

PP/11 / 2421 / rev B

No 9 PHENE STREET, LONDON SW3 5NY

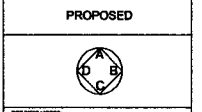
SITE PLAN

TREVOR LAFFY ARCHITECTS
 grove house
 99 Inverchapel Road
 London SE23 9DU
 design@trevorlaffy.com.uk
 www.trevorlaffy.com.uk
 T +44(0)20 7737 6181
 F +44(0)20 7328 0346

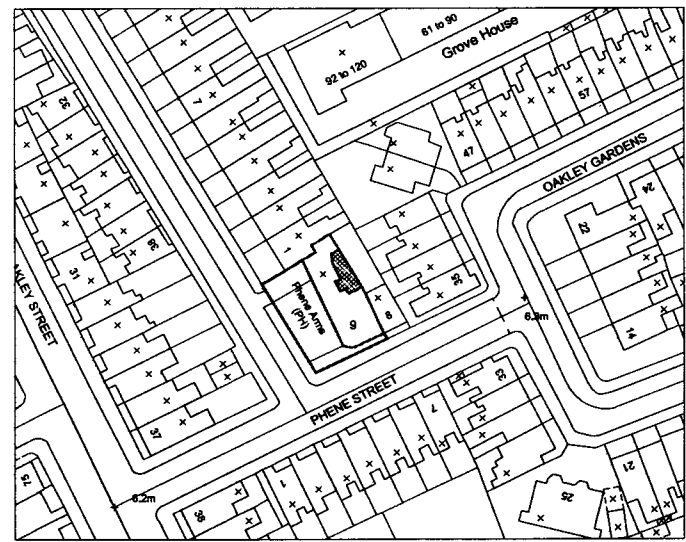
CLIENT
 RAB PENSION TRUST

TREVOR LAFFY ARCHITECTS LTD

- Do not scale off this drawing, use figures dimensions only. All dimensions and levels to be checked on the site and found correct before to be verified of any discrepancies immediately.
- 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 CAD 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 on the measurements provided by an independent survey company.



SPECIFIC NOTES



- | | |
|--|--|
| <p>PROPOSED</p> <ul style="list-style-type: none"> 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 (21) 002 SECTION B 822 (21) 003 SECTION C 822 (21) 004 SECTION D 822 (21) 005 SOUTH EAST ELEVATION | <p>EXISTING</p> <p>822 (00) 001 SITE PLAN</p> <ul style="list-style-type: none"> 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 (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

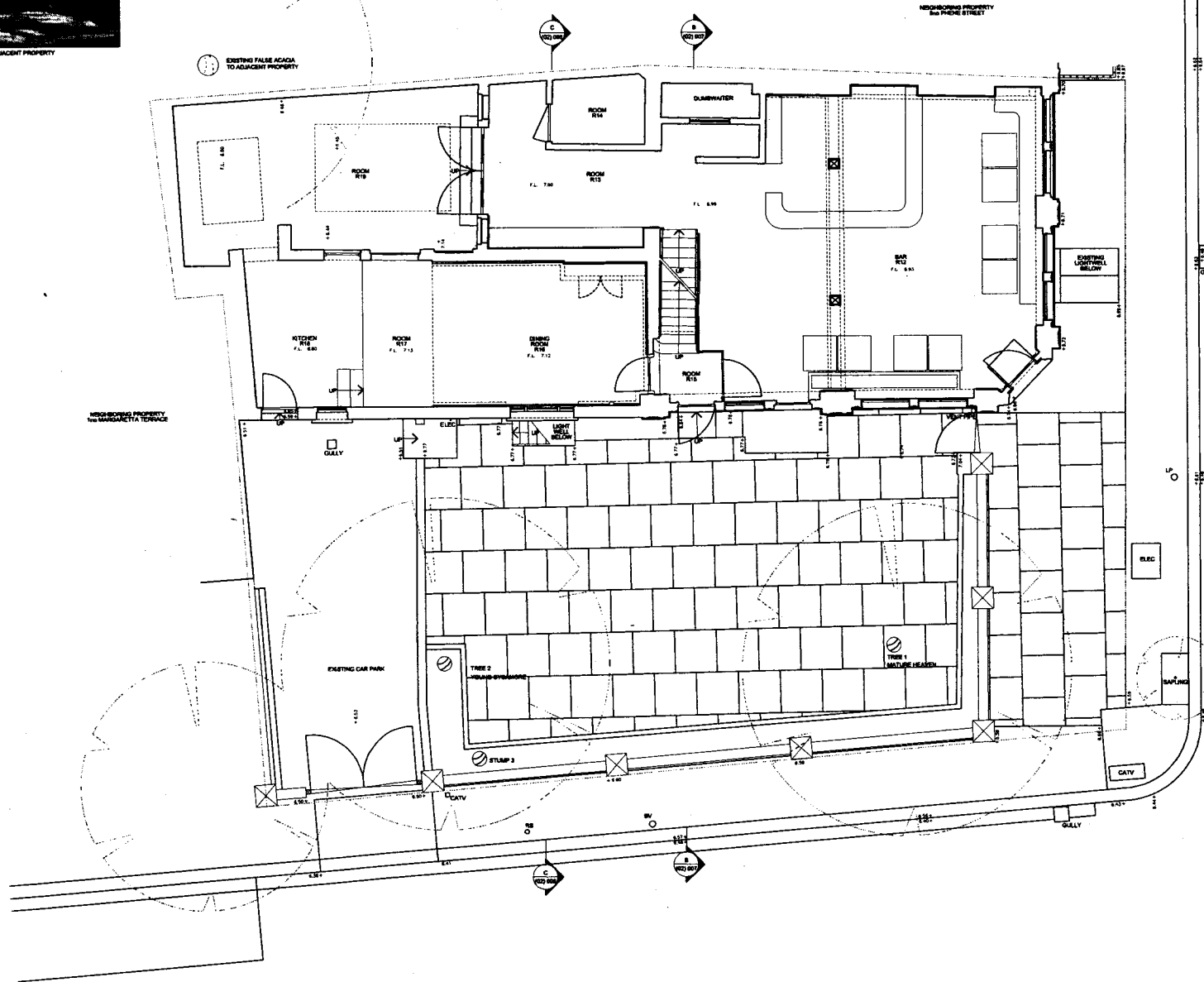


NO.	SCALE	PLANNING	DATE	REV.	DESCRIPTION	DATE	BY	CHK
ADDRESS								
9 PHENE STREET LONDON SW3 5NY								
TITLE								
SITE PLAN								
STATUS	PLANNING	DESIGNED BY	MHI					
SCALE	1:500@A1	CHECKED BY	TAV					
DATE	JULY 2011	DATE		REV.				
PROJECT NO.	822 (00)							



EXISTING TREES TO ADJACENT PROPERTY

EXISTING FALSE ACACIA TO ADJACENT PROPERTY



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



EXISTING COVERED LIGHTWELL



TREVOR LAFFY ARCHITECTS

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CLIENT RAD PENSION TRUST

- TREVOR LAFFY ARCHITECTS
1. We warrant that the drawings and technical documents are the work of our qualified staff and that we have taken all reasonable steps to ensure the accuracy of the information contained in them.
 2. This drawing is to be used in accordance with the conditions of use and is not to be used for any other purpose.
 3. 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.
 4. The total contract price is agreed with the client and shall be paid in full upon completion of the works.
 5. The drawings shown on this drawing have been based on the information provided by the professional survey company.
 6. T.L.A. is not responsible for any errors or omissions.
 7. T.L.A. is not responsible for any damage or loss due to the drawings.

EXISTING

SPECIFIC NOTES

NO.	DATE	PLANNING ISSUE	REV.	DESCRIPTION	BY	CHKD

ADDRESS
9 PHENE STREET
LONDON SW3 5NY

TITLE
EXISTING GROUND FLOOR PLAN

DATE	SCALE	CHECKED BY
JUNE 2011	1:50 @ A1 & 1:100 @ A1	T.W.
PROJECT NO.	REV.	DATE
822 (R2)	001	PS



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CLIENT
RAB PENSION TRUST

TREVOR LAMY ARCHITECTS

1. Do not scale off this drawing, use digital facilities only. All dimensions are taken from the finished or as constructed drawings unless otherwise stated. It is advised to refer to the drawings for dimensions and not to rely on the printed report of measurements and volumes to TLA.
2. Intend only for purposes indicated.
3. This drawing is to be used in conjunction with contractors drawings and specifications before proceeding with work. All variations should be referred to the architect in writing and approved by the architect before work commences.
4. This drawing is copyright and with authority of TLA and may not be copied, altered or reproduced in any way or used in any form without the written consent of TLA.
5. The work undertaken should be completed with the statutory obligations under the CDM regulations.
6. The dimensions shown on this drawing have been based on the measurements taken on the existing structure.
7. Compliance to be provided by each contractor for TLA approval.
8. TLA is not responsible for drawings and notes prior to construction.

EXISTING

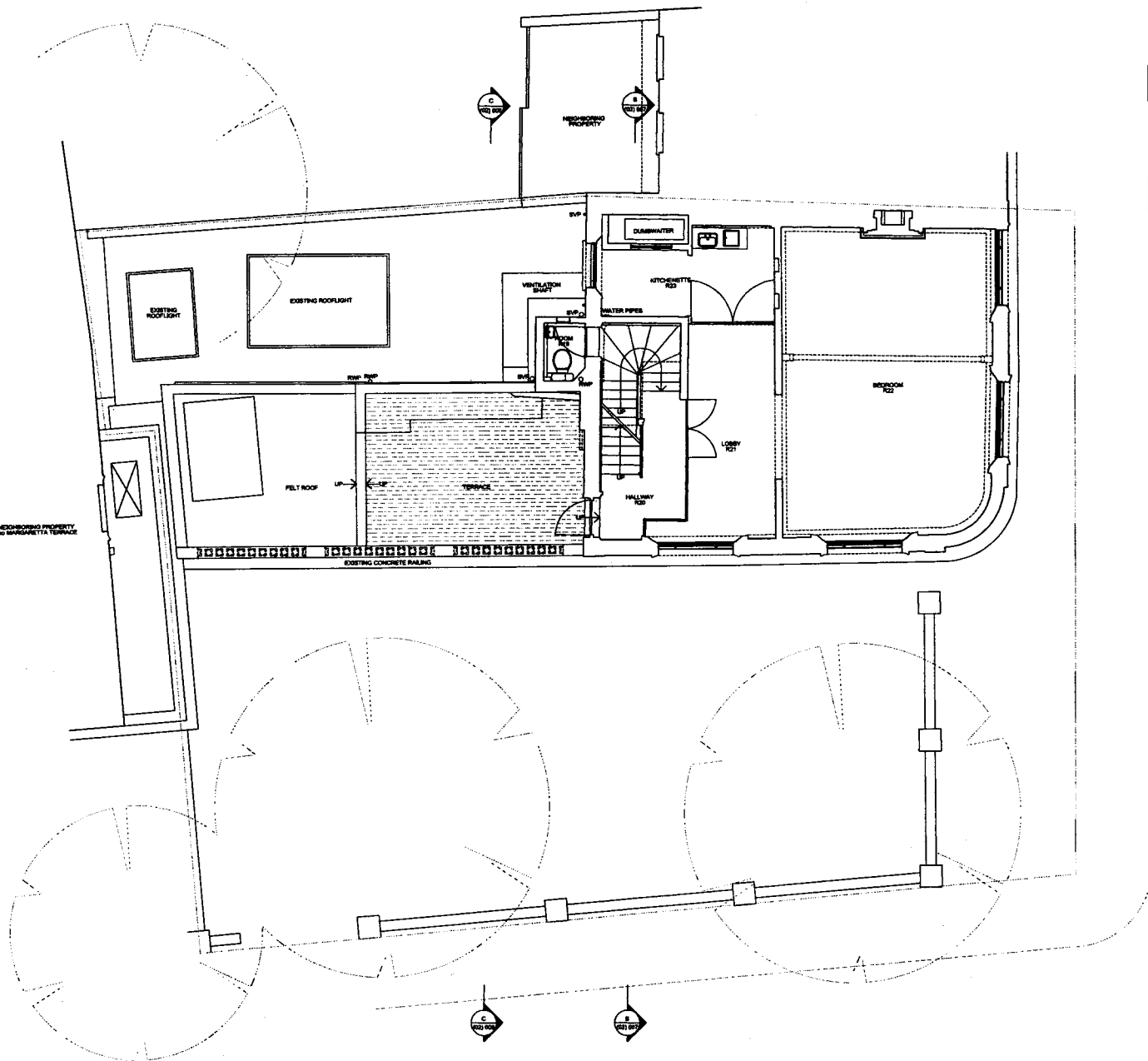
SPECIFIC NOTES:

REV	DATE	DESCRIPTION	BY	CHK

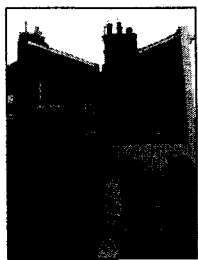
ADDRESS
9 PHENE STREET
LONDON SW3 5NY

TITLE
EXISTING FIRST
FLOOR PLAN

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



VIEW TO ADJOINING PROPERTY



VIEW TO PHENE ARMS

ADJOINING PROPERTY
THE WINDHAMMETS TERRACE



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



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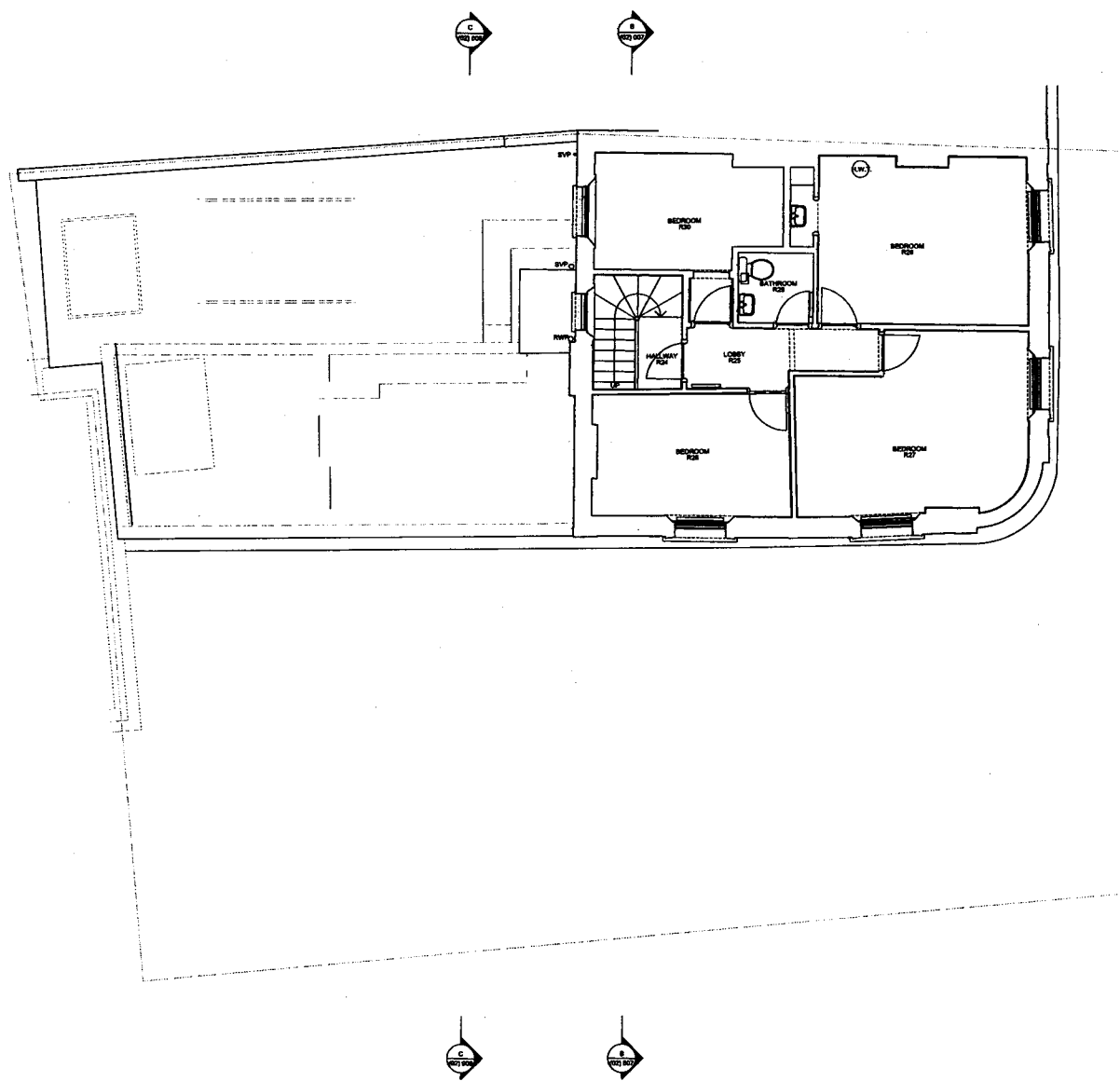
CLIENT
RAB PENSION TRUST

- 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 by the contractor and the client.
 - 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.

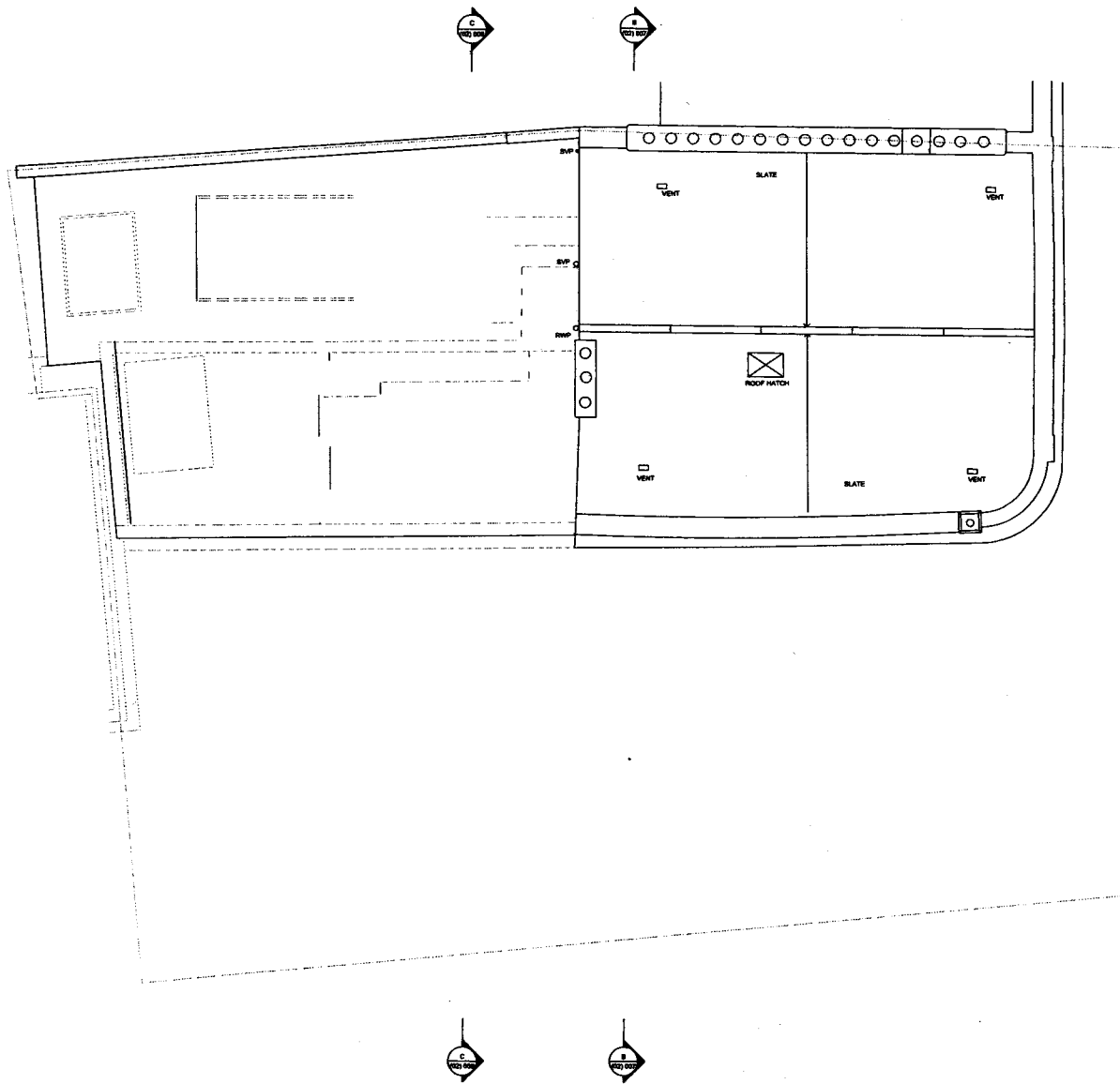
EXISTING

SPECIFIC NOTES

NO.	DATE	PLANNING	REV.
1	03/07/2011	PLANNING	001
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.	003	003	PS



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



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



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CLIENT
RAB PENSION TRUST

- TREVOR LACEY 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 a copy report of www.digitalsurvey.co.uk and callisto in T.A.
 2. Issues only for projects indicated.
 3. The drawing is to be used in conjunction with conditions of sale and specifications for the project, with any amendments referred to be referred to in writing and agreed with the client and contractor building regulations and building standards.
 4. This drawing is copyright and the property of TLA and may not be copied, stored or reproduced in any way or passed to a third party without our written consent.
 5. The work undertaken should be undertaken with the necessary 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. Insurance to be provided by each contractor for TLA approval.
 8. TLA is not responsible for design and shall plan to construction.

EXISTING

SPECIFIC NOTES:

REV	DATE	DESCRIPTION	DRAWN	CHECKED

REV	DATE	DESCRIPTION	DRAWN	CHECKED
ADDRESS				
9 PHENE STREET LONDON SW3 5NY				
TITLE				
EXISTING ROOF PLAN				
STATUS	PLANNING	DESIGNED BY	THD	
SCALE	1:50 @ A1 & 1:100 @ A3	CHECKED BY	RW	
DATE	JUNE 2011	REV	005	REV
PROJECT NO.	822	(82)	PS	



TREVOR LEAHY ARCHITECTS

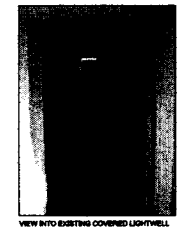
glenview house
69 leafield rd
london E6S 6GU
trevor@leahyarchitects.co.uk
www.leahyarchitects.co.uk
T +44(0)20 7737 8181
F +44(0)20 7326 0248

CLIENT
RAB PENSION TRUST

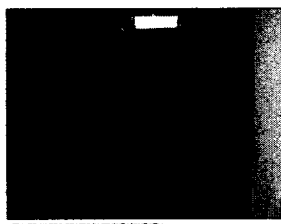
- TREVOR LEAHY ARCHITECTS
1. Do not scale off the drawing, use figures dimensions only. All dimensions are taken to be finished unless otherwise stated. All measurements are subject to the accuracy of the original survey and shall be subject to the accuracy of all measurements and calculations in T.A.
 2. Issues only for purposes indicated.
 3. The drawings to be used in conjunction with conditions of sale and specifications. All construction shall comply with the Building Regulations and all applicable standards.
 4. The drawings to be used in conjunction with conditions of sale and specifications. All construction shall comply with the Building Regulations and all applicable standards.
 5. The work is intended to be completed in accordance with the Building Regulations under the CDM regulations.
 6. The drawings shown on this drawing have been based on the measurements provided by an independent survey company.
 7. Drawings to be provided by each contractor for T.A. approval.
 8. T.A. to approve all drawings and shall retain the copyright.

EXISTING

SPECIFIC NOTES:



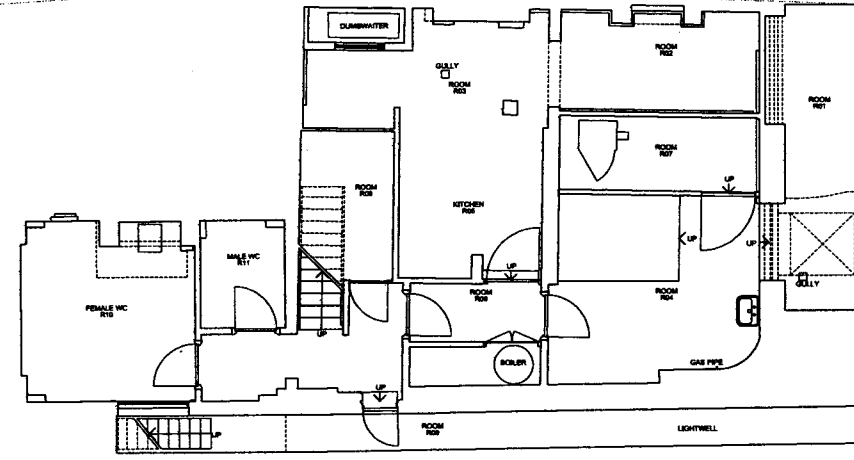
VIEW INTO EXISTING COVERED LIGHTWELL



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

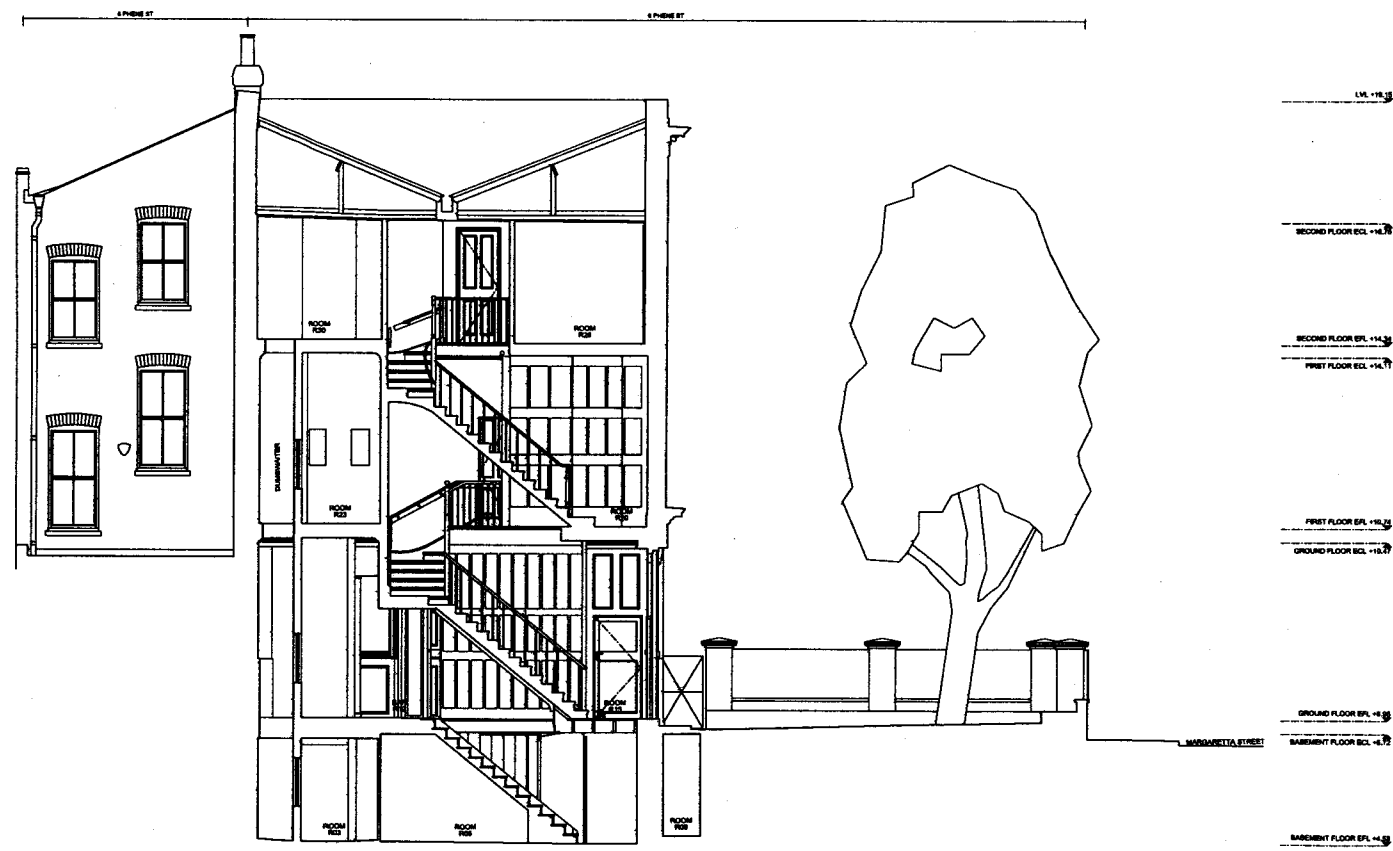
gareth@tlamb.co.uk
99 leamington road
london SE26 5DL
trevor@tlamb.co.uk
www.tlamb.co.uk
T +44(0)20 7337 8181
F +44(0)20 7326 0349

CLIENT
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- TREVOR LAMB ARCHITECTS
- Do not scale off this drawing, use digital dimensions only. All dimensions are taken to the drawing on this computer unless otherwise specified and subject to the report of any measurements and calculation to TLA.
 - Notes only for project reference.
 - The drawings to be used in conjunction with standards, design and specifications before proceeding with work. All dimensions referred to in relation to a room or element are the total and statutory building regulations and detailing dimensions.
 - This drawing is supplied and sold as part of TLA and may not be copied, altered or reproduced in any way or present to a third party without our written consent.
 - The main contractor should be consulted with the necessary obligations under the CDM regulations.
 - The information shown on this drawing has been based on the measurements provided by an independent survey company.
 - Changes to be provided by each contractor for TLA approval.
 - TLA to approve all drawings and each plan to construction.

EXISTING

SPECIFIC NOTES



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

REV	DATE	DESCRIPTION	DRW	CHK

9 PHENE STREET
LONDON SW3 5NY

EXISTING SECTION B

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



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- TRIVIOR LAWRY ARCHITECTS
- Do not scale off this drawing, use figure dimensions only. All dimensions and levels shall be checked on the Computer Aided Administrative model & related to monthly report of errors, omissions and valuations to TLA.
 - Issued only for purposes indicated.
 - This 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.
 - This drawing is copyright and with approval of TLA and may not be copied, altered or reproduced in any way or part without the prior written consent of TLA.
 - The work contained should be reviewed with the statutory obligations under the CDM regulations.
 - The dimensions shown on this drawing have been based on the measurements provided by an independent survey company.
 - Levels to be provided by each contractor for TLA check.
 - TLA to support all drawings and not plan to construction.

EXISTING

SPECIFIC NOTES:



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

NO	DATE	PLANNING	SCALE	REV	DATE	DESCRIPTION	BY	CHK

ADDRESS
PHENE ARMS
LONDON SW3 5NY

TITLE
EXISTING SECTION C

STATUS	PLANNING	DATE	THD
SCALE	1:50 @ A1 & 1:100 @ A3	CHECKED BY	REV
DATE	JULY 2011	DATE	REV
PROJECT NO.	822 (02)	NO.	009



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 F +44(0)20 7738 0348

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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 obligations under the CDM regulations.
 6. The dimensions shown on this drawing have been taken from the construction drawings as issued by an independent survey company.

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		
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 drawings shown on this drawing have been issued in the circumstances provided by an Independent Survey Company.

EXISTING



SPECIFIC NOTES

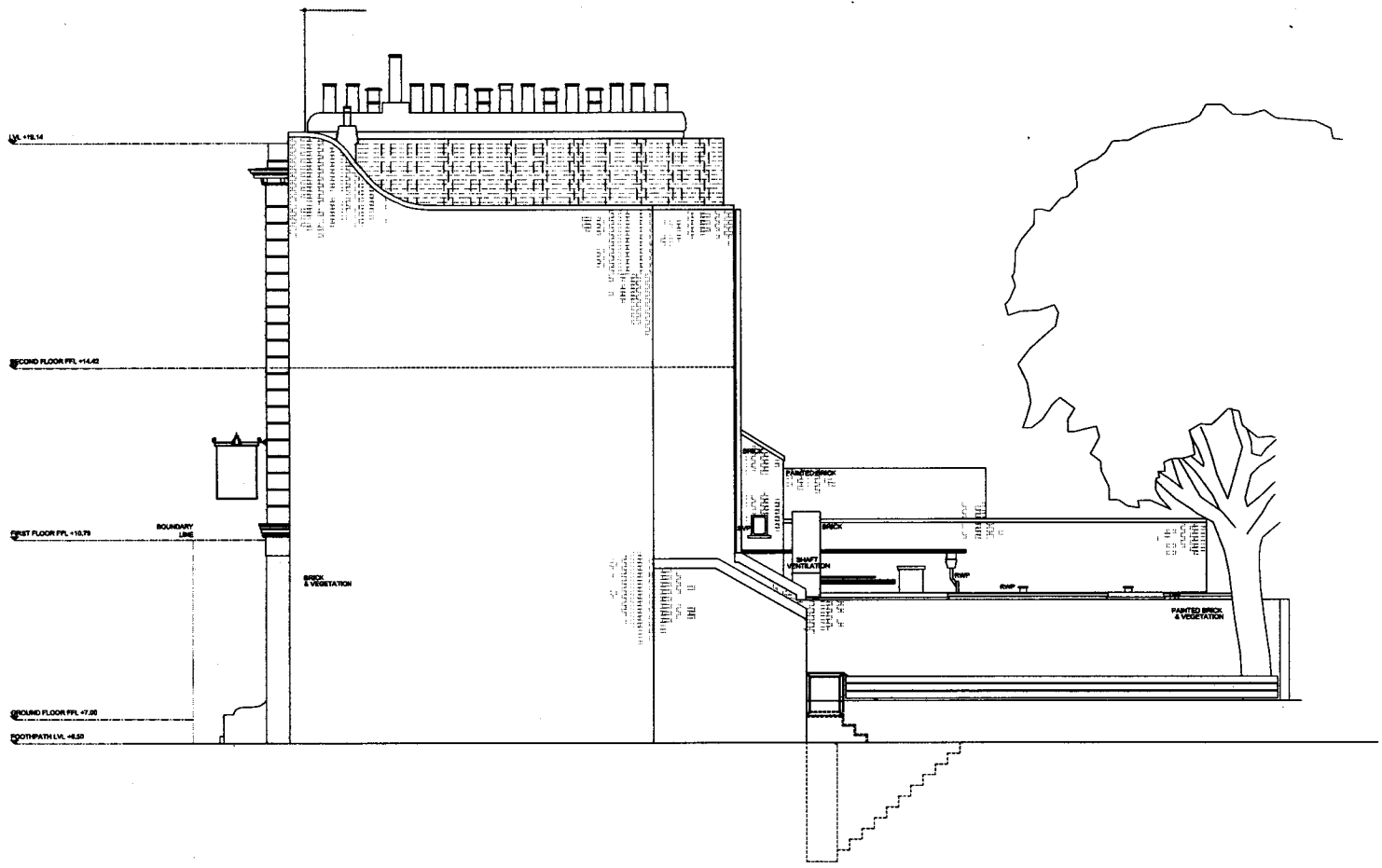
REV	DATE	DESCRIPTION	DRAWN	CHECKED

ADDRESS
 9 PHENE STREET
 LONDON SW3 5NY

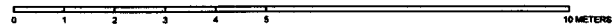
TITLE
 EXISTING
 SOUTH EAST ELEVATION

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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 F +44(0)20 7326 0348

- CLIENT: **RAB PENSION TRUST**
- TREVOR LAFFY 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, to be referred to in order to ensure compliance with all relevant statutory regulations and standards.
 4. The drawing is copyright and with property of TLA and may not be copied, altered or reproduced in any way or passed to a third party without our written consent.
 5. The main contractor should be consulted with the architect's approval 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	CHK

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

TITLE
**EXISTING NORTH EAST
 ELEVATION**

DISCIPLINE	PLANNING	DRAWN BY	RJ
SCALE	1:50 @ A1 & 1:100 @ A3	CHECKED BY	RW
DATE	DECEMBER 2011	NO.	013
PROJECT NO.	822 (02)	REV.	00

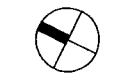
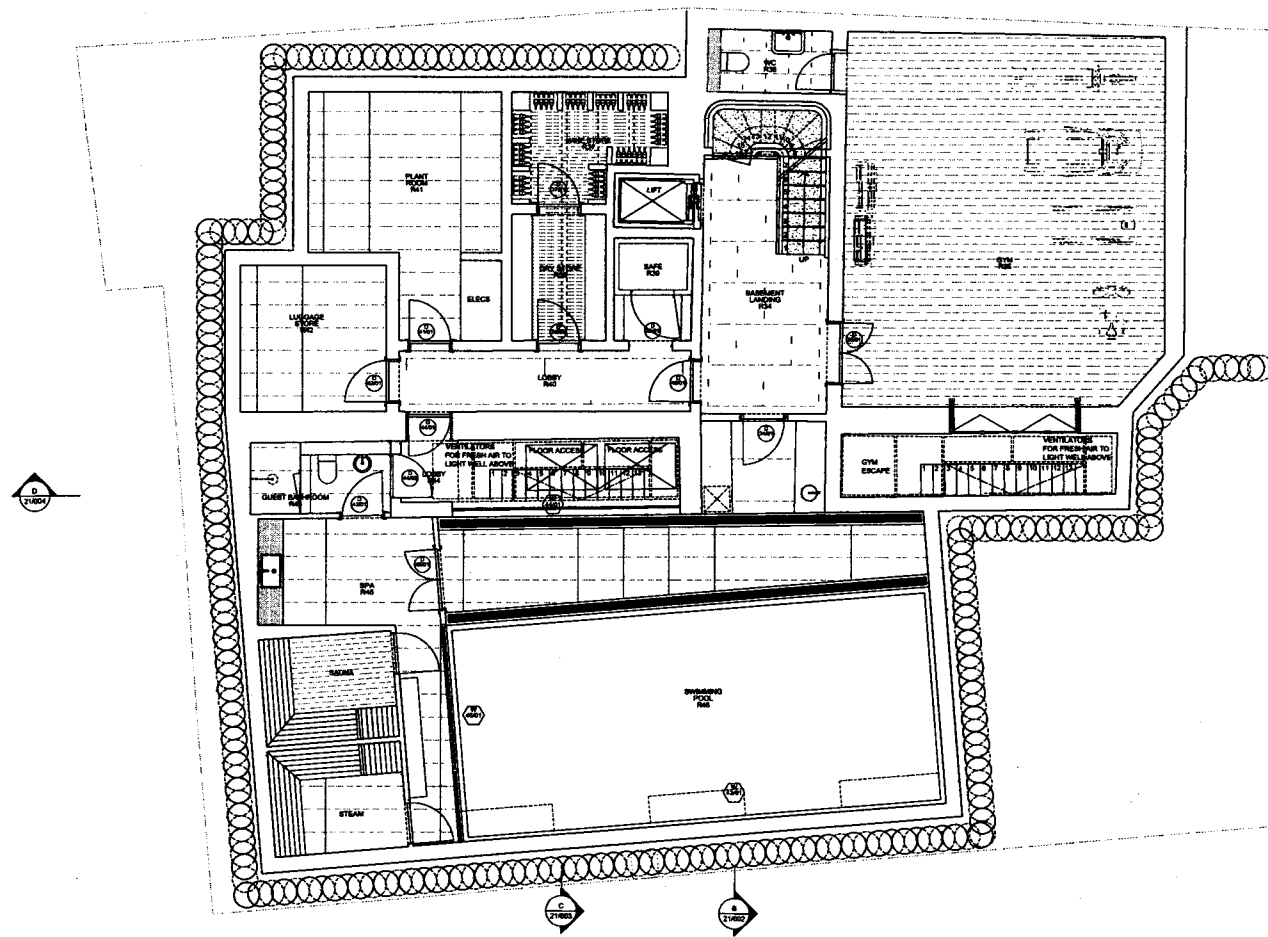
TREVOR | LAHFF ARCHITECTS

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www.trevorlahff.co.uk
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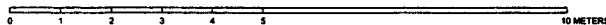
CLIENT
RAB PENSION TRUST

- TREVOR LAHFF ARCHITECTS**
1. Do not make any alterations, additions or deletions to this drawing without the written consent of the architect.
 2. This drawing is to be used in conjunction with all other drawings and specifications forming part of the contract.
 3. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.
 4. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.
 5. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.
 6. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.
 7. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.
 8. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

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	DATE	008
PROJECT NO.	822 (20)	REV	008