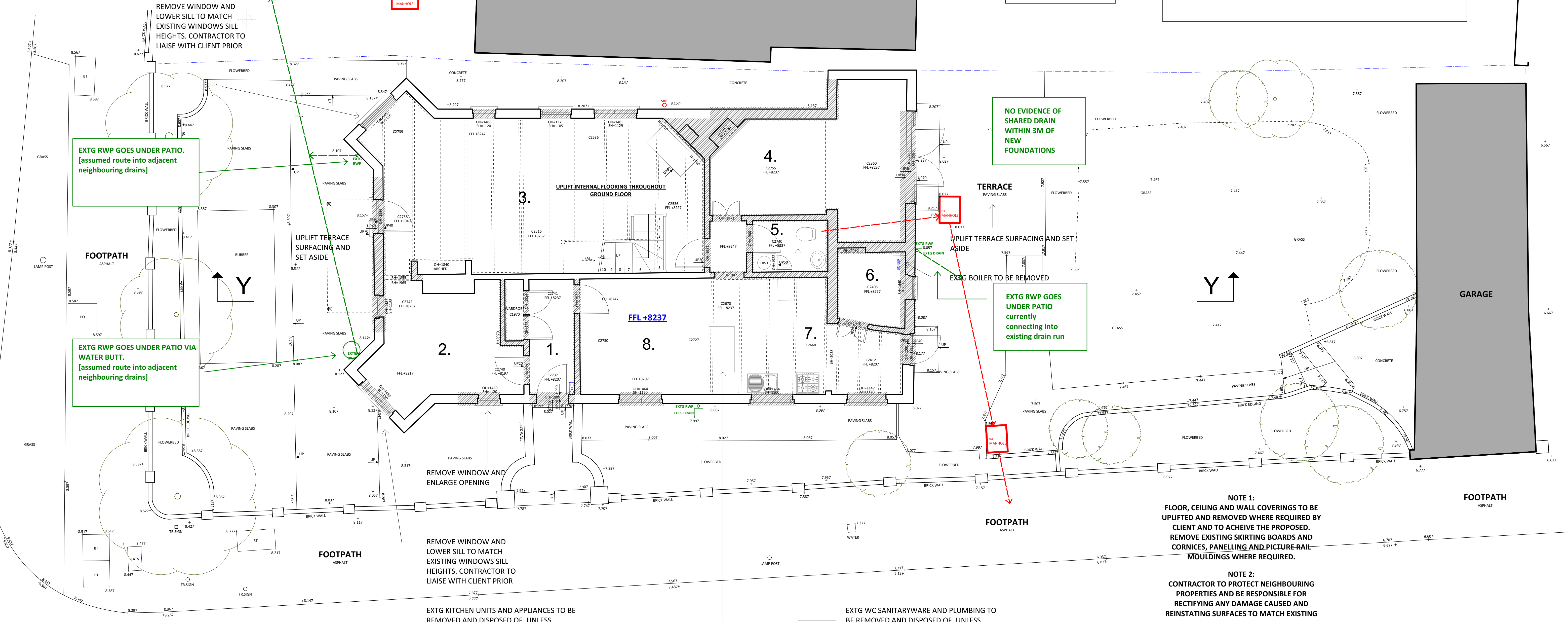
- GENERAL DEMOLITION NOTES:**
1. Before starting work Main Contractor to check and mark positions of all services. Where existing positions are not shown on architectural drawings main contractor is to obtain relevant detail from service authorities, statutory undertakers or other owners.
  2. Demolition to BS 6187 Code of Practice for Demolition
  3. Completely remove all walls, roof and floors and ground floor slab, as indicated to achieve proposed scheme: break up and remove from site to the satisfaction of the council.
  4. Method of temporary works during demolition to be to contractor's design. Contractor to liaise with Structural Engineer and DS for approval if required.
  5. Contractor to be responsible for locating all existing meters, gas and electrical, CU's, water storage, water supply, drainage runs, soakaways and other services prior. Strip back and cap off as required.
  6. Site Preparation: Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.
  7. New structure (including foundations, beams, walls and lintels carrying loads) are to be designed by a Structural Engineer and checked prior to commencement of work, or as required by the Building Control Officer.
  8. Contractor to include in price for all temporary propping works, carting away, LA licences, protection hoarding and scaffolding as required for duration of works.
  9. Set aside, appliances, internal doors and ironmongery, and any other item/material the client stipulates, and/or as required for client reuse, where applicable. If in doubt, check and verify with client before discarding.
  10. Retain all architraves and door linings, and picture rails, where possible and practical. Repair only for rehanging where indicated. Allow to rub down and redecorate.

EXTG RWP GOES UNDER PATIO. [assumed route into adjacent neighbouring drains]

EXTG RWP GOES UNDER PATIO VIA WATER BUTT. [assumed route into adjacent neighbouring drains]

NO EVIDENCE OF SHARED DRAIN WITHIN 3M OF NEW FOUNDATIONS

EXTG RWP GOES UNDER PATIO currently connecting into existing drain run



**NOTE 1:** FLOOR, CEILING AND WALL COVERINGS TO BE UPLIFTED AND REMOVED WHERE REQUIRED BY CLIENT AND TO ACHIEVE THE PROPOSED. REMOVE EXISTING SKIRTING BOARDS AND CORNICES, PANNELLING AND PICTURE RAIL MOULDINGS WHERE REQUIRED.

**NOTE 2:** CONTRACTOR TO PROTECT NEIGHBOURING PROPERTIES AND BE RESPONSIBLE FOR RECTIFYING ANY DAMAGE CAUSED AND REINSTATING SURFACES TO MATCH EXISTING

**NOTE 3:** CONTRACTOR TO VERIFY POSITION/LOCATION OF UNDERGROUND DRAINAGE PRIOR. ADOPTED DRAINAGE FOUND WITHIN 3M OF BUILDING WORK REQUIRES NOTIFICATION TO THE APPROPRIATE UTILITY FOR PRIOR APPROVAL. CONTRACTORS PLUMBING AND DRAINAGE DESIGN TO ADHERE TO CONDITION 5 OF THE PLANNING APPROVAL

building regulation purposes for construction



+44 (0) 2033 552826 www.monumentarchitecture.com

NOTE: In accordance with the requirements of the CDM Regulations 2015 the following significant residual hazards have not been designed out of this project and must be taken into consideration by contractors planning to undertake the works shown on this drawing.

- \* SUBJECT TO THE PLANNING APPROVAL + RELEVANT CONDITIONS
- \* SUBJECT TO BUILDING CONTROL CHECK AND APPROVAL
- \* SUBJECT TO ANY RELEVANT PARTY WALL AWARD
- \* SUBJECT TO THAMES WATER BUILD OVER AGREEMENT
- \* SUBJECT TO STRUCTURAL DESIGN

All dimensions in millimetres.  
Do not scale. Use figured dimensions only. Scale for planning purposes.  
All dimensions to be checked on site.  
All omissions and discrepancies to be reported to the designer immediately.  
The copyright of this drawing is held by Monument Architecture & Design Ltd. No unauthorised use or copies are permitted without our consent.

STATUS:  
BUILDING REGULATIONS

SCALE:  
1 : 50 @ A1 | 1 : 100 @ A3

DATE:  
JULY 2021

PROJECT #:  
2021 | 00278

DRAWING TITLE:  
EXISTING GROUND FLOOR PLAN

PROJECT TITLE:  
58 Albany Park Road, KINGSTON, KT2 5SU

DRAWING #:  
00278\_58APR\_A02.1

REVISION:  
REV A: LEVELS REVISED TO ADD 24.03.22  
REV B: REVISED FOR PLANNING APP. 03.05.22  
REV C: PIV INFORMATION. 24.02.23  
REV D: BRIGGS ISSUE. 07.03.23  
REV E: EXISTING DRAIN RUNS ADDED 05.04.24  
REV F: EXISTING DRAIN RUNS AMENDED 12.04.24

F