



Planning Department
Haringey Council
River Park House
225 High Road
London
N22 8HQ

4th January 2024
45 Lascotts Road, London, NW22 8JG
Lawful Development Certificate
Cover Letter

This cover letter has been prepared to accompany the Certificate of Lawful development application for the continued use of 45 Lascotts Road, London, N22 8JG as three-self contained flats.

The cover letter and the information submitted with it (listed below) demonstrate that the first floor has been a three-bedroom flat since 2017. The exterior of the property has also remained the same since 2017.

The application comprises:

- Fully completed application form
- Site Location Plan with the property outlined in red (**Appendix 1**)
- Existing Floor Plans and Elevations (**Appendix 2**)
- Existing Photographs (**Appendix 3**)
- Statutory declarations (**Appendix 4**)
- AST agreement (**Appendix 5**)
- Building Control: Drawings and Final Certificates (**Appendix 6**)
- Council Tax (**Appendix 7**)

Planning Statement

Section 191(2) of the Town and Country Planning Act (1990) defines lawful development as development against which no enforcement action may be taken, or for which planning permission is not required.

National Planning Policy Guidance advises that where a Lawful Development Certificate is sought the onus of proof lies with the applicant. The relevant test of the evidence on such matters is 'the balance of probability'. If a local planning authority has no evidence to contradict or otherwise make the applicant's version of events less than probable, there is no good reason the application should be refused.

The Evidence

The application property comprises of 3. No self-contained flats, which were created as part of a conversion from an existing House in Multiple Occupancy (HMO), Planning Application Reference No. HGY/2016/2818.

The permission was granted for 1 x 3 bedroom and 2 x 2 bedroom flats. The existing property now comprises of 2 x 3 bedroom and 1 x 2 bedroom flats and this arrangement has remained unchanged since 2017.

These are arranged as follows:

- Flat A is a 3-bedroom flat located on the ground floor;
- Flat B is a 3-bedroom flat located on the first floor (2-bedroom flat as per HGY/2016/2818);
- Flat C is a two-bedroom flat located on the second floor, with the entrance door at first floor level.

Both the internal arrangements and the external appearance have remained unchanged since 2017. The internal arrangement of the property is arranged as shown on the drawings included in the appendix.

The photographs also included in the appendix demonstrate that the external appearance, although slightly deviating from the approved elevation drawings has remained the same since 2017.

The statutory declarations provided by Mark Collins (owner), Polina Nowack (tenant) and Alex Clayton (managing agent) confirm that the second floor Flat B has been a three-bedroom flat since the completion of the works in 2017 and has been occupied since then by the same tenant. The declaration is clearly corroborated by the tenancy agreement and existing drawings.

We believe we have provided all the information required to enable the Council to validate and determine this application. Should any further information be required or any queries arise, please do not hesitate to contact us.

Tasou Associates
Architects and Structural Engineers
4 Amwell Street
London, EC1R 1UQ

APPENDIX 1
SITE LOCATION PLAN



ALL INDICATED DIMENSIONS ARE INDICATIVE AND MUST BE CHECKED AND VERIFIED ON SITE BY THE MAIN CONTRACTOR BEFORE COMMENCEMENT OF ANY FABRICATION DRAWINGS OR WORK ON SITE.

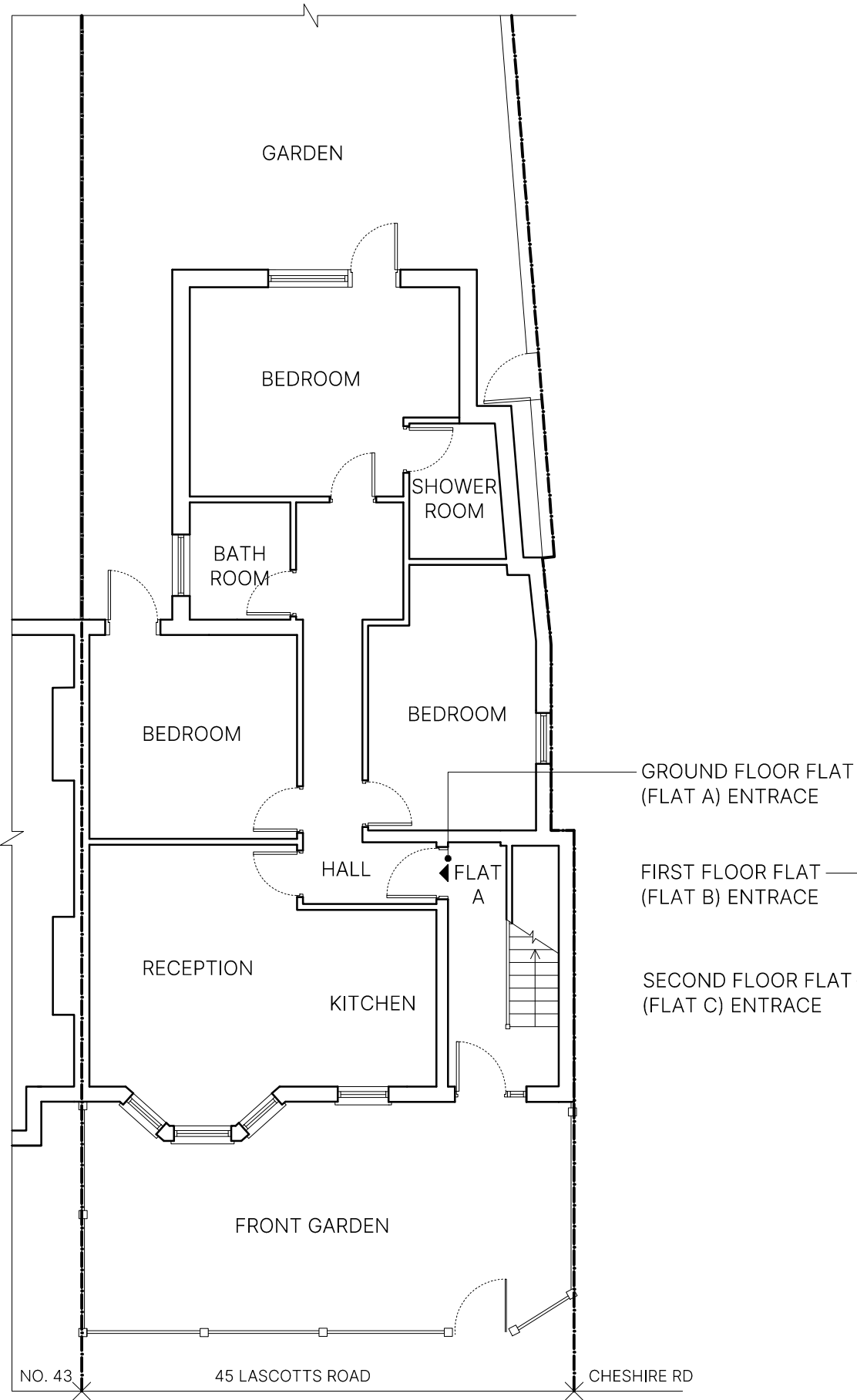
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED ARCHITECTURAL DRAWINGS, REPORTS AND OTHER RELEVANT INFORMATION.

REV	DATE	DESCRIPTION	NO
0102550M NORTH			
PROJECT		45 LASCOTTS ROAD LONDON, N22 8JG	1878
DRAWING		SITE LOCATION PLAN	SL.01
STAGE		EXISTING	/
DATE		SCALE / PAPER SIZE	DEC 2023 1:1250 / A3

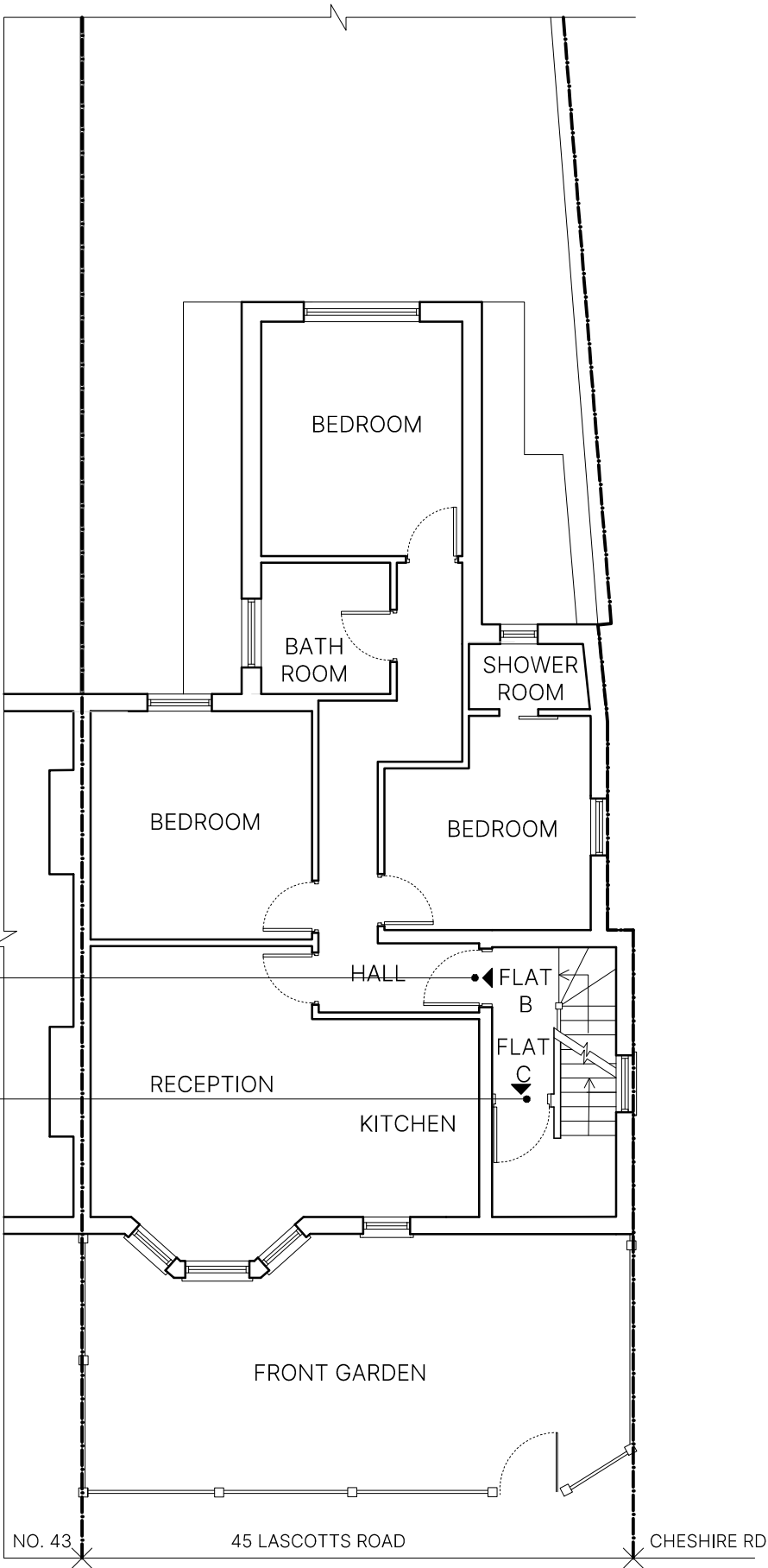
APPENDIX 2
EXISTING DRAWINGS - PLANS

ALL INDICATED DIMENSIONS ARE INDICATIVE AND MUST BE CHECKED AND VERIFIED ON SITE BY THE MAIN CONTRACTOR BEFORE COMMENCEMENT OF ANY FABRICATION DRAWINGS OR WORK ON SITE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED ARCHITECTURAL DRAWINGS, REPORTS AND OTHER RELEVANT INFORMATION.



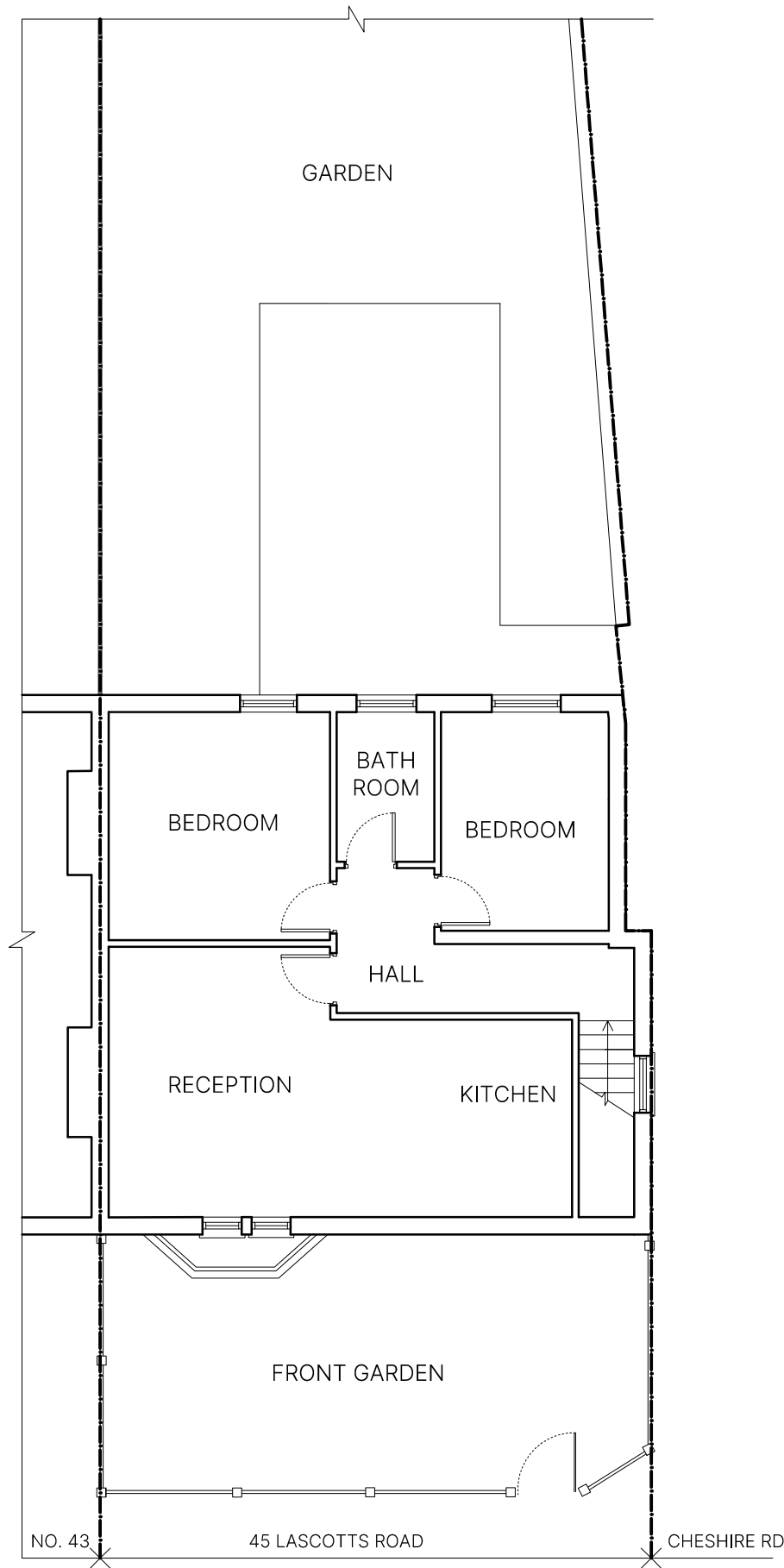
GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV	DATE	DESCRIPTION	NO
0	1	2	3M
NORTH			
PROJECT			NO
45 LASCOTTS ROAD			1878
LONDON, N22 8JG			
DRAWING			NO
EXISTING GROUND			EX.01
AND FIRST			
FOOR PLANS			
STAGE			REV
EXISTING			/
DATE			DEC 2023
SCALE / PAPER SIZE			1:100 / A3

APPENDIX 2
EXISTING DRAWINGS - PLANS



SECOND FLOOR PLAN

ALL INDICATED DIMENSIONS ARE INDICATIVE AND MUST BE CHECKED AND VERIFIED ON SITE BY THE MAIN CONTRACTOR BEFORE COMMENCEMENT OF ANY FABRICATION DRAWINGS OR WORK ON SITE.

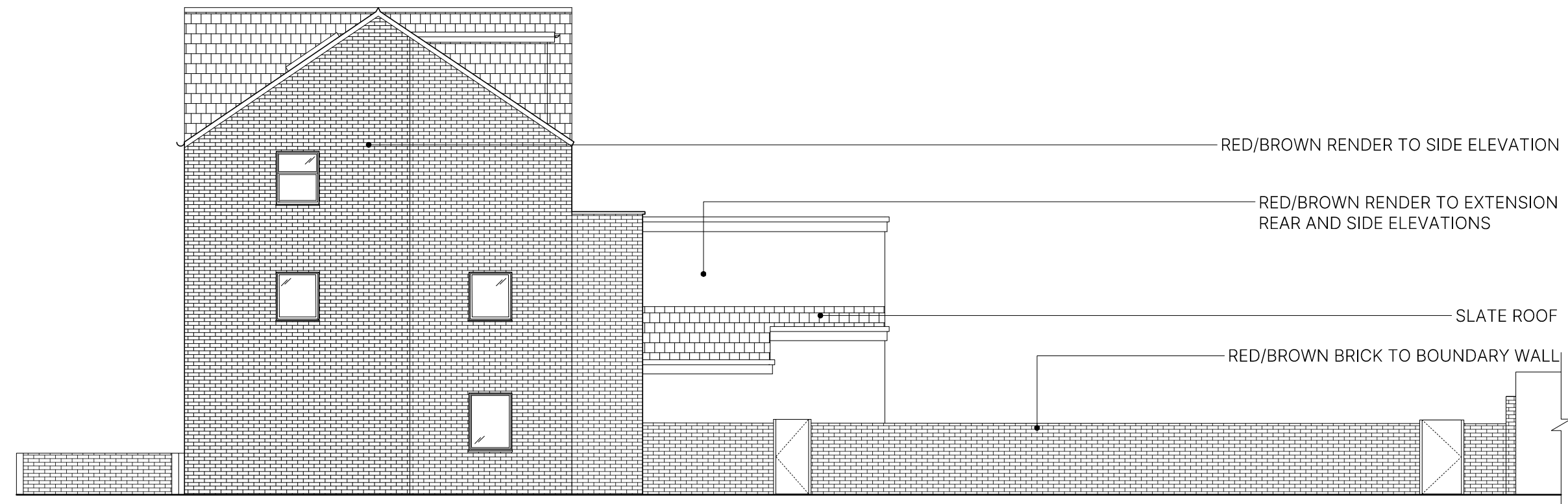
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED ARCHITECTURAL DRAWINGS, REPORTS AND OTHER RELEVANT INFORMATION.

REV	DATE	DESCRIPTION
0123M NORTH		
PROJECT		NO
45 LASCOTTS ROAD		1878
LONDON, N22 8JG		
DRAWING		NO
EXISTING SECOND		EX.02
FOOR PLAN		
STAGE		REV
EXISTING		/
DATE		DEC 2023
SCALE / PAPER SIZE		1:100 / A3

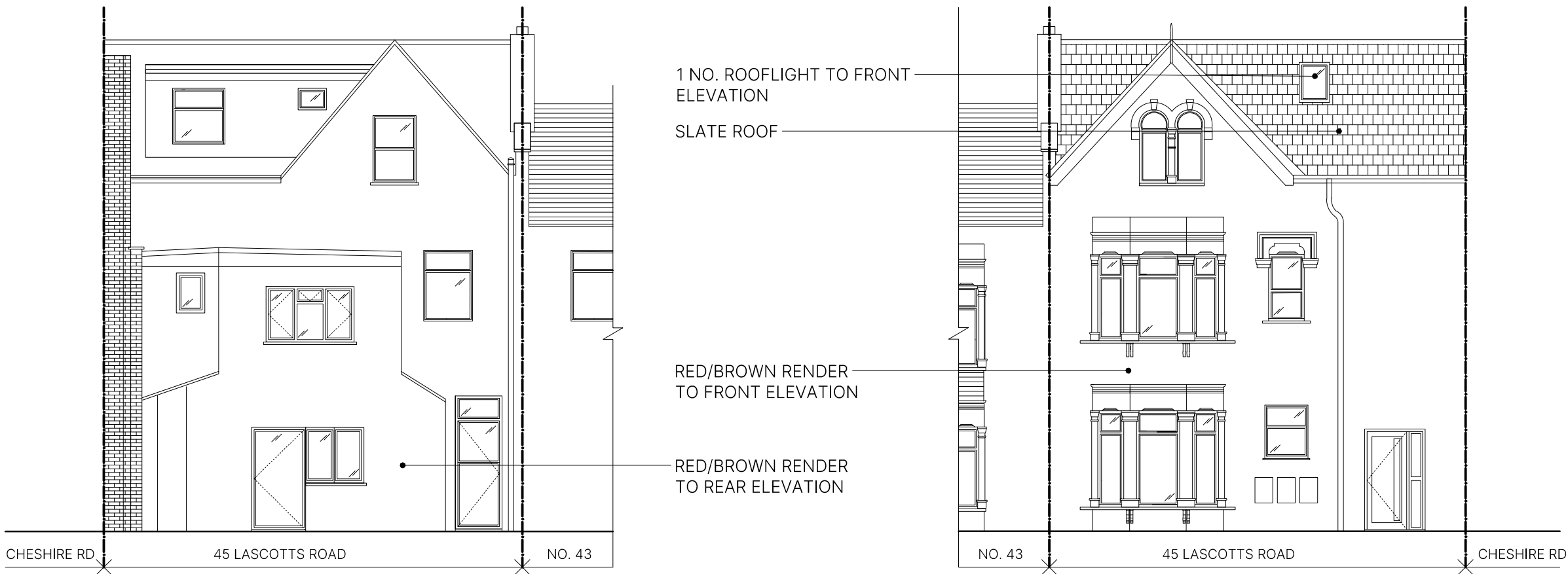
APPENDIX 2
EXISTING DRAWINGS - ELEVATIONS

ALL INDICATED DIMENSIONS ARE INDICATIVE AND MUST BE CHECKED AND VERIFIED ON SITE BY THE MAIN CONTRACTOR BEFORE COMMENCEMENT OF ANY FABRICATION DRAWINGS OR WORK ON SITE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED ARCHITECTURAL DRAWINGS, REPORTS AND OTHER RELEVANT INFORMATION.



SIDE ELEVATION



REAR ELEVATION

FRONT ELEVATION

REV	DATE	DESCRIPTION			
0	1	2	3	6M	
PROJECT					NO
45 LASCOTTS ROAD					1878
LONDON, N22 8JG					
DRAWING					NO
EXISTING					EX.03
ELEVATIONS					
STAGE					REV
EXISTING					/
DATE					DEC 2023
SCALE / PAPER SIZE					1:100 / A3

TASOU ASSOCIATES
4 AMWELL STREET
LONDON EC1R 1UQ
020 7713 7070
TASOU.CO.UK



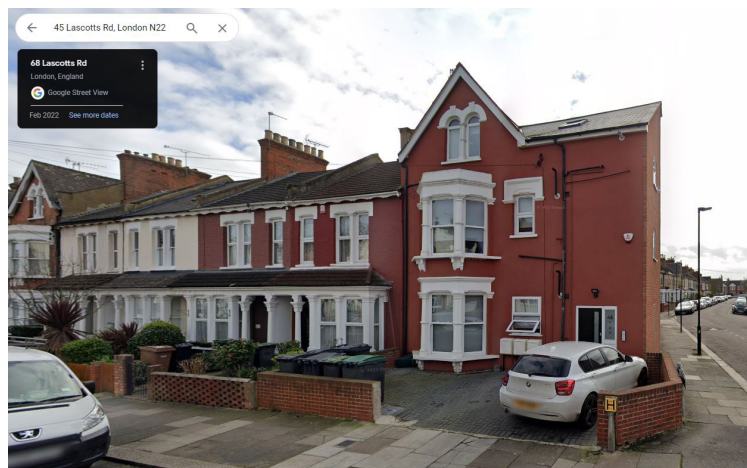
Appendix 3

The below images and date-stamped images from Google Street show that the external appearance of the property has remained the same since 2017/18.

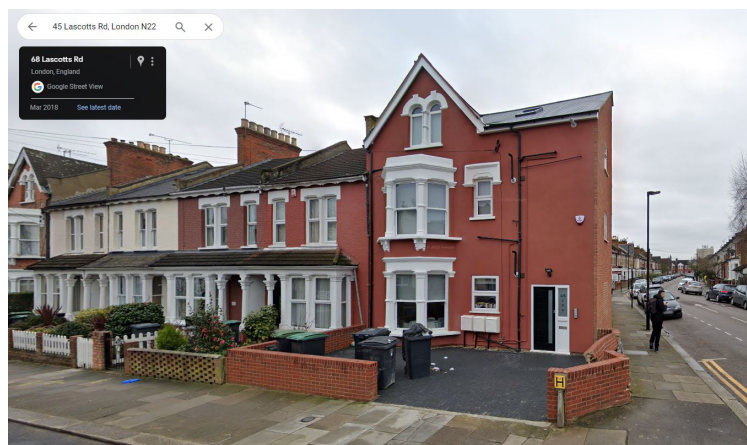
Front elevation. January 2023



Front elevation. Google Street View, February 2023



Front elevation. Google Street View, March 2018



Appendix 3

The below images and date-stamped images from Google Street show that the external appearance of the property has remained the same since 2017/18.

Rear elevation. January 2023



Rear elevation. Google Street View, February 2023



Rear elevation. Google Street View, June 2017



Appendix 3

The below images and date-stamped images from Google Street show that the external appearance of the property has remained the same since 2017/18.

Side elevation. January 2023



Rear elevation. Google Street View, February 2023



Rear elevation. Google Street View, June 2017



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Appendix 4 Statutory Declarations

- 1 - Polina Nowack, tenant at Flat B
- 2 - Mark Collins, owner
- 3 - Alex Clayton, managing agent

STATUTORY DECLARATION

I Paulina Nowak of Flat B 45 Lascotts Road London N22 8JG do solemnly and sincerely declare as follows:-

1. I have continuously lived at the above property since the 4th of November 2017.
2. The property is a 3-bedroom self-contained flat with an open plan kitchen and living area, 1 bathroom and 1 ensuite shower room.
3. The attached plan shows the layout of The Property as it has been since 4th November 2017, since I took possession of the flat.

And I make this Declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

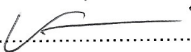
Declared by the above named

At CORAM CHAMBERS
9-11 FULWOOD PLACE
WC1V 6HG

the 18th day of December 2023



Before me,

 CAITLIN FERRIS
Solicitor BARRISTER - AT - LAW

Tasou Associates
4 Amwell Street
London EC1R 1UQ

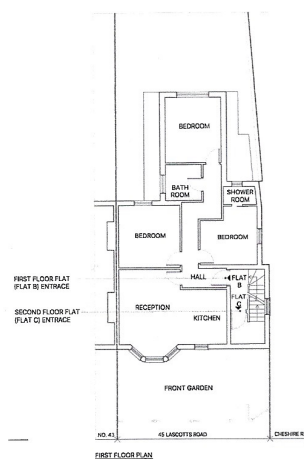
020 7713 7070
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tasou.co.uk

Attachments

- Floor plan

First Floor Plan

45 Lascotts Road, London, N22 8JG



Floor plan:

FLAT B 45 Lascotts Road, London N22 8JG

STATUTORY DECLARATION

I Mark Collins of 36 Station Road London N21 3RB do solemnly and sincerely declare as follows:-

1. I am the registered owner of 45 Lascotts Road, London, N22 8JG as the same is registered at the Land Registry with title number NGL11744 (the 'Property').
2. I purchased the Property on 31st March 2016
3. The Property is a 3-storey semi-detached building comprising 3 self-contained flats. Flat A is a 3-bedroom flat located on the ground floor. Flat B is a 3-bedroom flat located on the first floor and Flat C is a 2-bedroom flat at second floor level.
4. The attached floor plans show the layout of the Property as it has been since 2017.
5. The Property has been let out as residential accommodation since 2017. Flat B has been let out to the same tenant, Ms Paulina Nowak, since 4th November 2017.

And I make this Declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Declared by the above named

At CORAM CHAMBERS
9-11 FULWOOD PLACE
WC1V 6HG

the 18th day of December 2023

Mr. Collins

Before me,

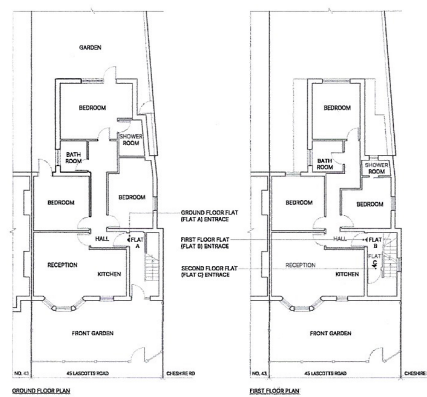
CATLIN FERRIS

Solicitor BARRISTER - AT - LAW

Attachments

- Floor plans

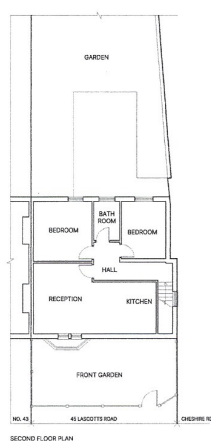
Ground and First Floor Plans 45 Lascotts Road, London, N22 8JG



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London EC1R 1UQ

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tasou.co.uk

Second Floor Plan 45 Lascotts Road, London, N22 8JG



STATUTORY DECLARATION

I Alex Clayton of 52 High Street London N8 7NX do solemnly and sincerely declare as follows:-

1. I am the managing agent of 45 Lascotts Road, London, N22 8JG and have been since 1st November 2017
2. The Property is a 3-storey semi-detached building comprising 3 self-contained flats. Flat A is a 3-bedroom flat located on the ground floor. Flat B is a 3-bedroom flat located on the first floor and Flat C is a 2-bedroom flat at second floor level.
3. The attached floor plans show the layout of the Property as it has been since 1st November 2017.
4. The Property has been let out as residential accommodation since 2017.

And I make this Declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

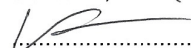
Declared by the above named

At CORAM CHAMBERS
9-11 FULWOOD PLACE
WC1V 6HG

the 18th day of December 2023



Before me,

 CAITLIN FERRIS

Solicitor

BARRISTER - AT - LAW

Attachments

- Floor plans

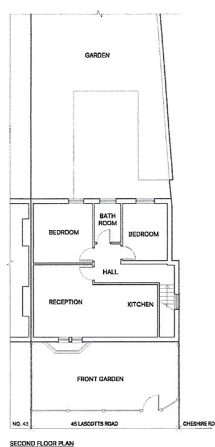
Ground and First Floor Plans 45 Lascotts Road, London, N22 8JG



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Second Floor Plan 45 Lascotts Road, London, N22 8JG



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Appendix 5

Assured Shorthold Tenancy Agreement (AST)

- 1 - Signed by Polina Nowack and Sandra Dryblak, tenants at Flat B
- 2 - Six month rent paid in advance

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Guidance on Unfair Terms in Tenancy Agreements originally published by the Office of Fair Trading which has now been adopted by the Competition and Markets Authority.
7. If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the tenant. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term period the tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the landlord's notice does not need to expire on the first or last day of a period of a tenancy.

More Information

For more information on using this tenancy agreement please refer to our website: www.letlink.co.uk

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Acts

Date 4 November 2017

Landlord(s) Shoreland Ltd

Landlords Address 8a Turnpike Parade, Green Lanes, London, N15 3EA

Landlord's Agent Fromes (London) Ltd 425a Lordship Lane Wood Green London N22 5DH
and Address

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address

Tenant(s) Miss Paulina Nowak and Miss Sandra Dryblak

Tenant(s) Email (see clause 12.4) paulavip1@wp.pl

Property The dwelling known as 45b, Lascotts Road, London, Greater London, N22 8JG

Maximum Number of Permitted Occupiers 2 (insert the maximum number of all occupiers including tenants – see clause 4.8)

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of 12 Months commencing on 4th November 2017

Rent £1,700.00 per Month (6 months paid in advance £10,200.00)

Payable by standing order (other payment methods may be mutually agreed in writing)

Payment in advance in cleared funds by equal payments on the 4th day of every Month

Deposit A deposit of £1,700.00 is payable on signing this Agreement. It is protected by the following scheme
DPS (Deposit Protection Service) <http://www.depositprotection.com/>

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet and website)

2.2 Inventory. Where the Landlord or his Agent has prepared an inventory for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the Inventory within the first week of occupation with any appropriate alterations or notes as required, it shall be taken that the Tenant accepts the Inventory as a full and accurate record of the condition of the Property and its contents

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord's Agent. Interest may be payable on any late rental payments

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone charges (if any) relating to the Property, where they are incurred during the period of the Agreement or any subsequent periodic tenancy, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord or his Agent prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord or his Agent for his reasonable expenses including any bank charges incurred in relation to non payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

(3.4) To pay the Landlord's full costs of obtaining and enforcing an order for possession if the Tenant does not give up vacant possession upon expiry of a valid notice seeking possession served by the Landlord or his Agent, and the Landlord is subsequently granted an order for possession by a court

4. Use of the Property

- (4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property
- (4.2) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so
- (4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property
- (4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage, or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises
- (4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord
- (4.6) Not to use the Property for any illegal or immoral purposes
- (4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached
- (4.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded
- (4.9) **This is a non-smoking Property.** The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs and Damage to the Property

- (5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees to pay for any damage caused by his family or his visitors or any other permitted occupiers
- (5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed
- (5.3) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property
- (5.4) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair
- (5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants
- (5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers
- (5.7) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his Agent to be met by the Tenant
- (5.8) To notify the Landlord or his Agent promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent
- (5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage
- (5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation
- (5.11) In order to comply with the Gas Safety Regulations, it is necessary:
 - (a) that the ventilators provided for this purpose in the Property should not be blocked
 - (b) that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord or Agent
- (5.12) Not to cause any blockage to the drains, pipes, sinks or baths
- (5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent
- (5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Agent
- (5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)
- (5.16) To take all reasonable steps to keep the Property free from infestation by vermin and to pay all reasonable costs incurred for the removal of any infestation which is attributable to the Tenant or his family or visitors or any other permitted occupiers

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to the Landlord or his Agent all correspondence addressed to the Landlord or the owner of the Property and any notice, order or proposal relating to the Property (or any building of which the Property forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) To pay for any reasonable costs or damage suffered by the Landlord or his Agent as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

(6.3) The Tenant agrees to refund any sum repayable by the Landlord or his Agent to the Local Authority or the Department of Work and Pensions in respect of errors or overpayments of Housing Benefit, Universal Credit or equivalent housing support

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord or his Agent in writing, and to allow him access to the Property in order to secure it where necessary

(6.6) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.7) To pay any call-out charges incurred as a result of the Tenant's occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or required to fulfil the Landlord's repairing obligations

(6.8) To promptly respond to any information requests by the Landlord or his Agent with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy and to remove all the Tenant's personal effects and any waste or rubbish from the Property

(7.2) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy

(7.3) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned

(7.4) To provide a forwarding address to the Landlord or his Agent either prior to or at the end of the tenancy

(7.5) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(7.6) To allow the Landlord or his Agent, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(7.7) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(7.8) Where the Property has been professionally cleaned at the start of the tenancy, to pay for professional cleaning, where it is required, to bring the Property to that same clean state or condition as it was at the start of the tenancy

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire or flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9. Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if:

- (a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due; or
- (b) the Tenant does not comply with the obligations set out in this Agreement; or
- (c) the Landlord was induced to grant the tenancy by a false statement; or
- (d) any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy.

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the Agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below)

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent. *[The Tenant(s) Email may be left blank where the Tenant does not agree to this clause]*

(12.5) Whilst the Landlord or his Agent shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord or his Agent will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

13. **Special Conditions.** The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

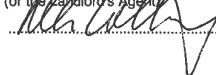
Special conditions *(attach a separate sheet if necessary)*

Guarantor The following person(s) **Mr Ian Geoffrey Martin Leech** have agreed to act as guarantor(s) for

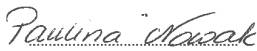
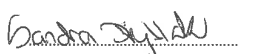
1. **Miss Paulina Nowak** & 2. **Miss Sandra Kinga Dryblak** during this tenancy (and any extension) and be responsible to the landlord for any loss, damage, costs or other expenses (including rent) arising out of the tenants breach of, or failure to comply with, the obligations and responsibilities of this agreement.

Mutual Break Clause: The landlord or tenant may bring this tenancy to an end no sooner than a six month term by serving on each other at least two months notice in writing of their intention to do so.

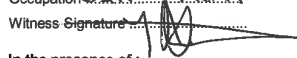
SIGNED by the LANDLORD(S) :-
(or the Landlord's Agent)



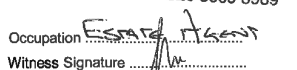
SIGNED by the TENANT(S) :-

In the presence of :-

Name **Fromes (London) Ltd**
Address **425a Lordship Lane, Wood Green**
London, N22 5DH
Occupation **020 3869 8989**
Witness Signature 

In the presence of :-

Name **Paul Leech**
Address **Fromes (London) Ltd**
425a Lordship Lane, Wood Green,
London, N22 5DH
Occupation **020 3869 8989**
Witness Signature 

N.B. The tenancy agreement should be signed by all tenants

Deed of Guarantee

THIS AGREEMENT IS MADE ON THE 4TH NOVEMBER 2017 BETWEEN

Landlord Name(s): Shoreland Ltd

Address of Landlord(s): 8a Turnpike Parade, Green Lanes, London, N15 3EA

And

Guarantor Name(s): Ian Geoffrey Martin Leech

Address of Guarantor(s): St Nicholas Lodge, Private Road, Bedford, MK45 4LE

IS AGREED as follows:

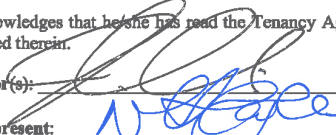
In Consideration of the Landlord(s) agreeing to grant a tenancy to the Tenant(s):

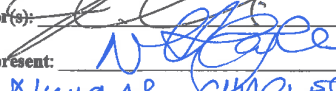
Tenant Name(s): Paulina Nowak & Sandra Kinga Dryblak

For the Property situated at and known as:

Property Address: 45b Lascotts Road, London, N22 8JG

1. The Guarantor(s) will indemnify the Landlord(s) in respect of any losses incurred by the Landlord(s) as a result of any breach of the terms of the Tenancy Agreement on the part of the Tenant(s).
2. This agreement will remain enforceable against the Guarantor(s) throughout the Tenant's occupancy of the Property and will not be restricted to the fixed term specified within the Tenancy Agreement.
3. The Guarantor(s) agree to indemnify the Landlord(s) against any default in payment of rent, mesne profits, damages for use and occupation, damages for disrepair and any other damage however caused above fair wear and tear.
4. For the avoidance of doubt any funds lawfully due to the Landlord under the Tenancy Agreement will be covered by the Guarantor(s) until possession of the property is given back to the Landlord(s) even if such possession is granted under a court order or a bailiff order.
5. This agreement cannot be cancelled by the Guarantor(s), nor will it become unenforceable by the Guarantor's death or bankruptcy.
6. This Guarantee will not be discharged by the Landlord, to allow the Tenant time in which to meet any outstanding payment of rent or to remedy any other breach of the terms of the Tenancy Agreement.
7. If the Guarantor consists of more than one person, the Guarantor's under this deed may be enforced against all such persons jointly and against each individually.
8. The Guarantor acknowledges that he / she have been informed of their rights to take legal advice on the effects of signing this deed.
9. The Guarantor acknowledges that he/she has read the Tenancy Agreement and agrees to all the terms contained therein.

Signed by the Guarantor(s): 

Signed by the Witness present: 

Full name of Witness: NICHOLAS CHARLES HABUK

Full address of Witness: 155 RINGLOW ROAD

SHEFFIELD
S11 7PS.

64

Tasou Associates
4 Amwell Street
London EC1R 1UQ

020 7713 7070
tasou@tasou.co.uk
tasou.co.uk

Fromes (London) Ltd

425a Lordship Lane
Wood Green
London, N22 5DH
020 3869 8989
property@fromes.co.uk
www.fromes.co.uk

Our Ref: FR000234
06 November 2017

VAT: 253 5363 09

Shoreland Ltd
8a Turnpike Parade
Green Lanes
London
N15 3EA

Invoice Number: 1170
Invoice Date: 06/11/17

<u>Description</u>	<u>Rent</u>	<u>Deposit</u>	<u>Total</u>
RE: 45b Lascotts Road, Wood Green, London, N22 8JG			
To Let Only Service to the following tenants: Miss Paulina Nowak & Miss Sandra Dryblak			
Six months rent paid in advance at a monthly rent of £1700	£10200.00	£1700.00	£11900.00
Less fees as agreed at 4% plus vat			£ 979.20
Balance Due To You:			£10920.80

Invoice Net: £ 816.00
Invoice VAT: £ 163.20
Invoice Total: £ 979.20

   
Company registration number 9866817

Tasou Associates
4 Amwell Street
London EC1R 1UQ

020 7713 7070
tasou@tasou.co.uk
tasou.co.uk

Appendix 6 Building Control

- 1 - Drawings
- 2 - Final Certificates

All works to be carried out in accordance with the Health and Safety ACT and Dam Regulations 2007 and prevailing Health & Safety requirements in force at the time of the works.

PARTY WALL etc. Act 1996
building owner has legal duty to serve party wall notices to neighbour
under the party wall etc. act 1996
written notice must be given to adjoining owners prior to start of work
on site, two month's notice for works to party wall or party structure,
one month's notice for all other works.

building owner is advised to ensure that the position of the boundary (line of junction) is confirmed / agreed with the adjoining owner/s before constructing any structure.

Column C1
100 x 100 x 8 SHS supporting Beam B5 on Beam B11

Column C2
150 x 150 x 6.3 SHS supporting Beam B5 / B6 on Beam B11 / B12

Column C3
100 x 100 x 8 SHS supporting Beam B6 on Beam B16

Column C4
100 x 100 x 4 SHS on 300 x 300 x 20mm base plate
resin anchored to assumed existing min. 600mm wide x 1000mm deep concrete foundation

Column C5
150 x 150 x 5 SHS on 350 x 350 x 20mm base plate
resin anchored to 800 x 800mm x min. 1000mm deep concrete foundation

Column C6
150 x 150 x 8 SHS on 350 x 350 x 20mm base plate
resin anchored to 1200 x 1200mm x min. 1000mm deep concrete foundation

Column C7
150 x 150 x 5 SHS on 350 x 350 x 20mm base plate
resin anchored to 1000 x 1000mm x min. 1000mm deep concrete foundation

Column C8
150 x 150 x 8 SHS on 350 x 350 x 20mm base plate
resin anchored to 1200 x 1200mm x min. 1000mm deep concrete foundation

Column C9
150 x 150 x 8 SHS on 350 x 350 x 20mm base plate
resin anchored to 800 x 800mm x min. 1000mm deep concrete foundation

Column C10
150 x 150 x 8 SHS on 350 x 350 x 20mm base plate
resin anchored to 1200 x 1200mm x min. 1000mm deep concrete foundation

Column C11
150 x 150 x 8 SHS on 350 x 350 x 20mm base plate
resin anchored to 1000 x 1000mm x min. 1000mm deep concrete foundation

ALL STEELWORK TO BE GRADE 43 UNLESS STATED OTHERWISE. ALL BOLTS TO BE GRADE 4.6 BLACK BOLTS IN HOLES WITH 2MM CLEARANCE. STEELWORK TO BE CLEANED AND PAINTED WITH RED OXIDE PAINT PRIOR TO INSTALLATION. ALL STEELWORK TO BE PAINTED WITH NULLIFIRE INTUMESCENT PAINT APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OR ENCASED WITH TWO LAYERS OF 12.5MM PLASTERBOARD TO GIVE 60MIN FIRE PROTECTION.

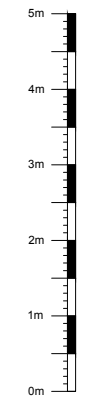
BEAM NUMBER	BEAM SIZE AND WHETHER SINGLE PIECE OR JOINTED	BEARING REQUIREMENTS AT BEAM ENDS. USE EITHER MILD STEEL PLATES, CONCRETE PAD STONES OR BEAR ON OTHER BEAMS.
B8	152 x 152 x 23 UC Install in a single continuous length	Bearing R1: Connection with Beam B9 Bearing R2: Connection with Beam B10
B9	152 x 152 x 23 UC Install in a single continuous length	Bearing R1: Connection with Beam B11 Bearing R2: 250x100x15mm MS Bearing Plate
B10	152 x 152 x 23 UC Install in a single continuous length	Bearing R1: Column C6 Bearing R2: Column C4
B11	203 x 203 x 60 UC Install in a single continuous length	Bearing R1: Column C6 Bearing R2: Column C6
B12	203 x 203 x 60 UC Install in a single continuous length	Bearing R1: Column C6 Bearing R2: Connection with Beam B16
B13	203 x 203 x 46 UC Install in a single continuous length	Bearing R1: Connection with Beam B14 Bearing R2: 300x100x15mm MS Bearing Plate
B14	254 x 254 x 73 UC Install in a single continuous length	Bearing R1: Connection with Beam B16 Bearing R2: Connection with Beam B17
B15	254 x 254 x 73 UC Install in a single continuous length	Bearing R1: Column C7 Bearing R2: Connection with Beam B17
B16	254 x 254 x 73 UC Install in a single continuous length	Bearing R1: Column C8 Bearing R1: Column C9
B17	203 x 203 x 60 UC Install in a single continuous length	Bearing R1: Column C10 Bearing R1: Column C11

All spans are to be measured on site by contractor before ordering steel beams. The structural members should not be changed on site without prior notification and approval of the Architect and Structural Engineer. As the changes will need to be assessed and structural calculations will need to be amended, which will have cost implications.
All Beam to beam and beam to column connections to be as specified by structural engineer. See details provided with calculations

Post P1
100 x 100 x 8 SHS supporting Ridge Beam R1 on Beam B3

Post P2
100 x 100 x 8 SHS supporting Ridge Beam R3 on Beam B5

Post P3
100 x 100 x 8 SHS supporting Ridge Beam R3 on Beam B5



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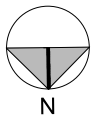
BEAM SCHEDULE FOR BEAMS TO BE INSTALLED AT FIRST FLOOR CEILING LEVEL		
BEAM NUMBER	BEAM SIZE AND WHETHER SINGLE PIECE OR JOINTED	BEARING REQUIREMENTS AT BEAM ENDS. USE EITHER MILD STEEL PLATES, CONCRETE PAD STONES OR BEAR ON OTHER BEAMS.
B1	203 x 102 x 23 UB Install in a single continuous length	Bearing R1: 200x100x8mm MS Bearing Plate Bearing R2: Connection with Beam B2
B2	203 x 102 x 23 UB Install in a single continuous length	Bearing R1: Column C2 Bearing R2: 100x500x150mm deep Concrete Padstone
B3	203 x 203 x 46 UC Install in a single continuous length	Bearing R1: 900x100x40mm MS Bearing Plate Bearing R2: Connection with Beam B5
B4	203 x 203 x 46 UC Install in a single continuous length	Bearing R2: Column C2 Bearing R2: 500x100x25mm MS Bearing Plate
B5	203 x 203 x 52 UC Install in a single continuous length	Bearing R1: Column C5 Bearing R2: Column C2
B6	203 x 203 x 52 UC Install in a single continuous length	Bearing R1: Column C2 Bearing R2: Column C3
B7	178 x 102 x 19 UC Install in a single continuous length	Bearing R1: 100x300x150mm deep Concrete Padstone Bearing R2: 100x300x150mm deep Concrete Padstone
All spans are to be measured on site by contractor before ordering steel beams. The structural members should not be changed on site without prior notification and approval of the Architect and Structural Engineer. As the changes will need to be assessed and structural calculations will need to be amended, which will have cost implications.		
All Beam to beam and beam to column connections to be as specified by structural engineer. See details provided with calculations		

BEAM SCHEDULE FOR FOR BEAMS TO BE INSTALLED AT LOFT CEILING LEVEL		
BEAM NUMBER	BEAM SIZE AND WHETHER SINGLE PIECE OR JOINTED	BEARING REQUIREMENTS AT BEAM ENDS. USE EITHER MILD STEEL PLATES, CONCRETE PAD STONES OR BEAR ON OTHER BEAMS.
R1	203 x 203 x 46 UC Install in a single continuous length	Bearing R1: P1 - 100 x 100 x 8 SHS Post on Beam B3 Bearing R2: Connection with Ridge Beam R3
R2	203 x 203 x 46 UC Install in a single continuous length	Bearing R1: Connection with Ridge Beam R3 Bearing R2: 00 x 100 x 15mm MS Bearing Plate
R3	203 x 203 x 46 UC Install in a single continuous length	Bearing R1: P2 - 100 x 100 x 8 SHS Post on Beam B5 Bearing R2: P2 - 100 x 100 x 8 SHS Post on Beam B5
All spans are to be measured on site by contractor before ordering steel beams. The structural members should not be changed on site without prior notification and approval of the Architect and Structural Engineer. As the changes will need to be assessed and structural calculations will need to be amended, which will have cost implications.		

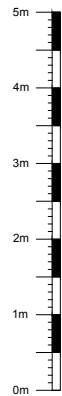
POSTS SCHEDULE	
Post P1	100 x 100 x 8 SHS supporting Ridge Beam R1 on Beam B3
Post P2	100 x 100 x 8 SHS supporting Ridge Beam R3 on Beam B5
Post P3	100 x 100 x 8 SHS supporting Ridge Beam R3 on Beam B5

COLUMN SCHEDULE	
Column C1	100 x 100 x 8 SHS supporting Beam B5 on Beam B11
Column C2	150 x 150 x 6.3 SHS supporting Beam B5 / B6 on Beam B11 / B12
Column C3	100 x 100 x 8 SHS supporting Beam B6 on Beam B16
Column C4	100 x 100 x 4 SHS on 300 x 300 x 20mm base plate resin anchored to assumed existing min. 600mm wide x 1000mm deep concrete foundation
Column C5	150 x 150 x 5 SHS on 350 x 350 x 20mm base plate resin anchored to 800 x 800mm x min. 1000mm deep concrete foundation
Column C6	150 x 150 x 8 SHS on 350 x 350 x 20mm base plate resin anchored to 1200 x 1200mm x min. 1000mm deep concrete foundation
Column C7	150 x 150 x 5 SHS on 350 x 350 x 20mm base plate resin anchored to 1000 x 1000mm x min. 1000mm deep concrete foundation
Column C8	150 x 150 x 8 SHS on 350 x 350 x 20mm base plate resin anchored to 1200 x 1200mm x min. 1000mm deep concrete foundation
Column C9	150 x 150 x 8 SHS on 350 x 350 x 20mm base plate resin anchored to 800 x 800mm x min. 1000mm deep concrete foundation
Column C10	150 x 150 x 8 SHS on 350 x 350 x 20mm base plate resin anchored to 1200 x 1200mm x min. 1000mm deep concrete foundation
Column C11	150 x 150 x 8 SHS on 350 x 350 x 20mm base plate resin anchored to 1000 x 1000mm x min. 1000mm deep concrete foundation
STRUCTURAL STEEL WORK AND ITS FIRE PROTECTION ALL STEELWORK TO BE GRADE 43 UNLESS STATED OTHERWISE. ALL BOLTS TO BE GRADE 4.6 BLACK BOLTS IN HOLES WITH 2MM CLEARANCE. STEELWORK TO BE CLEANED AND PAINTED WITH RED OXIDE PAINT PRIOR TO INSTALLATION. ALL STEELWORK TO BE PAINTED WITH NULLFIRE INTUMESCENT PAINT APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OR ENCASED WITH TWO LAYERS OF 12.5MM PLASTERBOARD TO GIVE 60MIN FIRE PROTECTION.	

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METRES @ 1:50



NOTE TO CONTRACTOR: Contractor to check and verify all levels, dimensions etc. before construction.

NOTE ON REMOVING EXISTING WALLS: Before removal of any walls, they shall be checked to ensure that they are not load bearing in any way. To be agreed with building control officer. If found to be load bearing, then the structural engineer must be informed so that the appropriate structural members can be designed.

NOTE ON EXISTING STRUCTURE: Some assumptions have been made on the existing structure. The existing structure shall be checked before construction commences and if any discrepancies are found, then the structural engineer must be informed so that the members can be redesigned.

NOTES ON FIRE DOORS: Ensure all internal fire doors opening on to the protected escape route have 25mm thick door stops glued and screwed to the frames @ 225mm cross centres. Alternatively, provide intumescent strips her in the doors or the frames. See also fire stopping details (Details H) where compartment walls and floors are punctured.

NOTE ON FLOOR JOISTS: Where new compartment walls parallel to floor slabs, provide new triple (3 No) joists bolted together to support them.

NOTE ON SVP1: SVP1 to be insulated and boxed in, connect bathroom and En-suite to SVP1, provide rodding access at all bends. All to the satisfaction of building control officer.

NOTE ON FURFLEX: Use Furflex wall starter profiles or similar to new walls to existing. Seal the gaps with mastic sealant.

MECHANICAL VENTILATION: To be provided to throom and en-suite by dual motor extraction at an extraction rate of 30 litres per second and ventilated to outside air.

SECOND FLOOR CEILING JOISTS: over 225x50mm C24 joists @ 400mm C/C

MEMBER STUD PARTITION: See detail B. Double up joists under partitions unless otherwise stated.

CHIMNEY BREAST REMOVAL: Carefully remove chimney breasts, using hand tools only, and make good party wall by stitching new brickwork to existing. Ensure all hearths are also completely removed and floors made good. All to building control surveyor's satisfaction.

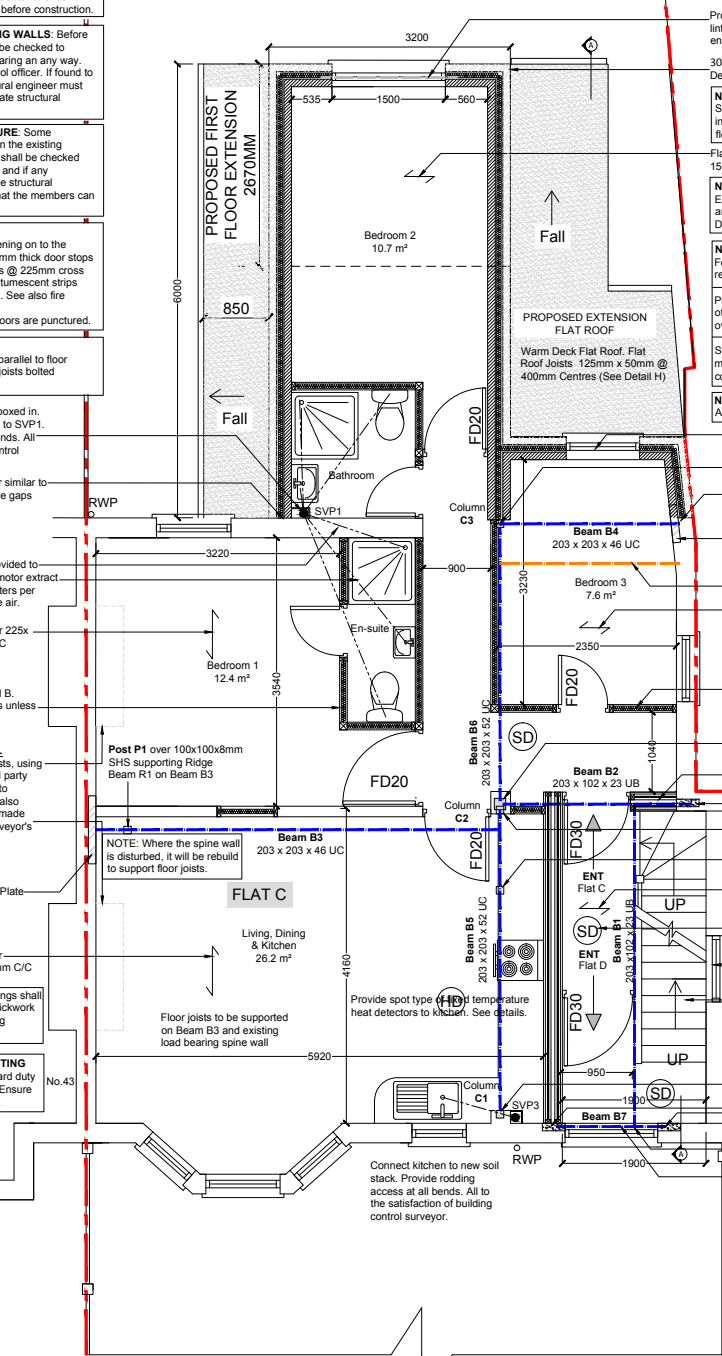
100 x 100 x 40mm MS BEARING PLATE:

SECOND FLOOR CEILING JOISTS: over 225x50mm C24 joists @ 400mm C/C

NOTE: All infill to existing openings shall be with 215mm solid bonded brickwork keyed to existing and on existing undation id adequate.

NOTE ON LINTELS FOR EXISTING SOLID WALLS: Provide standard duty Catnic lintel where appropriate. Ensure minimum 150mm end bearings.

NOTE TO CONTRACTOR: Contractor to check and verify all levels, dimensions etc. before construction.



PROPOSED FIRST FLOOR PLAN
SCALE 1:50

Provide standard duty Catnic open back steel lintel (CG90/100). Ensure minimum 150mm end bearings.

300mm brick and block cavity wall (See Detail A for cavity wall construction).

NOTE ON SOUND INSULATION: Sound proofing and 1 hour fire protection insulations to be provided to ALL separating floors See Detail E.

Flat roof over 150x50mm joists @ 400mm C/C

NOTE ON THERMAL UPGRADING: Ensure all existing external and party walls and all floors to be thermally upgraded. See Details C, E, F and G.

NOTES ON STEEL BEAMS AND COLUMNS: For steel to steel connection details refer to structural calculations.

Provide 10x300mm plate welded to top flange of UC beams where they support cavity walls over.

Steel columns to be built into and tied to masonry walls to the approval of the building control officer

NOTE ON FLOOR JOISTS: All second floor joists to be grade C24

Window to be replaced 800mm high from floor level.

Column C3 100x100x8mm SHS Post supporting Beam B6 on Beam B16

Use Furflex wall starter profiles or similar to tie new walls to existing. Seal the gaps with mastic sealant.

500 x 100 x 25mm MS Bearing Plate

Dormer support 2No. 225mm x 50mm C24 joists

Second Floor Ceiling Joists over 225x50mm C24 joists @ 400mm C/C

Timber stud partition. See detail B. Double up joists under partitions unless otherwise stated

Column C2 150x150x6.3mm SHS supporting Beams B5/B6 on Beam B11/B12

Timber compartment wall. See Detail D.

100 x 300 x 150mm deep concrete padstone

Post P3 over 100x100x8mm SHS supporting Ridge Beam R1 on Beam B3

Post P2 over 100x100x8mm SHS supporting Ridge Beam R1 on Beam B3

Second Floor Ceiling Joists over 225x50mm C24 joists @ 400mm C/C

Provide interlinked smoke detectors to fire escape routes on each floor and in each flat. See specification notes.

Ensure window can be opened to act as a smoke vent.

Proposed timber stairs for Second Floor. Provide min 2000mm headroom. Maximum pitch not to exceed 42 degrees. Provide 2no. layers 12.5mm Fire Line plasterboard & 5mm skim finish under all escape route staircases. See staircase design details.

Column C1 100x100x8mm SHS Post supporting Beam B5 on Beam B11

100 x 300 x 150mm deep concrete padstone

Provide 200x100x8mm MS Bearing Plate below Beam B1

Beam B7 - 178 x 102 x 19 UB

NOTE ON LINTELS FOR EXISTING SOLID WALLS: Provide standard duty Catnic lintel where appropriate. Ensure minimum 150mm end bearings.

NOTE ON SOUND INSULATION: Sound proofing and 1 hour fire protection insulations to be provided to ALL separating floors See Detail E.

NOTES ON FIRE DOORS: Ensure all internal fire doors opening on to the protected escape route have 25mm thick door stops glued and screwed to the frames @ 225mm cross centres. Alternatively, provide intumescent strips either in the doors or the frames. See also fire stopping details (Details H) where compartment walls and floors are punctured.

NOTE ON FLOOR JOISTS: Where new compartment walls parallel to floor joists, provide new triple (3 No) joists bolted together to support them.

Dormer cheek support 3No. 150x25mm rafters

Assumed existing valley rafters

Existing rafters

NOTE: Chimney breast supports to be agreed with building control officer on site.

Post P1 100x100x8mm SHS supporting Ridge Beam R1 on Beam B3

The existing ridge to be supported on ridge beams R1 & R2 with 100x50mm studs to every rafter

NOTE ON ROOFLIGHTS: Double Up Rafters around all rooflights

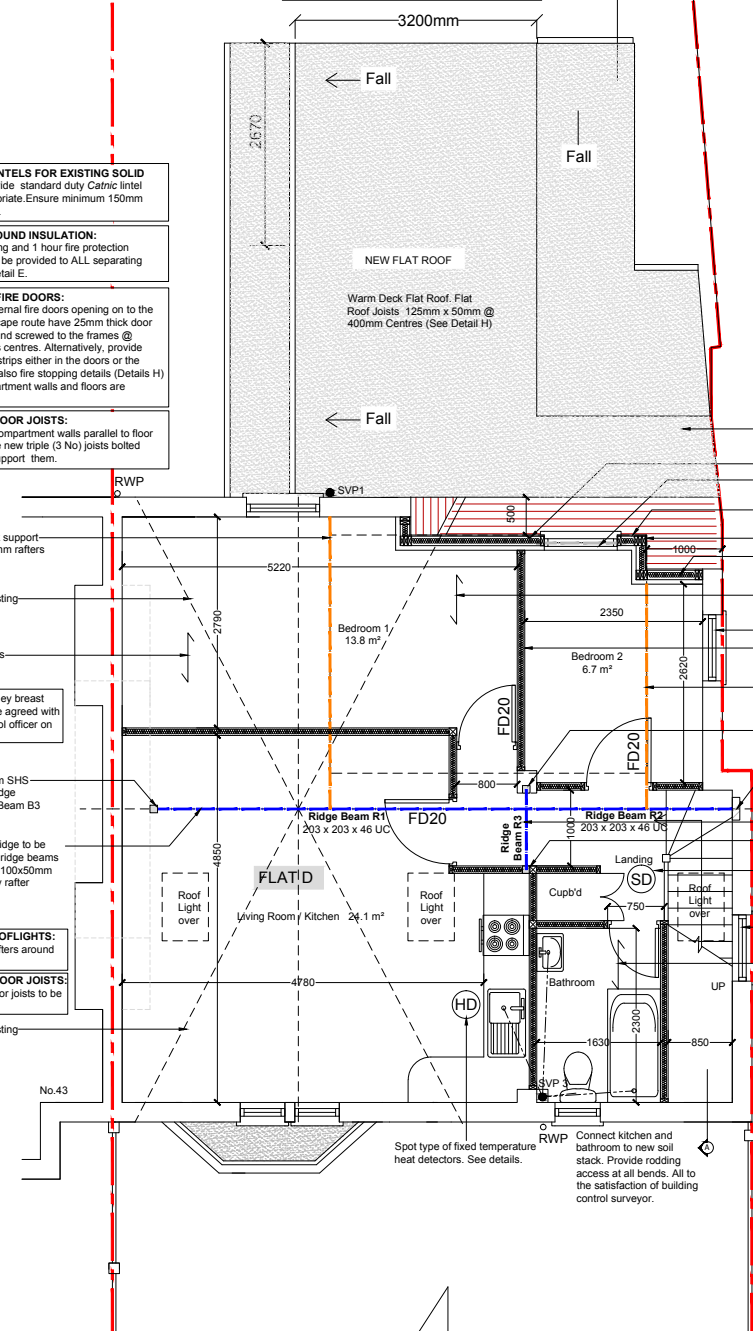
NOTE ON FLOOR JOISTS: All second floor joists to be grade C24

Assumed existing valley rafters

Spot type of fixed temperature heat detectors. See details.

Connect kitchen and bathroom to new soil stack. Provide rodding access at all bends. All to the satisfaction of building control officer.

NOTE TO CONTRACTOR: Contractor to check and verify all levels, dimensions etc. before construction.



PROPOSED SECOND FLOOR PLAN
SCALE 1:50

KEY	
—	Boundary Line
RWP	Rainwater Pipe
SVP	Soil Vent Pipe
HD	Heat Detector
SD	Smoke Detector
△	Fire Blanket
☐	Manual Fire Alarm Call Point
☐	Fire Alarm Control Panel
☆	Energy Efficient Lighting
▨	Cavity Walls
▨	Insulated Stud Partition Walls
▨	Compartment walls
—	Proposed Beams
→	Direction of Joists/Rafters
FD20s	Fire Door (20 Mins)
FD30s	Fire Door (30 Mins)
▨	MS Bearing Plates
▨	Concrete Padstones

REV	DATE	COMMENT	DRN
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JS Surveying & Design Services Limited
119 GOODMAYES ROAD, ILFORD, ESSEX IG3 9UZ TEL: 020 8599 2248 E-mail: info@jsd.co.uk

BUILDING REGS
SITE ADDRESS: 45 LASCOTT'S ROAD, LONDON, N22 8JG

SUBJECT: PROPOSED FIRST & SECOND FLOOR PLANS

DRAWING NO: JS/SP/846/03

SCALE: 1:50 @ A1 DATE: NOV 2016

DRAWN BY: AK CHECKED BY: JS

REV:

Section 51 of the Building Act 1984 ("The Act")
The Building (Approved Inspectors etc) Regulations 2010



Final Certificate rev2015.01

1	This certificate relates to the following work:- Description of work: Conversion of existing HMO into three self-contained flats & two storey rear extension, a rear dormer and 3 No. rooflights to front roof slope Address: Plot 1 45 Lascotts Road, London, N22 8JG Now known as: Ground Floor Flat, 45 Lascotts Road, London, N22 8JG Use of Building: Residential dwelling (HMO)						
2	BBS Building Control Ltd are the Approved Inspector and the work described above was the whole of the work described in the initial notice given by BBS Building Control Ltd and dated 17/10/2016.						
3	The work does concern a new dwelling.						
4	~~No optional requirement in the Building Regulations 2010 applies to the work~~						
5	One or more of the optional requirements in the Building Regulations 2010 applies, namely - <table> <tr> <td>a)</td><td>Regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day)</td></tr> <tr> <td>b)</td><td>Schedule 1 Part M optional requirement M4(2) (category 2 – accessible and adaptable dwellings)</td></tr> <tr> <td>c)</td><td>Schedule 1 Part M optional requirement M4(3) (category 3 – wheelchair user dwellings)</td></tr> </table>	a)	Regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day)	b)	Schedule 1 Part M optional requirement M4(2) (category 2 – accessible and adaptable dwellings)	c)	Schedule 1 Part M optional requirement M4(3) (category 3 – wheelchair user dwellings)
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b)	Schedule 1 Part M optional requirement M4(2) (category 2 – accessible and adaptable dwellings)						
c)	Schedule 1 Part M optional requirement M4(3) (category 3 – wheelchair user dwellings)						
6	The work described above has been completed and we, BBS Building Control Ltd has performed the functions assigned to us by regulation 8 of the regulations.						
7	Final certificates have now been issued in respect of all the work described in the Initial Notice referred to in paragraph 2 above.						
8	Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on the register kept by the body designated under regulation 3 of the Regulations.						
9	The work is not minor work.						
10	BBS Building Control Ltd declare that they have had no professional and financial interest in the work described above since giving the initial notice described in paragraph 2 above.						
11	This certificate is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.						
12	Any notifiable electrical works or works including gas appliances (boilers, cookers, gas fires etc) must be carried out by a member of a Competent Persons Scheme, (NICEIC, ELECSA, NAPIT, STROMA etc for electrical work or GAS SAFE for gas works). Electrical and Gas Works are specifically excluded from these works.						

Tasou Associates
4 Amwell Street
London EC1R 1UQ

020 7713 7070
tasou@tasou.co.uk
tasou.co.uk

Signed



(on behalf of BBS Building Control Ltd)

Date: 03/04/2018

Head Office: Teaselwood Barn, Lamberhurst Vineyard, Furnace Lane, Lamberhurst,
Tunbridge Wells, Kent TN3 8LA. Tel: 01892 891282 Fax: 01892 890400

 Part of the Stroma Group

 RICS

Section 51 of the Building Act 1984 ("The Act")
The Building (Approved Inspectors etc) Regulations 2010



Final Certificate rev2015.01

1	This certificate relates to the following work:- Description of work: Conversion of existing HMO into three self-contained flats & two storey rear extension, a rear dormer and 3 No. rooflights to front roof slope Address: Plot 3 45 Lascotts Road, London, N22 8JG Now known as: 2nd Floor Flat, 45 Lascotts Road, London, N22 8JG Use of Building: Residential dwelling (HMO)						
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Signed



(on behalf of BBS Building Control Ltd)

Date: 03/04/2018

Head Office: Teaselwood Barn, Lamberhurst Vineyard, Furnace Lane, Lamberhurst,
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Appendix 7 Council Tax

1 - Property Information for Flats A, B and C

Property information for
**FLAT A GND FLR 45,
LASCOTTS ROAD,
LONDON, N22 8JG**

Local Authority	Haringey (http://www.haringey.gov.uk)
------------------------	---

Local authority reference number	492045201
---	-----------

Council Tax band	D
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Improvement indicator	No
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With effect from	9 October 2017
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Mixed-use property	No
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Court code	None
-------------------	------

Property information for
**FLAT B 1ST FLR 45,
LASCOTTS ROAD,
LONDON, N22 8JG**

Local Authority	Haringey (http://www.haringey.gov.uk)
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Local authority reference number	492045003
---	-----------

Council Tax band	C
-------------------------	---

Improvement indicator	No
------------------------------	----

With effect from	20 March 2016
-------------------------	---------------

Mixed-use property	No
---------------------------	----

Court code	None
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Property information for
**FLAT C 2ND FLR 45,
LASCOTTS ROAD,
LONDON, N22 8JG**

Local Authority	Haringey (http://www.haringey.gov.uk)
------------------------	---

Local authority reference number	492045004
---	-----------

Council Tax band	C
-------------------------	---

Improvement indicator	No
------------------------------	----

With effect from	20 March 2016
-------------------------	---------------

Mixed-use property	No
---------------------------	----

Court code	None
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