

Appendix C

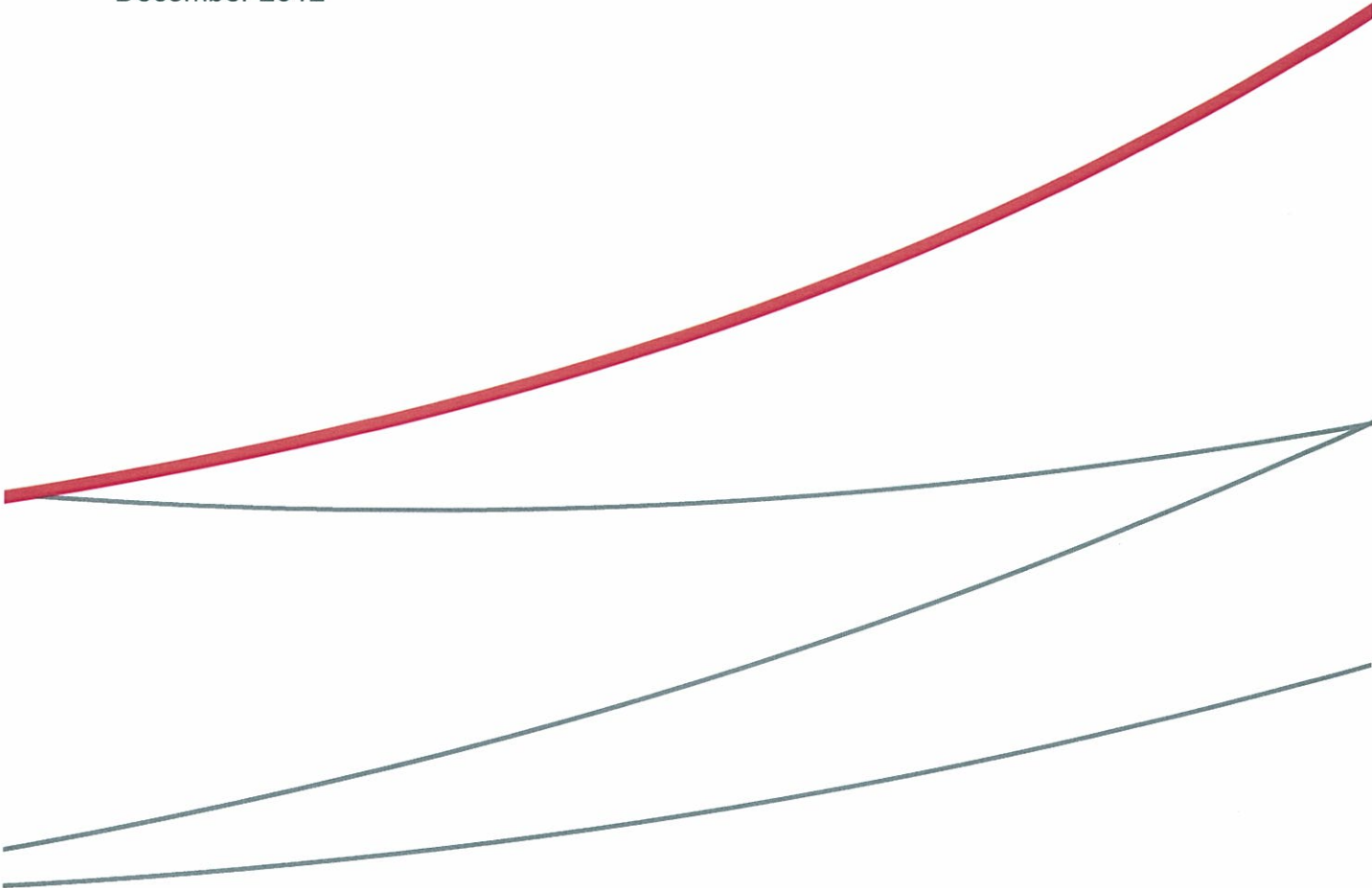
E C Harris

Conditions Summary Report at

New King's

Condition Summary Report at New Kings Primary

December 2012



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Version control

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1 INTRODUCTION

1.1 Introductions

EC Harris were appointed by London Borough of Hammersmith and Fulham Children's Services Department in September 2012 to carry out condition surveys of 6 schools in the Borough, including New Kings Primary. The school was surveyed during the week commencing 15th October 2012 by:

Building Surveyor: Stephen Bateman

Mechanical Engineer: Patrick Castello

Electrical Engineer: Antony Gardner

1.2 Survey Methodology

The surveys have comprised visual inspections by suitably experienced Surveyors and Engineers, carried out during normal working hours. Surveys have been non-intrusive and generally carried out at ground level. Photographs have been taken of the building fabric, internally and externally, as well on aerial photograph of the roofs and external areas. (Key photographs are included in Appendices D and E).

1.3 Base Date

Please note that the year reported in our elemental maintenance spreadsheets relates to the calendar years as stated in the table below.

Year reported	Year to commence Works
Year 1	2013
Year 2	2014
Year 3	2015
Year 4	2016
Year 5	2017

1.4 Weather

The weather on the day of the survey was dry.

1.5 Cost and Property Reports

A summary for the school is set out in Section 4 below, with the full condition survey schedules included in Appendix B. The costs indicated are estimates based on current rates for similar school maintenance projects.

The condition survey ratings indicate the condition of the element and the priority of the work recommended as follows;

Condition	Priority
D = Life Expired	1 = Immediate (<1 year)
C = Poor	2 = Urgent Priority 2 (1-2 years)
B = Fair	3 = Urgent Priority 3 (3-5 years)
A = Good	4 = Non-Urgent (>5 years)

The summary in section 4 has been broken down in the table to show the costs according to urgency and years.

2 CONDITION SUMMARY

2.1 Block A - Main School

General Description

The building is a typical London County Council triple deck style school block, dating from c.1900. It is constructed in load bearing solid brickwork with steel joist and block infill solid floors under a plain tile roof with asphalt flat roof areas. It has basement boiler rooms of, timber framed single glazed sliding sash windows, glazed roof lanterns and solid timber part glazed external doors.

2.1.1 Building Fabric

EXTERNAL FABRIC

Roofs

High and low level flat roofs of both the main building and outbuildings are finished in a combination of sheet lead and asphalt and are fast approaching the end of their useful life requiring replacement within the next 5 years.

Schools of this age and design often have inadequate flood protection at the junction of flat roof areas and roof slopes and should be improved along with the introduction of high performance rigid insulation to reduce energy consumption.

We have programmed all roof level works to be carried out together, despite the slopes having a further life expectancy of 10 years to make use of one set of scaffold access; also sloping areas of plain tile must be stripped to carry out flat roof works.

To meet the governments ever increasing carbon reduction targets we strongly recommend that all roof slopes also be insulated using a carrier system which will greatly reduce energy consumption and which has been allowed for.

Single glazed skylights and lanterns should also be replaced with double dome units to improve thermal efficiency this may however require planning permission.

There is no allowance for concealed asbestos however a temporary roof is required to carry out roofing works which has been allowed for.

External Brickwork and Above Ground Drainage

Although chimney stacks appear to be in fair condition, it was not possible to see all faces which may be suffering from frost attack and should be inspected as a matter of some urgency along with parapets and upper brick outside walls to check if brick faces have become loose or blown.

We also noted evidence of leaks on cast iron hoppers and rainwater downpipes which represent an even more serious risk as corrosion may have loosened them which hence should be inspected at the same time.

Some areas of high level brickwork and cast iron drainage are in need of urgent repairs as there is some risk of falling material, which may be considered by the school under their delegated budgets, ahead of possible planned works in the medium term, say 2 to 5 years, subject to budget approval.

External Windows and Doors

Although some loft room windows have been repaired, other areas are suffering from early rot and decay and should be repaired in year 5, which would ideally be co-ordinated with roofing works.

Please note that it is most probable that lead was used in the underlying layers of paint on external windows and doors and as we are recommending repairs rather than replacement then precautions should be taken to deal with this.

INTERNAL FABRIC

The condition of internal areas and surfaces throughout the school is consistently fair where the school has carried out repairs and redecorations where floors, walls, ceilings and internal joinery are in sound condition. The following repairs should however be attended to as laid out in our condition survey schedules:

Flooring

Carpeting should be replaced in 1st floor lobbies and 2nd floor classrooms.

Sheet vinyl flooring should be replaced throughout Early Years.

Woodblock flooring in one of the 1st floor lobbies requires renovation.

Decorations

Complete redecoration is required in the basement, toilets and admin areas

2.1.2 Mechanical & Electrical

MECHANICAL INSTALLATION

Heating and Domestic Hot Water

The existing boilers are more than 25 years old. Current guidelines suggest that boilers and associated controls should be replaced every 25 years so we are recommending that they be replaced in year 4 along with a new control panel to improve efficiency.

While the heating system is drained-down the opportunity should be taken to power flush and replace any corroded radiators and introduce localised temperature control by means of radiator valves to reduce energy consumption.

ELECTRICAL INSTALLATION

General Power and Lighting

Although the electrical intake switchgear and sub-main are in good condition, the earth system, lighting and general power system is very dated. We have prioritized lighting for year 2 and general power for year 5.

Consideration should also be made to improving levels of illumination, inclusion of emergency lighting and automatic (PIR) light switching and control in some circulation areas to improve safety should the school

suffer an emergency event and reduce energy consumption to meet ever increasing carbon reduction targets.

We would recommend a fixed electrical installation test be carried out in the meantime, with all recommended remedial works carried out immediately to ensure the building meets current standards.

Please note there is no gas interlock control in the kitchens which should be installed before year 2.

2.1.3 External Areas

North Boundary

Sections of this boundary wall are showing signs of settlement and should be rebuilt on new foundations in year 2.

Playground Stores

The zinc roof over this building has exceeded the end of its useful life and should be replaced in year 3, although should the school demolish this building this would represent a more effective use of funds by reducing maintenance costs, the cost of demolition and playground surfacing being similar to that of re-roofing.

Hard (Tarmac) Playground Surfacing

We noted areas of settlement in the playground surface to the West of the main building which should be properly compacted and resurfaced in year 4.

Playground Rainwater Disposal

A gully which has been recently replaced adjoining the new Children Centre play area is too small and should be replaced with a larger unit in year 4.

Kitchen Rear Ramp

The gradient is far too great with no handrail to the rear of the kitchens and should be completely reconstructed to current standards in year 4.

2.2 Block B – Science and Gym

General Description

The children's centre has recently been added to the schoolhouse building, the original school house building being designed to blend in with the main school, of similar construction and style comprising load bearing solid brick construction under a plain tile roof with timber single glazed windows and solid timber part glazed external doors. The children's centre extension is very modern in style, constructed with a green flat roof and externally clad in coloured tiles however, with steel double glazed windows and doors.

General Condition

The general condition of the building as a whole is good; the roof, outside walls, doors, windows and internal fixtures and finishes, wall and floor finishes, inside and outside decorations and all mechanical and electrical installations being sound, with the exception of the following which should be attended to as per our condition survey schedule:

The external cast iron above ground drainage system may be corroded and hence should be inspected by the school under budgets delegated to them as soon as possible to check if any hoppers, gutters or rainwater pipes are insecure thus representing a health and safety concern. All the same we have allowed a notional sum for more permanent repairs in year 4.

There is currently no form of lightning protection, which would be highlighted in a risk assessment and identified as an action point. However, this would probably be deemed low risk, but could be installed as part of a general programme should the school or the authority wish to raise the standard of lightning protection across all schools.

There has been an ongoing roof leak problem with the new extension, but that is currently being dealt with under the defects liability period of a previous building works contract.

3 SURVEY SUMMARY

3.1 Five Year Costed Summary

New Kings Primary - Summary											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
	Rainwater goods	Cast-iron	Outlets/ Hoppers	Block A	C	2	2	Pos. corroded		Inspect/repair/replacement	£20,000.00
	Rainwater goods	Cast-iron	r/w pipes / brackets	Block A	C	2	2	Pos. corroded		Inspect/repair/replacement	£20,000.00
	External Areas	Walls fences and gates	Brick walls	Block A	C	2	2	Settlement		Rebuild	£30,000.00
	Electrical services	Lighting	Luminaires (incl. emergencies) Switching and controls	Block A	C	2	2	Poor LUX levels		Replace	£20,000.00
	Electrical services	Lighting	Circuit Wiring and Containment	Block A	C	2	2	Inefficient		Fit PIR's	£20,000.00
	Electrical services	Lighting		Block A	C	3	2	Dated		Rewire	£110,000.00
	Electrical services	Fire Alarms	Gas Extinguishing	Block A	C	2	2	Non present		Install	£5,000.00
Total Year 2											
£ 225,000.00											
	External Areas	Roofs	Zinc	Block A	C	3	3	App end of life		Re roof	£20,000.00
	Internal	Floor Finishes	Carpet sheet/ tiles	Block A	C	3	3	Soiled/worn		Replace	£5,000.00
	Internal	Floor Finishes	Vinyl/ lino sheet/ tiles	Block A	C	3	3	Soiled/worn		Replace	£5,000.00
	Internal	Floor Finishes	Wood/ parquet	Block A	C	3	3	Blown/loose		Renovate	£2,000.00
	Internal	Decorations and finishes	Painted plaster	Block A	C	2	3	Soiled		Redecorate	£6,000.00
Total Year 3											
£ 38,000.00											
	External Areas	Paved areas	Tarmac	Block A	B	3	4	Settlement		Resurface	£20,000.00
	External Areas	Paved areas	Drainage	Block A	B	3	4	Ponding		Increase size gully	£1,000.00

New Kings Primary - Summary											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
	External Areas	Access ramps/facilities	Structure	Block A	B	3	4	Excess gradient		Rebuild	£2,000.00
	Mechanical services	Heat Source and Equip	2 x boilers	Block A	C	3	4	25+ years old		Replace	£80,000.00
	Mechanical services	Hot Water Generation	1 x boiler	Block A	C	3	4	25+ years old		Replace	£20,000.00
	Mechanical services	Controls	Mechanical Control Panel	Block A	C	3	4	Dated		Replace	£2,000.00
	Mechanical services	Heating	Heat Emitters	Block A	C	3	4	No control		Fit wheelhead valves	£30,000.00
	Rainwater goods	Cast-iron	Gutters / brackets	Block B	C	3	4	Pos. corrosion		Inspect/repair/replacement	£1,000.00
	Rainwater goods	Cast-iron	r/w pipes / brackets	Block B	C	3	4	Pos. corrosion		Inspect/repair/replacement	£1,000.00
	Electrical services	Electrical Services Other	Lightning Protection System	Block B	C	3	4	Non present		Provide	£2,000.00
Total Year 4											
	Roofs	Pitched	Clay Tiles (incl. details)	Block A	B	3	5	Early nail rot		Re roof + ins.	£280,000.00
	Roofs	Flat	Asphalt (including details)	Block A	D	2	5	Leaking		Re roof + ins.	£120,000.00
	Roofs	Pitched	Roll sheet lead	Block A	B	3	5	App end of life		Replace	£120,000.00
	Roofs	Pitched	Parapets	Block A	B	3	5	Frost + blown		Repair	£20,000.00
	Roof Details Flat/Pitched	Rooflights and lanterns	Timber/ single glazed/ lead	Block A	B	4	5	Inefficient		Replace (double glazed)	£40,000.00
	Roof Details Flat/Pitched	Chimney stacks	Brick	Block A	B	4	5	Frost + blown		Repair	£20,000.00
	Roof Details Flat/Pitched	Chimney stacks	Pots, flues and haunching	Block A	B	4	5	Loose		Rebed/replace	£7,000.00
	External Walls	Structure	Solid brick	Block A	B	3	5	Frost + blown		Repair	£30,000.00
	External Elevations	Windows	Timber	Block A	B	3	5	Rot + decay		Repair	£480,000.00
	External Elevations	Doors	Timber	Block A	B	3	5	Rot + decay		Repair	£20,000.00

New Kings Primary - Summary											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
	Electrical services	Mains Distribution	Earthing system	Block A	C	3	5	Dated		Rewire	£30,000.00
	Electrical services	General Power	Circuit Wiring and Containment	Block A	C	3	5	Dated		Rewire	£110,000.00
TOTAL ALL WORKS										Total Year 5	£ 1,277,000.00
											1,699,000.00

4 APPENDICES

Appendix A: Limitations of the Survey

The surveys have comprised visual inspections by suitably experienced Surveyors and Engineers, carried out during normal working hours. Surveys have been non-intrusive and generally carried out at ground level. Surveys have been carried out with a view to establishing condition ratings for the major building elements together with estimated costs for budgeting and planning purposes only. The surveys did not examine the presence of asbestos, or check to establish compliance with all current statutory regulations, nor audit disabled access provision or general health and safety issues.

Appendix B: Condition Survey Schedules

New Kings Primary - Block A - Main School											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
EXTERNAL FABRIC											
	Roofs	Pitched	Clay Tiles (incl. details)	Main roof slopes	B	3	5	Early nail rot		Re roof + ins.	£280,000.00
	Roofs	Flat	Asphalt (including details)	High + low level	D	2	5	Leaking		Re roof + ins.	£120,000.00
	Roofs	Pitched	Roll sheet lead	Light wells	B	3	5	App end of life		Replace	£120,000.00
	Roofs	Pitched	Bell Towers		A	4	5+		Monitor		
	Roofs	Pitched	Parapets		B	3	5	Frost + blown		Repair	£20,000.00
	Roofs	Pitched	R/w outlets	Box gutters + flat	B	3	Ongoing	Block seasonally		Regular maintenance	
	Roofs	Pitched	Box Gutters	Centre main roof	B	3	Ongoing	Block seasonally		Regular maintenance	
	Roof Details Flat/Pitched	Rooflights and lanterns	Timber/ single glazed/ lead	Light wells	B	4	5	Inefficient		Replace (double glazed)	£40,000.00
	Roof Details Flat/Pitched	Chimney stacks	Brick		B	4	5	Frost + blown		Repair	£20,000.00
	Roof Details Flat/Pitched	Chimney stacks	Pots, flues and haunching		B	4	5	Loose		Rebed/replace	£7,000.00
	Rainwater goods	Cast-iron	Outlets/ Hoppers		C	2	2	Pos. corroded		Inspect/repair/replace	£20,000.00
	Rainwater goods	Cast-iron	r/w pipes / brackets		C	2	2	Pos. corroded		Inspect/repair/replace	£20,000.00
	External Walls	Structure	Solid brick		B	3	5	Frost + blown		Repair	£30,000.00
	External Elevations	Windows	Timber		B	3	5	Rot + decay		Repair	£480,000.00
	External Elevations	Doors	Timber		B	3	5	Rot + decay		Repair	£20,000.00
TOTAL EXTERNAL FABRIC											£ 1,177,000.00

New Kings Primary - Block A - Main School											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
EXTERNAL AREAS											
	External Areas	Roofs	Zinc	Playground	C	3	3	App end of life		Re roof	£20,000.00
	External Areas	Walls fences and gates	Brick walls	North boundary	C	2	2	Settlement		Rebuild	£30,000.00
	External Areas	Paved areas	Tarmac	West main building	B	3	4	Settlement		Resurface	£20,000.00
	External Areas	Paved areas	Drainage	Children's Centre	B	3	4	Ponding Excess		Increase size gully	£1,000.00
	External Areas	Access ramps/ facilities	Structure	Rear kitchens	B	3	4	gradient		Rebuild	£2,000.00
TOTAL EXTERNAL AREAS											£ 73,000.00
INTERNAL FABRIC											
	Internal	Floor Finishes	Carpet sheet/ tiles	1st lobby/2nd class	C	3	3	Soiled/worn		Replace	£5,000.00
	Internal	Floor Finishes	Vinyl/ lino sheet/ tiles	Early years	C	3	3	Soiled/worn		Replace	£5,000.00
	Internal	Floor Finishes	Wood/ parquet Quarry/ Ceramic Tile	1st lobby 2nd Classrooms	C	3	3	Blown/loose		Renovate	£2,000.00
	Internal	Floor Finishes	suspended tiles and grid		B	4	5+				
	Internal	Ceilings	Painted plaster	Bmt/toilets/ad min	C	2	3	Soiled		Redecorate	£6,000.00
	Internal	Toilet areas	Toilet cubicles		B	4	5+				
	Internal	Kitchen/refreshment areas	Kitchen fittings	Kitchens	A	4	5+				
	Sanitary services	Toilet fittings	Pans and cisterns		B	4	5+				
	Sanitary services	Wash hand basins	Basins		B	4	5+				
TOTAL INTERNAL AREAS											£ 18,000.00
Mechanical Services											

New Kings Primary - Block A - Main School											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
	Mechanical services	Heat Source and Equip	2 x boilers	Boiler room	C	3	4	25+ years old		Replace	£80,000.00
	Mechanical services	Hot Water Generation	1 x boiler	Boiler room	C	3	4	25+ years old		Replace	£20,000.00
	Mechanical services	Hot and Cold Water	Hot Water Storage / Service	Boiler room	B	4	5+				
	Mechanical services	Controls	Mechanical Control Panel	Boiler room	C	3	4	Dated		Replace	£2,000.00
	Mechanical services	Heat Source and Equip	Pressurisation Units	Boiler room	B	4	5+				
	Mechanical services	Gas Distribution	Gas Installation		B	4	5+				
	Mechanical services	Heating	Heat Emitters		C	3	4	No control		Fit wheelhead valves	£30,000.00
	Mechanical services	Hot and Cold Water	Cold Water Storage / Service	Roof plant room	A	4	5+				
	Mechanical services	Ventilation	Extract Systems		B	4	5+				
	Mechanical services	Ventilation	Supply Systems		B	4	5+				
TOTAL MECHANICAL SERVICES											£ 132,000.00
Electrical Services											
	Electrical services	Mains Distribution	Main Intake Switchgear		B	4	5+				
	Electrical services	Mains Distribution	Sub Main Cabling		B	4	5+				
	Electrical services	Mains Distribution	Distribution boards		B	4	5+				
	Electrical services	Mains Distribution	Earthing system		C	3	5	Dated		Rewire	£30,000.00
	Electrical services	Lighting	Luminaires (incl. emergencies)	Bmt/stairwells etc.	C	2	2	Poor LUX levels		Replace	£20,000.00
	Electrical services	Lighting	Switching and controls	Circulation areas	C	2	2	Inefficient		Fit PIR's	£20,000.00

New Kings Primary - Block A - Main School

Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
	Electrical services	Lighting	Circuit Wiring and Containment		C	3	2	Dated		Rewire	£110,000.00
	Electrical services	General Power	Circuit Wiring and Containment		C	3	5	Dated		Rewire	£110,000.00
	Electrical services	Fire Alarms	Control Panel		B	4	5+				
	Electrical services	Fire Alarms	Manual Defection		B	4	5+				
	Electrical services	Fire Alarms	Automatic Detection		B	4	5+				
	Electrical services	Fire Alarms	Gas Extinguishing		C	2	2	Non present		Install	£5,000.00
	Electrical services	Security Systems	Intruder Alarm System		B	4	5+				
	Electrical services	Security Systems	Access Control System		B	4	5+				
	Electrical services	Security Systems	CCTV System		B	4	5+				
	Electrical services	Electrical Services Other	Lightning Protection System		B	4	5+		Monitor		
TOTAL ELECTRICAL SERVICES											£ 295,000.00
BLOCK A TOTAL											£ 1,695,000.00

New Kings Primary - Block B - Children's Centre + School house											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
EXTERNAL FABRIC											
	Roofs	Pitched	Clay Tiles (incl. detailing)	Schoolhouse	B	4	5+				
	Roofs	Flat	Felt (green roof)	Children's Centre	B	4	5+				
	Roofs	Flat	R/w outlets	Children's Centre	B	4	5+				
	Roofs	Flat	Parapets	Children's Centre	B	4	5+				
	Roofs	Pitched	Fascias (timber)	Schoolhouse	B	4	5+				
	Roof Details Pitched	Rooflights and lanterns	Velux type (define)	Children's Centre	B	4	5+				
	Roof Details Flat/Pitched	Chimney stacks	Brick	Schoolhouse	B	4	5+		Monitor		
	Roof Details Flat/Pitched	Chimney stacks	Pots, flues and haunching	Schoolhouse	B	4	5+		Monitor		
	Rainwater goods	Cast-iron	Gutters / brackets r/w pipes / brackets	Schoolhouse	C	3	4	Pos. corrosion		Inspect/repair/replace	£ 1,000.00
	Rainwater goods	Cast-iron		Schoolhouse	C	3	4	Pos. corrosion		Inspect/repair/replace	£ 1,000.00
	External Walls	Structure	Solid brick	Schoolhouse	B	4	5+		Monitor		
	External Walls	Structure	Block + ceramic cladding	Children's Centre	B	4	5+				
	External Elevations	Windows	Timber	Schoolhouse	B	4	5+				
	External Elevations	Windows	Steel	Children's Centre	B	4	5+				
	External Elevations	Doors	Timber	Schoolhouse	B	4	5+				
	External Elevations	Doors	Steel	Children's Centre	B	4	5+				
	External Elevations	Redecorations	Windows, doors, joinery (define)	Block B	B	4	5+				
TOTAL EXTERNAL FABRIC											£ 2,000.00

New Kings Primary - Block B - Children's Centre + School house											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
	INTERNAL FABRIC										
	Internal	Floor Finishes	Vinyl/ lino sheet/ tiles		B	4	5+				
	Internal	Decorations and finishes	Painted plaster		B	4	5+				
	Internal	Toilet areas	Toilet cubicles		B	4	5+				
	Internal	Kitchen/refreshment areas	Kitchen fittings		B	4	5+				
	Sanitary services	Toilet fittings	Pans and cisterns		B	4	5+				
	Sanitary services	Wash hand basins	Basins		B	4	5+				
										TOTAL INTERNAL AREAS	0.00
	Mechanical Services										
	Mechanical services	Heat Source and Equip	Boilers		B	4	5+				
	Mechanical services	Hot and Cold Water	Hot Water Generation		B	4	5+				
	Mechanical services	Heating	Heat Emitters		B	4	5+				
										TOTAL MECHANICAL SERVICES	0.00
	Electrical Services										
	Electrical services	Mains Distribution	Main Intake Switchgear		B	4	5+				
	Electrical services	Lighting	Luminaires		B	4	5+				
	Electrical services	Lighting	Circuit Wiring and Containment		B	4	5+				
	Electrical services	General Power	Circuit Wiring and Containment		B	4	5+				
	Electrical services	Fire Alarms	Automatic Detection		B	4	5+				
	Electrical services	Security Systems	Intruder Alarm System		B	4	5+				

New Kings Primary - Block B - Children's Centre + School house											
Code	Element	Sub Element	Item	Location / Spint Ref	Dfes cond	Dfes priority	Year	Fault	Job	Remedy	Cost
	Electrical services	Electrical Services Other	Lightning Protection System		C	3	4	Non present		Provide	£ 2,000.00
TOTAL ELECTRICAL SERVICES											
BLOCK B TOTAL											
£ 4,000.00											

Appendix C: Floor Plans and Room References

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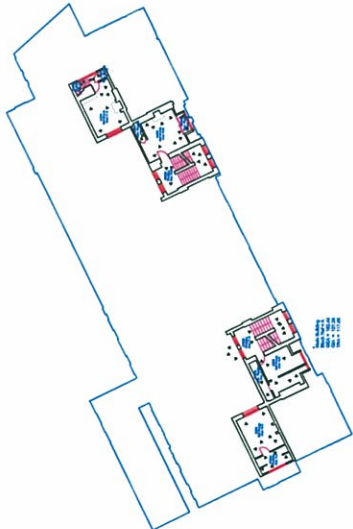
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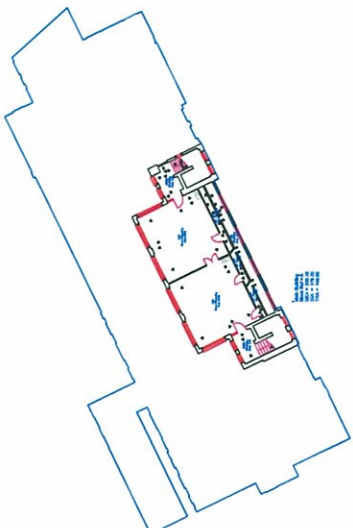
First Floor Mezzanine



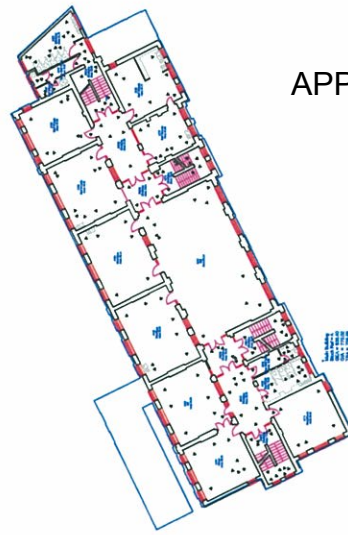
Second Floor



Second Floor Mezzanine



Third Floor



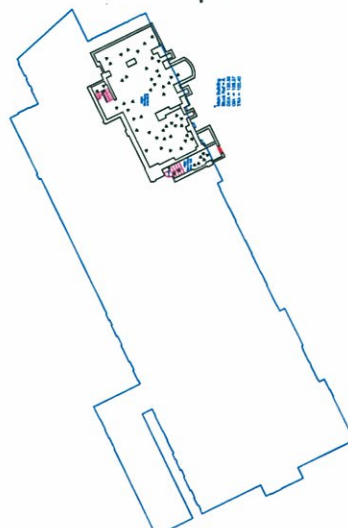
First Floor



Ground Floor Mezzanine



Ground Floor



First Basement

New Kings Primary School
New Kings Road, London, SW6 4LY

Floor Plans

Scale:	NTS @ A3	Date Drafted:	08/10/2010	UPRN:	34118525
Drawn:	SPINT	Accepted:			
Filename:	34118525 - New Kings Primary School.dwg				



Revision:	A
Survey Type:	Updated
Date Surveyed:	04/10/2010

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DO NOT SCALE. USE DIMENSIONS SHOWN TO THE CENTRELINE OF WALLS UNLESS OTHERWISE STATED TO THE CONTRARY IN NOTES OR SCHEDULES.

NOTES



REVISIONS

No	Date	Description
1	26/01/2007	Amendments (Final)

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CONSULTANCY



BRISTOL ROAD
HAMMERSMITH, LONDON W12 9LW
TEL: 0181 748 3020
FAX: 0181 348 9715

PROJECT LOCATION

APPENDIX C - 23

PROJECT TITLE
New King
Primary School

SCALE

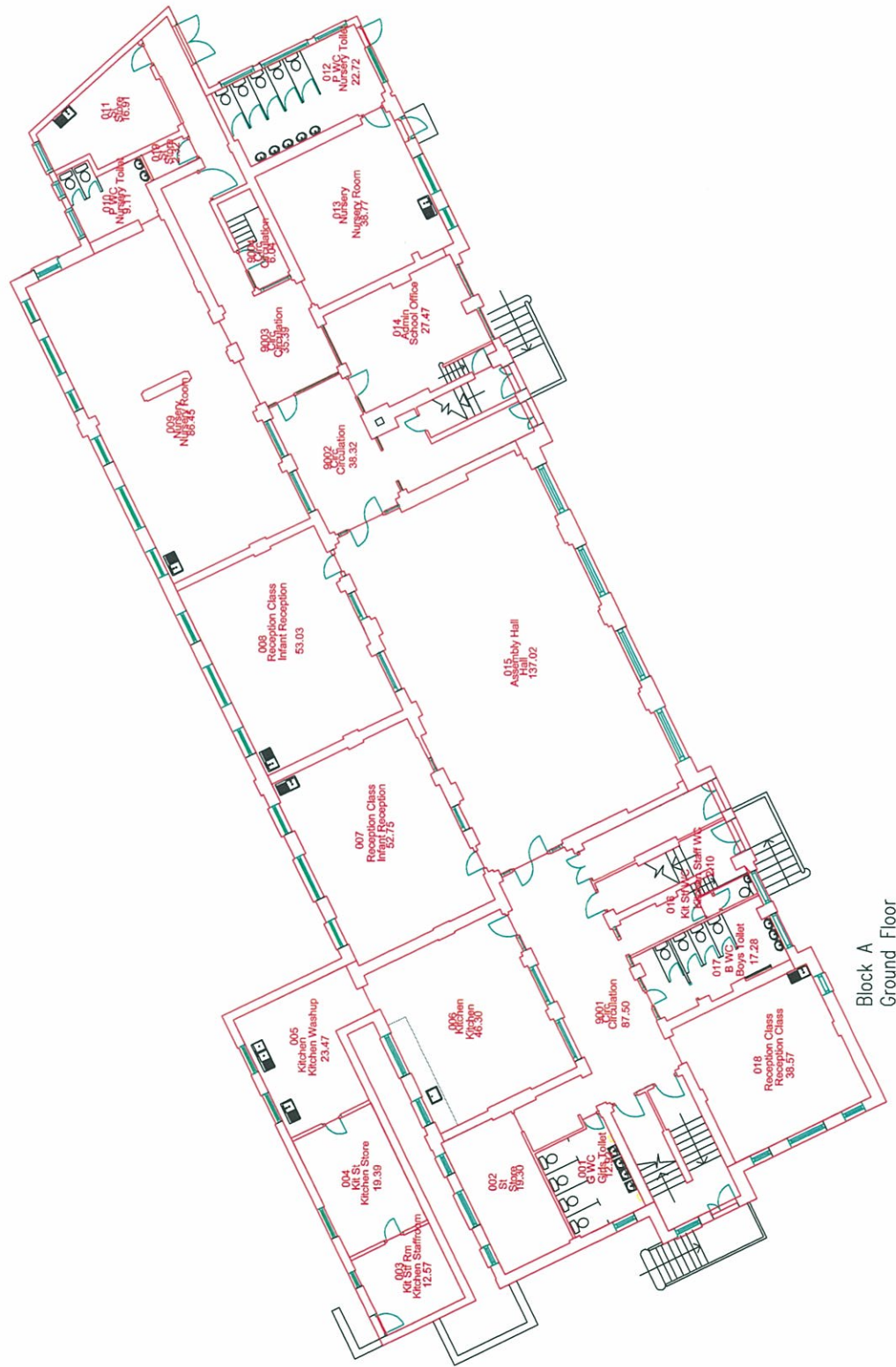
DRAWING TITLE
FLOOR PLAN
BLOCK A

CO-ORDINATING CONSULTANT

Scale 1:100
Drawn CAD Capture

Date 26/01/2007
Checked

Focus Drawing no E019/A/0 Rev



GA 447.33
CA 869.26

New King
Primary School
E019

DO NOT SCALE THIS DRAWING. DIMENSIONS ONLY
 ARE TO BE USED. ALL DIMENSIONS ARE TO BE
 CHECKED AND CONFIRMED BY THE
 CONTRACTOR OF WORKS ON SITE.

NOTES



REVISIONS

No Date
 1 19/02 Amendments (Drawn)



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REVIEWER HOUSE 649
 TEL : 0181 748 3020
 FAX : 0181 576 3715

PROJECT LOCATION

PROJECT TITLE
 New King
 Primary School

DRAWING TITLE
 FLOOR PLAN
 BLOCK A

CO-ORDINATING CONSULTANT

Scale	1:100	Drawn	CU-CAP/AB
Date	19/01/2020	Checked	
Focus		Drawing no	Rev
		E019(A)	



GA: 836.12
 CA: 789.63

Block A
 First Floor

New King
 Primary School
 E019

DO NOT SCALE. USE DIMENSIONS ONLY.
 DIMENSIONS ARE GIVEN IN METERS TO THE CENTRELINE OF WALLS UNLESS OTHERWISE STATED.
 DIMENSIONS OF WALLS IN SE.

NOTES



REVISIONS
 No Date
 1 01/02 Amendments (Green)



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Direct Services

BUILDING TECHNICAL SERVICES

CONSULTANCY

BRIMLEY HOUSE
 100 BRIMLEY ROAD
 TEL: 0181 748 3000
 FAX: 0181 578 5715

PROJECT LOCATION

PROJECT TITLE
 New King
 Primary School

DRAWING TITLE
 FLOOR PLAN
 BLOCK A

CO-ORDINATING CONSULTANT

Scale 1:100
 Date 19/01/2020
 Focus
 Drawing no E019/A/2
 Rev



Block A
 Second Floor

GEA: 797.25
 GIA: 739.79

New King Primary School E019

ON THE SCALE AND WITH DIMENSIONS, BUT NOT TO SCALE, TO BE SUPPLEMENTED BY THE COMMENCEMENT OF WORKS ON SITE.

NOTES



REVISIONS
No Date
1 07/20 Amendments (overall)



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Direct Services
BUILDING TECHNICAL SERVICES
CONSULTANCY



REVISIONS NUMBER: 048
TEL: 0181 748 2020
FAX: 0181 576 3715

PROJECT LOCATION

PROJECT TITLE
New King Primary School

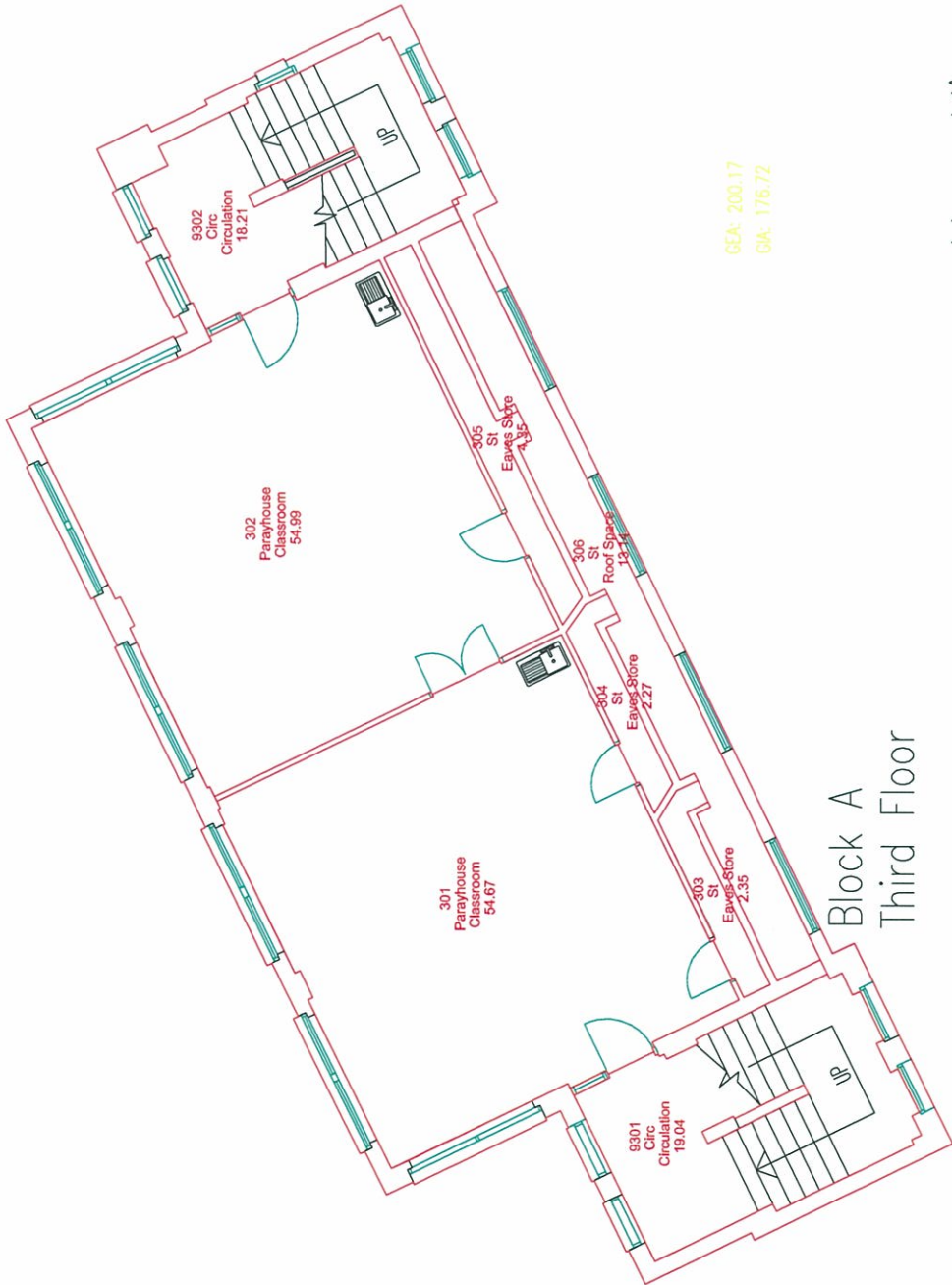
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FLOOR PLAN
BLOCK A

CO-ORDINATING CONSULTANT

Scale 1:50
Drawn CAP-OPTURE

Date 19/01/2008
Checked

Focus Drawing no Rev
E019/A/3



GEA: 200.17
GIA: 176.72

Block A
Third Floor

DO NOT SCALE THIS DRAWING. DIMENSIONS SHOWN ON THIS DRAWING SHALL TAKE PRECEDENCE OVER ANY DIMENSIONS TAKEN FROM THE COMMENCEMENT OF WORKS ON SITE.

NOTES



REVISIONS

No. Date
1 18/09 Amendments (Revised)



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Direct Services

BUILDING TECHNICAL SERVICES
CONSULTANCY



REVISIONS MANAGER: GARY
BROADBENT, BSc
TEL : 0181 743 2073
FAX : 0181 576 5715

PROJECT LOCATION

PROJECT TITLE
New King
Primary School

SCALE

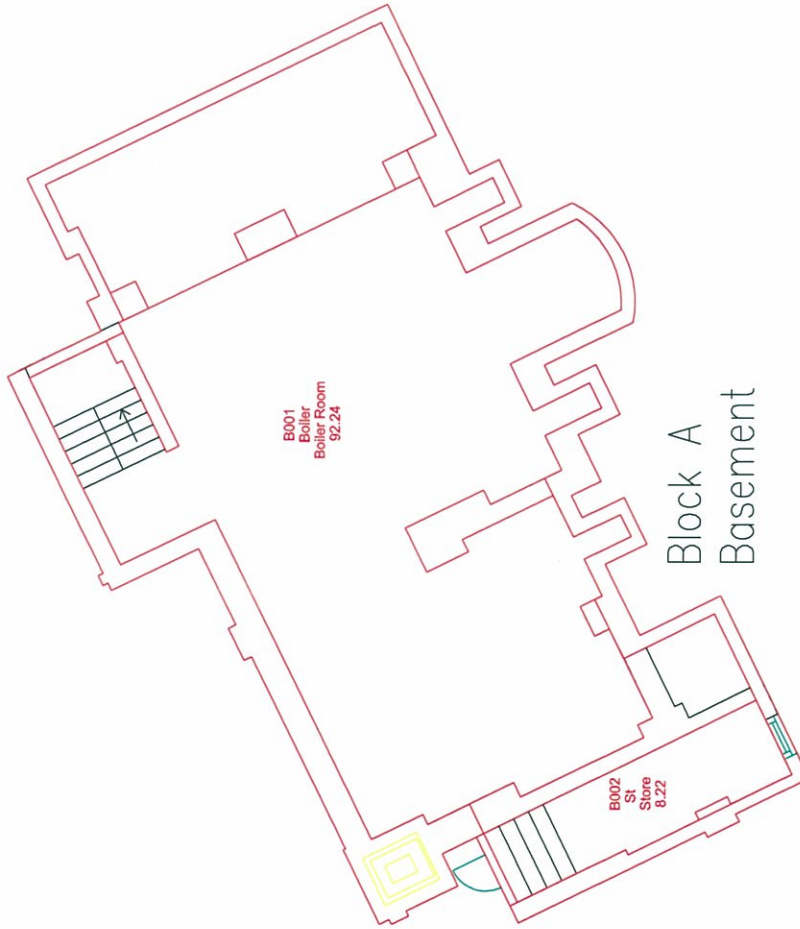
DRAWING TITLE
FLOOR PLAN
BLOCK A

CD-ORIGINATING CONSULTANT

Scale 1:50
Date 19/01/2020

Focus Drawing no
E019/A/B

GCA: 130.55
C/A: 108.57



New King Primary School E019

DO NOT SCALE. USE DIMENSIONS SHOWN ON DRAWING. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.



NOTES

REVISIONS
No Date
1 01/22 Hammersmith (Rev 01)

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CONSULTANCY

REVISION NUMBER: 048
PROJECT NUMBER: 19/010
TEL: 0181 748 5050
FAX: 0181 576 9715

PROJECT LOCATION

PROJECT TITLE
New King
Primary School

DRAWING TITLE
FLOOR PLAN
BLOCK A

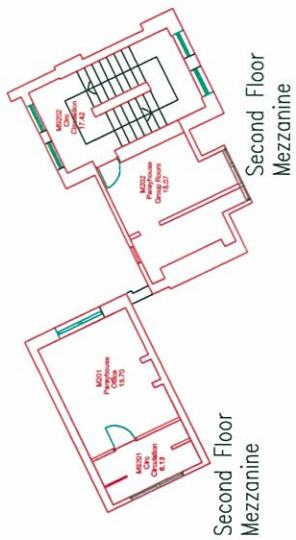
CO-ORDINATING CONSULTANT

Scale 1:100
Date 19/01/2020
Focus Drawing no E019/A/M Rev Checked

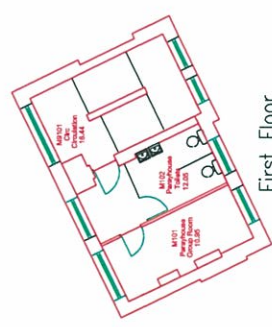
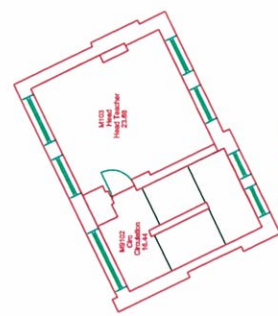
APPENDIX C - 23



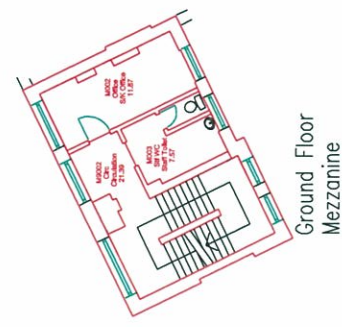
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GIA: 121.84



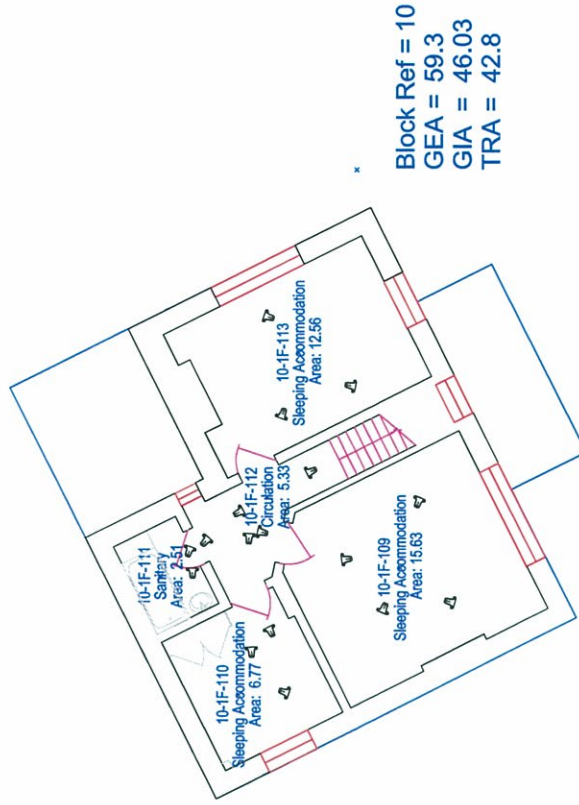
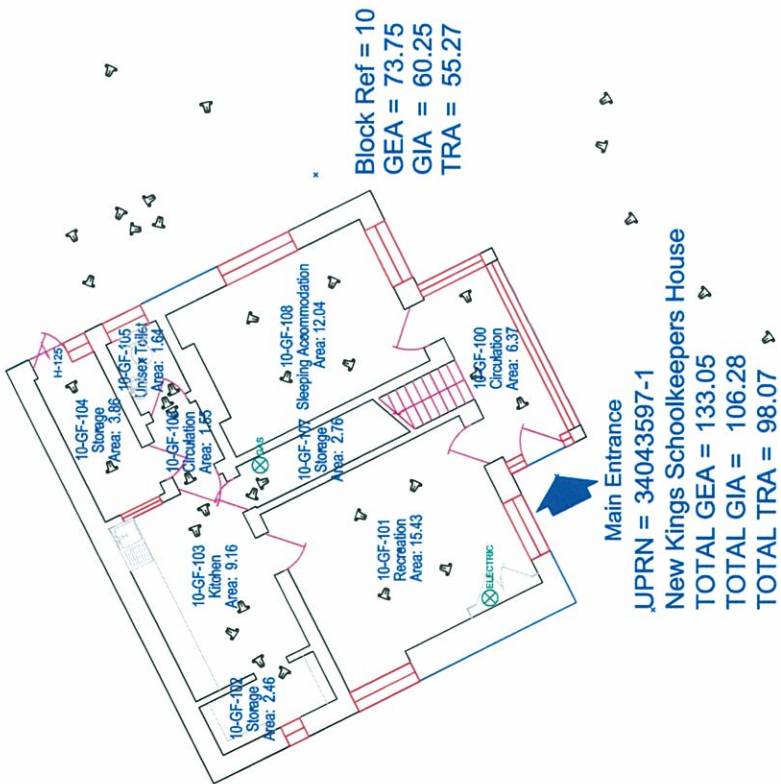
GEA: 114.35
GIA: 86.31



GEA: 117.17
GIA: 90.35



New King
Primary School
E019



Ground Floor

First Floor



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Revision: A
 Survey Type: Measured
 Date Surveyed: 09/11/2009



Scale: NTS @ A3
 Drawn: SPINT
 Filename: 34043597-1 - New Kings Schoolkeepers House.dwg

Date Drafted: 21/11/2009
 Accepted:

URN: 34043597-1

New Kings Schoolkeepers House
 116 New Kings Road, London, SW6 4LY

Floor Plans

Appendix D: Building Photographs



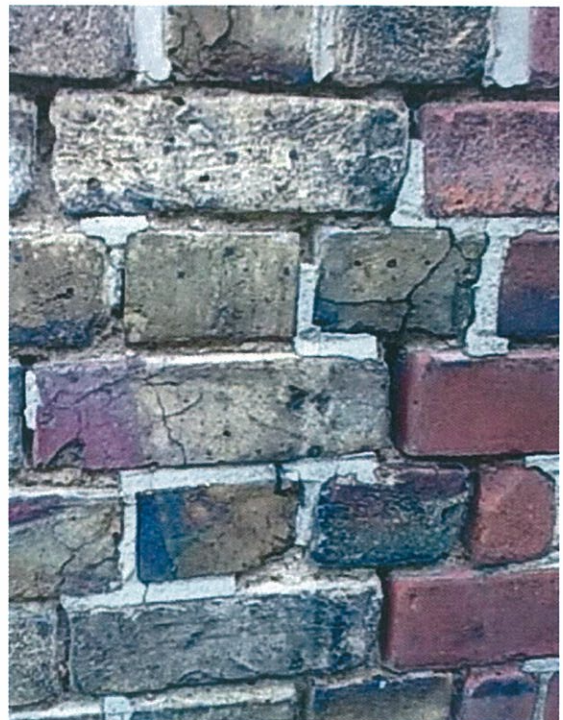
Principal Elevation



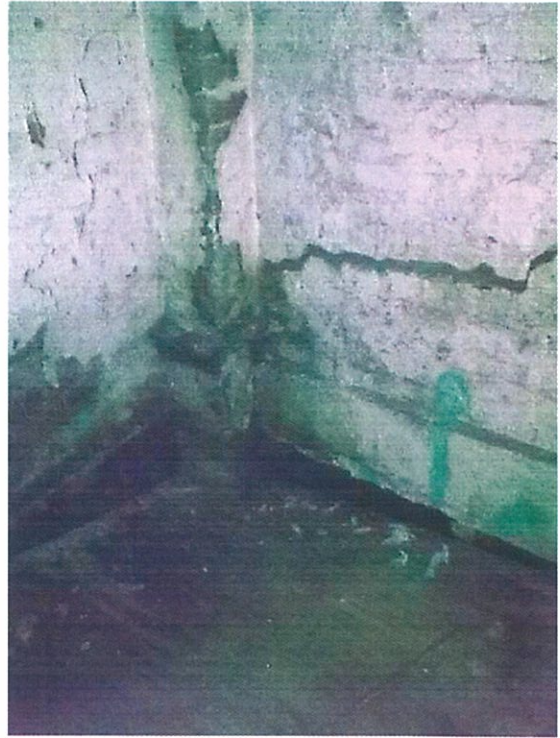
Block A – Main Roof



Block A – Upper Windows



Block A – Brickwork



Struct. cracking from settlement in North boundary wall

Appendix E: Aerial Photographs



Aerial View of Whole School Site and Surroundings

