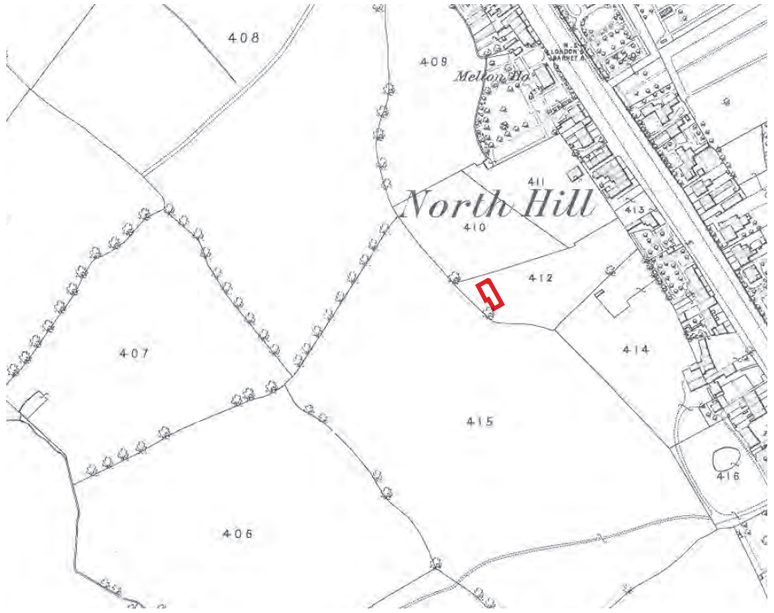
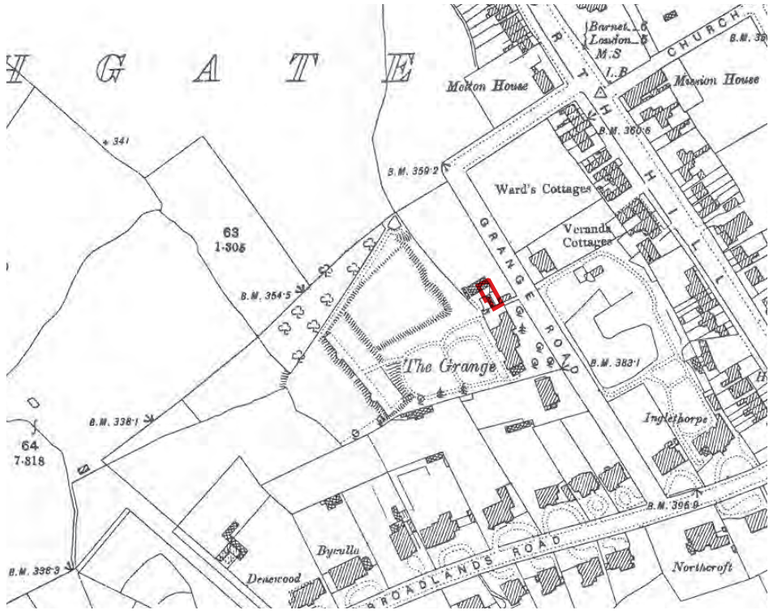
Appendix A
Geology and Hydrology Drawings



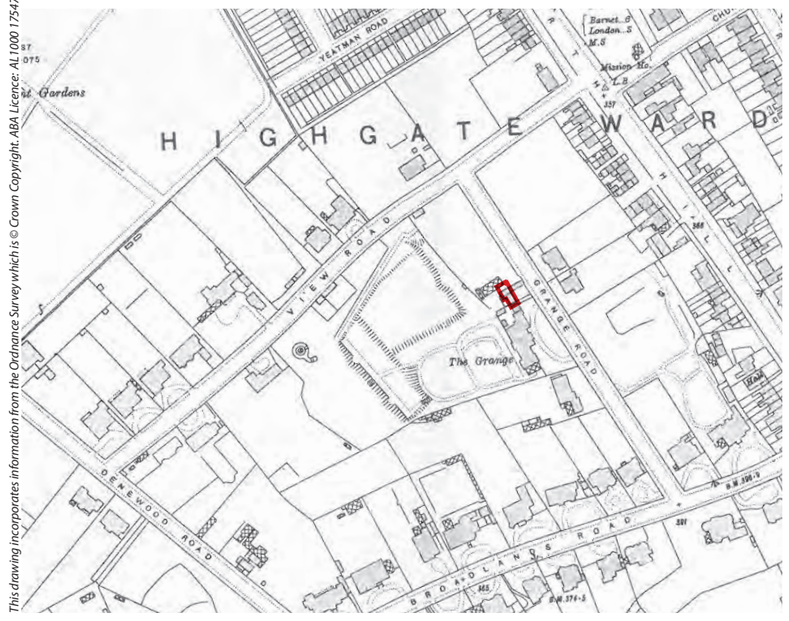
1869

The site sits within the vicinity of North Hill, located West of North Road which is already relatively established with small-medium scale residential developments. Generally larger houses are situated away from North Hill and Archway Road, within the fields that make up the majority of the surrounding area. The site is undeveloped.



1894

There has been some medium density development to the area around the site, including the formation of Grange Road. A notable house, The Grange, has been constructed to the West of the road, reportedly under the direction of architect John Groom. The original section of 8 Grange Road is understood to have comprised the gardeners cottage of this estate.



1913

Widespread development of the surrounding area has taken place, notably the formation of Derewood Road and View Road to the West and North of the site respectively. The Grange appears to remain in place as a single property although it is likely that remodelling works were carried out with the development of other houses along Grange Road.



2010

The Grange is no longer a single property and appears to have been divided into separate residences between No. 8 to No. 16. No. 8 has been extended to the North and West and now shares a party wall with No. 6a. Extensive refurbishment works are also taking place at No. 10, including front and rear extensions. A number of buildings along Grange Road are understood to have basement levels.

Notes

1. This drawing is to be read in conjunction with all other relevant architects and engineers drawings
2. This drawing shows extracts from historical maps from the dates shown
3. **Key**

   Site

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8 GRANGE ROAD, HIGHGATE

SUMMARY OF HISTORICAL DEVELOPMENT IN THE AREA

1675/100/001

NOVEMBER 2014 | Alan Baxter

N

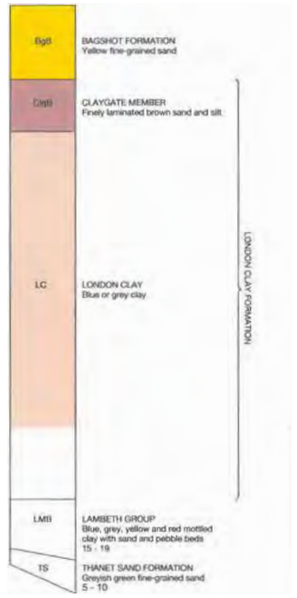
Notes

1. This drawing is to be read in conjunction with all other relevant architects and engineers drawings

2. The information on this drawing is taken from the 1890 British Geological Survey map TQ28NE. Reproduced by permission of the British Geological Survey.

3. **Key**

Site



DRIFT
ARTIFICIAL DEPOSITS AND WORKED GROUND

Worked Ground — Mainly gravel pits, reservoirs and cuttings

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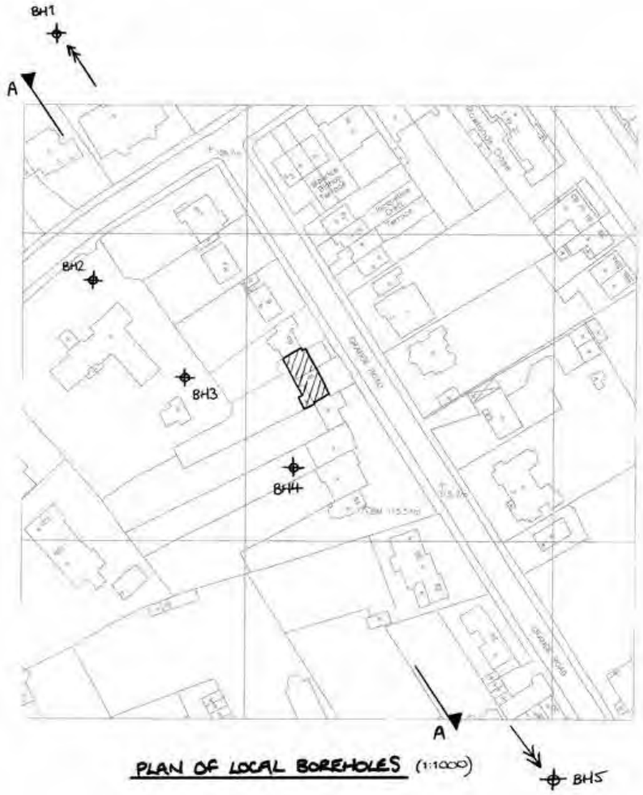
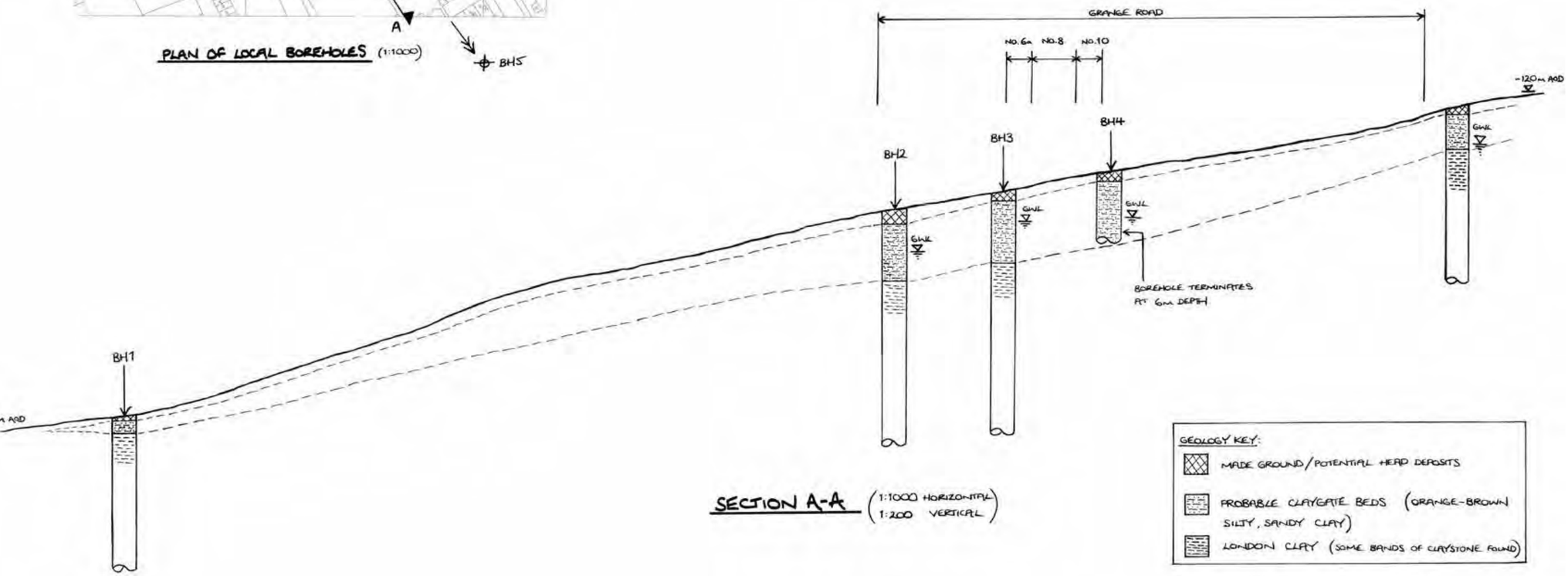
8 GRANGE ROAD, HIGHGATE	
LOCAL GEOLOGY AND GROUND CONDITIONS	
1675/100/002	
NOVEMBER 2014	Alan Baxter



PLAN OF LOCAL BOREHOLES (1:1000)



SECTION A-A (1:1000 HORIZONTAL 1:200 VERTICAL)

Notes

1. This drawing is to be read in conjunction with all other relevant architect's and engineer's drawings
2. The information indicated on this drawing is based on the following sources:

   BH1 - BGS Borehole log TQ28NE426

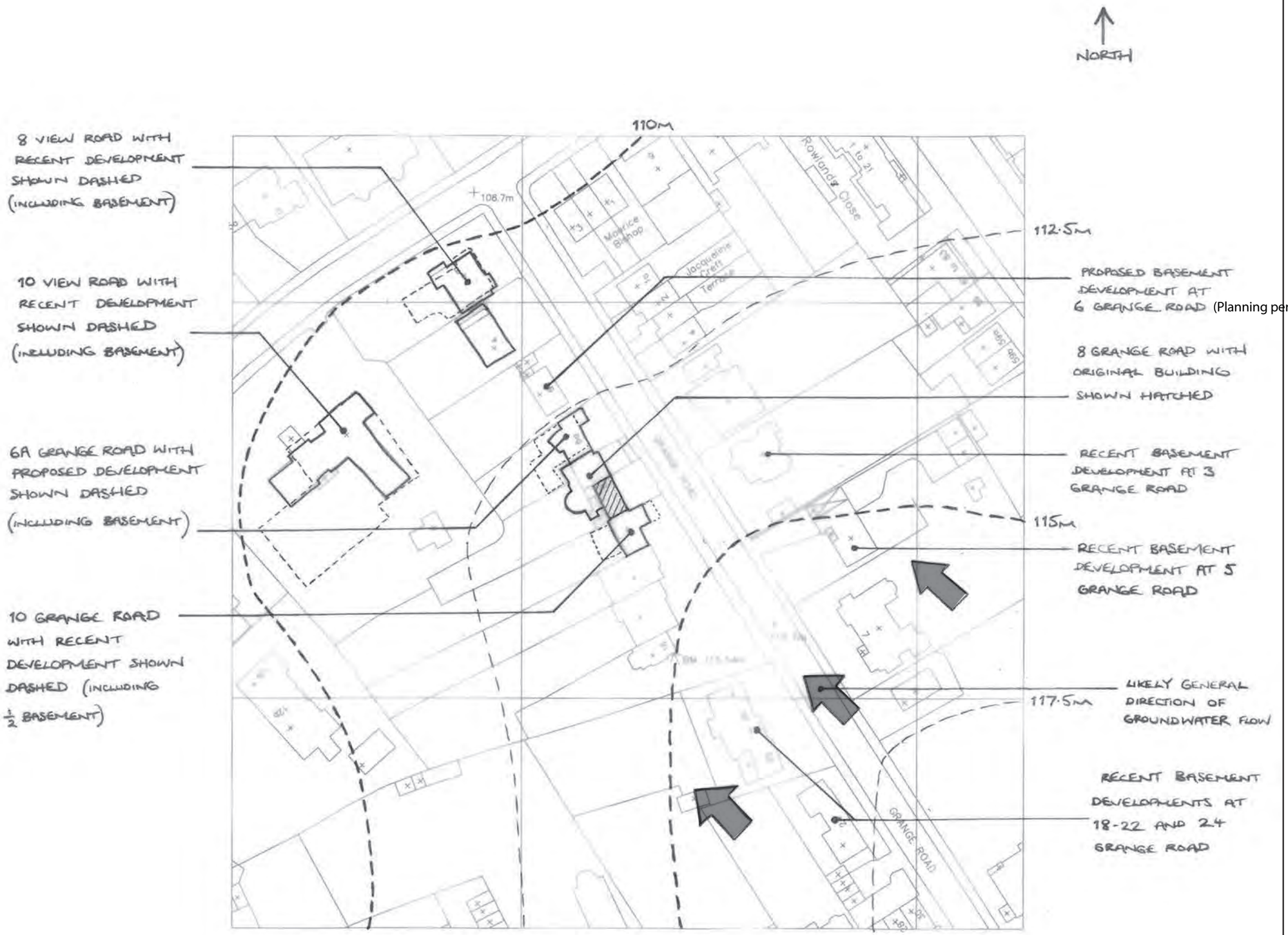
   BH2 - Site Analytical Services

   BH3 - LTD report for 10 View Road dated August 2006

   BH4 - Soils Ltd report for 10 Grange Road dated February 2008

   BH5 - GEA Ltd report for 21 Broadlands Road dated March 2012
3. Where unknown, levels of boreholes have been estimated based on local topography/adjacent spot levels. Plan locations of boreholes have been translated to section line

8 GRANGE ROAD, HIGHGATE	
LOCAL AREA BOREHOLE SUMMARY	
1675/100/003	
NOVEMBER 2014	Alan Baxter

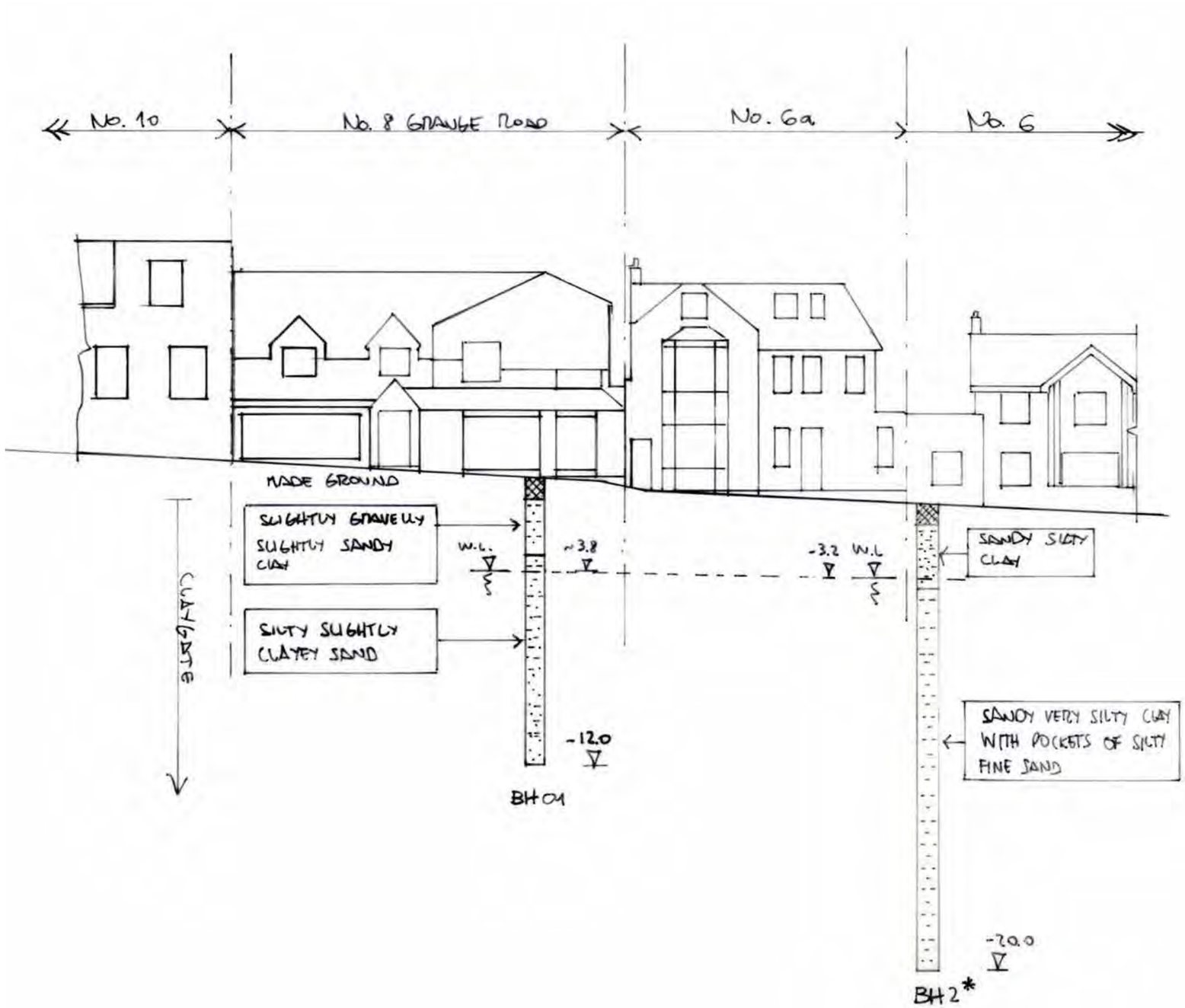


LOCAL AREA PLAN SHOWING UNDERSTANDING OF PROPOSED/RECENT DEVELOPMENTS (~1:1000)

Notes

1. This drawing is to be read in conjunction with all other relevant architect's and engineer's drawings
2. Building profiles and contours indicated are indicative only for information purposes. Do not scale from this drawing

8 GRANGE ROAD, HIGHGATE
LOCAL AREA PLAN SHOWING UNDERSTANDING OF PROPOSED/RECENT DEVELOPMENTS
1675/100/004
NOVEMBER 2014 | Alan Baxter



Notes

1. Borehole BH01 log from Harrison Group's report for No. 8 Grange Road of June '13

2. Borehole BH2* log from Site Analytical Services' report for 10 View Road of August 2006.

8 GRANGE ROAD, HIGHGATE

SUMMARY OF GEOLOGY AROUND NO. 8 GRANGE ROAD

1675/100/005

NOVEMBER 2014 | Alan Baxter

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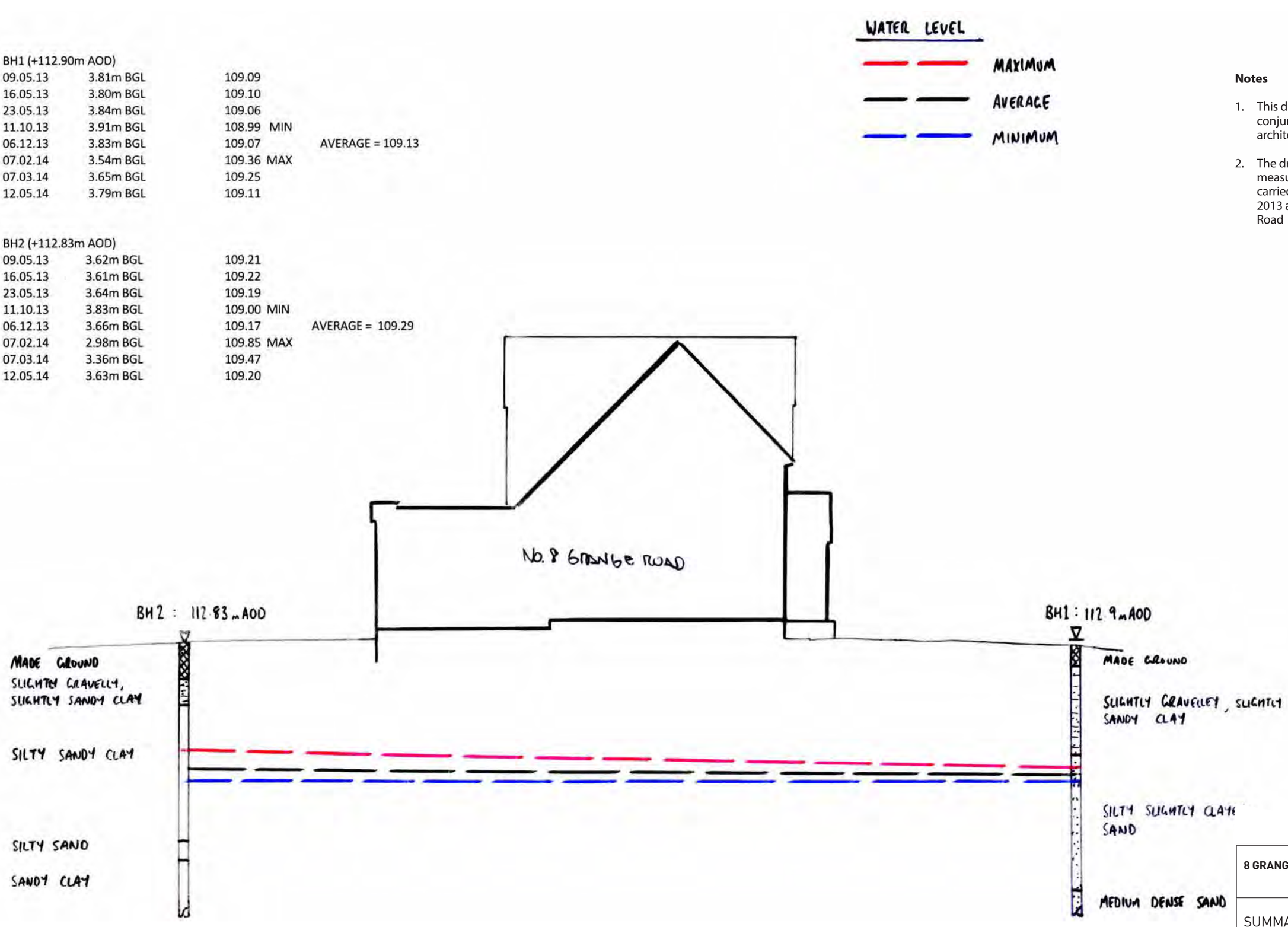
BH1 (+112.90m AOD)

09.05.13	3.81m BGL	109.09	
16.05.13	3.80m BGL	109.10	
23.05.13	3.84m BGL	109.06	
11.10.13	3.91m BGL	108.99 MIN	
06.12.13	3.83m BGL	109.07	AVERAGE = 109.13
07.02.14	3.54m BGL	109.36 MAX	
07.03.14	3.65m BGL	109.25	
12.05.14	3.79m BGL	109.11	

BH2 (+112.83m AOD)

09.05.13	3.62m BGL	109.21	
16.05.13	3.61m BGL	109.22	
23.05.13	3.64m BGL	109.19	
11.10.13	3.83m BGL	109.00 MIN	
06.12.13	3.66m BGL	109.17	AVERAGE = 109.29
07.02.14	2.98m BGL	109.85 MAX	
07.03.14	3.36m BGL	109.47	
12.05.14	3.63m BGL	109.20	



Notes

1. This drawing is to be read in conjunction with all other relevant architect's and engineer's drawings
2. The drawing summarises the measurements of groundwater levels carried out by Harrison between May 2013 and May 2014 at No.8 Grange Road

8 GRANGE ROAD, HIGHGATE
SUMMARY OF GROUNDWATER LEVELS MEASURED ON SITE BY HARRISON GROUP
1675/100/008
NOVEMBER 2014 | Alan Baxter

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Appendix B
Existing Structural Drawings

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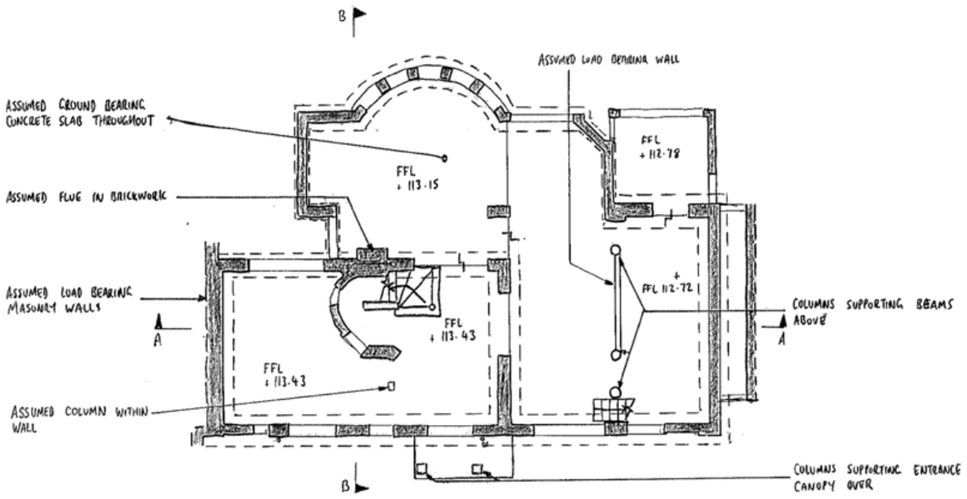
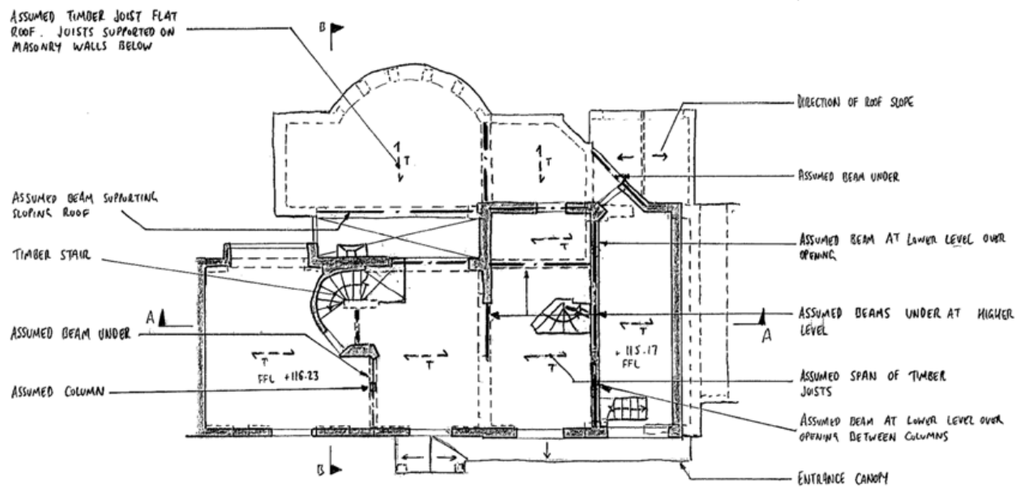
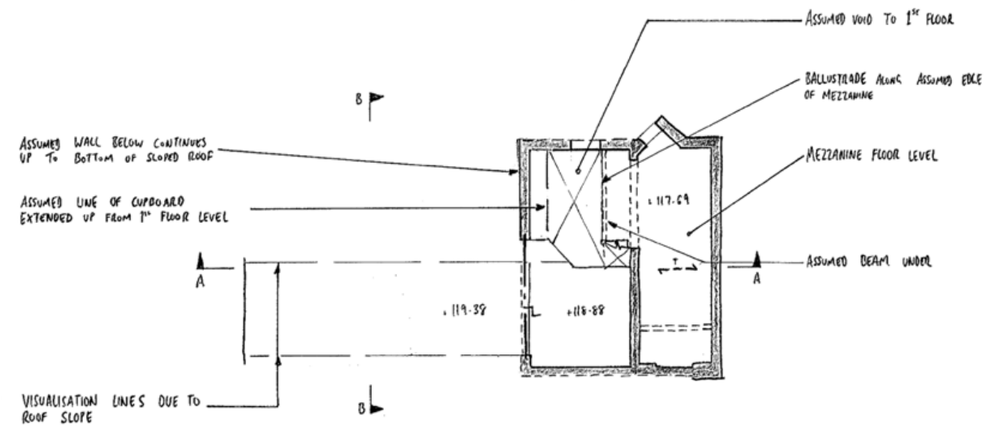
NOTE : ALL EXISTING STRUCTURE SHOWN IS ASSUMED & BASED ON SURVEY DRAWINGS. IT WILL BE CONFIRMED AT A LATER STAGE WITH INVESTIGATION WORKS



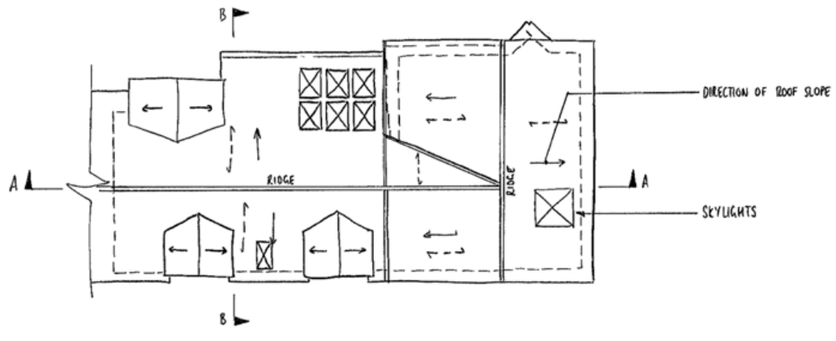
GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER FIRST FLOOR PLAN



ROOF PLAN

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.

	ISSUED AS PART OF PLANNING REPORT	LF

job
8 GRANGE ROAD, HIGHGATE, N6

title
EXISTING STRUCTURE: PLANS

drawn	checked
JHI	
date	scale (original - A1)
MAY '14	1:100

Alan Baxter

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drg. no.	rev.
1675/100/11	

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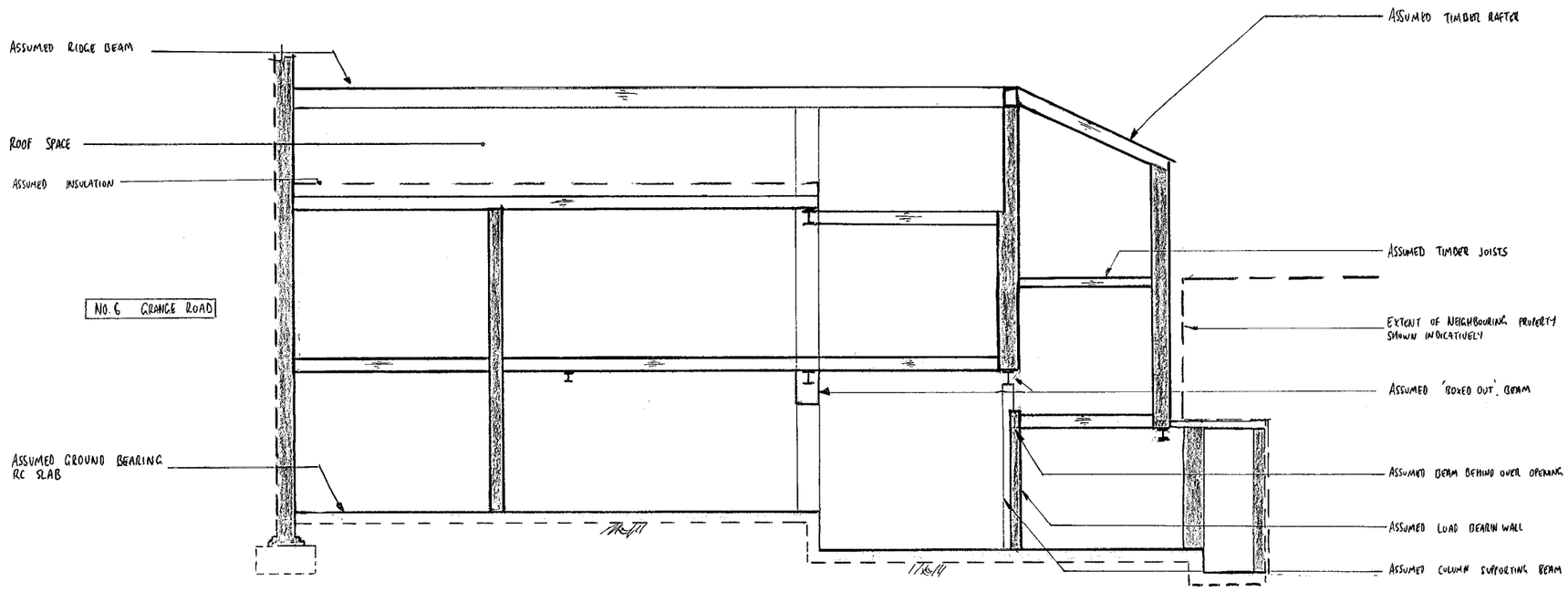
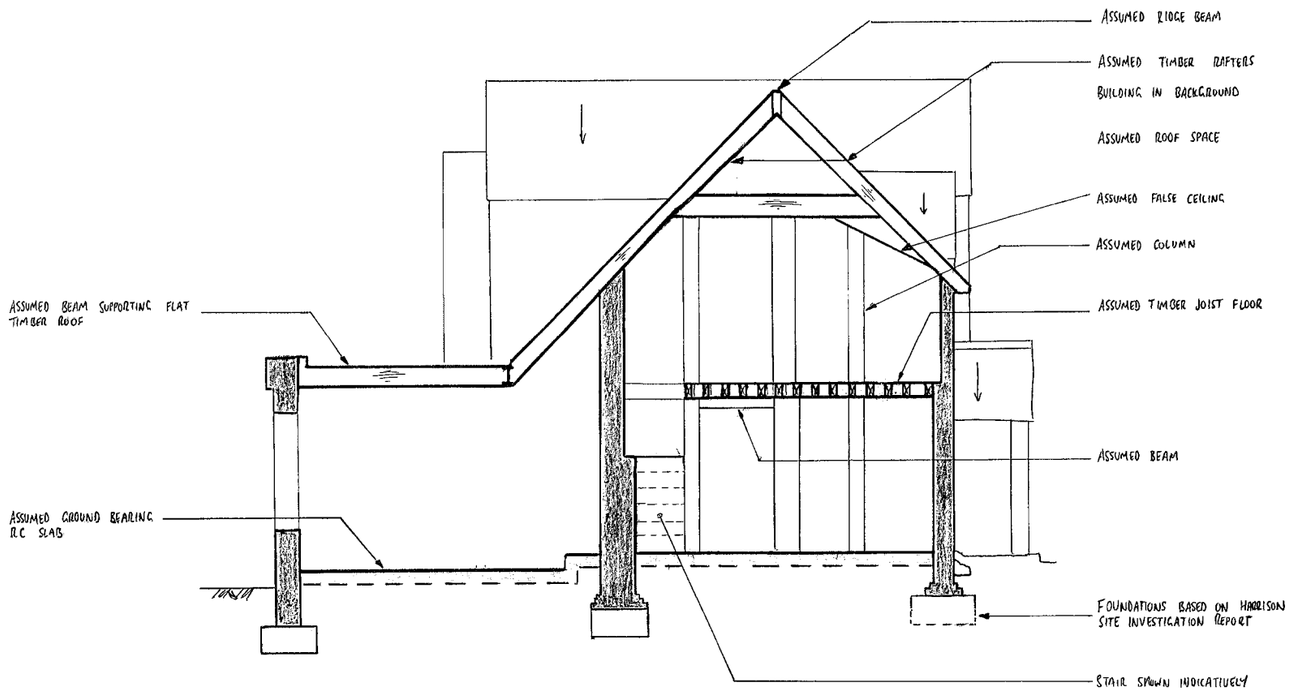


SECTION A-A



SECTION B-B

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.

	ISSUED AS PART OF PLANNING REPORT	LF

job
8 GRANGE ROAD , N6

title
EXISTING STRUCTURE : SECTIONS

drawn: JH
checked:
date: MAY '14
scale (original - A1): 1:50

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Appendix C
Proposed Structural Drawings

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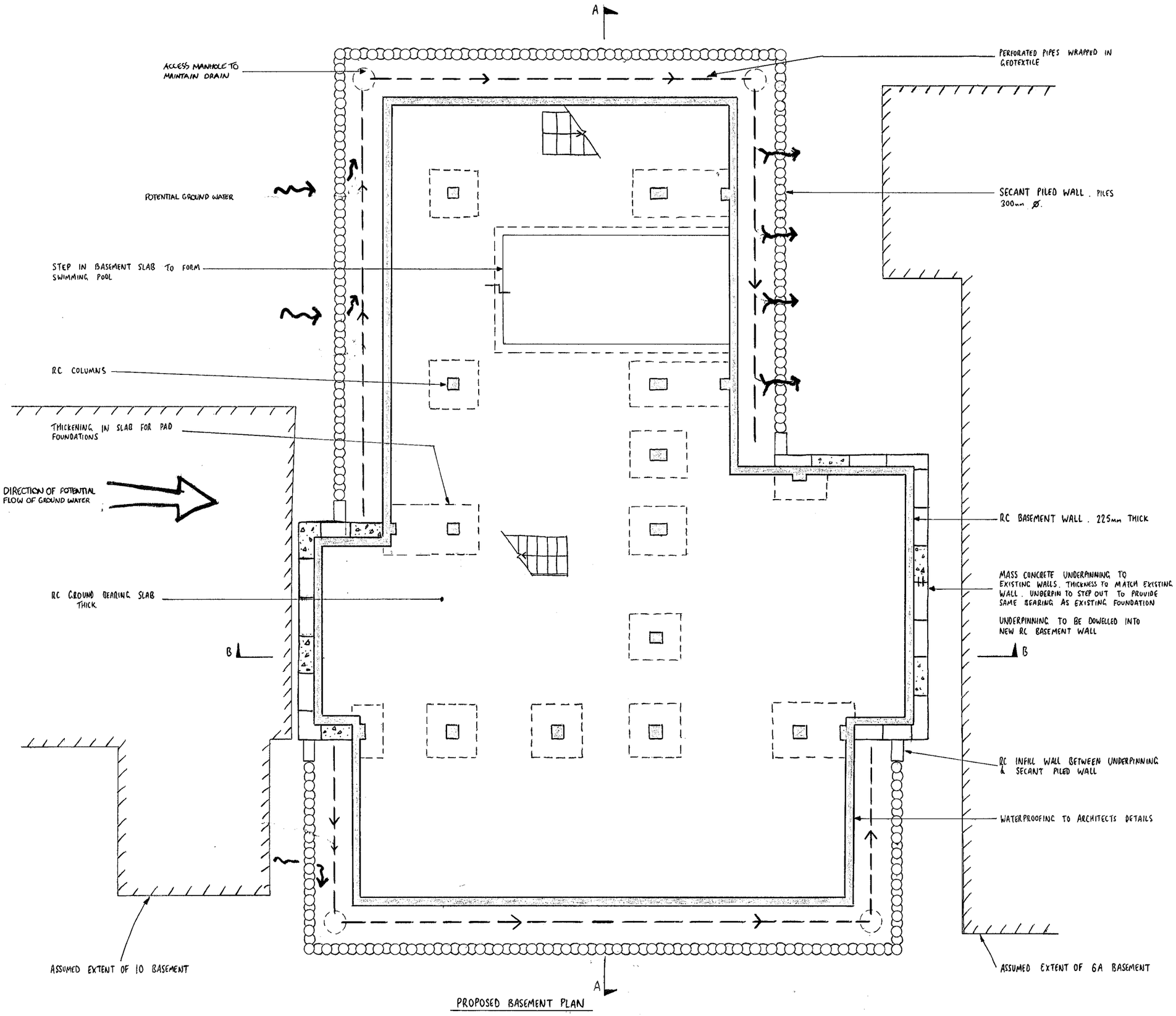

PROPOSED BASEMENT PLAN

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.

	ISSUED AS PART OF PLANNING REPORT	LF

job
8 GRANGE ROAD, HIGHGATE, N6

title
PROPOSED BASEMENT PLAN

drawn: JHi	checked: LF
date: SEP '14	scale (original - A1): 1:50

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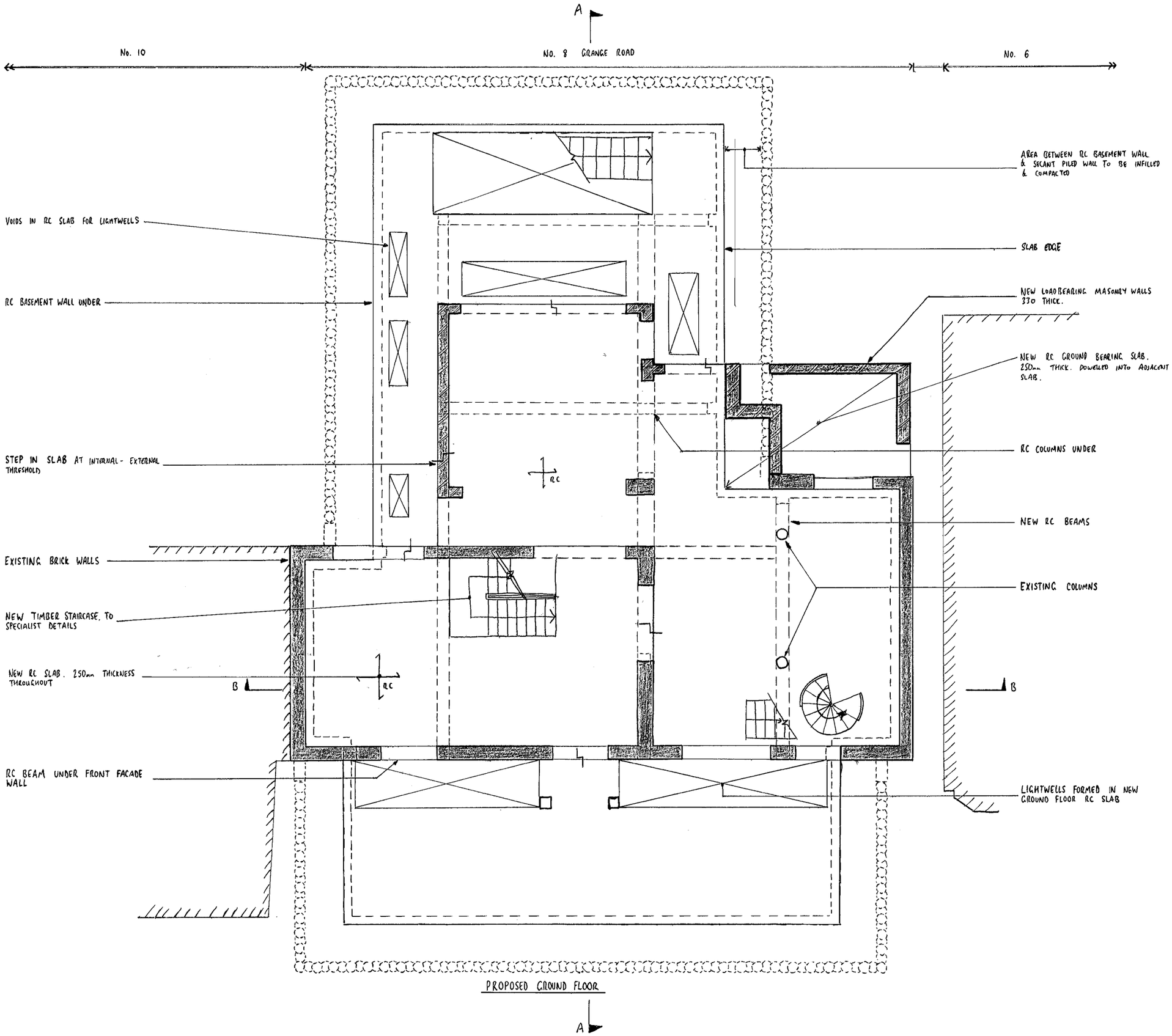

PROPOSED GROUND FLOOR

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.

	ISSUED AS PART OF PLANNING REPORT	LF

job
8 GRANGE ROAD, HIGHGATE, N6

title
PROPOSED GROUND FLOOR PLAN

drawn JHi | checked LF

date SEP '14 | scale (original - A1) 1:50

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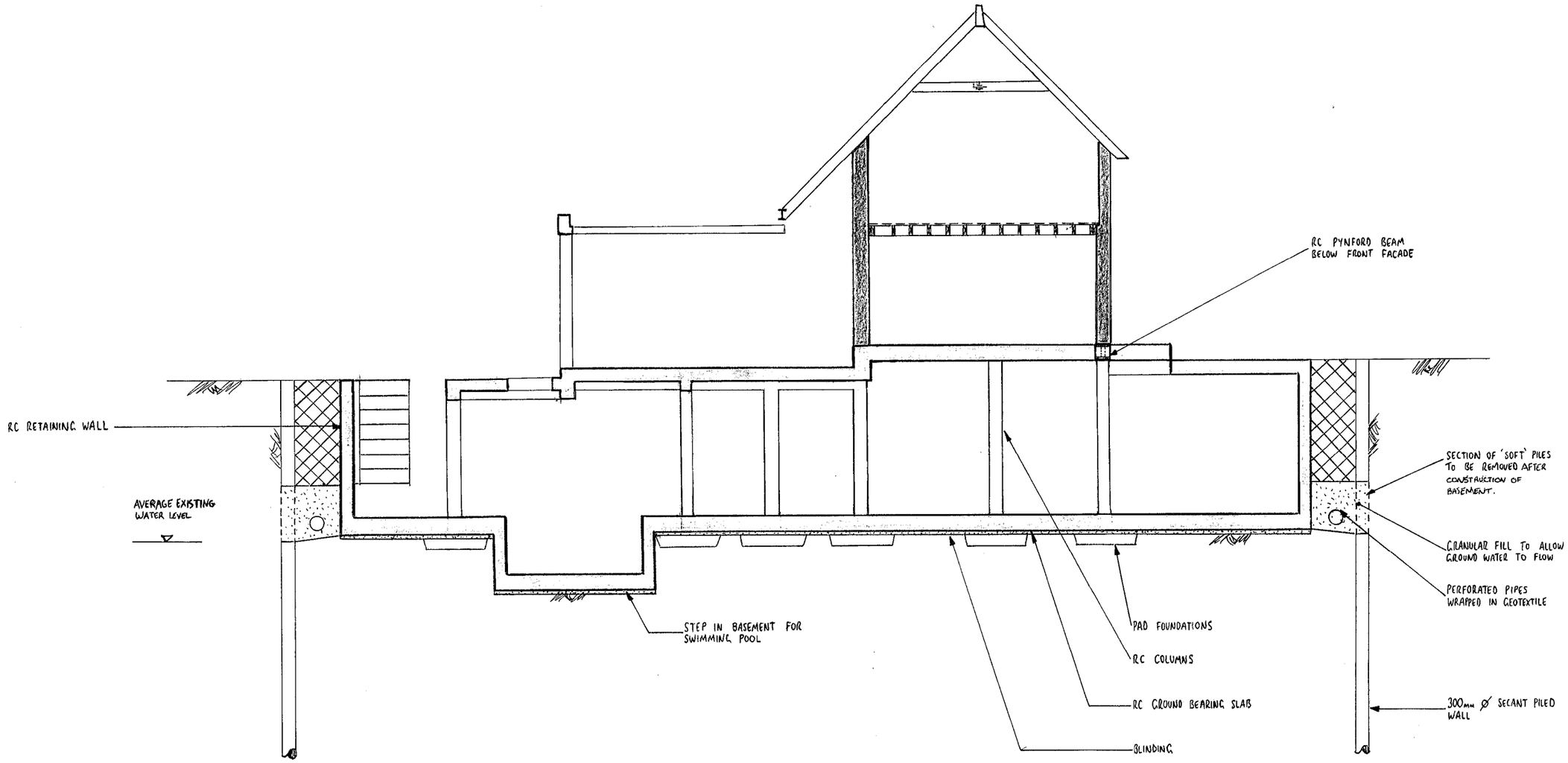

SECTION A-A

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.

	ISSUED AS PART OF PLANNING REPORT	LF

job
8 GRANGE ROAD, HIGHGATE, N6

title
PROPOSED SECTION A-A

drawn JHi | checked LF

date SEP '14 | scale (original - A1) 1:50

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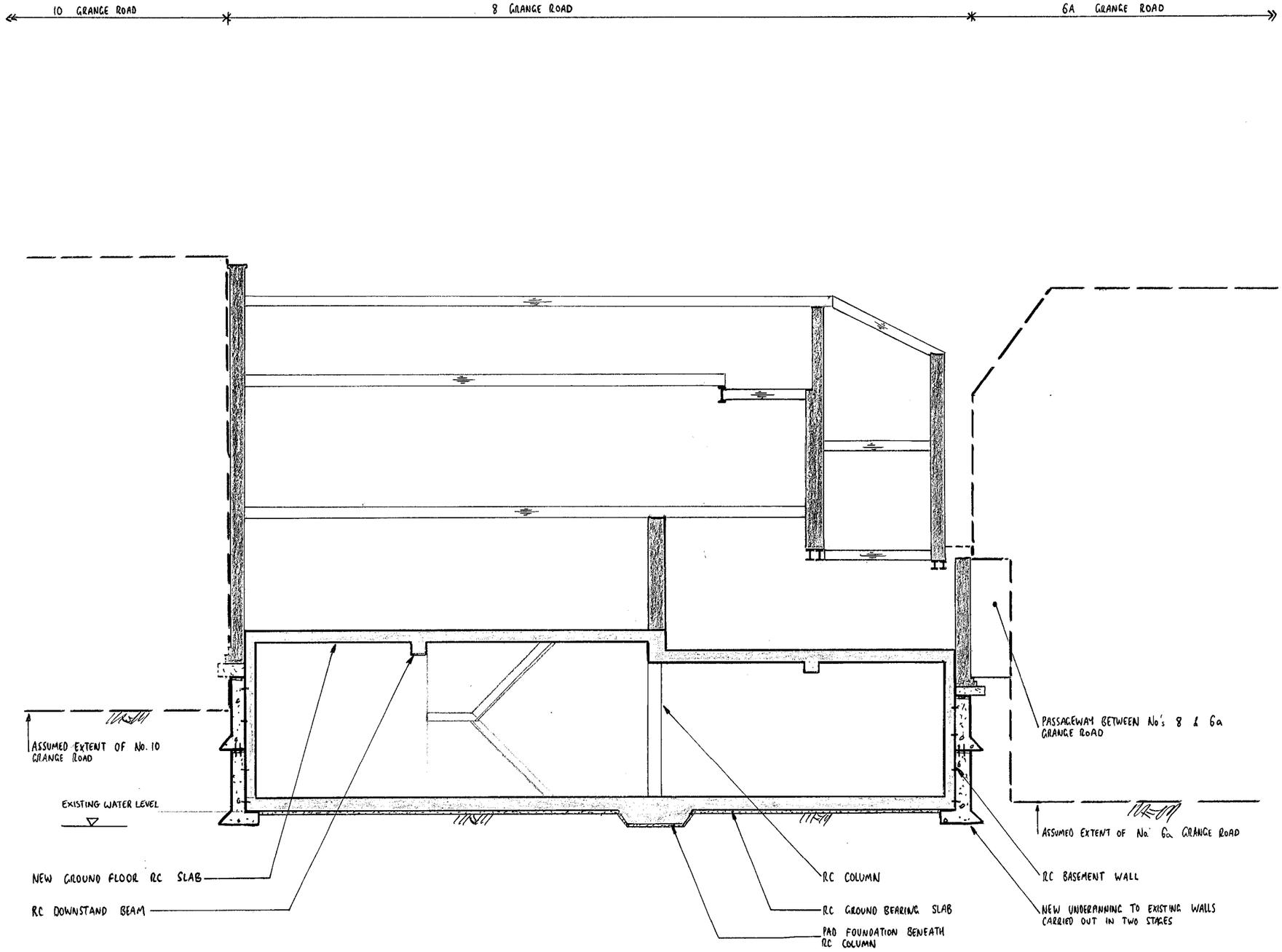

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.

	ISSUED AS PART OF PLANNING REPORT	CP

job
8 GRANGE ROAD, HIGHGATE, N6

title
PROPOSED SECTION B-B

drawn: JHi	checked: LE
date: SEP '14	scale (original - A1): 1:50

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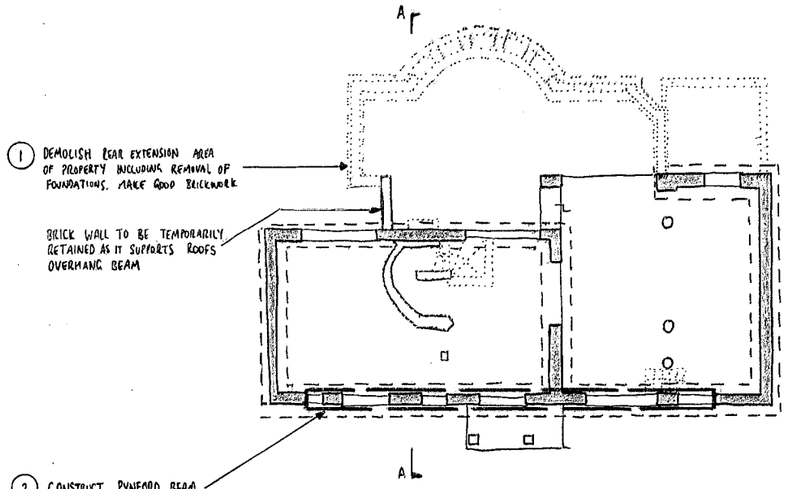
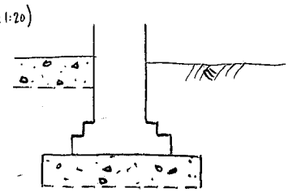
STAGE A ; DEMOLITION



GROUND FLOOR PLAN (sc 1:100)

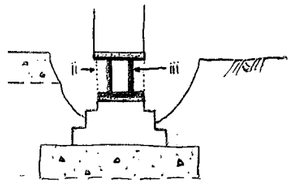
PYNFORD BEAM SEQUENCE (sc 1:20)

2 i) EXISTING FRONT FACADE



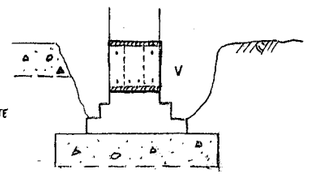
ii) DEMOLISH SECTION OF WALL

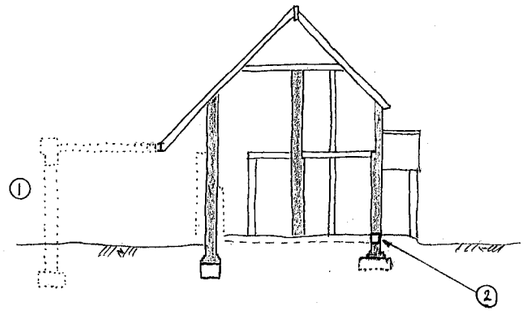
iii) INSERT PYNFORD STOOL & RAM DRYPACK TIGHT BENEATH STOOL & WALL



iv) REPEAT ii & iii ALONG LENGTH OF WALL

v) PLACE REINFORCEMENT IN STOOLS & CAST CONCRETE FULL LENGTH





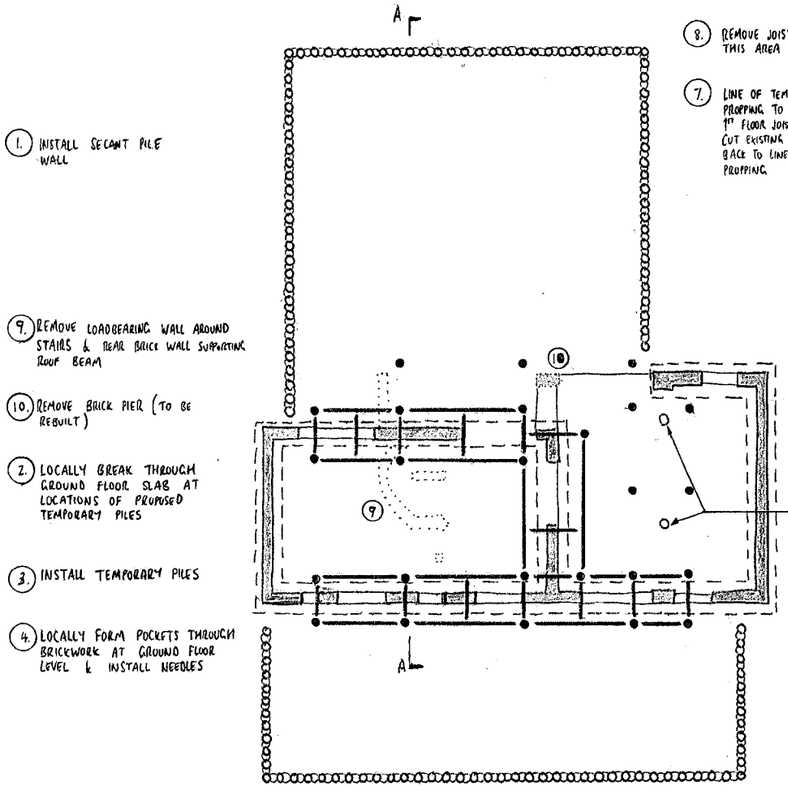
SECTION A-A (sc 1:100)

notes

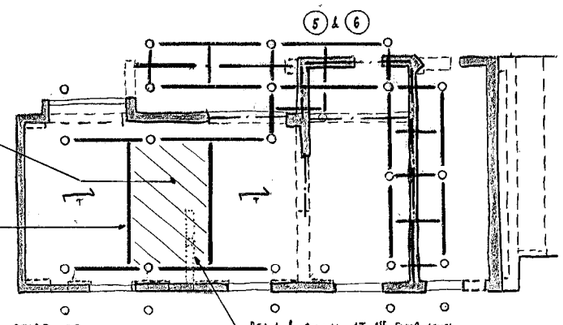
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND THE SPECIFICATION.
2. THIS DRAWING SHOWS THE ASSUMED SEQUENCE OF CONSTRUCTION ASSUMED BY ALAN BAXTER & ASSOCIATES FOR THE DESIGN OF THE WORKS AND IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN PROPOSALS FOR S.O.C FOR WHICH HE SHALL REMAIN RESPONSIBLE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF THE BUILDING & STRUCTURES WITHIN & ADJACENT TO THE WORKS.
3. THE PURPOSE OF THIS DRAWING IS TO HIGHLIGHT KEY CONSTRUCTION ASPECTS ASSOCIATED WITH THE WORKS. THE TEMPORARY WORKS ARE NOT 'MEASURABLE' BUT WILL FORM A SIGNIFICANT PROPORTION OF THE COST OF THE WORKS. THE CONTRACTOR IS TO CONSIDER THESE ISSUES CAREFULLY AND MAKE ALL NECESSARY COST & PROGRAMME ALLOWANCES.

STAGE B : B1 - GROUNDWORKS

B2 - FIRST FLOOR SUPPORT



STAGE B1
GROUND FLOOR PLAN (sc 1:100)



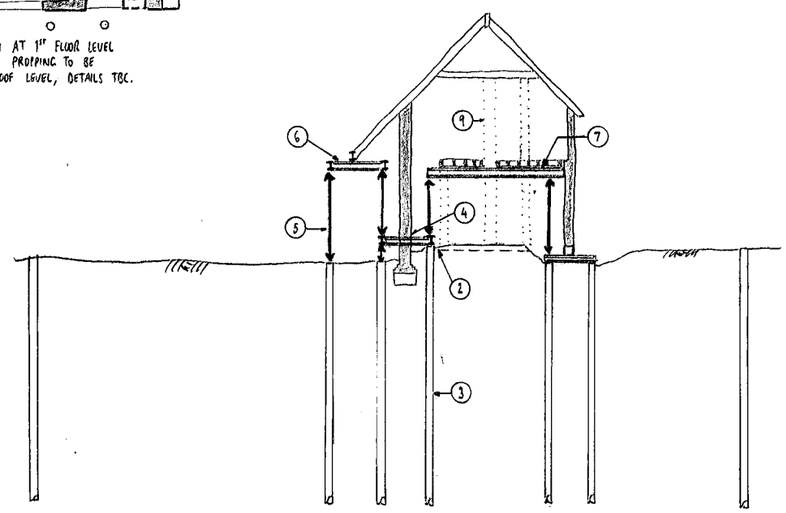
STAGE B2
FIRST FLOOR PLAN

5 INSTALL TEMPORARY STEEL FRAME BUILT OFF OF TEMPORARY PILES

6 SUPPORT BEAMS AT 1ST FLOOR LEVEL

EXISTING COLUMNS TO BE REMOVED & REPLACED LATER

NOTE : ARRANGEMENT OF PILES & NEEDLES TEMPORARILY SUPPORTING EXISTING WALLS IS SHOWN INDICATIVELY ONLY. TO BE CONFIRMED BY CONTRACTOR



SECTION A-A (sc 1:100)

	ISSUED AS PART OF PLANNING REPORT — LF

job
8 GRANGE ROAD, HIGHGATE, N6

title
ASSUMED SEQUENCE OF CONSTRUCTION SHEET 1 OF 3

drawn: JHi	checked: LF
date: SEP '14	scale (original - A1): AS SHOWN

Alan Baxter

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org. no. **1675/100/50** rev.

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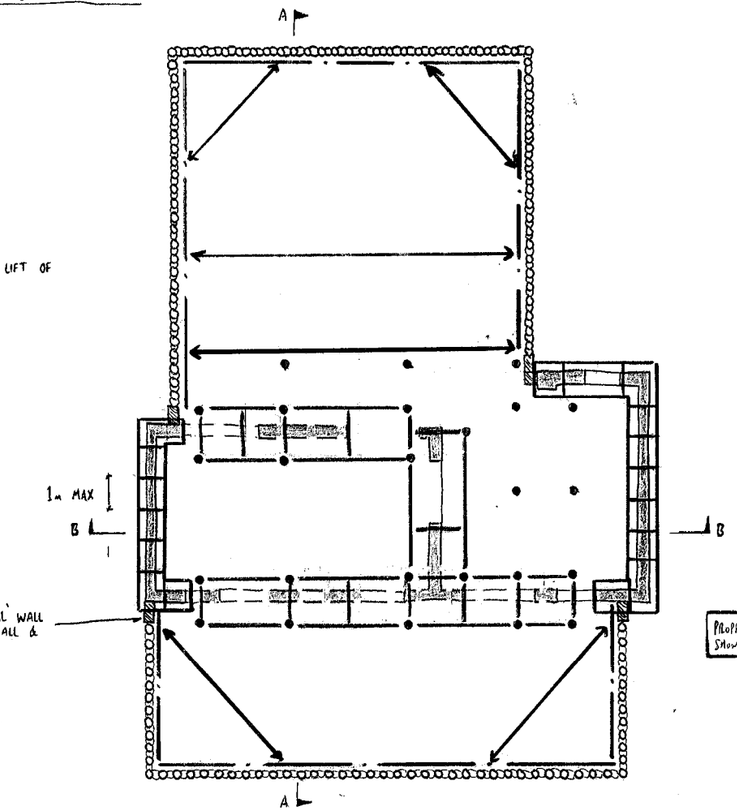
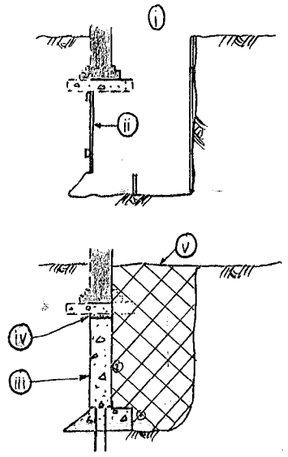
STAGE C : UNDERPINNING



1. CARRY OUT FIRST LIFT OF UNDERPINNING

CONSTRUCT 'INFILL' WALL BETWEEN PILED WALL & UNDERPINNING



UNDERPINNING SEQUENCE

i.) EXCAVATE LOCALLY BENEATH WALL OVER 1m MAX WIDTH. BREAK OUT EXISTING FOOTING AS REQUIRED. PROPPING & SHORING WHERE REQUIRED

ii) INSTALL FORMWORK & DOWELS (HORIZONTAL & VERTICAL)

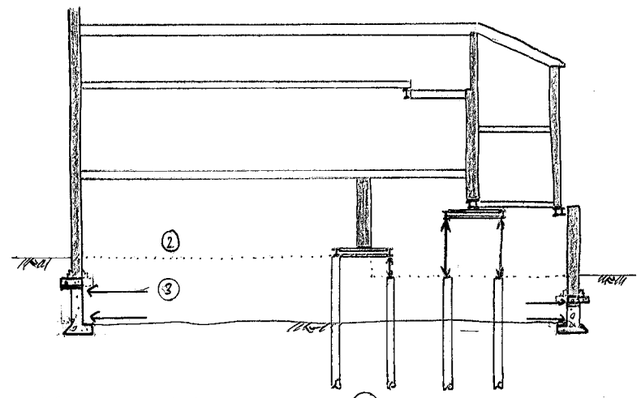
iii) POUR MASS CONCRETE UNDERPINS IN 2 STAGES

iv) INSTALL DRYPACK TO UNDERSIDE OF WALL 24-48 HOURS AFTER POURING CONCRETE

v) BACKFILL IN LAYERS & COMPACT

vi) REPEAT i-v FOR NEXT UNDERPIN

PROPPING TO UNDERPINNING NOT SHOWN FOR CLARITY

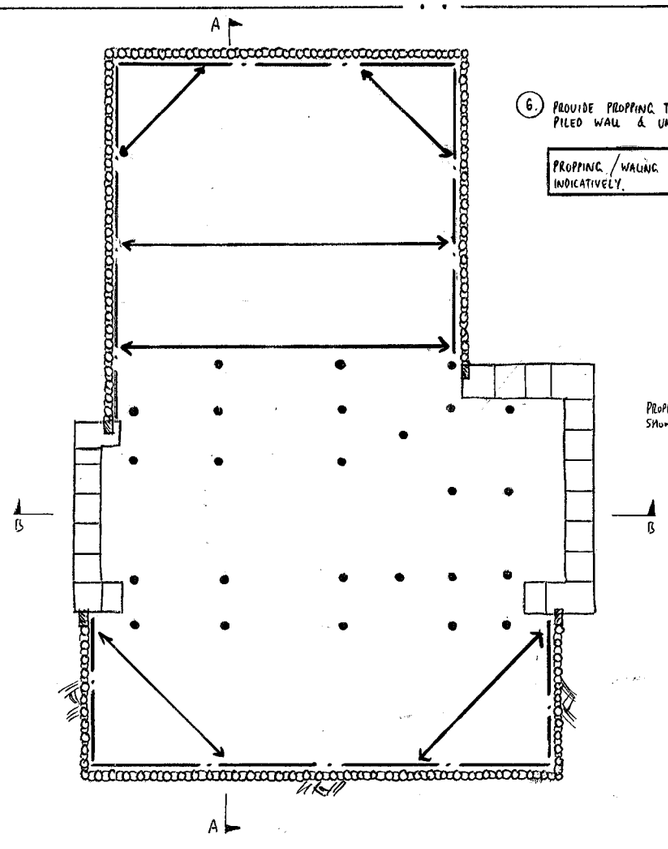


2. DEMOLISH REMAINING GROUND FLOOR SLAB & EXCAVATE FOOTPRINT OF BASEMENT TO ALLOW INSTALLATION OF TEMPORARY PROPS

3. INSTALL HORIZONTAL PROPPING

4. REMOVE BRICKWORK BENEATH NEEDLES & COMPLETE EXCAVATION

SECTION B-B (sc 1:100)



5. CARRY OUT 2ND LIFT OF UNDERPINNING

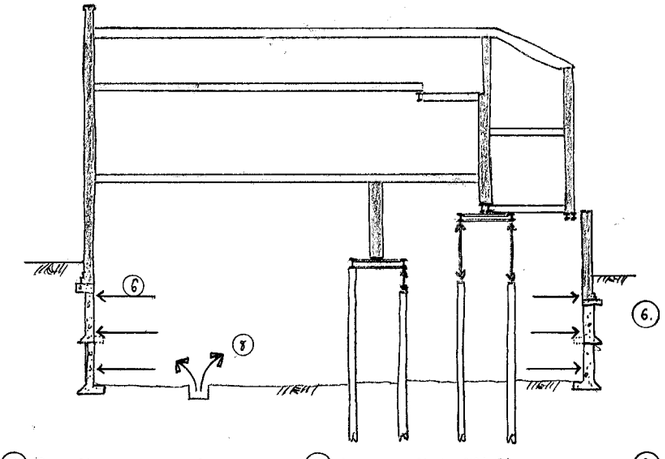
(SEQUENCE SIMILAR TO 1ST LIFT OF UNDERPINNING)

6. PROVIDE PROPPING TO SECANT PILED WALL & UNDERPINNING

PROPPING / WALING BEAMS SHOWN INDICATIVELY.

PROPPING TO UNDERPINNING NOT SHOWN FOR CLARITY

NOTE : ARRANGEMENT OF PILES & NEEDLES TEMPORARILY SUPPORTING EXISTING WALLS IS SHOWN INDICATIVELY ONLY. TO BE CONFIRMED BY CONTRACTOR



6. PROVIDE TEMPORARY PROPS TO PERIMETER WALLS AS NECESSARY. SHOWN INDICATIVELY

7. EXCAVATE TO BASE OF SECOND LIFT OF UNDERPINNING. ALLOW FOR DEWATERING OF EXCAVATION BY SPECIALISTS.

8. DEWATERING AS NECESSARY BY SPECIALISTS. REVIEW AS EXCAVATION PROGRESSES

9. CAST BLINDING TO BASE OF EXCAVATION

SECTION B-B (sc 1:100)

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND THE SPECIFICATION.
2. FOR GENERAL NOTES REFER TO DRAWING 1675/100/50.

	ISSUED AS PART OF PLANNING REPORT	LF

job
8 GRANGE ROAD, HIGHGATE, N6

title
ASSUMED SEQUENCE OF CONSTRUCTION SHEET 2 OF 3

drawn JHi | checked LF
date SEP '14 | scale (original - A1) AS SHOWN

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drg. no. **1675/100/51** | rev.

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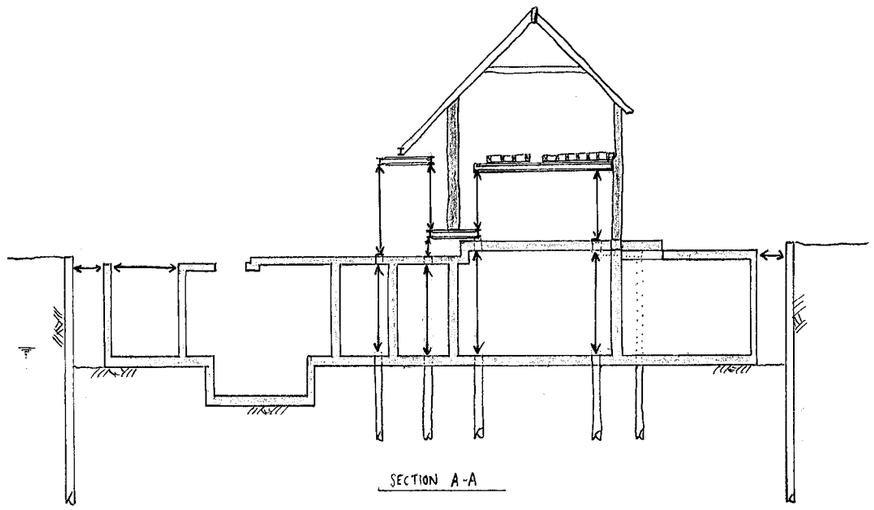
STAGE D : CONSTRUCT DRAINAGE & RC BASEMENT BOX



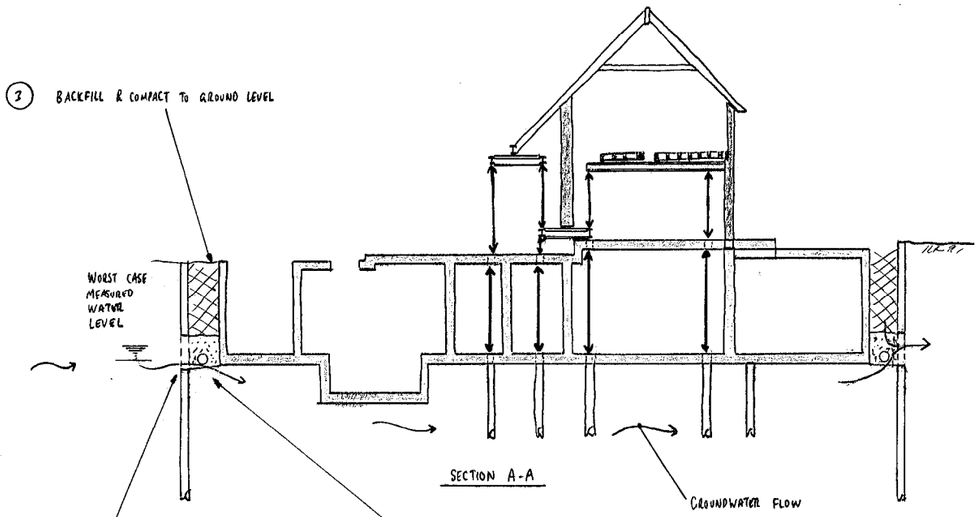
SECTION A-A

(1) INSTALL NEW UNDERGROUND DRAINAGE

(2) CONSTRUCT NEW RC BASEMENT BOX & COLUMNS. ALTER PROPS TO SECANT PILED WALL AS REQUIRED AS CONSTRUCTION PROGRESSES.

(3) WATERPROOF & TANK BASEMENT

STAGE E : BREAK OUT SOFT PILES

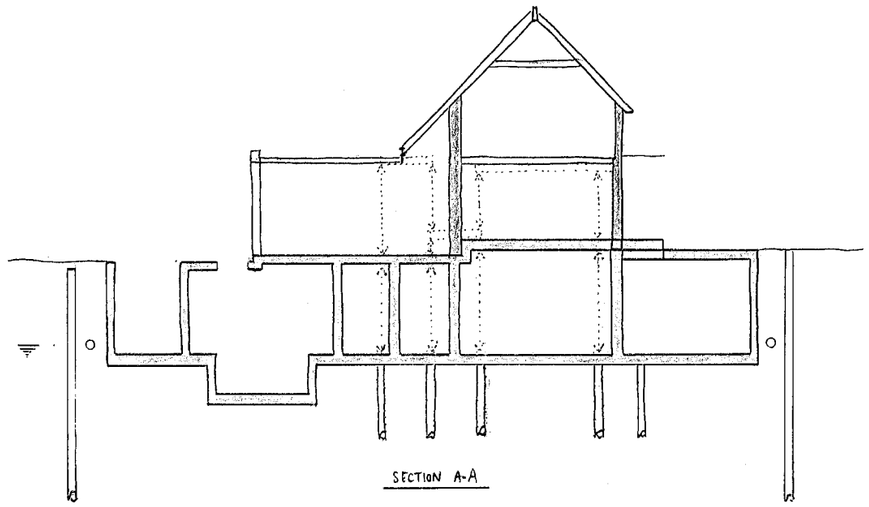


(1) BREAK OUT SOFT 'INFILL' PILES TO ALLOW GROUND WATER TO 'FLOW' AROUND AND UNDER THE BASEMENT

(2) USE A GRANULAR FILL WHERE PILES BROKEN OUT TO ALLOW FOR FLOW OF WATER

(3) INSTALL PERFERATED PIPE & CONSTRUCT ACCESS MANHOLE

STAGE F : CONSTRUCT GROUND & FIRST FLOOR STRUCTURE



SECTION A-A

(1) CONSTRUCT NEW ABOVE GROUND STRUCTURE

(2) REMOVE TEMPORARY STEEL FRAME & PILES. MAKE GOOD BASEMENT & GROUND FLOOR SLABS & BRICK WALLS

notes

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job
8 GRANGE ROAD, HIGHGATE, N6

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ASSUMED SEQUENCE OF CONSTRUCTION SHEET 3 OF 3

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