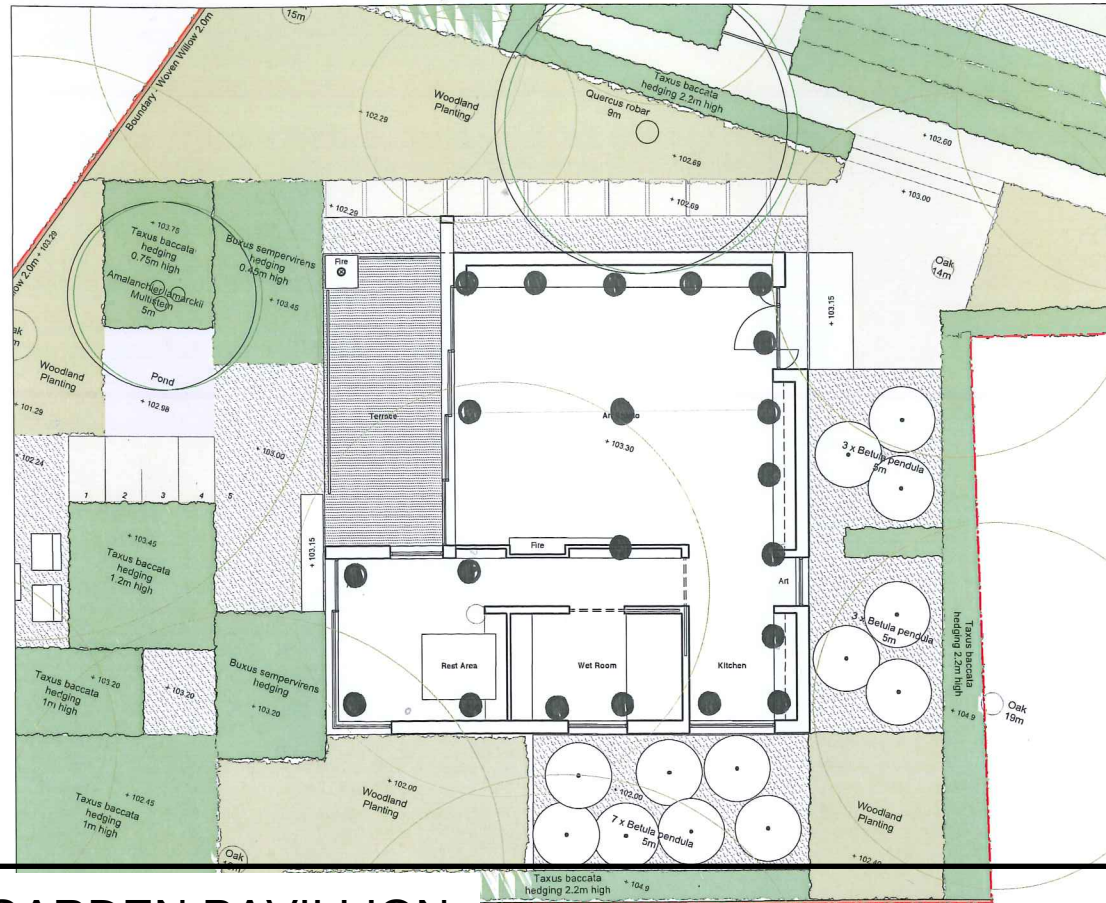


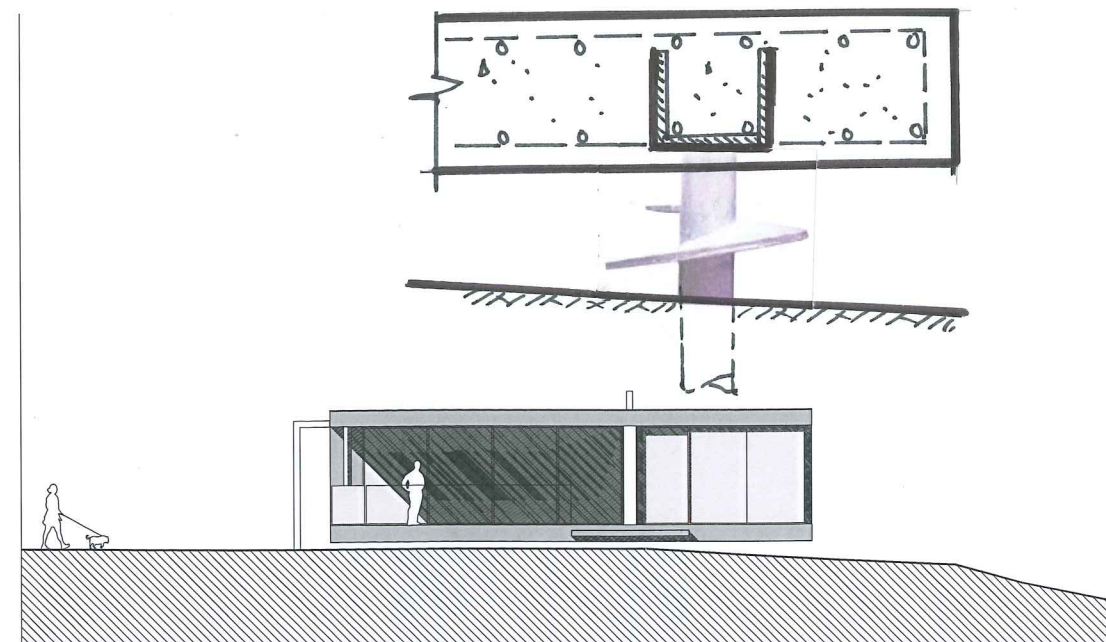


Floor Plan

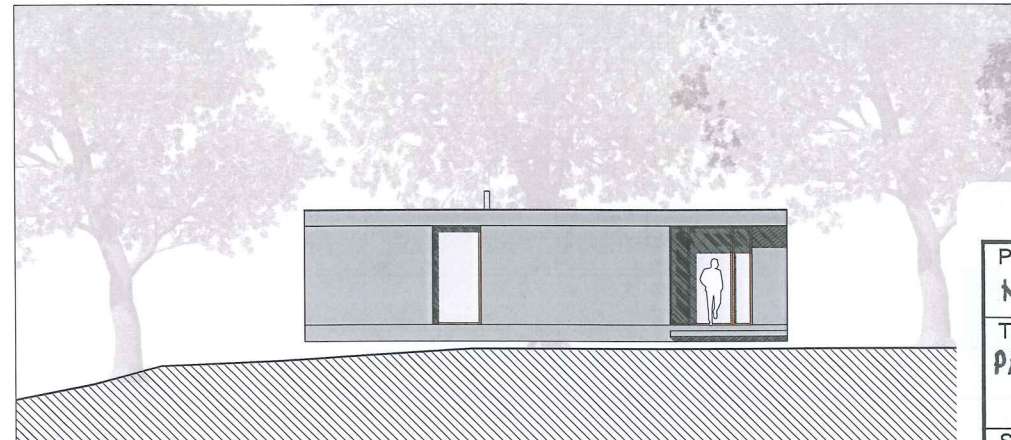


GARDEN PAVILLION

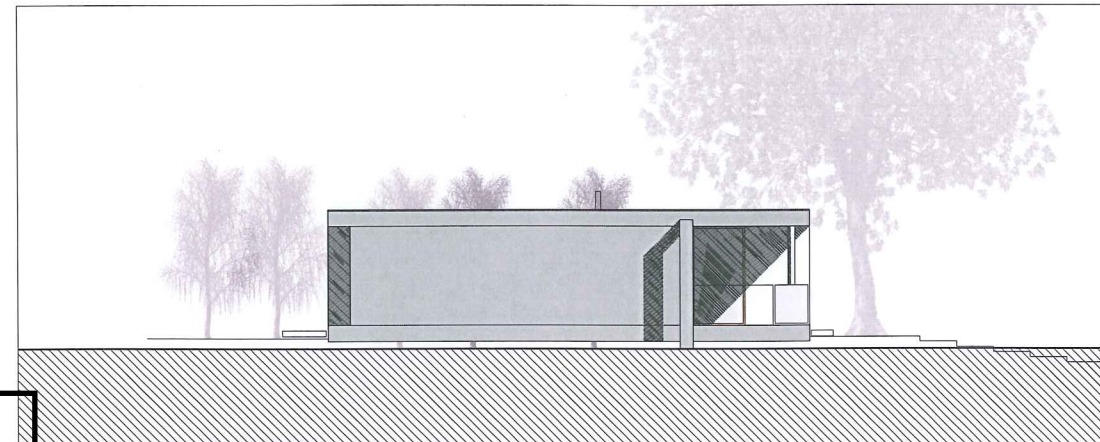
- The Pavilion will be constructed as a reinforced concrete frame [roof, walls, columns and 'ground floor slab']. In order to minimise impact on the existing sub-strata and any tree roots, it is proposed to use a steel screw piled foundation. This has the advantages of quick installation, reduced environmental impact, minimised waste production and ensures that the root systems of the adjacent trees are not damaged and/or can be protected during installation in accordance with BS5837:2005 (Tree Protection). It also offers the benefit unlike cast in-situ piles that the pile can be left protruding out of the ground. Once an adaption plate is fixed to the head of the pile, then the ground floor can be cast above the existing soil level. Exact locations of the piles are to be finalised with the chosen pile sub-contractor and the appointed Arboricultural Consultant to co-ordinate allowable safe working loads acting on the piles and ensure their locations comply with the requirements of BS5837:2005 (Tree Protection). An enlarged detail showing the screw pile, ground level and suspended reinforced concrete slab is shown below.



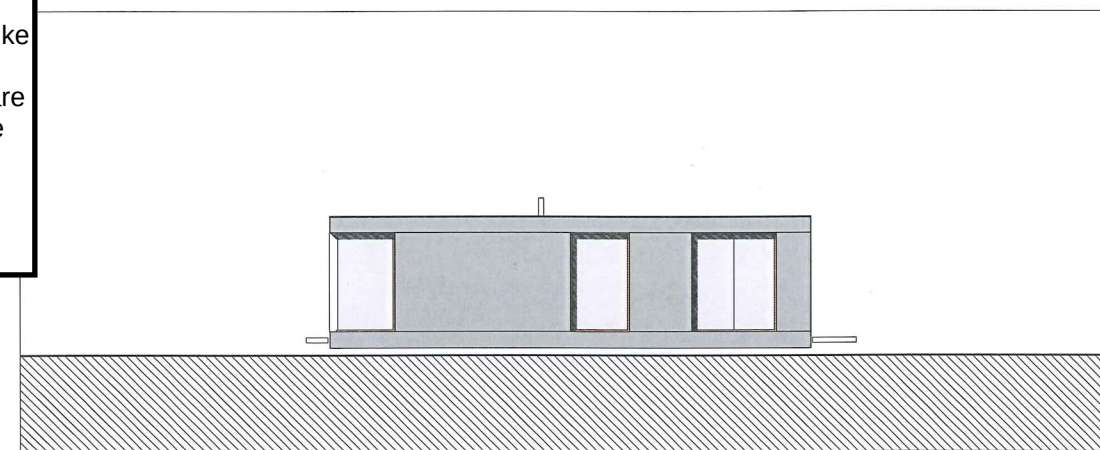
North Elevation



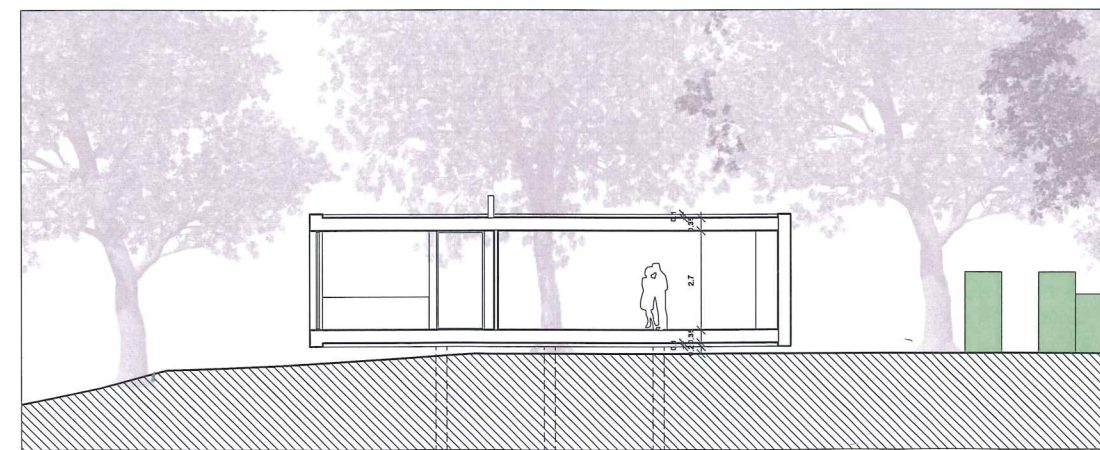
South Elevation



East Elevation



West Elevation



Section AA

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Project	NICE PLACE & FAR END	Job No.	110161
Title	PAVILLION FOUNDATION	Drg. No.	SSK 016 P2
Status	INFORMATION.	Scale	N.T.S.
		Date	20-5-11
		Drawn	RD
		Checked	RD



Site Boundary/Extent of Site

Drawing Status - Pre Planning

DRAFT

Work In Progress

PROJECT TITLE

Nice Place & Far End
Compton Avenue N6 4LH

DRAWING TITLE

Garden Pavilion / Studio
Proposed

SCALE @ A1 SIZE

1:100

DATE

Feb 2011

DRAWING N°

113

STATUS & REVISION

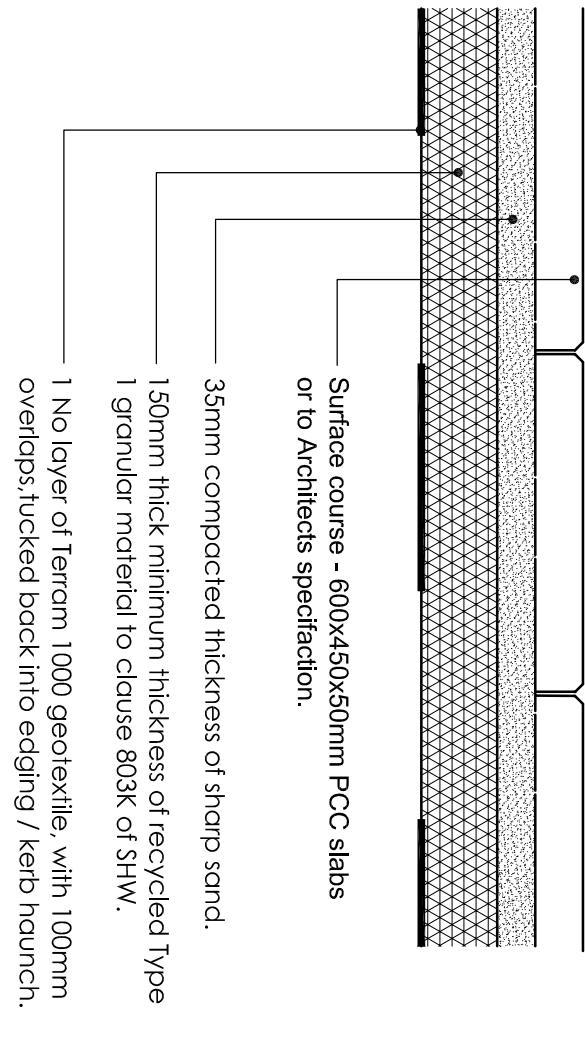
P3

General Notes

This drawing is for planning purposes only.
All setting out must be checked on site.
All levels must be checked on site and refer to Ordnance Datum.
All findings and weatherings must be checked on site.
All dimensions must be checked on site.
This drawing must be read in conjunction with all other relevant drawings.
This drawing must not be used for land transfer purposes.
Calculated areas in accordance with Pastor Real Estate Definition of Areas for Schedule of Areas.
Pastor Real Estate has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Pastor Real Estate shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Pastor Real Estate in this connection without the explicit written agreement thereto by Pastor Real Estate.

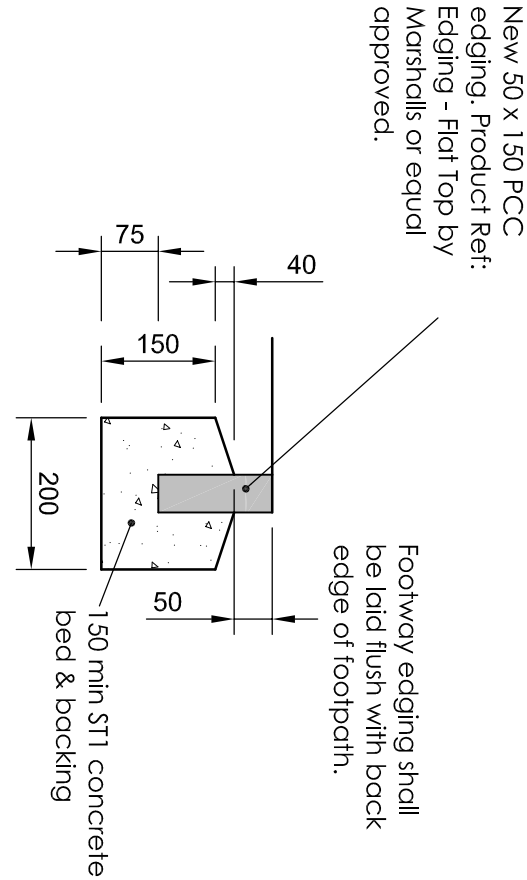
notes

- Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the commencement of any works.
- All drainage works shall be carried out in accordance with the requirements of the Local Authority, the Environment Agency and in conjunction with all relevant British Standards, Codes of Practice and Standards of Adoption 6th Edition and any addendums as appropriate.
- All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
- Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
- Refer to manhole schedules or drawings for manhole types, sizes, depths and specific requirements.
- All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.
- Manhole covers and frames shall be BS EN 124 and shall be kerbside. Covers and frames shall be heavy duty D400 in rectangular and circular areas and medium duty S125 in rectangular and circular areas. The covers and frames of concrete paved areas covers shall be recessed fabricated steel.
- Cover levels are to be adjusted locally to suit finished ground levels.
- Existing drainages to be removed is to be broken out to bed level and replaced with 150mm thick granular material, compacted in layers not exceeding 250mm.
- All manholes / inspection chambers in block paved areas, to have recessed covers. MH covers in paved areas to have cover & frame orientated square with paving to minimise cut slabs or blocks.
- All Gradients at drainage runs are indicative. runs to be laid invert to invert.
- Generally pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location.
- All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4560 and BS 5481 or vitrified clayware to BS EN 295.
- Depth and location of existing services to be traced prior to any excavation.
- All abandoned, buried obstructions encountered during the construction of Highway & Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of car parks and drives etc, and to sufficient depth to allow for laying service company's mains and services.
- Buried concrete to satisfy the requirements of BRE Special Digest 1 = AC-1 & Site Investigation Report.
- HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operators shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant Conisbee drawings



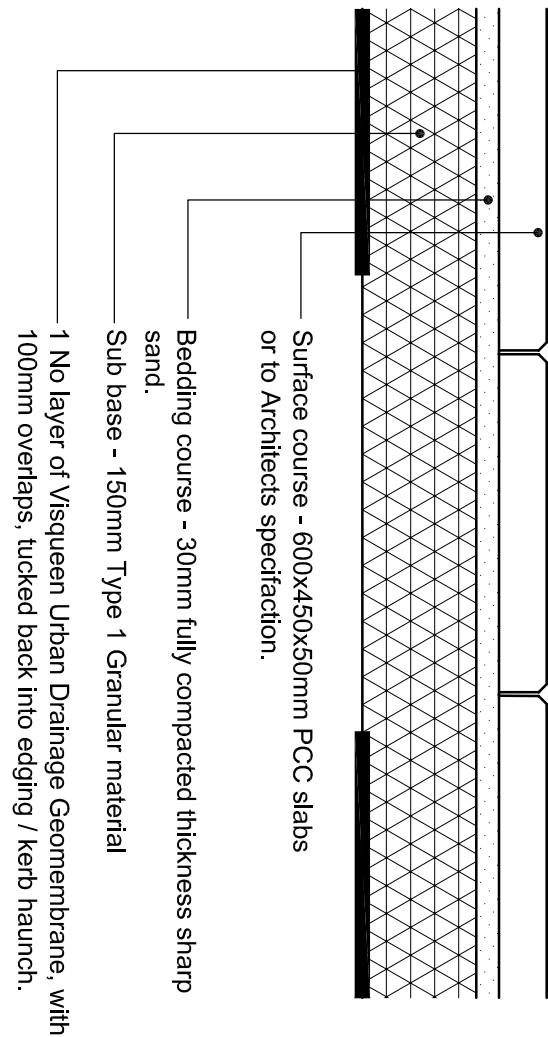
PPC SLAB AREAS FOR PATEIOS

SCALE 1:10



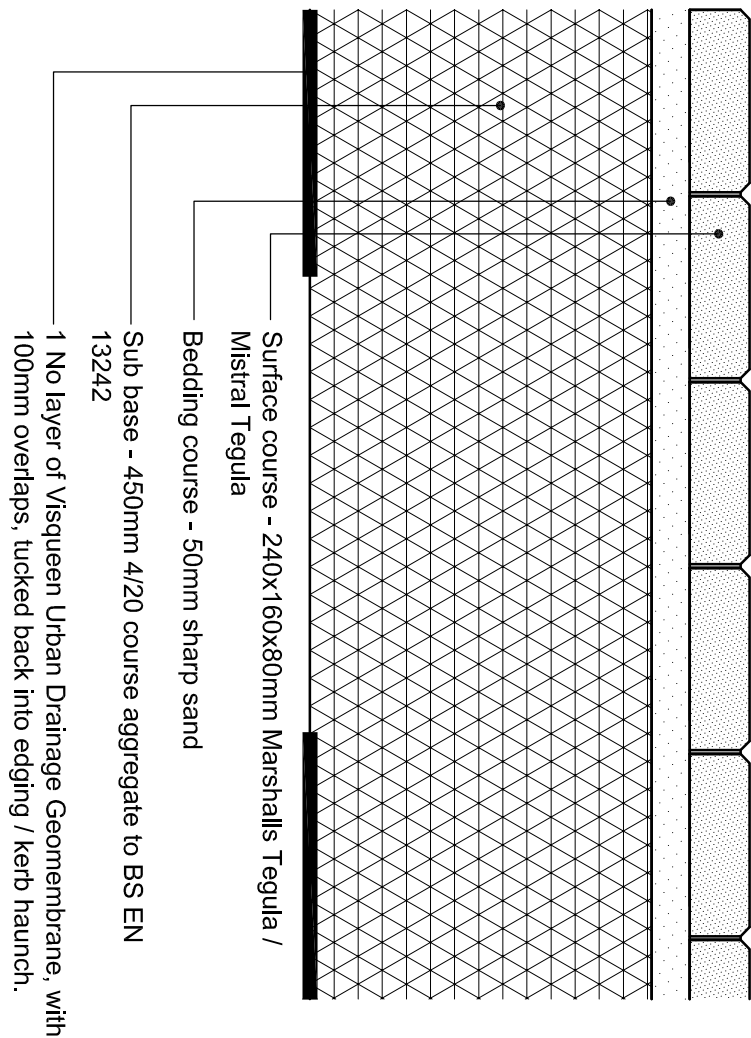
FOOTWAY EDGING (EF)

SCALE 1:10



PCC SLABS FOOTWAY

SCALE 1:10



POROUS BLOCK PAVED ENTRANCE

SCALE 1:10

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Drawing Status				Date	May'11
Preliminary				Scale	1:200
Project				Drawn	MA
Nice Place & Far End				Engineer	TG
Compton Avenue				Project No	
N6 4LH					110161
Title				Drawing No	C401
Construction Details				Revision	P1

notes

1. Invert levels and positions of existing drains / channels / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the work being undertaken.
2. All drainage works shall be carried out in accordance with the requirements of the Local Authority, the Environment Agency and in conjunction with all relevant British Standards, Codes of Practice and 'Sewers for Adoption' (3rd Edition and any addendums as appropriate).
3. All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
4. Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
5. Refer to manhole schedules or drawings for manhole types, sizes, depths and specific requirements.
6. All precast concrete units used in the drainage works shall be manufactured using supplied resting camera.
7. Manhole covers and frames shall be BS EN 124 and shall be Kitemarked. Covers and frames shall be heavy duty 2540 in kerbside and kerbside and frames shall be heavy duty 2540 in footways and kerbside and frames shall be heavy duty 2540 in footways and kerbside. In block/concrete paved areas covers shall be recessed fabricated steel.
8. Cover levels are to be adjusted locally to suit finished ground levels.
9. Existing drainage to be removed is to be broken out to bed level and void backfilled with granular material, compacted in layers not exceeding 250mm.
10. All manholes / inspection chambers in block paved areas, to have recessed covers. MH covers in paved areas to have cover & frame orientated 'square' with paving to minimise cut slips or blocks.
11. All gradients at drainage runs are indicative: runs to be laid invert to invert.
12. Generators pipes to have granular Bed & Surround in accordance with manufacturers recommendations, ensuring adequate protection with respect to depth and location.
13. All private drainage to be laid to levels shown using flexibly jointed pipes, either P/VC to BS 4680 and BS 5481 or vitrified clayware to BS EN 295.
14. Depth and location of existing services to be traced prior to any excavation.
15. All abandoned, buried obstructions encountered during the construction of highways / Drainage Works are to be broken out to bed level of drains and sewers, and to the formation of carpaths and drives etc, and to sufficient depth to allow for laying service company's mains and services.
16. All contractors to satisfy the requirements of BRE Special Digest 1 - A-C1 & S16 investigation Report.

- HEALTH AND SAFETY:** The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operatives shall have received full and appropriate training for the operators they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.

- | Rev | Date | Description | Drawn | Check |
|-----|----------|------------------------|-------|-------|
| P1 | 01.06.11 | Issued For Information | MA | TG |

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-

- | | | |
|----------------|-------|--------|
| Drawing Status | Date | May 11 |
| Preliminary | Scale | 1:200 |

- | Project | Drawn | MA |
|---------|-------|----|
|---------|-------|----|

- Nice Place & Far End
Compton Avenue
Engineer IG

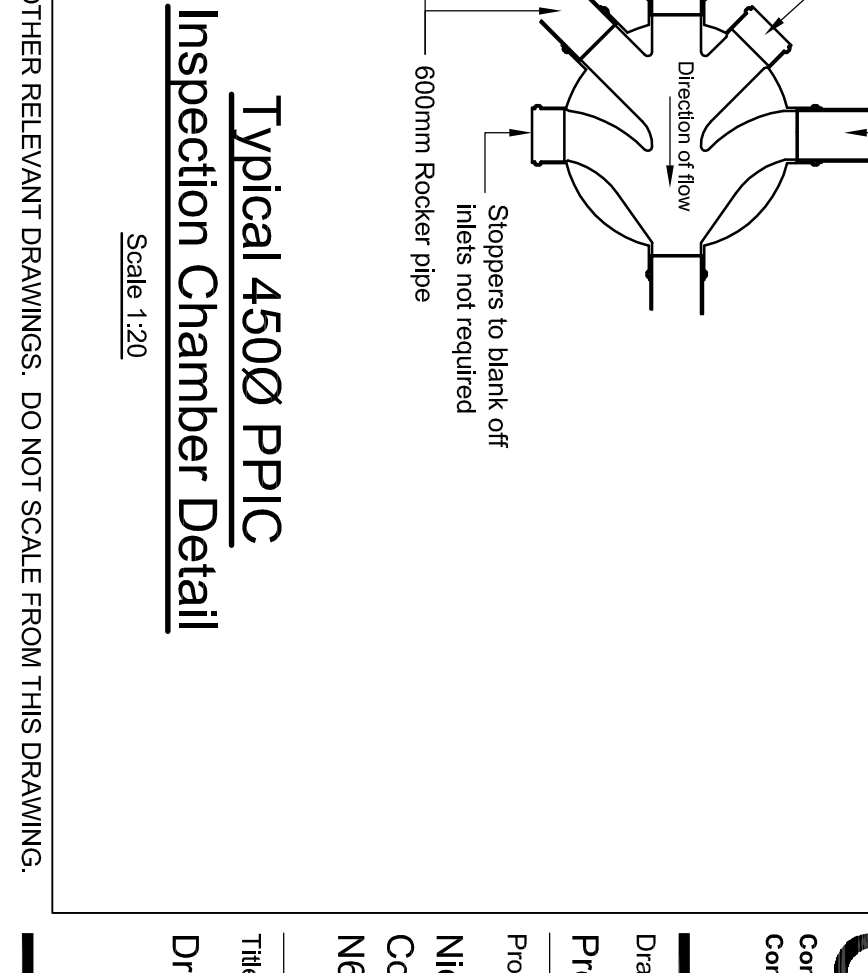
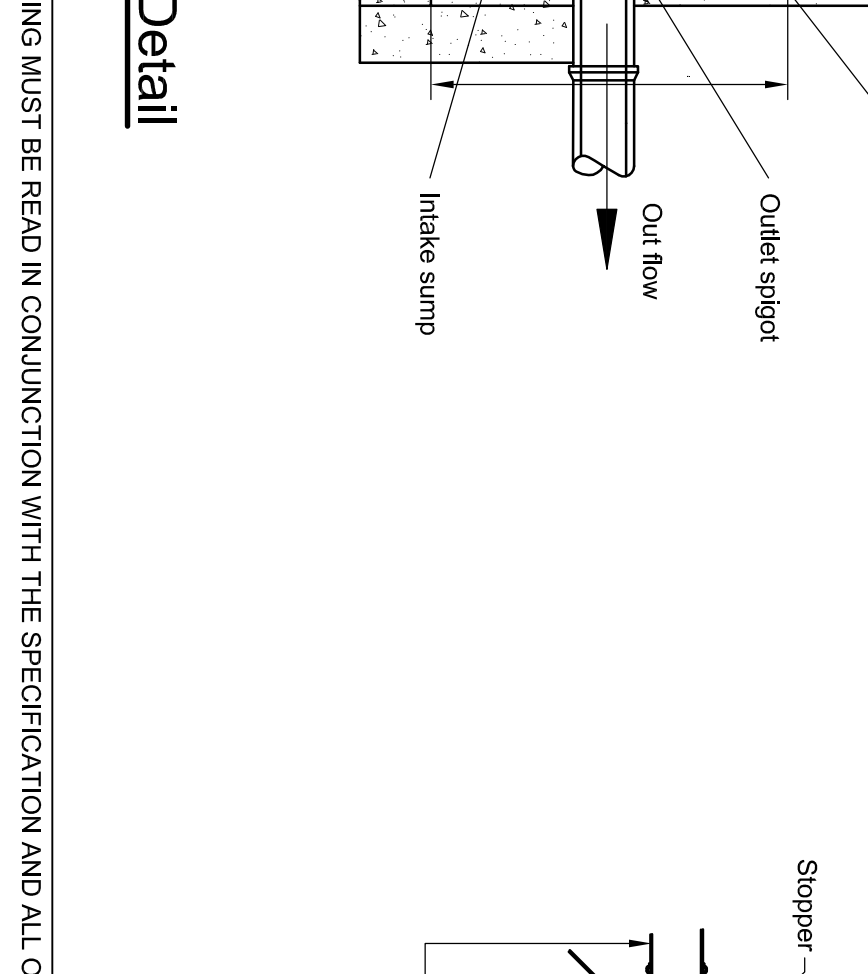
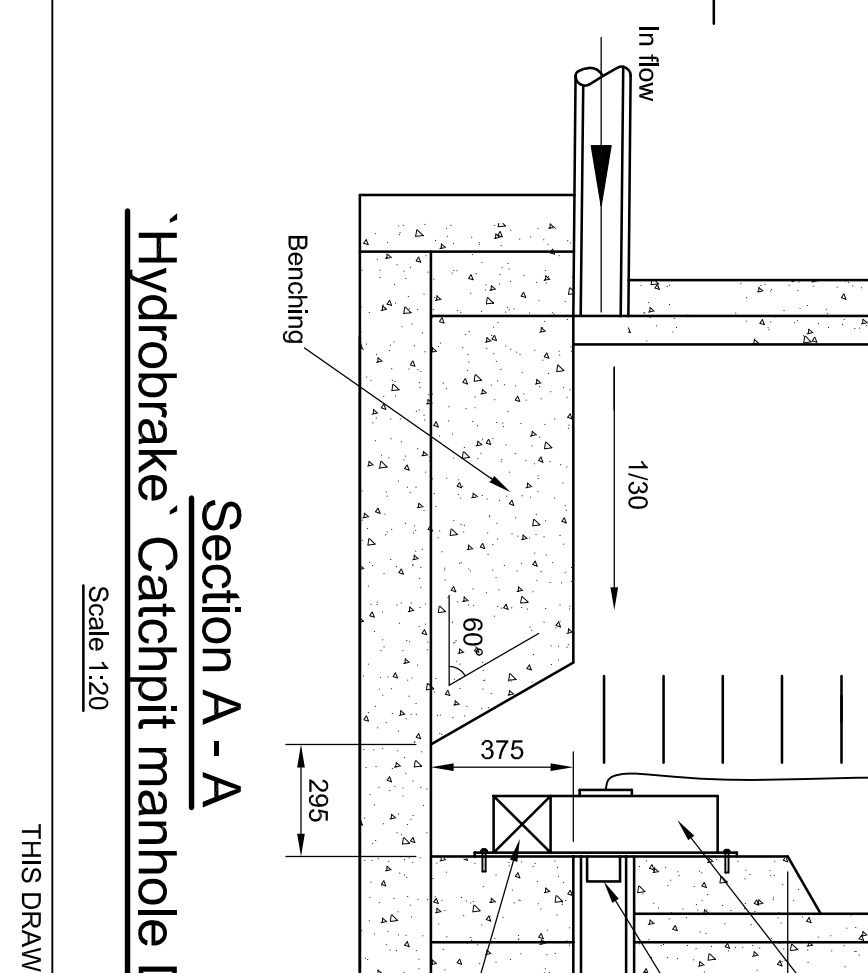
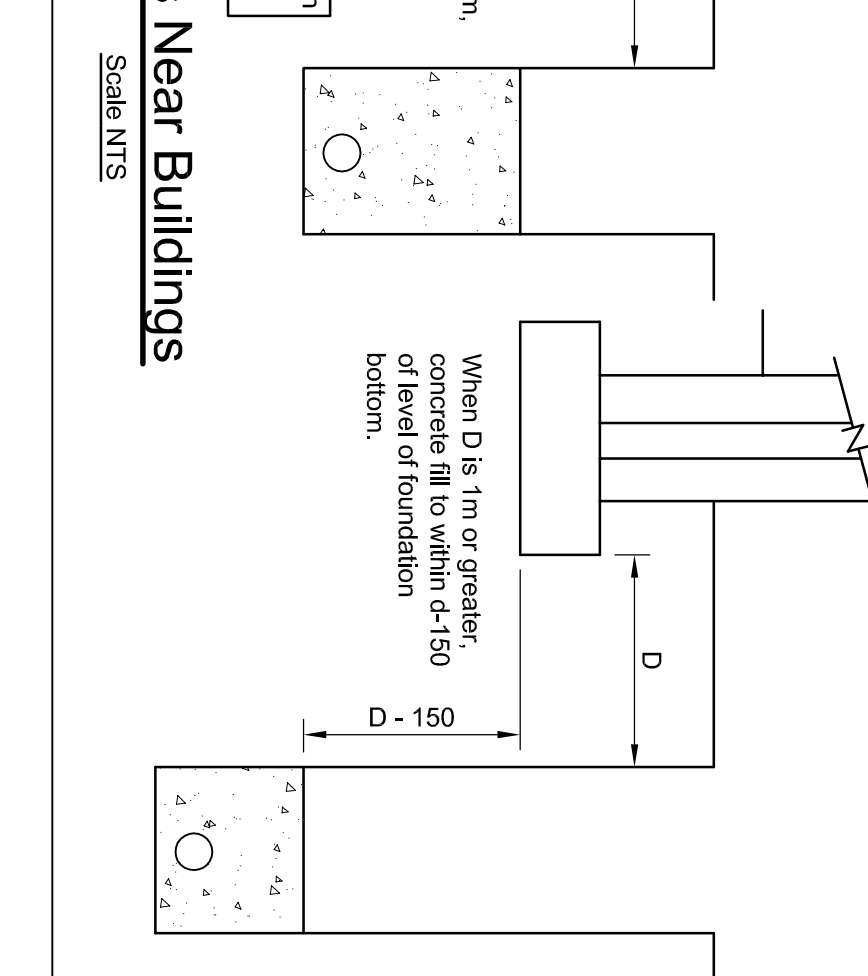
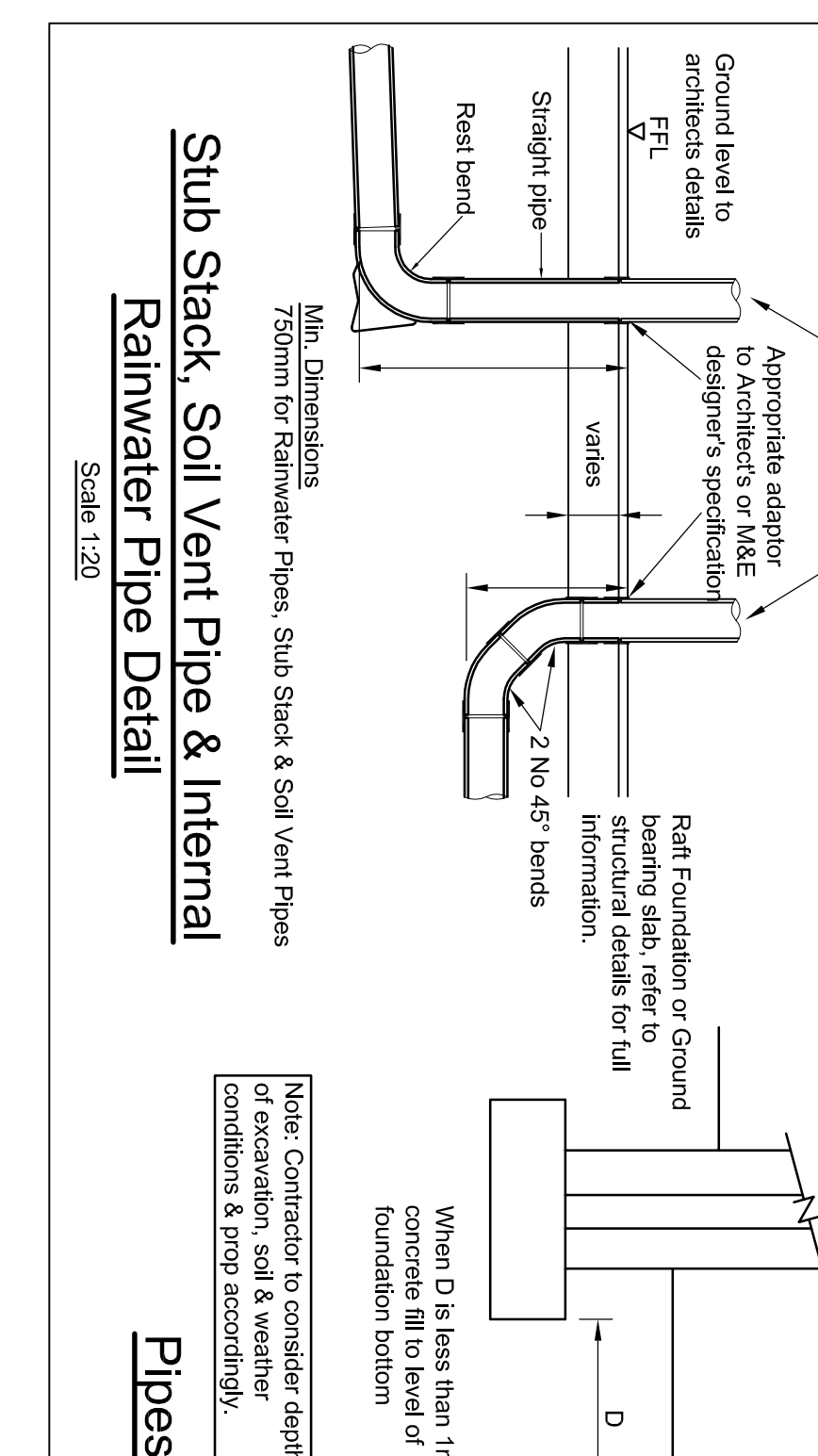
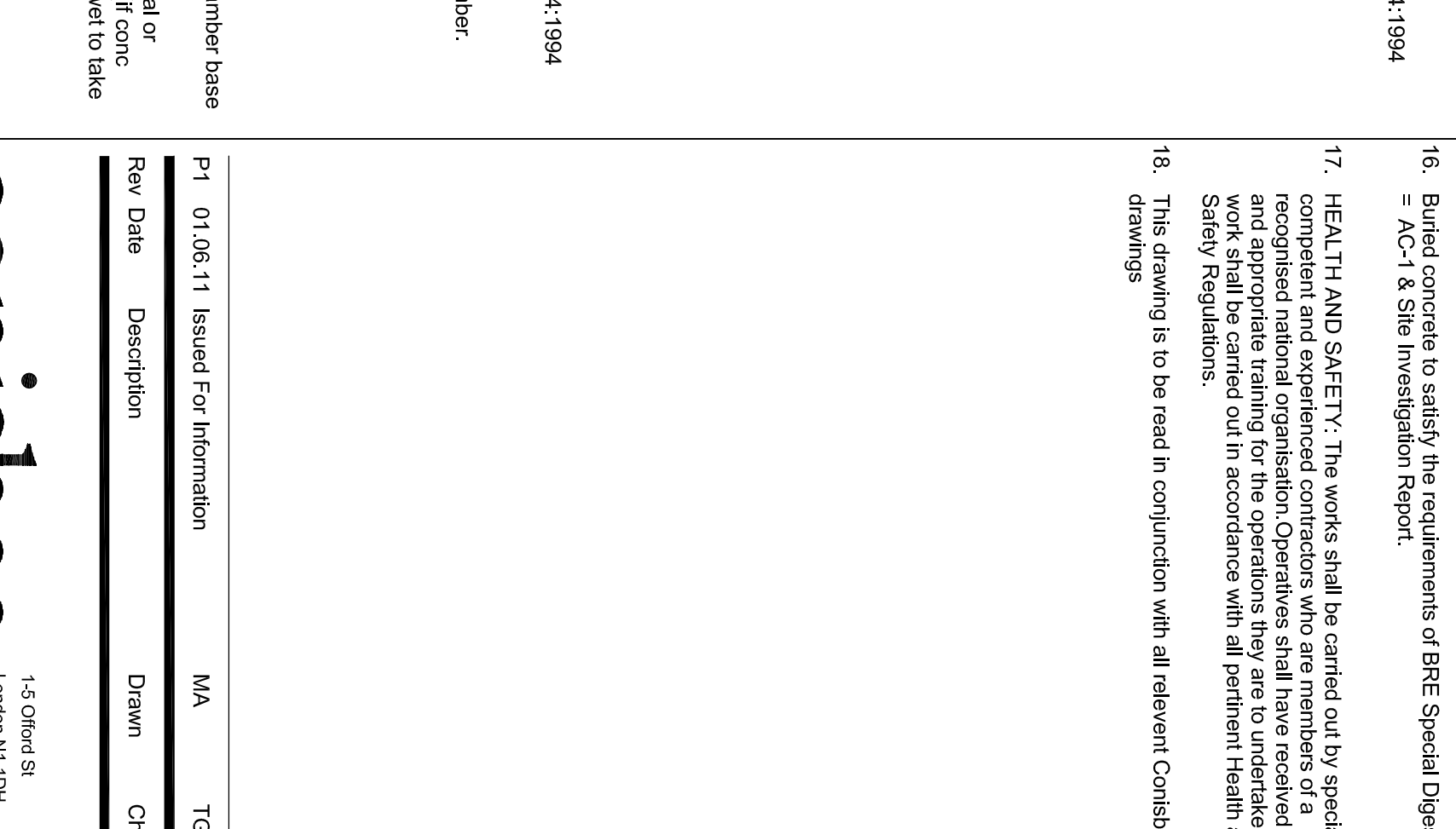
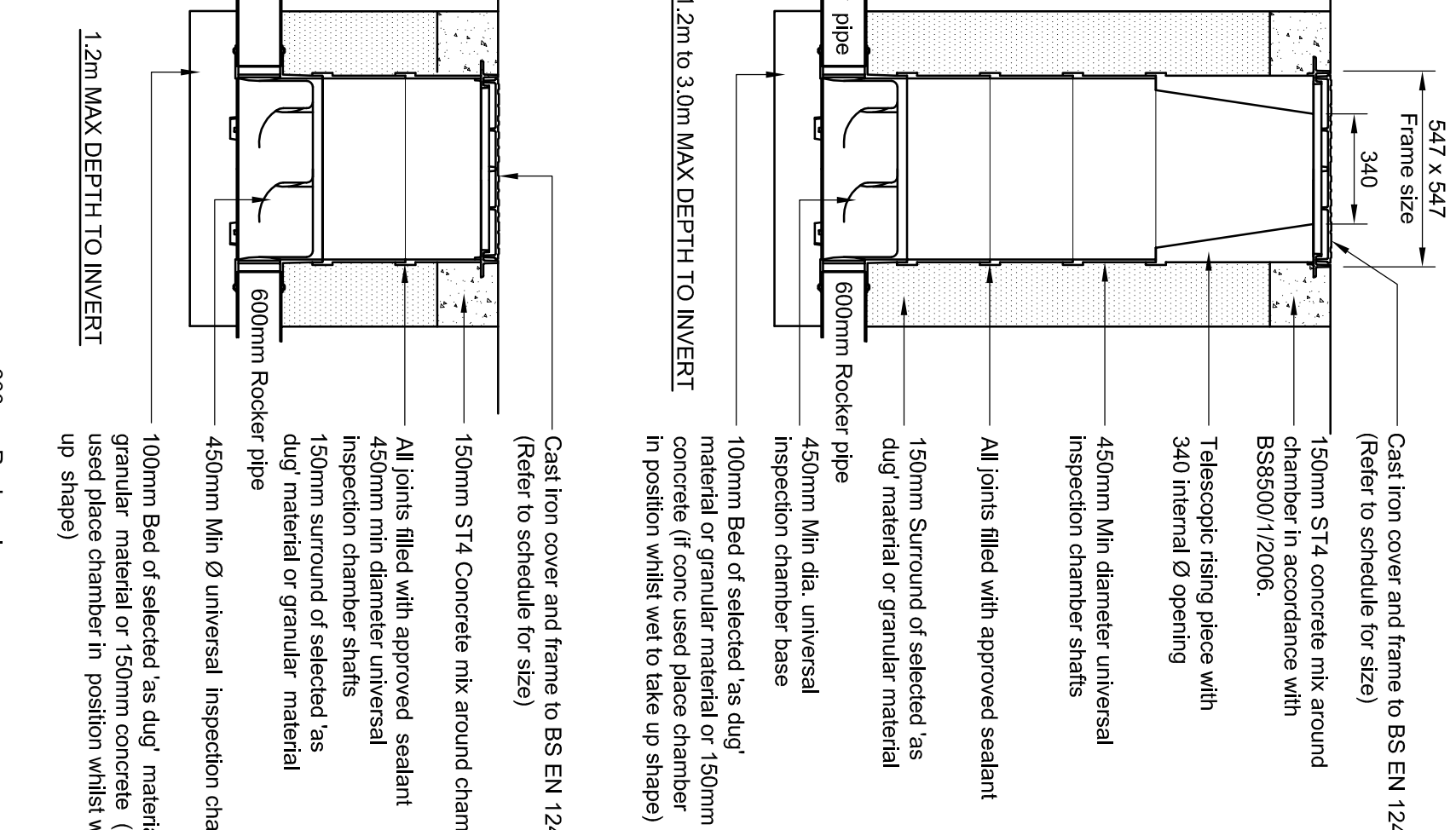
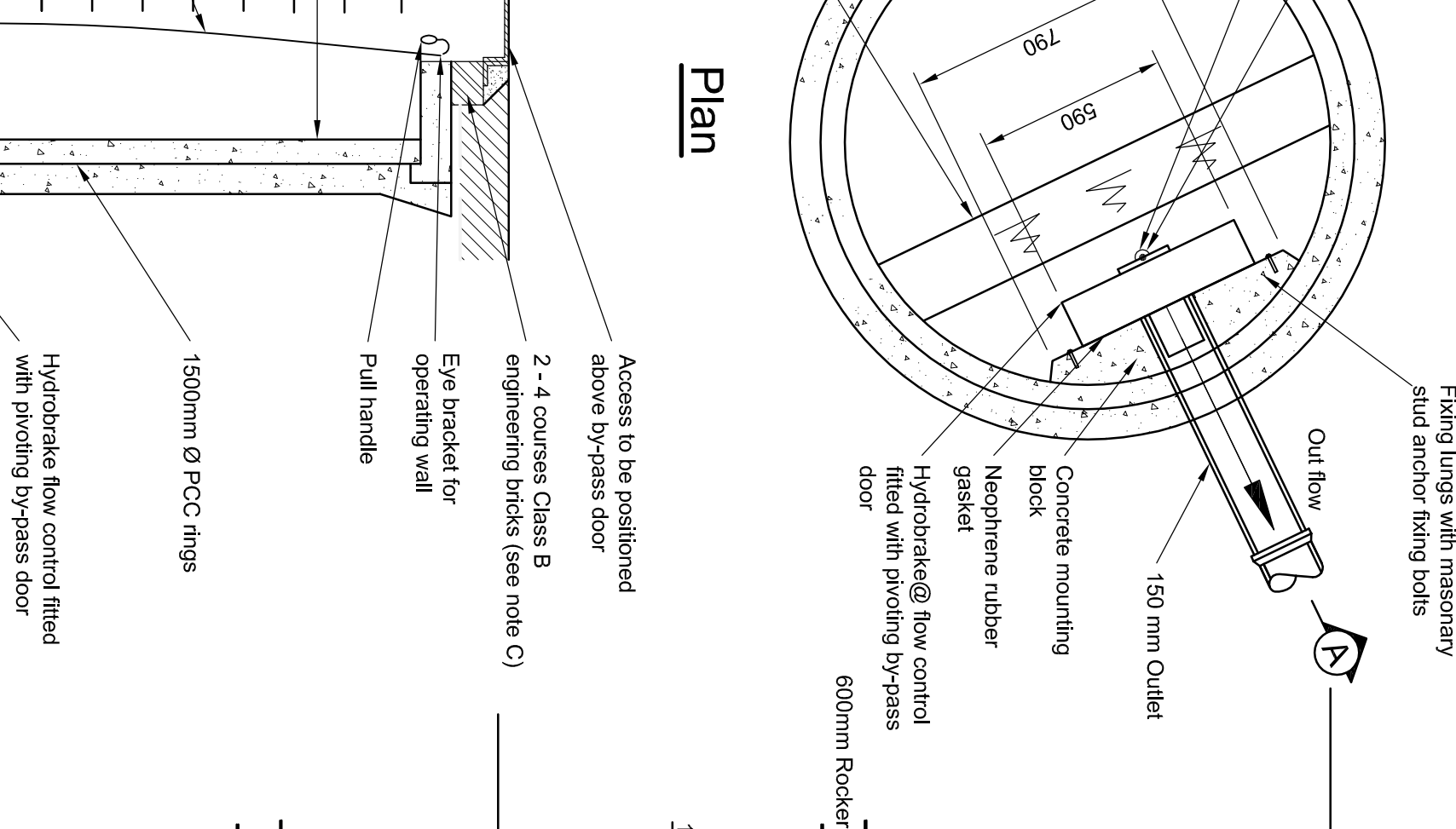
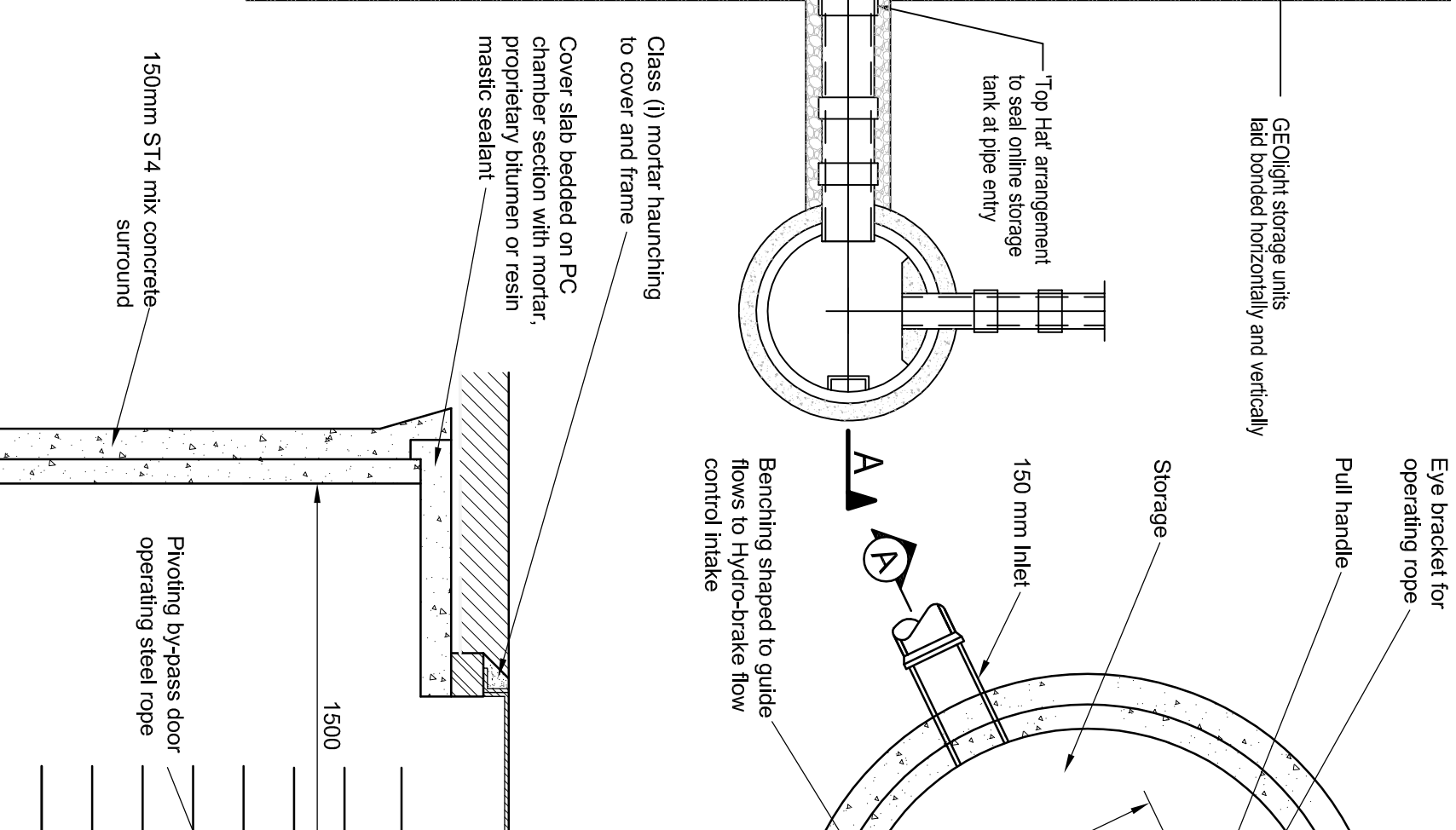
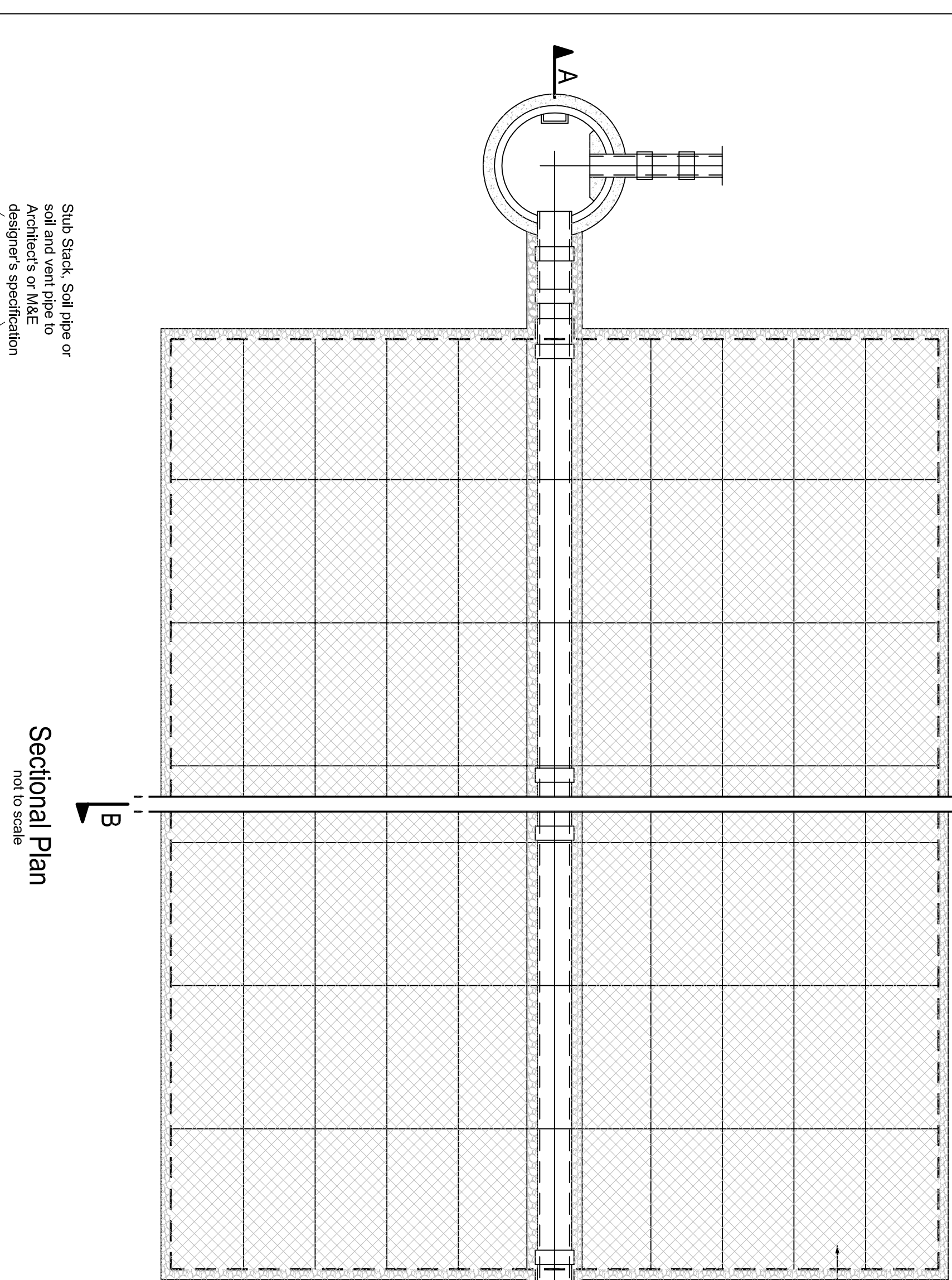
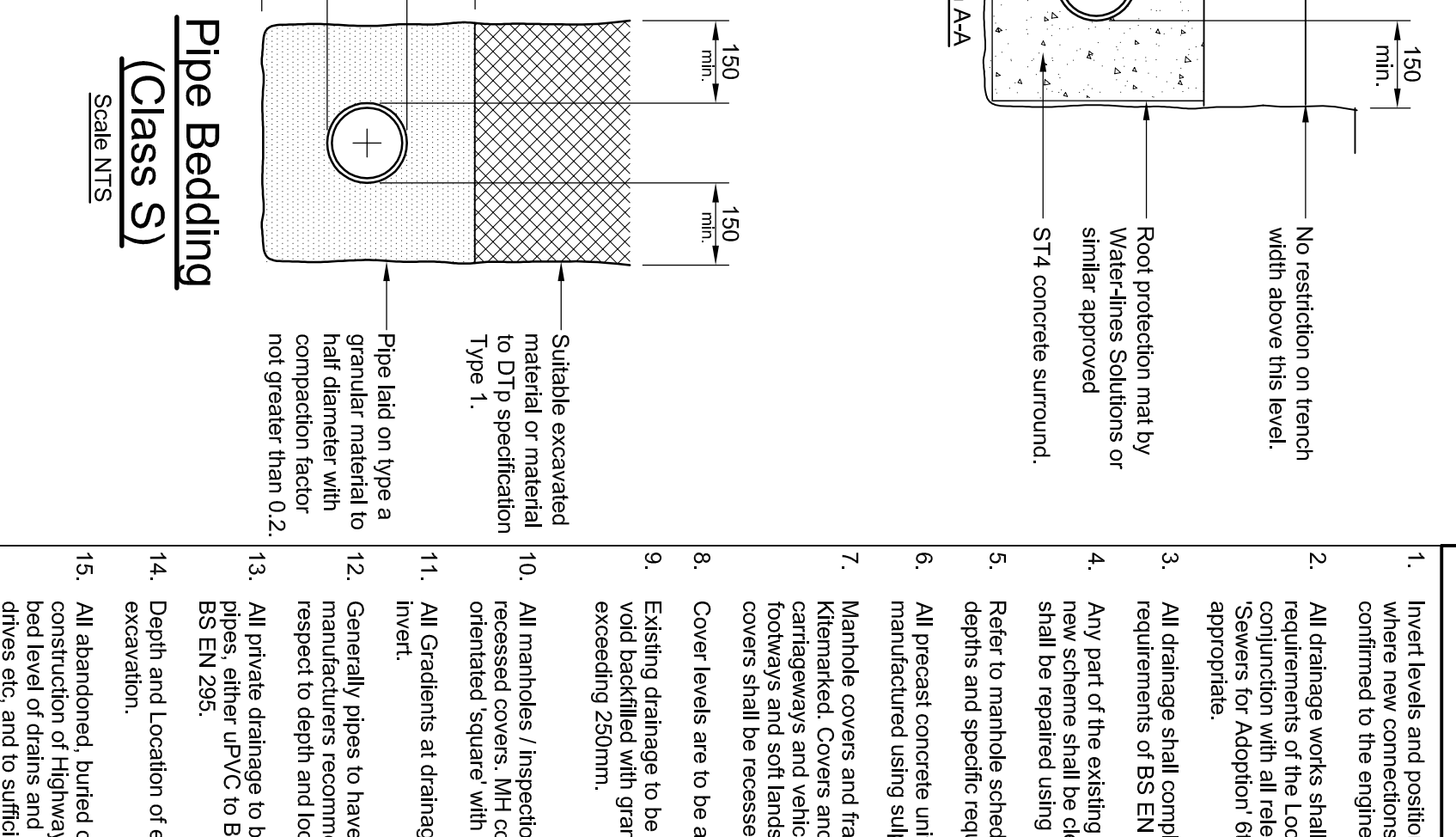
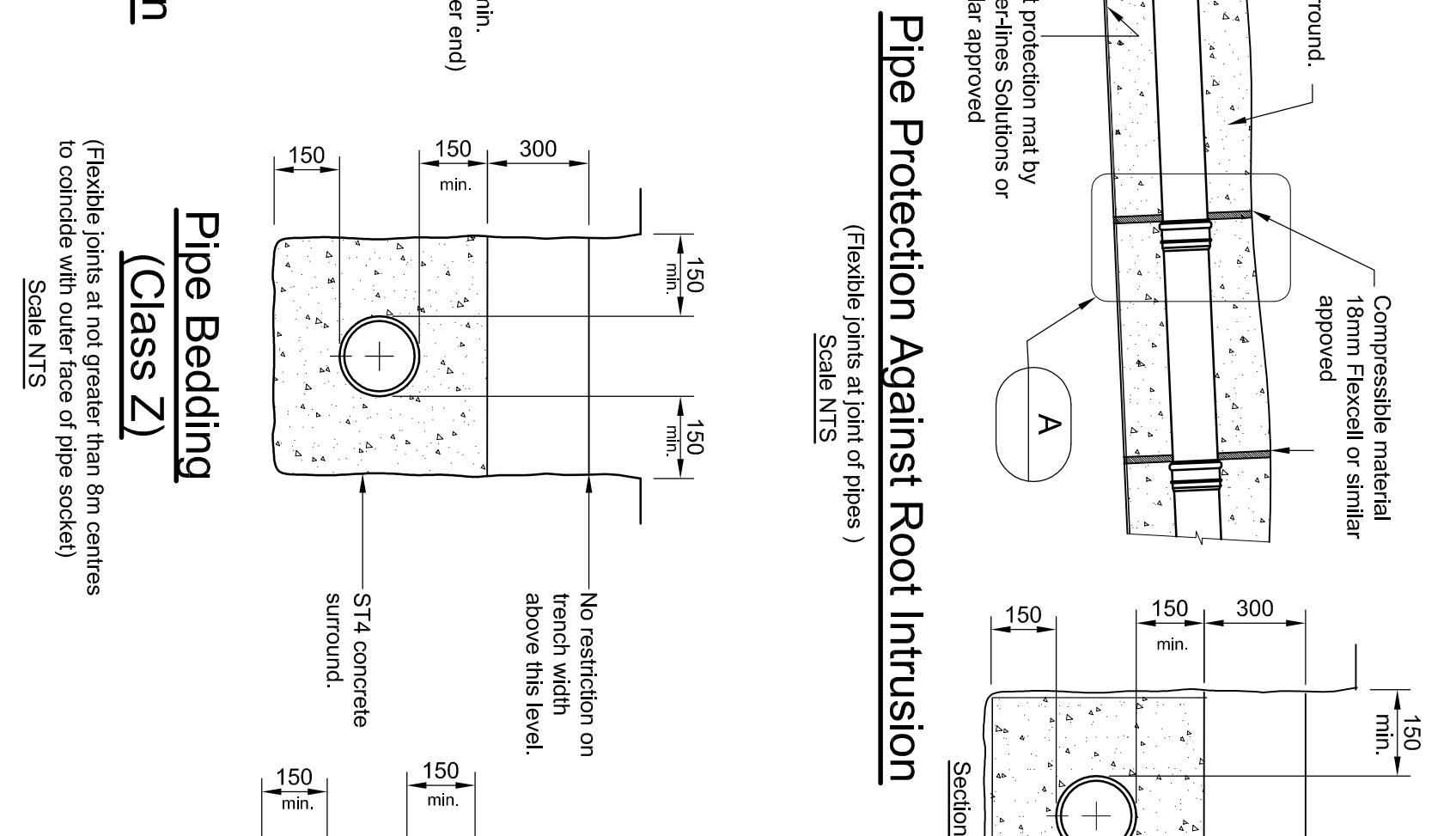
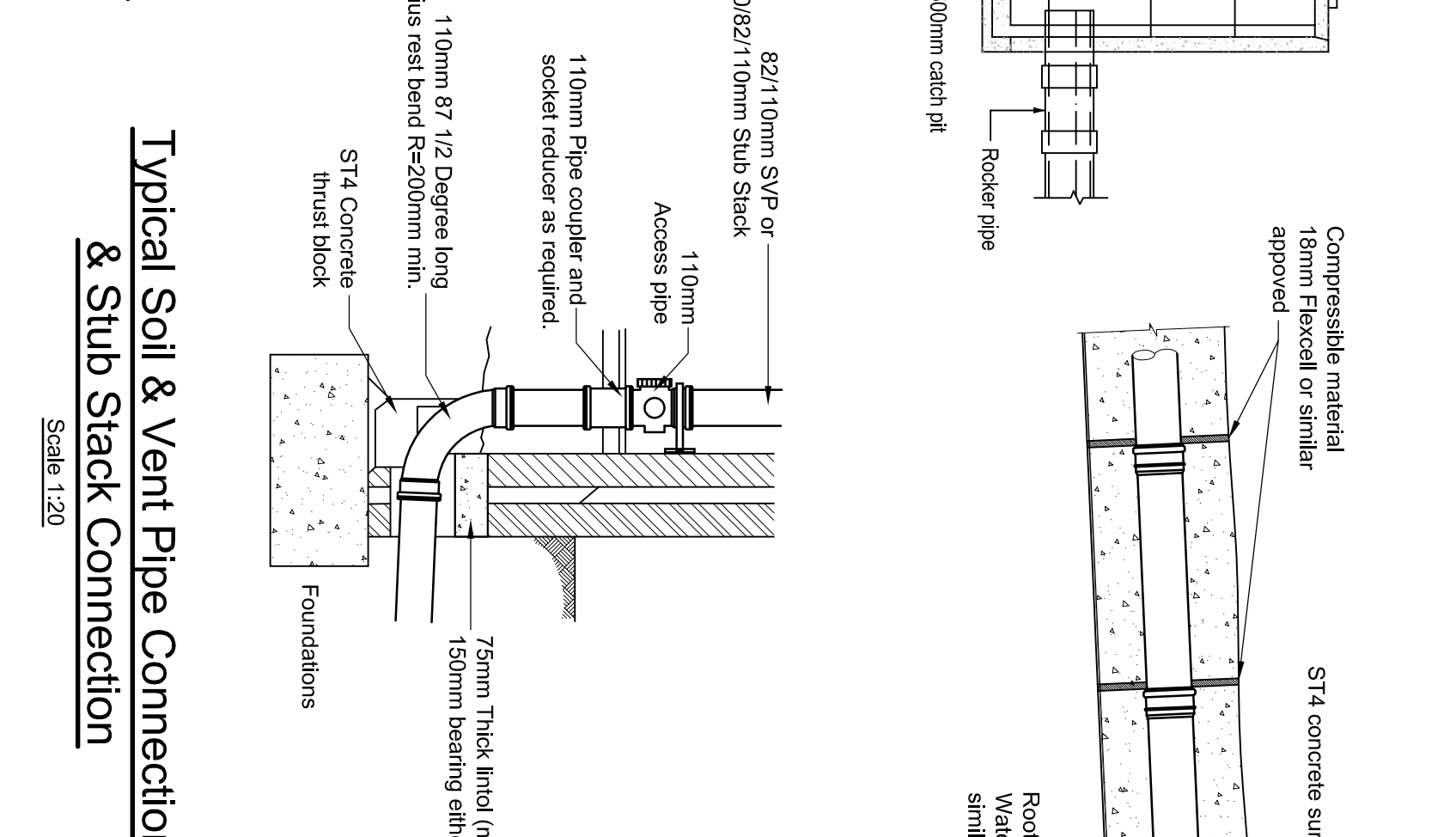
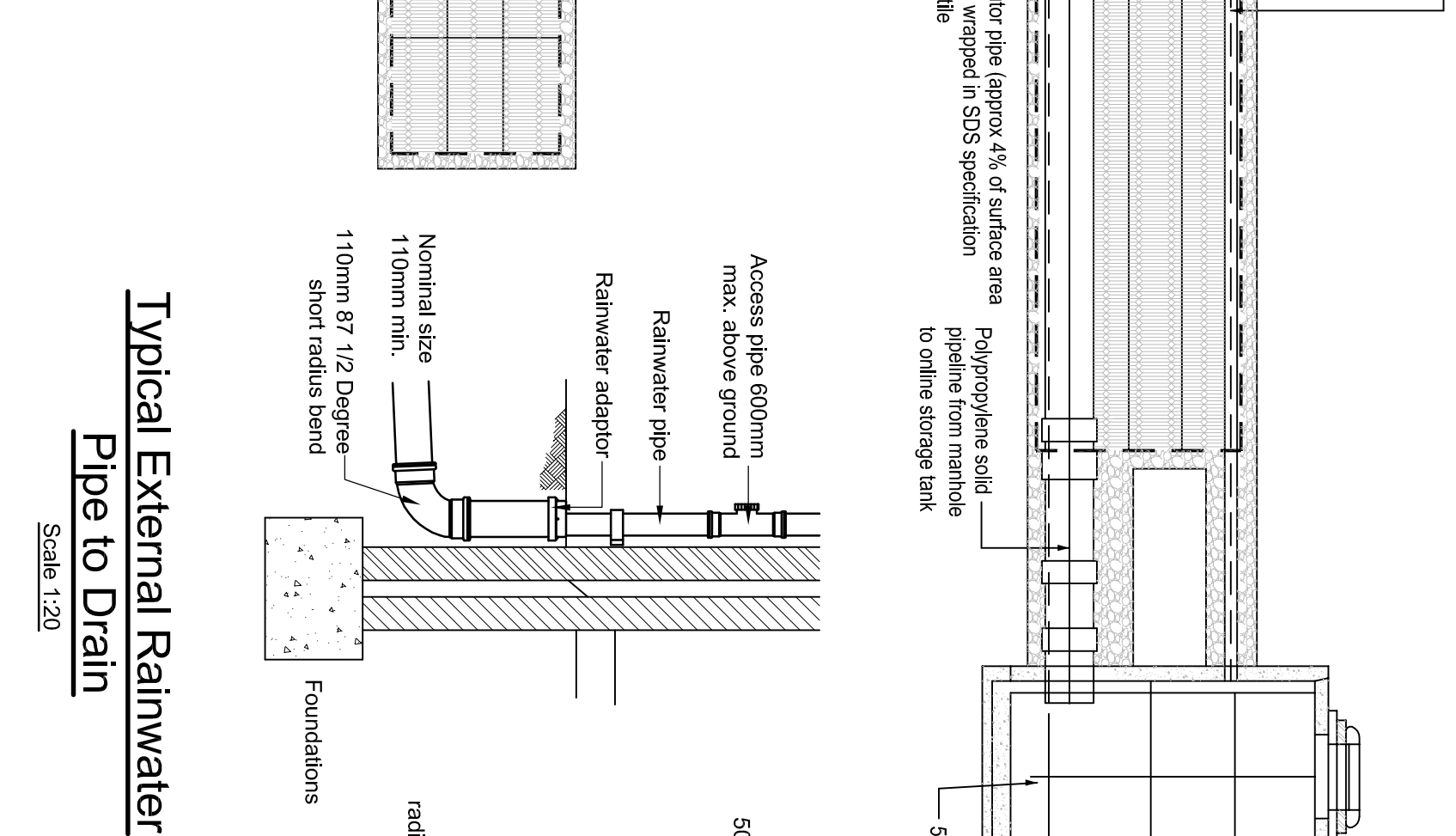
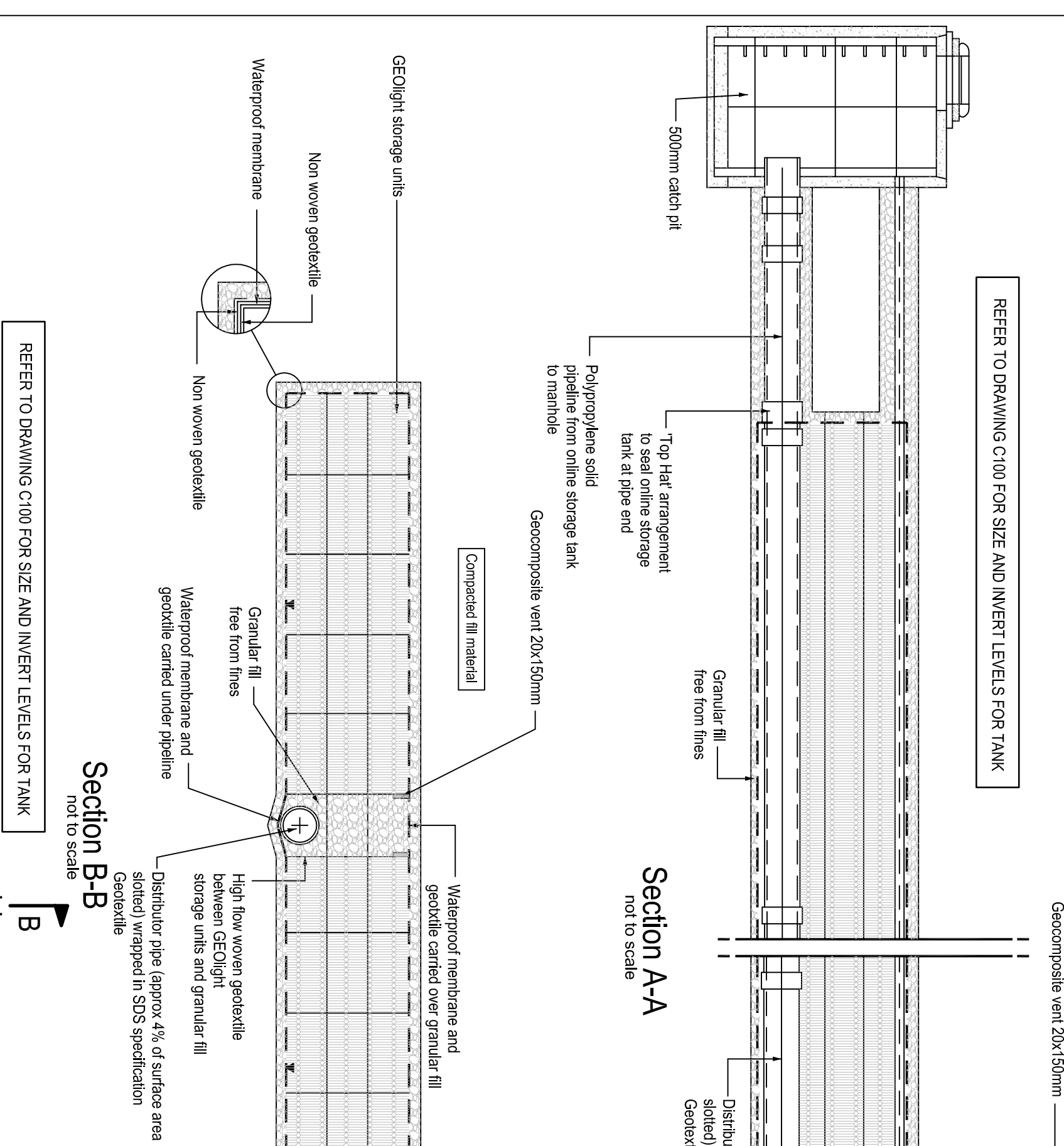
- Project No
N6 4LH
110161

- | Title | Drawing No |
|-------|------------|
| | |

- ## C400

- Revision

-



	
Consulting Structural Engineers Consulting Civil Engineers	
Fax 020 7700 8686 design@cornbabe.co.uk www.cornbabe.co.uk	
Date	May 11
Scale	1:200
Drawn	MA
Engineer	TG
Project No 110161	
Drawing No C400	
Revision P1	





Geotechnical &
Environmental
Associates

Tytenhanger House
Coursers Road
St Albans
Herts AL4 0PG

Site Plan

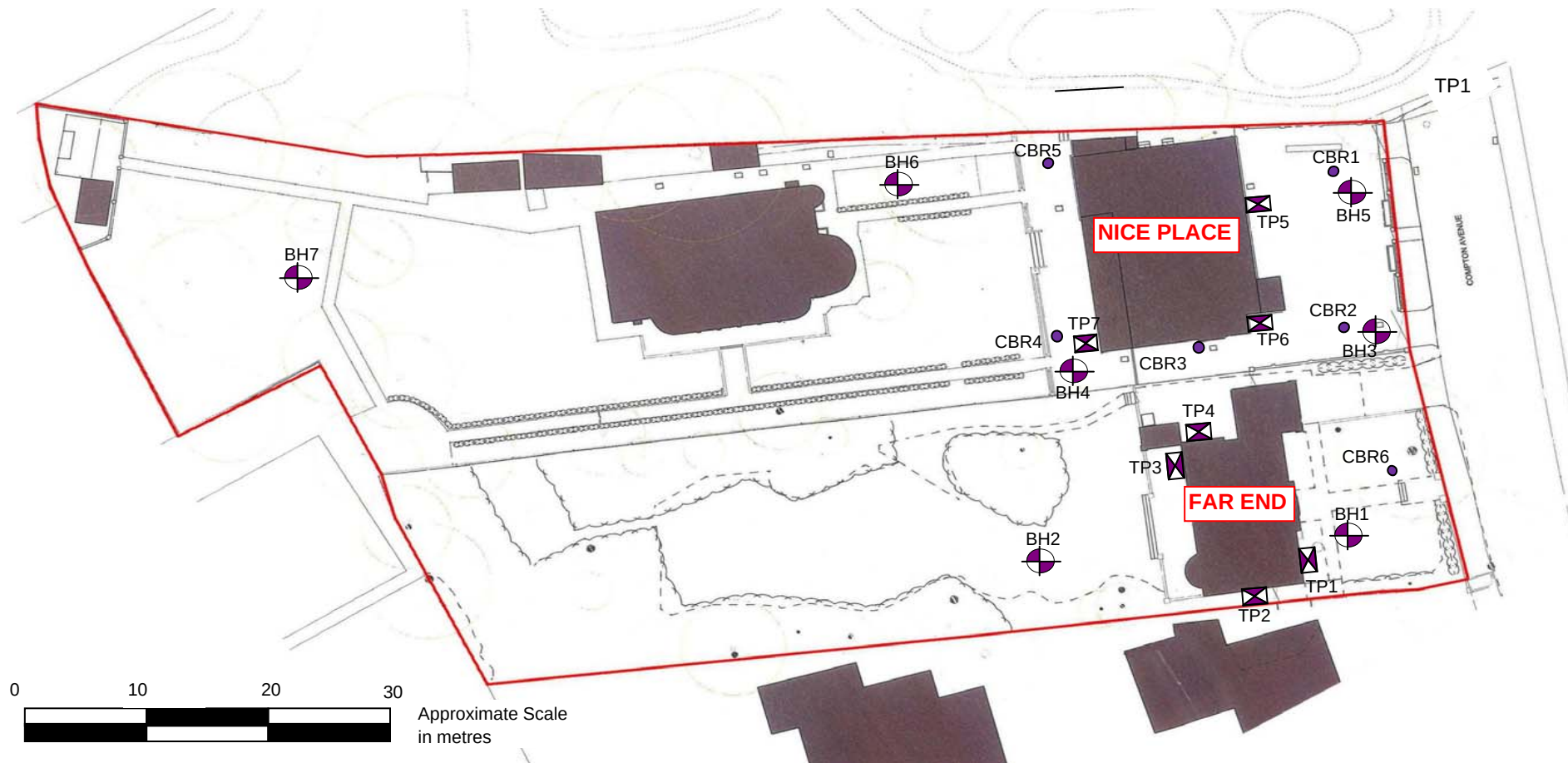
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Client Pastor Real Estate Limited

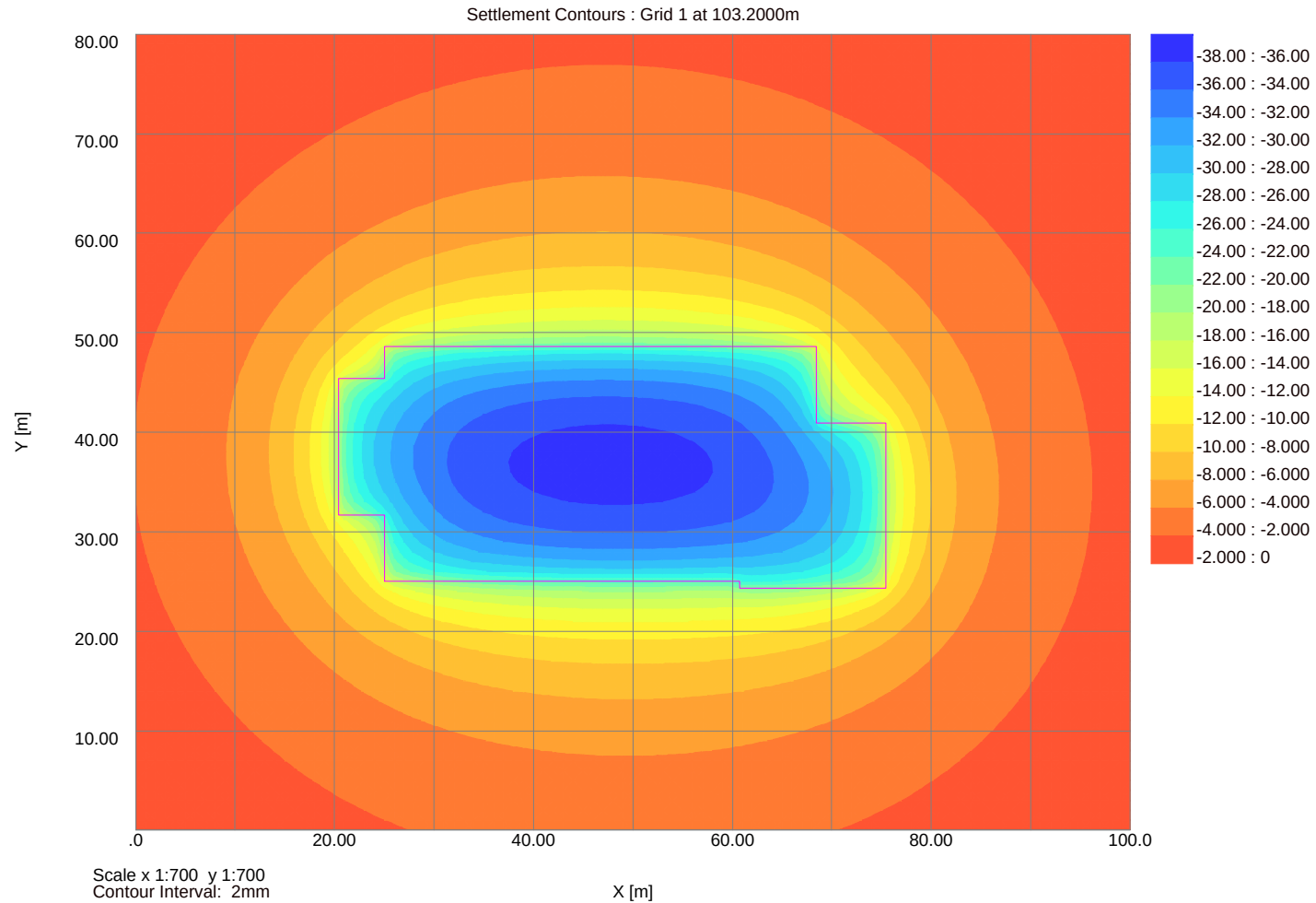
Engineer Conisbee Consulting Engineers

Job Number
J11150

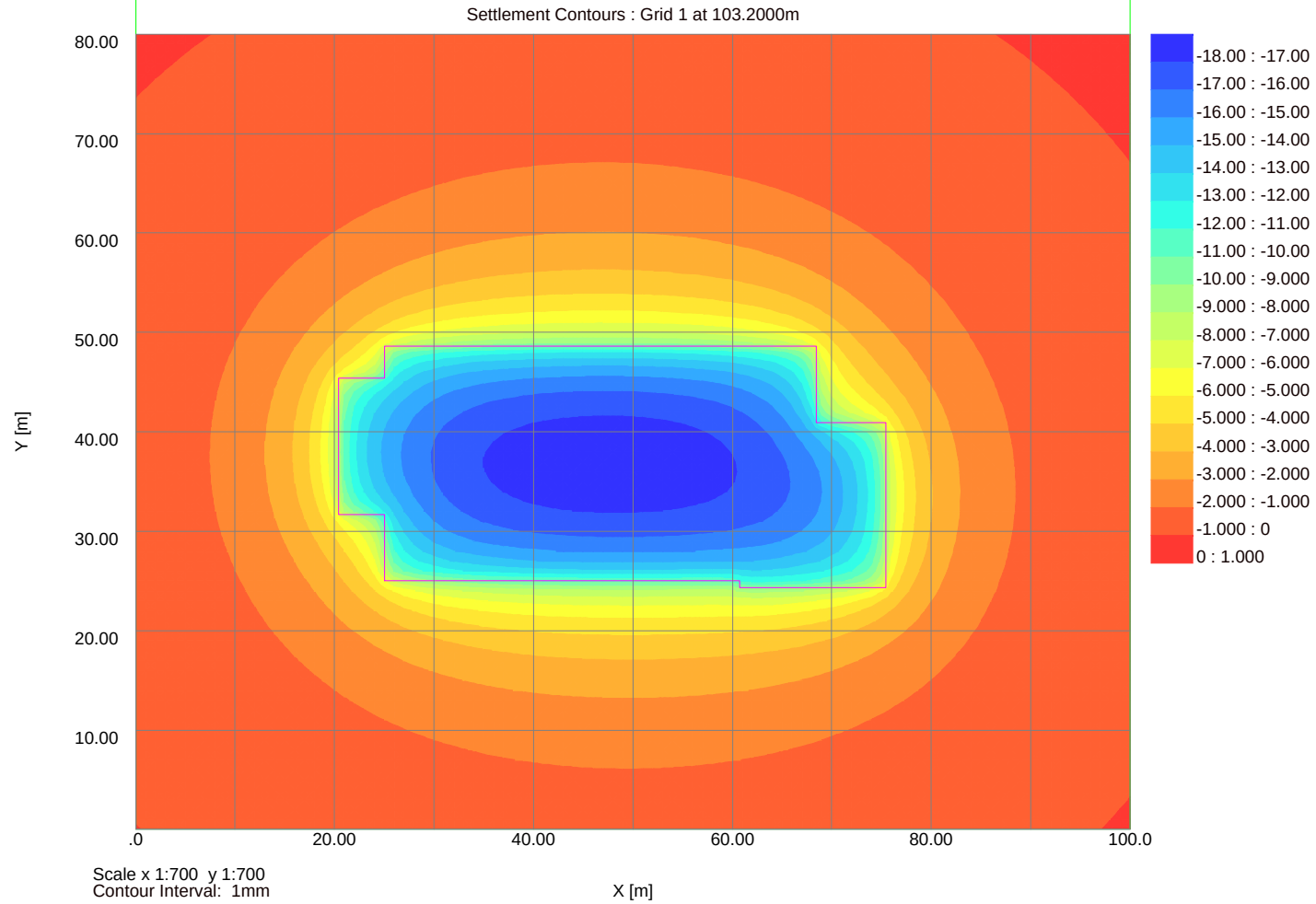
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Drg. Ref.		
Made by AT	Date	Checked

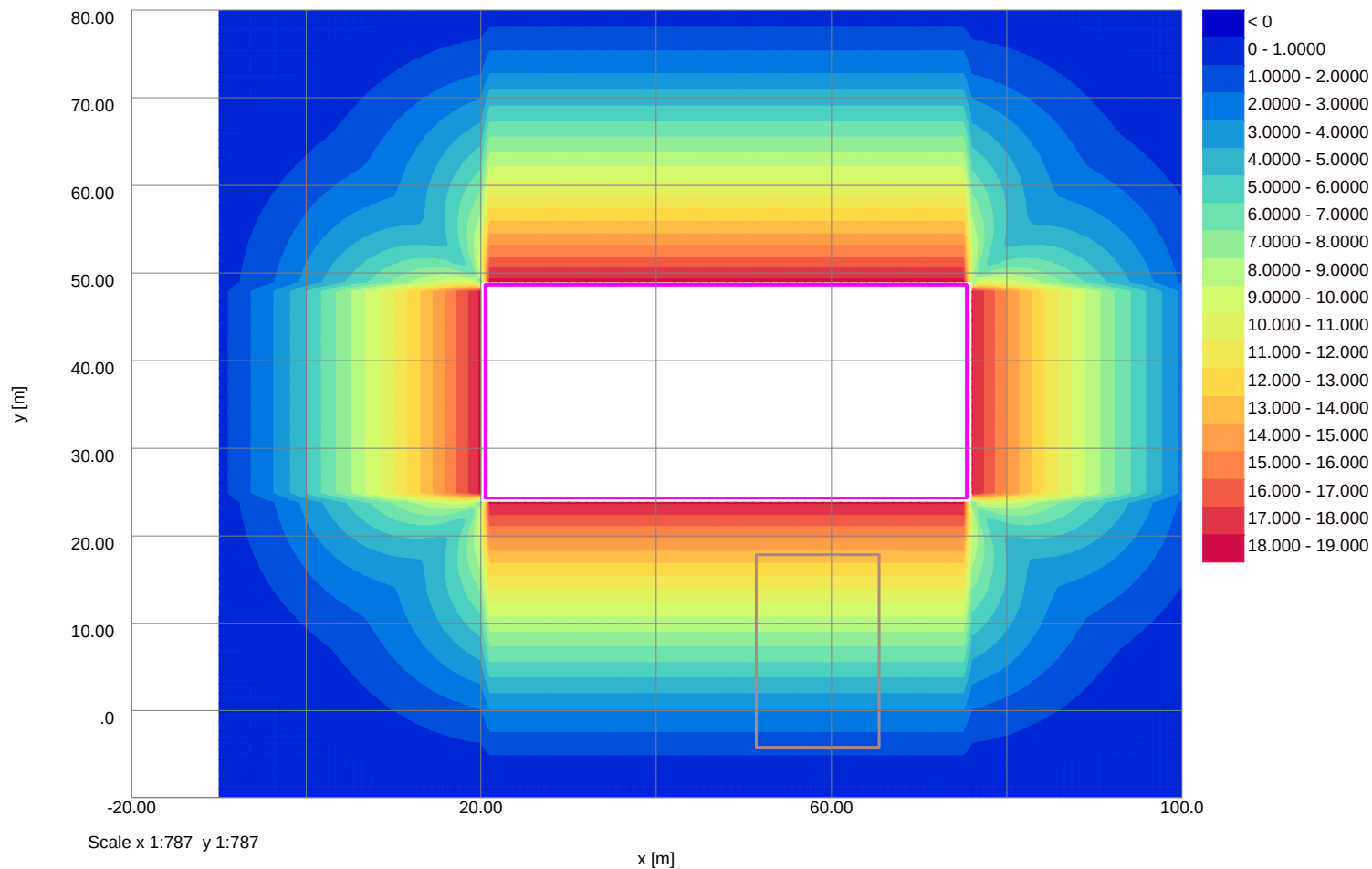


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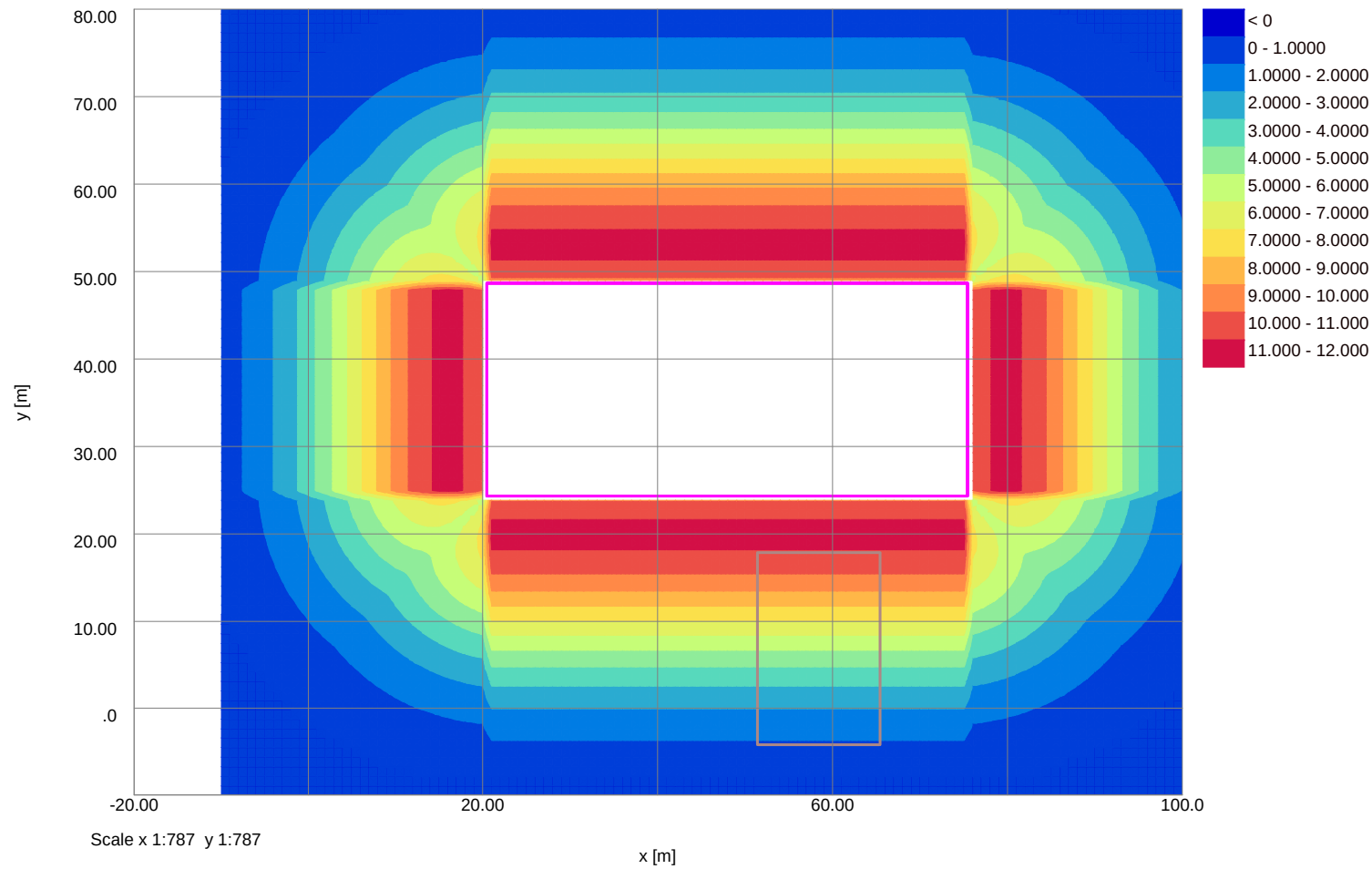
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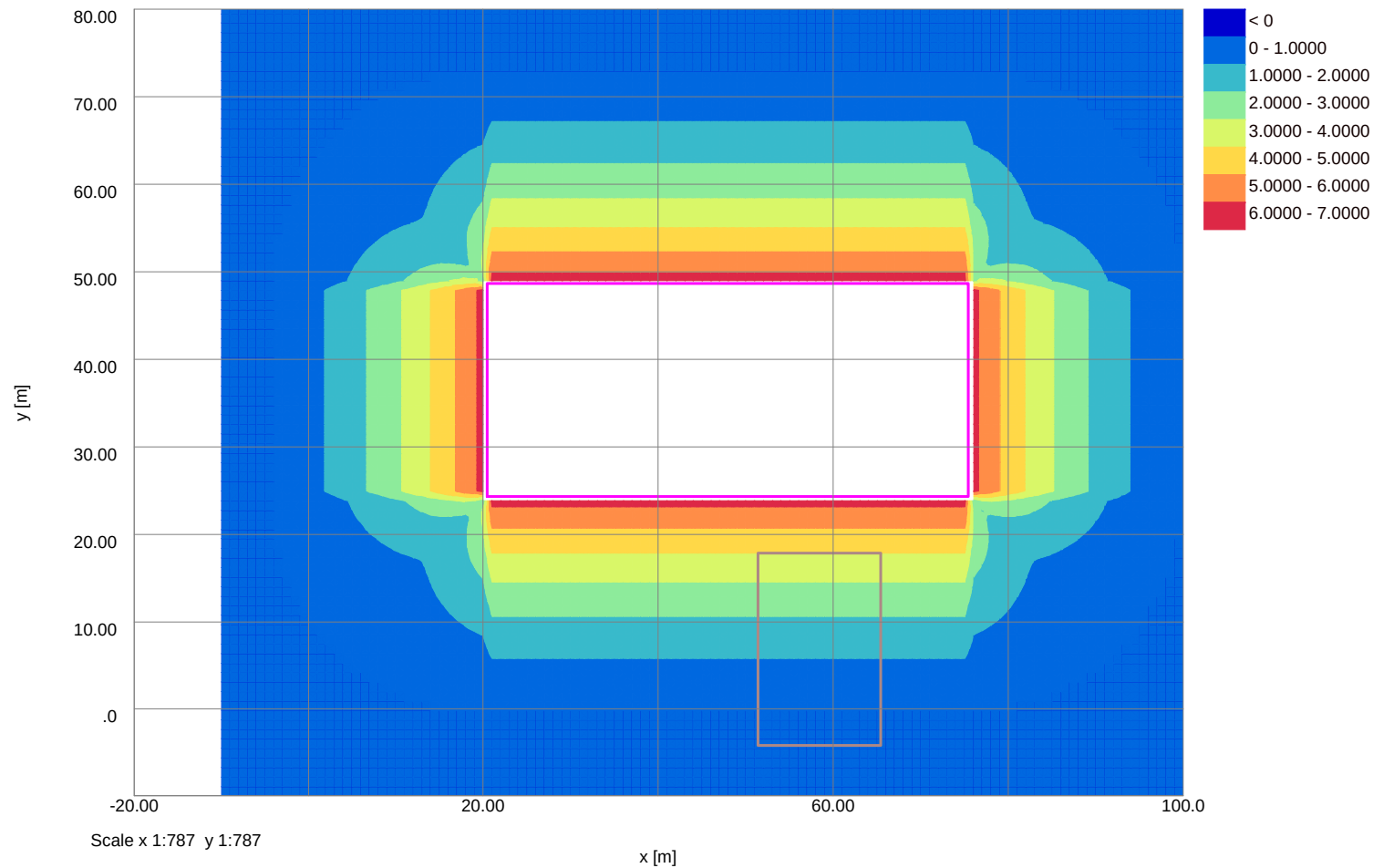
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Made by	Date 24-Mar-2020	Checked

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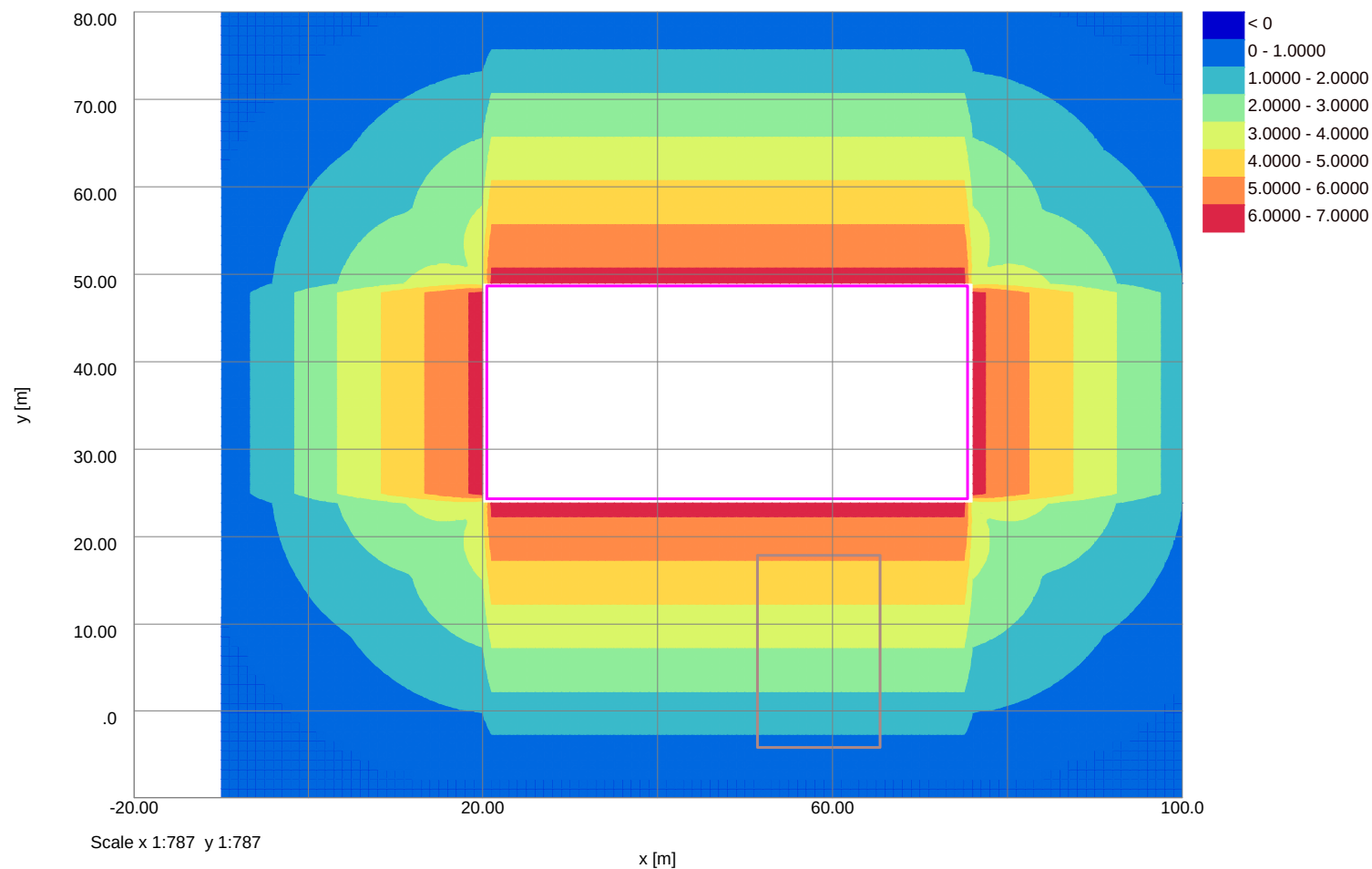
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Made by	Date	Checked
	24-Mar-2020	

Horizontal Displacement Contours: Grid 1 (level 103.200m) Interval 1mm



Job No.	Sheet No.	Rev.
J11150		
Drg. Ref.		
Made by	Date 24-Mar-2020	Checked

Vertical Settlement Contours: Grid 1 (level 103.200m) (Interval 1mm)



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on all of the services that we offer.

