

PP/11 / 2421 / rev B

No 9 PHENE STREET, LONDON SW3 5NY

SITE PLAN

TREVOR LAFFY ARCHITECTS
 grove house
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 design@trevorlaffy.com.uk
 www.trevorlaffy.com.uk
 T +44(0)20 7727 6181
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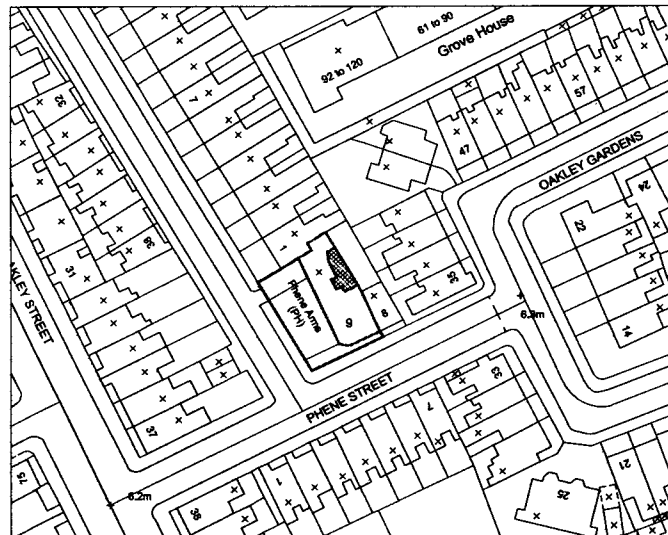
CLIENT
RAB PENSION TRUST

- TREVOR LAFFY ARCHITECTS LTD
- Do not scale off this drawing, use listed dimensions only. All dimensions and levels to be checked on the site and found correct before any work is commenced.
 - Revised only for purposes indicated.
 - This drawing is to be used in conjunction with construction drawings and specifications.
 - This drawing is copyright of TLA and may not be copied, altered or reproduced in any way or stored in a retrieval system without our written consent.
 - The main contractor should be consulted with the necessary compliance under the CDM regulations.
 - The dimensions shown on this drawing have been taken as the measurements provided by an independent survey company.

PROPOSED



SPECIFIC NOTES



PROPOSED

EXISTING

822 (00) 001 SITE PLAN

822 (20) 001 GROUND FLOOR PLAN
 822 (20) 002 FIRST FLOOR PLAN
 822 (20) 003 SECOND FLOOR PLAN
 822 (20) 004 ROOF PLAN
 822 (20) 005 LOWER GROUND FLOOR
 822 (20) 006 BASEMENT PLAN
 822 (20) 007 SUB-BASEMENT PLAN

822 (02) 001 GROUND FLOOR PLAN
 822 (02) 002 FIRST FLOOR PLAN
 822 (02) 003 SECOND FLOOR PLAN

822 (02) 005 ROOF PLAN
 822 (02) 006 BASEMENT PLAN

822 (21) 002 SECTION B
 822 (21) 003 SECTION C
 822 (21) 004 SECTION D
 822 (21) 005 SOUTH EAST ELEVATION

822 (02) 008 SECTION B
 822 (02) 009 SECTION C
 822 (02) 011 SOUTH WEST ELEVATION
 822 (02) 012 SOUTH EAST ELEVATION

All received 19/01/12

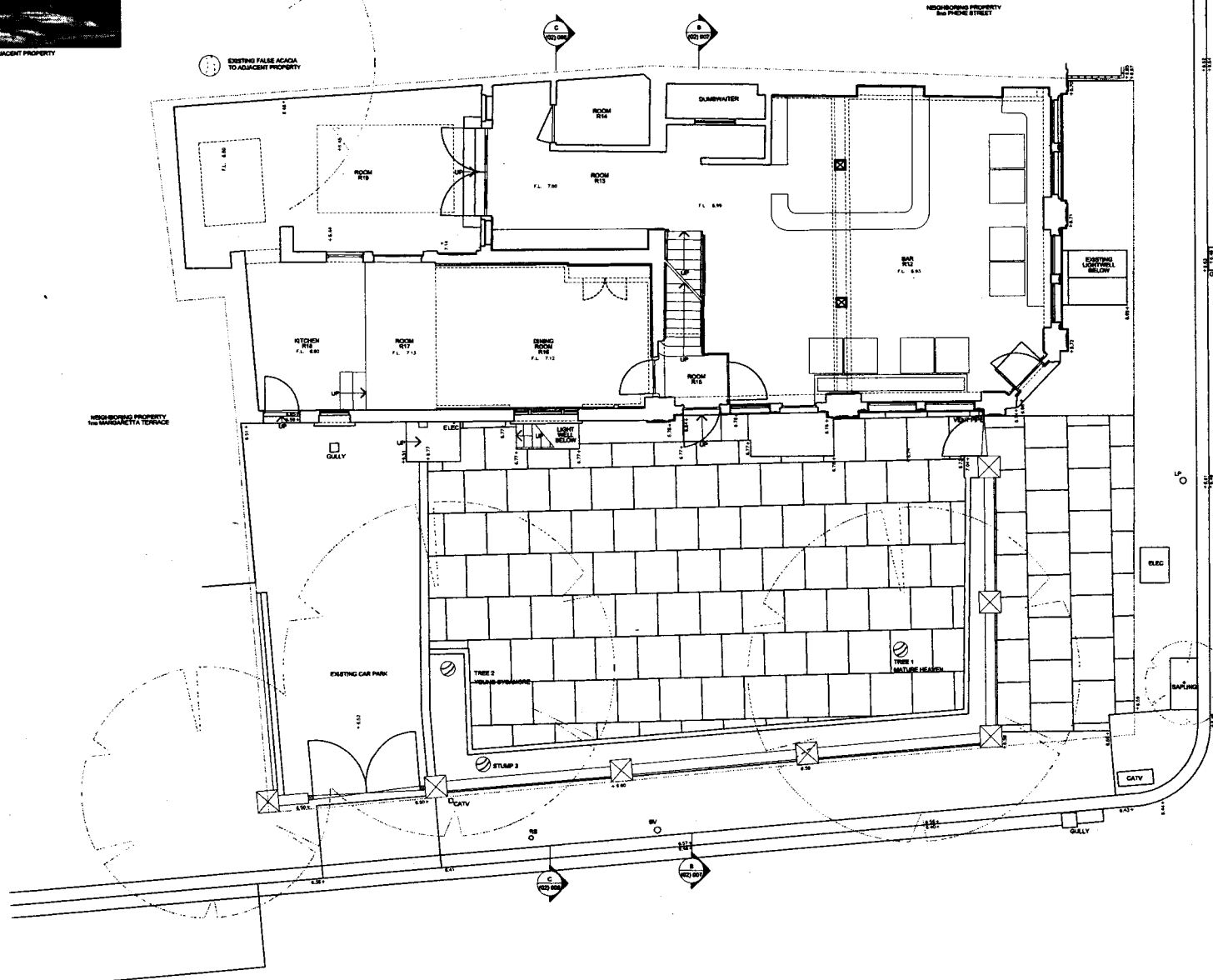


NO.	SCALE	PLANNING	DATE	DESCRIPTION	DATE	BY	REV
ADDRESS							
9 PHENE STREET LONDON SW3 5NY							
TITLE							
SITE PLAN							
STATUS	PLANNING	DESIGNED BY	MHI				
SCALE	1:500@A1	CHECKED BY	TAV				
DATE	JULY 2011	DATE					
PROJECT NO.	822 (00)						



EXISTING TREES TO ADJACENT PROPERTY

EXISTING FALSE ACACIA TO ADJACENT PROPERTY



EXISTING COVERED LIGHTWELL



TREVOR LAHFF ARCHITECTS

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CLIENT RAD PENGION TRUST

- TREVOR LAHFF ARCHITECTS
1. We warrant that the drawings and technical documents are the work of our staff and that we are not aware of any fraudulent or negligent acts or omissions in the preparation of these drawings and documents.
 2. These drawings are for the purpose indicated.
 3. The drawings are to be used in accordance with the contract and any amendments thereto. We warrant that we have not been advised of any amendments to the contract or any amendments to the contract which have not been passed to a third party and we warrant that we have not been advised of any amendments to the contract which have not been passed to a third party.
 4. This drawing is copyright and the property of T.L.A. and shall not be copied, altered or reproduced in any form or passed to a third party without our written consent.
 5. The drawings are prepared in accordance with the contract and any amendments thereto. We warrant that we have not been advised of any amendments to the contract or any amendments to the contract which have not been passed to a third party.
 6. T.L.A. is not responsible for any errors or omissions in the drawings or any amendments thereto which are caused by the negligence of any third party.
 7. T.L.A. is not responsible for any errors or omissions in the drawings or any amendments thereto which are caused by the negligence of any third party.

EXISTING

SPECIFIC NOTES

NO.	DATE	PLANNING ISSUE	BY	DESCRIPTION	REV.	CHK.
ADDRESS 9 PHENE STREET LONDON SW3 5NY						
TITLE EXISTING GROUND FLOOR PLAN						
SCALE	PLANNING	1:50 @ A1 & 1:100 @ A1	CHECKED BY	T.W.		
DATE	JUNE 2011					
PROJECT NO.	822	(R2)			001	PS

EXISTING GROUND FLOOR PLAN - 1:50 @ A1 & 1:100 @ A3



TREVOR | LACEY ARCHITECTS
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CLIENT
RAB PENSION TRUST

- TREVOR LACEY ARCHITECTS
- Do not scale off this drawing, use digital dimensions only. All dimensions are based on the finished work unless otherwise indicated and are subject to a preliminary report of measurements and volumes to TLA.
 - Notes only for purposes indicated.
 - This drawing is to be used in conjunction with contractors drawings and specifications before proceeding with work. All specifications referred to are referred to as current specifications on the day of issue unless otherwise stated.
 - This drawing is subject to the availability of TLA and may not be applied, altered or reproduced in any way or used as a base for any other work without the written consent of TLA.
 - The work undertaken should be consistent with the statutory obligations under the CDM regulations.
 - The dimensions shown on this drawing have been based on the measurements taken on the ground.
 - Consents to be provided by local authority for TLA approval.
 - TLA is responsible for drawings and notes prior to construction.

EXISTING

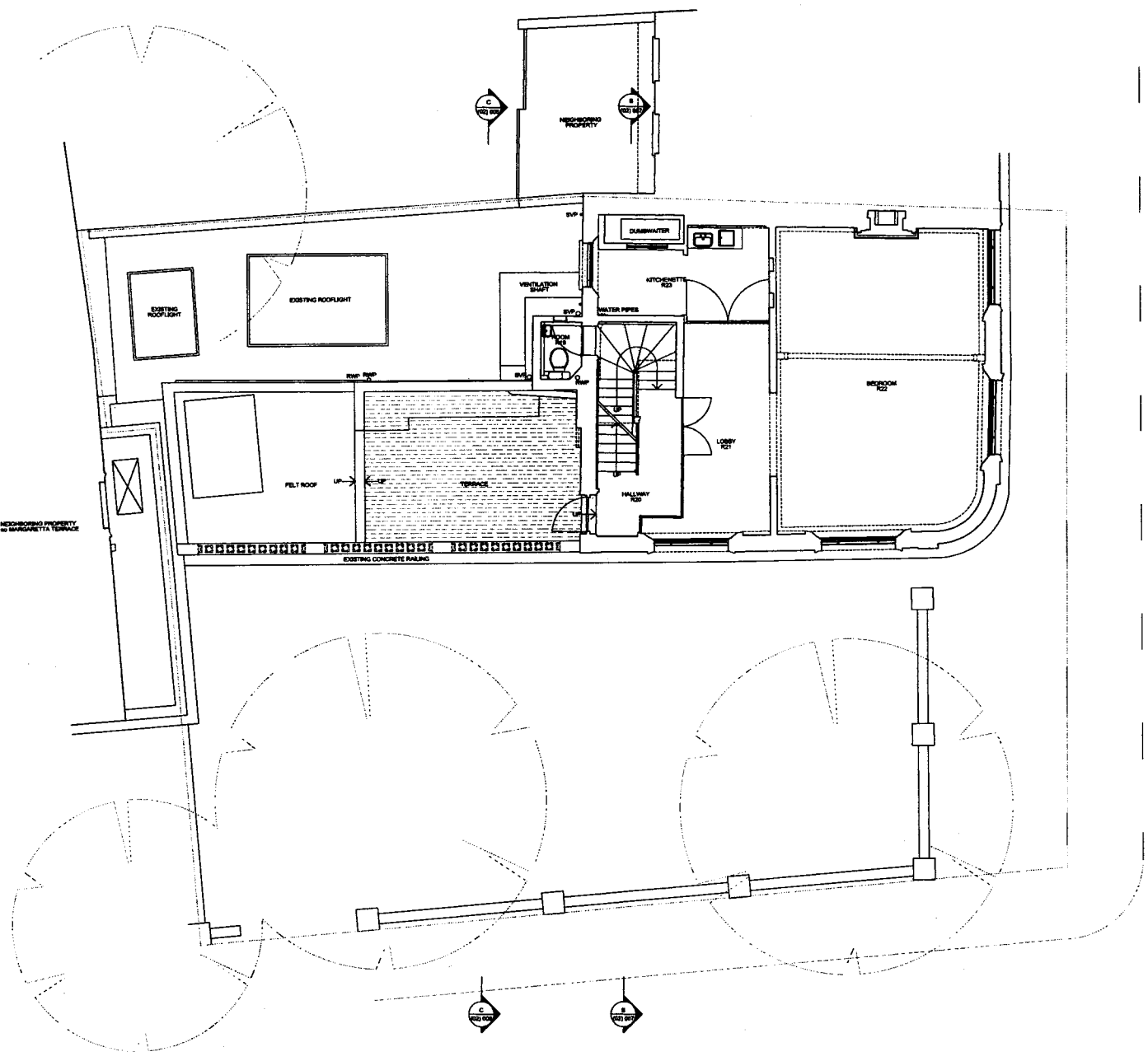
SPECIFIC NOTES:

REV	DATE	DESCRIPTION	BY	CHK

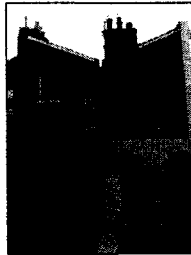
ADDRESS
**9 PHENE STREET
 LONDON SW3 5NY**

TITLE
EXISTING FIRST FLOOR PLAN

REVISED	PLANNING	DESIGNED BY
		TLD
SCALE	1:50 @ A1 & 1:100 @ A3	DRAWN BY
		KW
DATE	JUNE 2011	DATE
PROJECT NO.	S22 (02)	DATE



VIEW TO ADJOINING PROPERTY



VIEW TO PHENE ARMS

NEIGHBORING PROPERTY
 THE BARRACLETTE TERRACE



EXISTING FIRST FLOOR PLAN - 1:50 @ A1 & 1:100 @ A3



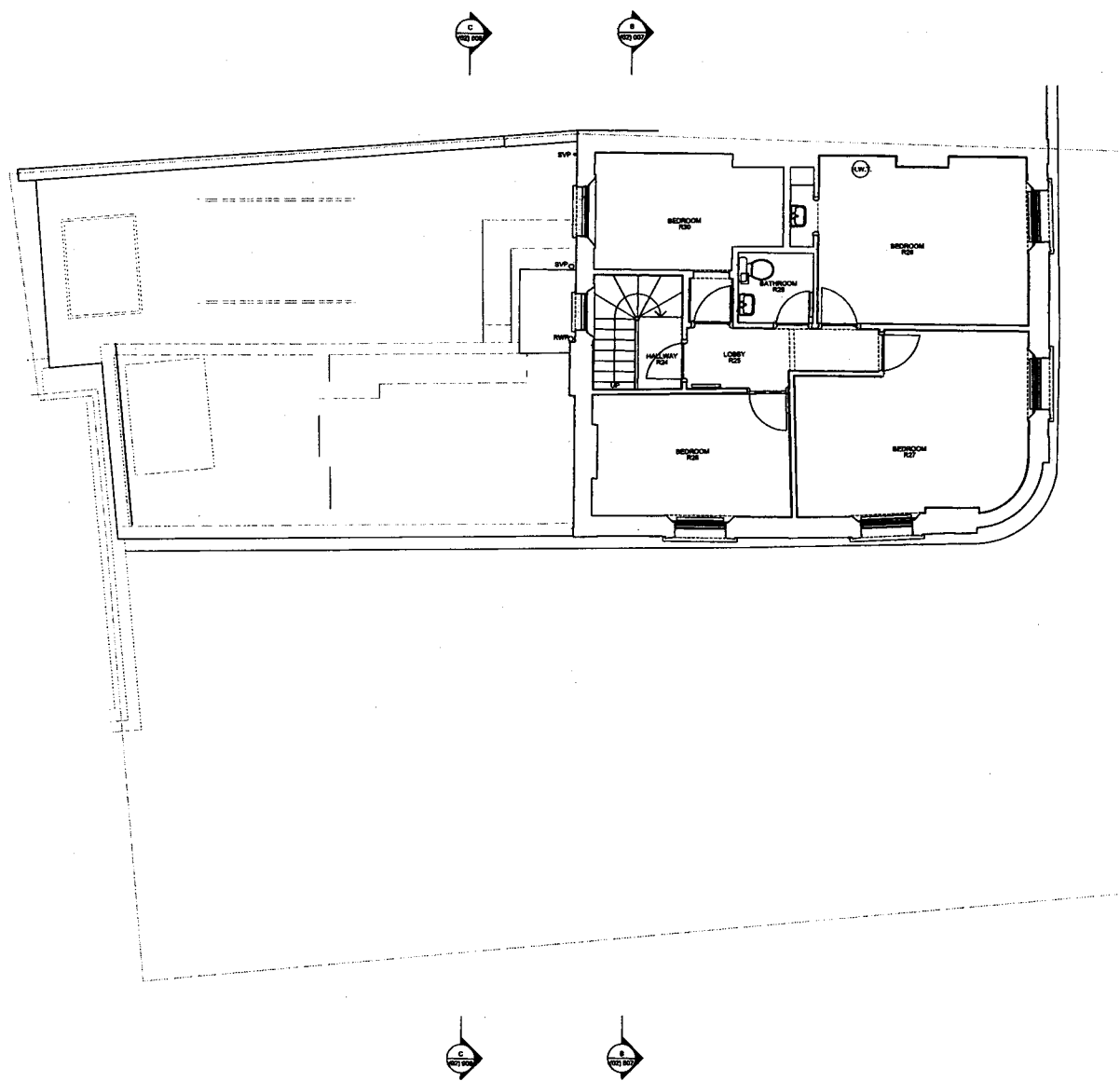
TRIVOR | LAMPY ARCHITECTS
 gareth lousie
 80 hatchedford road
 london W8S 8QU
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 www.trivorlamps.com
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CLIENT
RAB PENSION TRUST

- TRIVOR LAMPY ARCHITECTS
- Do not scale off this drawing, use digital alternatives only. All dimensions and levels to be checked on site. All work must be undertaken in accordance with the Building Regulations and all other applicable legislation and standards.
 - Issue only for purposes indicated.
 - This drawing is to be used in conjunction with specifications, drawings and specifications before proceeding with work. All conditions referred to in relation to the drawings shall be read and understood in relation to the drawings and specifications.
 - This drawing is prepared and submitted in accordance with the Building Regulations and may not be used for any other purpose without the written consent of the architect.
 - The architect shall be responsible for the design and construction of the building in accordance with the Building Regulations.
 - The architect shall be responsible for the design and construction of the building in accordance with the Building Regulations.
 - Approval to be provided by each contractor for TLA issued.
 - TLA to support all drawings and not prior to construction.

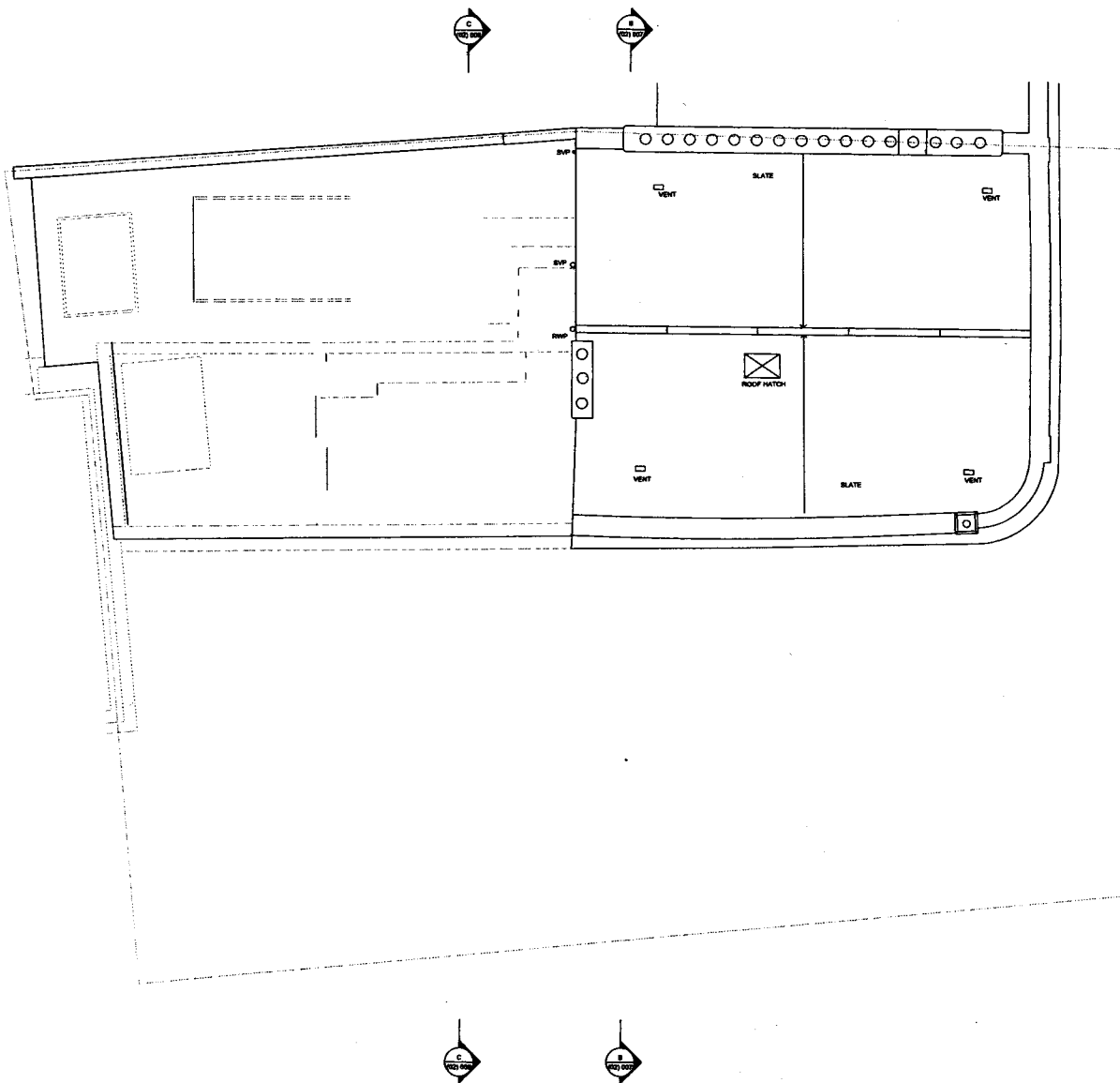
EXISTING

SPECIFIC NOTES



EXISTING SECOND FLOOR PLAN - 1:50 @ A1 & 1:100 @ A3

NO.	DATE	PLANNING	REV.
1	03/07/2011	PLANNING	01
ADDRESS 9 PHENE STREET LONDON SW3 5NY			
TITLE EXISTING SECOND FLOOR PLAN			
SCALE	DATE	DESIGNED BY	CHECKED BY
1:50 @ A1 & 1:100 @ A3	JULY 2011	RW	PS
PROJECT NO.	022	022	003



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 F +44(0)20 7326 0268

CLIENT
RAB PENSION TRUST

- TREVOR LAFFY ARCHITECTS**
1. Do not scale off the drawing, use figures dimensioned only. All dimensions and levels to be checked on site. Contractor and subcontractor liability is subject to an early report of errors, omissions and omissions to TLA.
 2. Issues only for projects indicated.
 3. The drawing is to be used in conjunction with conditions of sale and specifications. It is intended to be used in conjunction with the building regulations and standards mentioned.
 4. This drawing is copyright and the property of TLA and not to be copied, altered or reproduced in any way or passed to a third party without our written consent.
 5. The work mentioned should be completed after the necessary approvals under the CDM regulations.
 6. The dimensions shown on this drawing have been based on the measurements provided by an independent survey company.
 7. Insurance to be provided by each contractor for TLA approval.
 8. TLA is not responsible for design and construction.

EXISTING

SPECIFIC NOTES:

REV	DATE	DESCRIPTION	BY	CHK

PROJECT NO.	B22	(02)
DATE	JUNE 2011	
SCALE	1:50 @ A1 & 1:100 @ A3	
STATUS	PLANNING	DESIGNED BY THD
TITLE	EXISTING ROOF PLAN	
ADDRESS	9 PHENE STREET LONDON SW3 5NY	



EXISTING ROOF PLAN - 1:50 @ A1 & 1:100 @ A3



TREVOR LEAHY ARCHITECTS

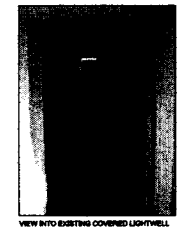
glenview house
69 leafield rd
london SE5 8GU
trevor@leahystudio.co.uk
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T +44(0)20 7737 8181
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RAB PENSION TRUST

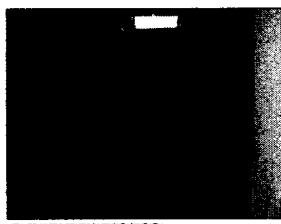
- TREVOR LEAHY ARCHITECTS
1. Do not scale off the drawing, use figures dimensions only. All dimensions are taken to be finished unless otherwise stated. All measurements are to be taken to the centre of lines unless otherwise stated.
 2. Issues only for purposes indicated.
 3. The drawings to be used in conjunction with accurate drawings of the building and its structure, including all services, all connections referred to be referred to, to ensure compliance with local and national building regulations and BS/EN/BSI standards.
 4. This drawing is supplied and each drawing of TLA and not to be copied, altered or reproduced in any way or used in a third party without our written consent.
 5. The work undertaken should be completed after the necessary approvals under the CDM regulations.
 6. The dimensions shown on this drawing have been based on the measurements provided by an independent survey company.
 7. Approval to be provided by each contractor for TLA approval.
 8. TLA to approve all drawings and each prior to construction.

EXISTING

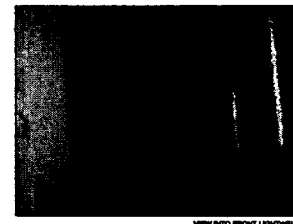
SPECIFIC NOTES:



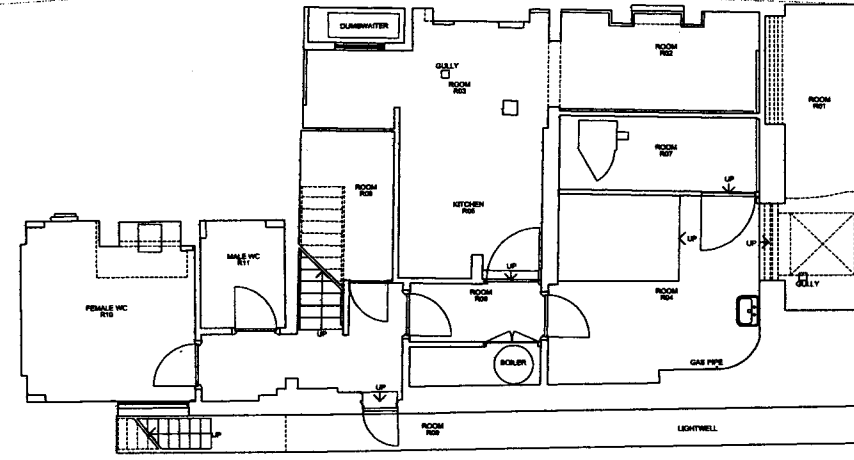
VIEW INTO EXISTING COVERED LIGHTWELL



VIEW TOWARDS STAIRS IN FRONT LIGHTWELL



VIEW INTO FRONT LIGHTWELL



EXISTING BASEMENT FLOOR PLAN - 1:50 @ A1 & 1:100 @ A3

REV	DATE	DESCRIPTION	BY	CHK

ADDRESS
9 PHENE STREET
LONDON SW3 5NY

TITLE
EXISTING BASEMENT
FLOOR PLAN

STATUS	PLANNING	DESIGNED BY	TLD
SCALE	1:50 @ A1 & 1:100 @ A3	CHECKED BY	TW
DATE	JUNE 2011		
PROJECT	822 (82)		



TREVOR LAMB ARCHITECTS

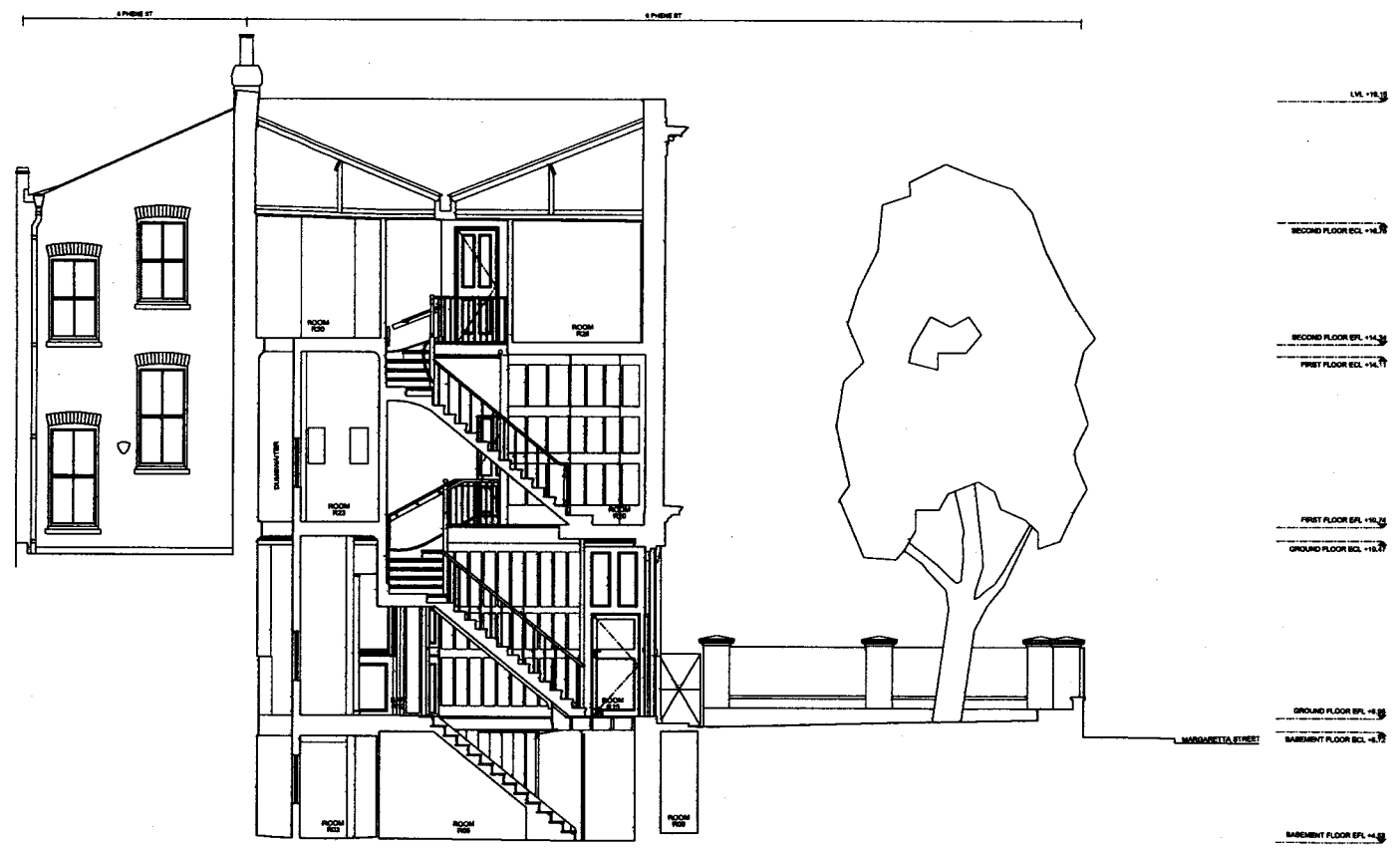
gareth@trevorlamb.com
99 brimley road
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trevor@trevorlamb.com
www.trevorlamb.com
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F +44(0)20 7265 0348

CLIENT
RAB PENSION TRUST

- TREVOR LAMB ARCHITECTS
- Do not scale off this drawing, use figures dimensions only. All dimensions are taken to the finished work. All dimensions referred to in the contract shall be subject to the final report of the surveyor and architect in T.A.
 - Notes only for general reference.
 - The drawings to be used in conjunction with standards, drawings and specifications before proceeding with work. All materials proposed to be referred to in contract shall be subject to the final report of the surveyor and architect in T.A.
 - This drawing is supplied and the owners of T.A. and not the architect, client or contractor to use any or part of a drawing without our written consent.
 - The architect shall be responsible for the accuracy of the drawings under the CDM regulations.
 - The architect shall be responsible for the accuracy of the drawings under the CDM regulations.
 - Changes to be provided by each contract for T.A. approval.
 - T.A. to approve all drawings and each plan to construction.

EXISTING

SPECIFIC NOTES



EXISTING SECTION B - 1:50 @ A1 & 1:100 @ A3

REV	DATE	DESCRIPTION	DRWN	CHKD
01	2011-06	PLANNING ISSUE	AL	WV
02	2011-06	REVISION	AL	WV

PROJECT
9 PHENE STREET
LONDON SW3 5NY

TITLE
EXISTING SECTION B

DISCIPLINE	PLANNING	DESIGNED BY	TLD
SCALE	1:50 @ A1 & 1:100 @ A3	CHECKED BY	KW
DATE	JUNE 2011	DATE	REV
PROJECT NO.	822 (02)	DATE	007
		DATE	PS



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TRIVIOR LAWRY ARCHITECTS

1. Do not scale off the drawing, use figure dimensions only. All dimensions and levels to be checked on the Computer Aided Administrative model & related to identify repeat of errors, dimensions and omissions to TLA

2. Issues only for program indicated

3. The drawing is to be used in conjunction with consultants drawings and specifications before proceeding with work. All consultants drawings to be referred to in order to ensure compliance with local and national building regulations and BRE/BSI standards

4. The drawing is copyright and with approval of TLA and may not be copied, altered or reproduced in any way or part of it without the written consent of Trivior Lawry Architects

5. The work contained should be reviewed with the statutory obligations under the CDM regulations

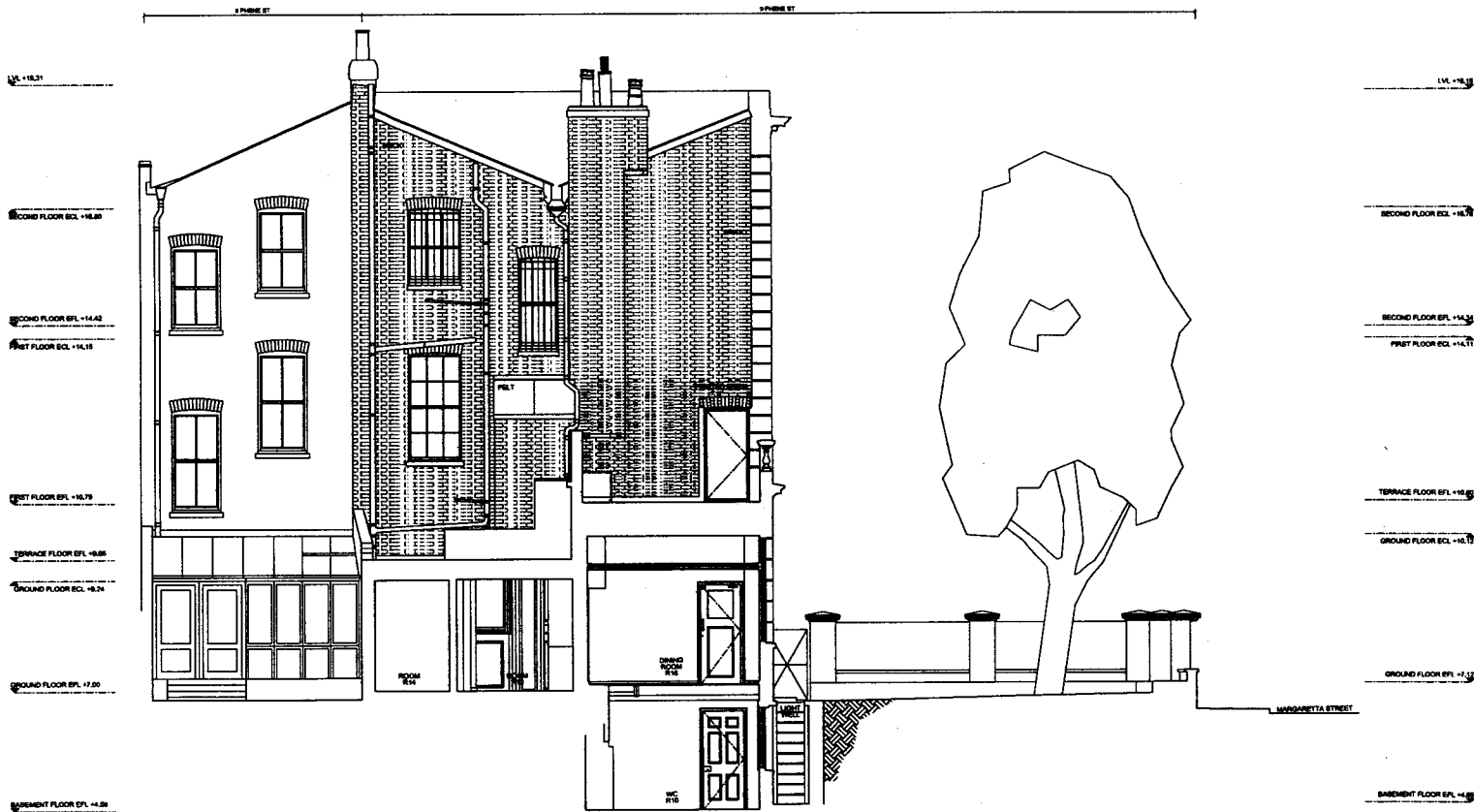
6. The dimensions shown on this drawing have been based on the measurements provided by an independent survey company

7. Approval to be provided by each contractor for TLA issued

8. TLA to support all drawings and not prior to construction

EXISTING

SPECIFIC NOTES:



EXISTING SECTION C - 1:50 @ A1 & 1:100 @ A3

NO	DATE	DESCRIPTION	BY	CHK

ADDRESS
PHENE ARMS
LONDON SW3 5NY

TITLE
EXISTING SECTION C

STATUS	PLANNING	DATE	BY	CHK

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

DATE
JULY 2011

PROJECT
R22 (02)

REV
009

PS



TREVOR | LAWRY ARCHITECTS

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CLIENT
 RAB PENSION TRUST

- TREVOR LAWRY ARCHITECTS LTD
1. Do not build off this drawing, use formal dimensions only. All dimensions and levels to be checked on site and Trevor Lawry Architects to be notified of any discrepancies immediately.
 2. Issues only for purposes indicated.
 3. The drawing is to be read in conjunction with conditions, drawings and specifications.
 4. This drawing is copyright of T.L.A. and may not be copied, altered or reproduced in any way or passed to a third party without our written consent.
 5. The built construction should be consistent with the standards of the Building Regulations.
 6. The drawings are not to be used for any other purpose without the written consent of Trevor Lawry Architects.

EXISTING



SPECIFIC NOTES

NO.	DATE	PLANNING REF	BY

ADDRESS
 9 PHENE STREET
 LONDON SW3 5NY

TITLE
 EXISTING
 SOUTH WEST ELEVATION

STATUS	PLANNING	DESIGNED BY	
SCALE	1:50 @ A1 & 1:100 @ A3	DRAWN BY	RW
DATE	JULY 2011	CHECKED BY	
PROJECT NO.	822 (02)		011 P15

EXISTING SOUTH WEST ELEVATION - 1:50 @ A1 & 1:100 @ A3



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CLIENT
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- TREVOR LAMB ARCHITECTS LTD
1. Do not scale off this drawing, use digital dimension only. All dimensions and levels to be checked on site and Trevor Lamb Architects to be notified of any discrepancies immediately.
 2. Issued only for purposes indicated.
 3. This drawing is to be used in conjunction with conditions, drawings and specifications.
 4. This drawing is copyright of TLA and may not be copied, altered or reproduced in any way or passed to a third party without our written consent.
 5. This work shall not be used in connection with the structure indicated on the CD or equivalent.
 6. The dimensions shown on this drawing have been taken as the measurements provided by an independent survey company.

EXISTING



SPECIFIC NOTES

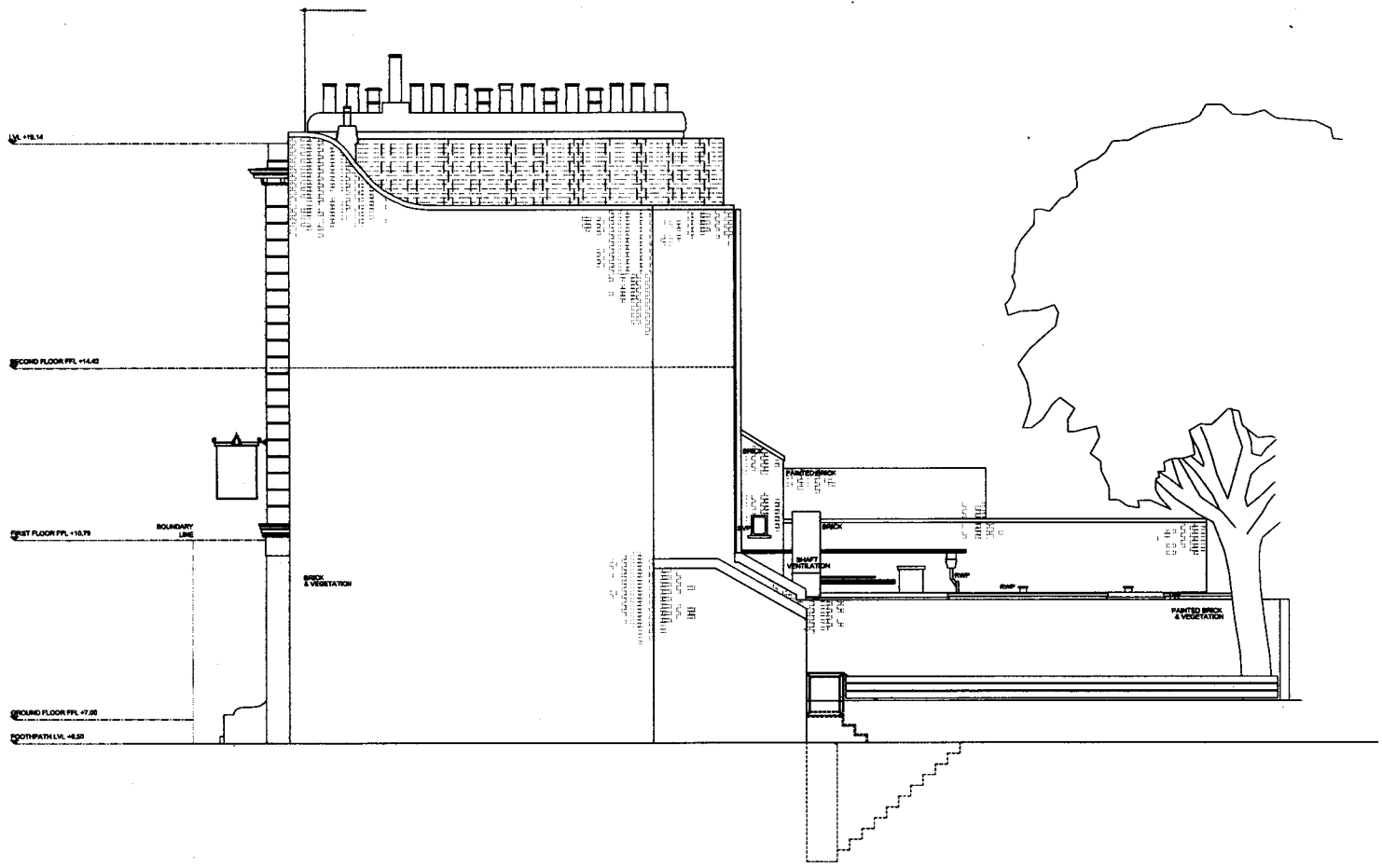
REV	DATE	DESCRIPTION	DRWN	CHKD

ADDRESS
9 PHENE STREET
LONDON SW3 5NY

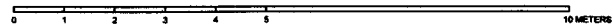
TITLE
EXISTING
SOUTH EAST ELEVATION

STATUS	PLANNING	DESIGNED BY	
SCALE	1:50 @ A1 & 1:100 @ A3	CHECKED BY	RW
DATE	JUNE 2011		
PROJECT NO.	822 (02)		

EXISTING SOUTH EAST ELEVATION (PHENE STREET) - 1:50 @ A1 & 1:100 @ A3



EXISTING NORTH EAST ELEVATION - SCALE 1:50 @ A1 & 1:100 @ A3



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- TREVOR LAMB ARCHITECTS
1. Do not scale off this drawing, use figures dimensions only. All dimensions are fixed to be shown on this drawing unless otherwise specified and subject to statutory requirements and standards.
 2. Intend only for purposes indicated.
 3. The drawing is to be used in conjunction with conditions of sale and specifications, particularly with regard to materials, workmanship and standards.
 4. The drawing is copyright and sale proceeds of TLA are to be used for the benefit of the charity. It is not to be used for any other purpose without the prior written consent of TLA.
 5. The main contractor shall be responsible for the statutory obligations under the CDM regulations.
 6. The information shown on this drawing has been based on the measurements provided by an independent survey company.
 7. Accuracy to be provided by main contractor for TLA approval.
 8. TLA to approve all drawings and not prior to construction.

PROPOSED

Revised sheet

NO.	DATE	BY	CHKD

ADDRESS

**9 PHENE STREET
 LONDON SW3 5NY**

TITLE
**EXISTING NORTH EAST
 ELEVATION**

DISCIPLINE	PLANNING	DESIGNED BY	RJ
SCALE	1:50 @ A1 & 1:100 @ A3	CHECKED BY	RW
DATE	DECEMBER 2011	NO.	013
PROJECT NO.	822 (02)	REV.	08

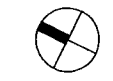
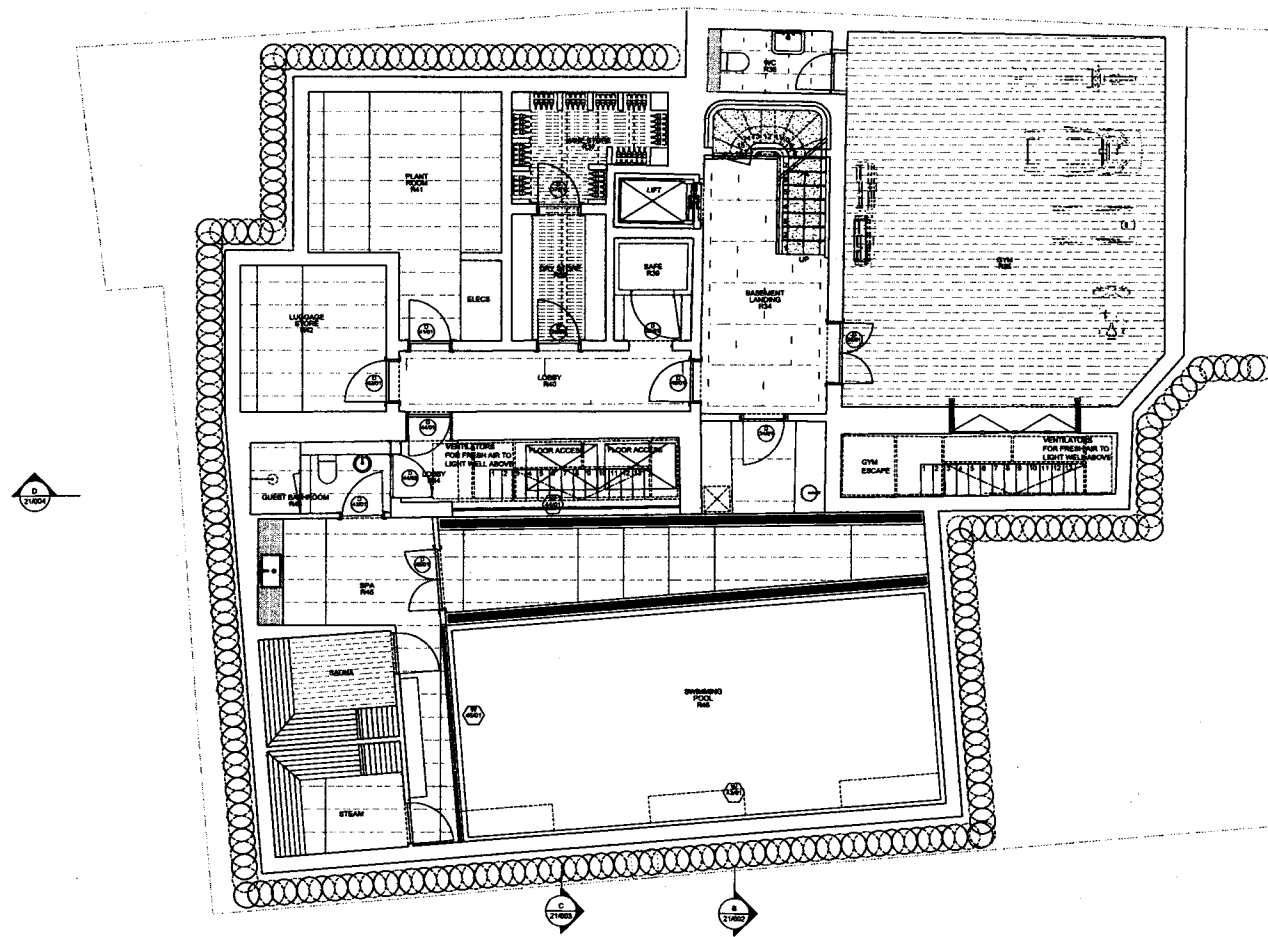
TREVOR | LAHFF ARCHITECTS

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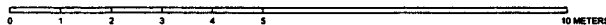
CLIENT
RAB PENSION TRUST

- TREVOR LAHFF ARCHITECTS**
1. Do not make use of this drawing, nor license its contents, without the written consent of Trevor | Lahff Architects. All information contained herein is for the use of the Client and is not to be used for any other purpose without the written consent of Trevor | Lahff Architects.
 2. Issued only for the purpose indicated.
 3. This drawing is to be used in conjunction with all other drawings and specifications forming part of the contract. It is not to be used in isolation and is subject to the provisions of the contract and applicable laws and regulations.
 4. This drawing is copyright and the property of TLA and may not be copied, altered or reproduced in any way or passed to a third party without the written consent of TLA.
 5. The work is provided as an advisory service only. Trevor | Lahff Architects does not accept any liability for any loss or damage suffered by the Client as a result of reliance on this drawing.
 6. This drawing is based on the information provided by the Client and is not to be used for any other purpose without the written consent of Trevor | Lahff Architects.
 7. Samples to be provided by each contractor for TLA approval.
 8. TLA is not responsible for design and construction details.

PROPOSED



PROPOSED BASEMENT PLAN - SCALE 1:50 @ A1 & 1:100 @ A3



NO.	DATE	DESCRIPTION	BY	CHK

ADDRESS
**9 PHENE STREET
LONDON SW3 5NY**

TITLE
**PROPOSED
BASEMENT PLAN**

STATUS	PLANNING	DESIGN BY	PL
SCALE	1:50@A1 & 1:100@A3	CHECKED BY	KW
DATE	DECEMBER 2011	NO.	008
PROJECT NO.	822 (20)	REV	008