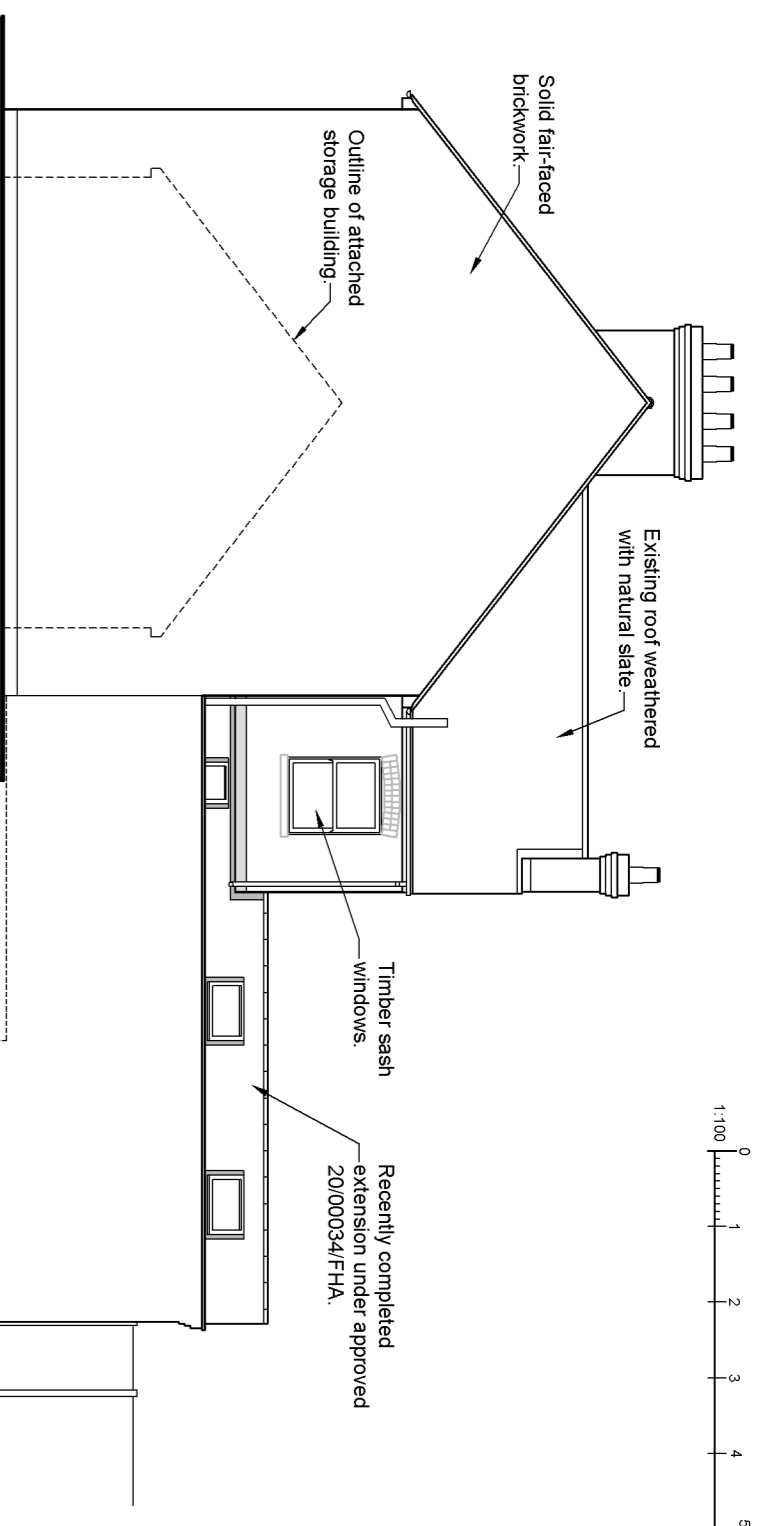


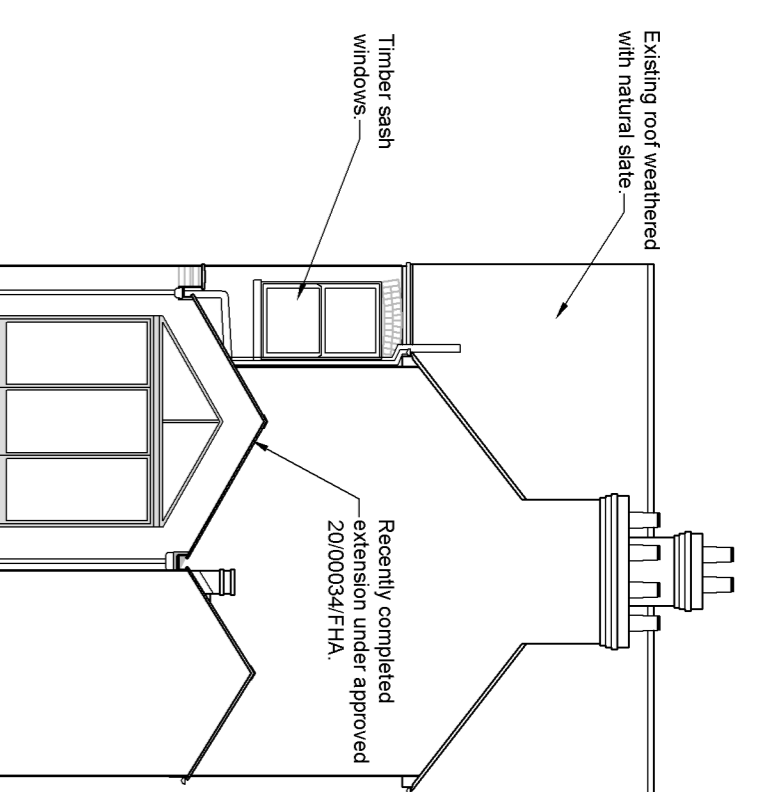
EXISTING FRONT ELEVATION

Scale 1:100



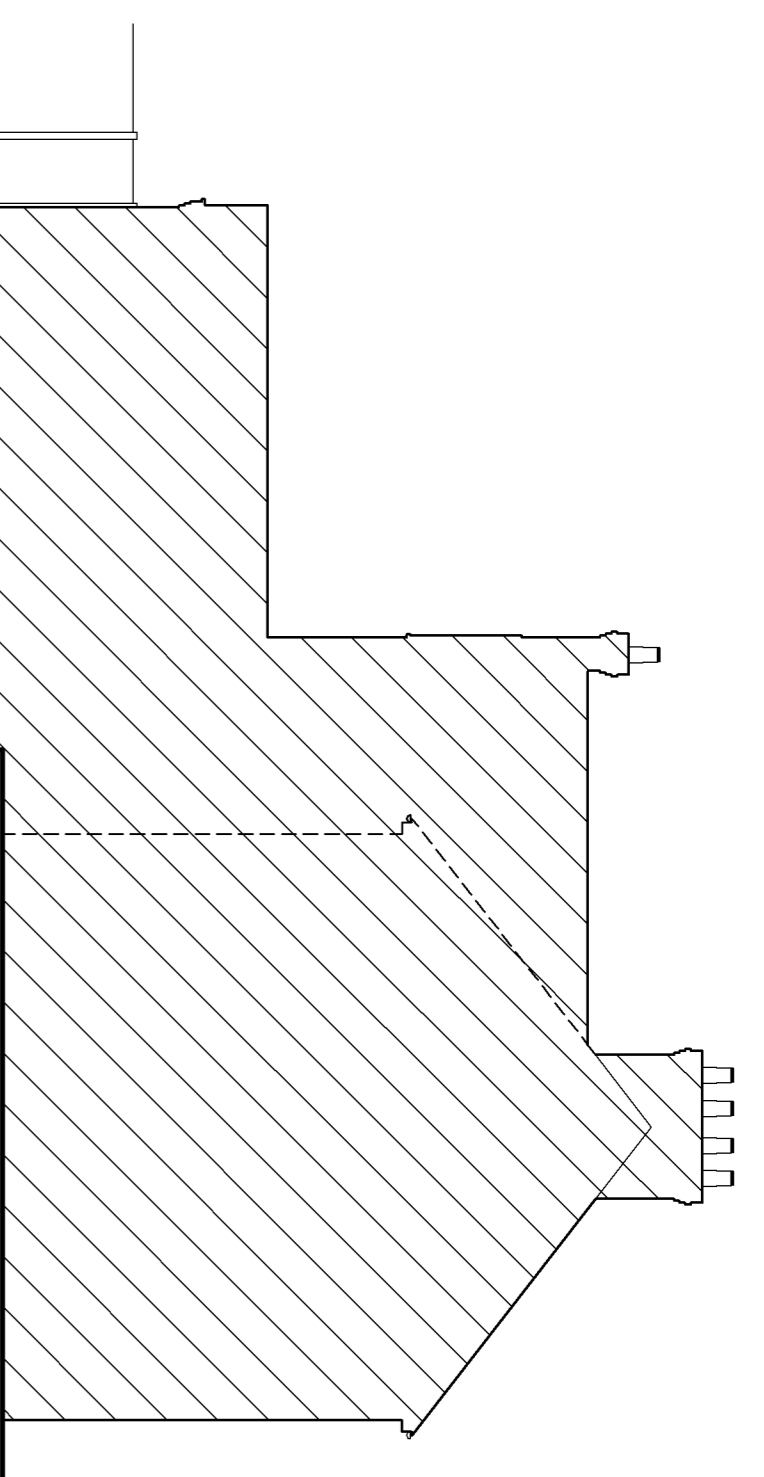
EXISTING RIGHT SIDE ELEVATION

Scale 1:100



EXISTING REAR ELEVATION

Scale 1:100



EXISTING LEFT SIDE ELEVATION

Scale 1:100

NOTES:

General Notes:

All work, including all demolition work and excavation work, to be carried out carefully and safely with all necessary propping, shoring and strutting. All work shall be carried out in accordance with the relevant Building Regulations, Health & Safety legislation, BS Publications, trade manufacturer literature and any requirements of statute or the local authority.

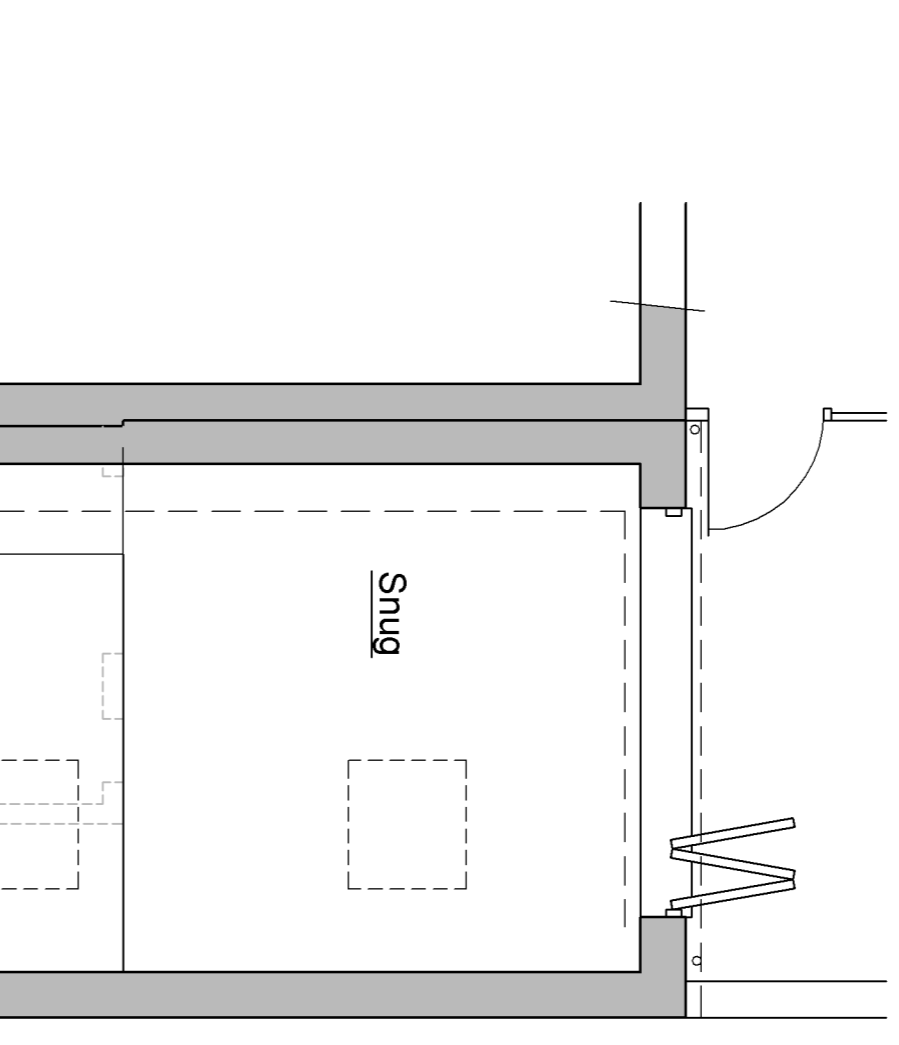
Note: All existing beams, lintels etc. where appropriate, to be repaired up and inspected for adequacy to take additional loading and upgraded as necessary to the satisfaction of the building inspector.

Notes:

Figured dimensions to be read in preference to scaled dimensions at all times - dimensions specified (1:2) these are considered correct to setting out of structure and the contractor is to check conditions/levels etc before and as work proceeds.

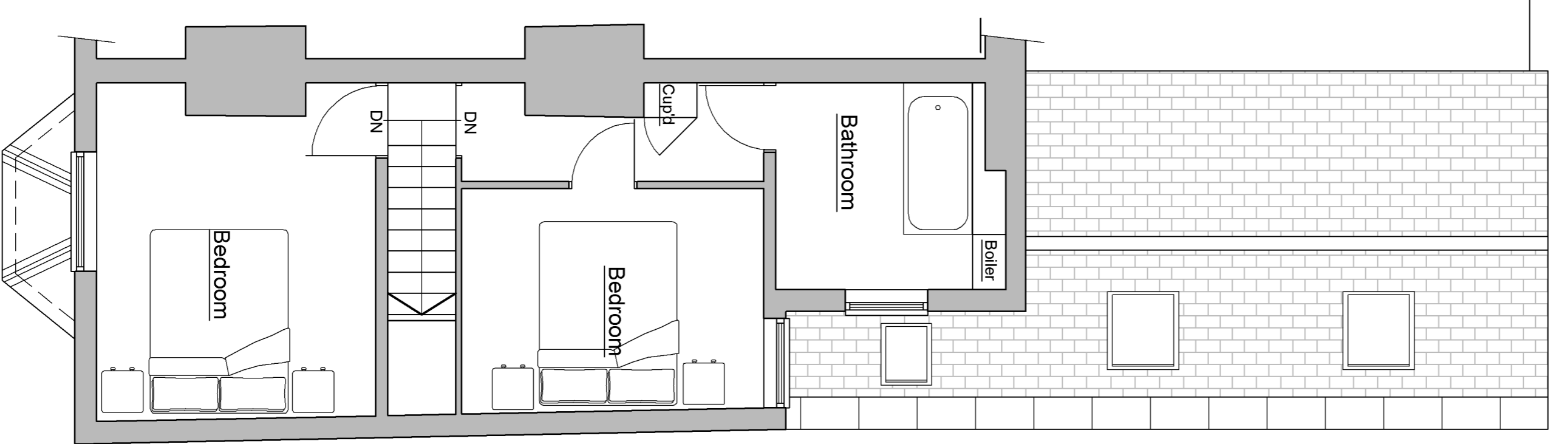
All dimensions (unless otherwise stated) are structural, e.g. from face to face of masonry, unless otherwise stated. Allowances should be made where necessary for internal finishes, and allowance should be made where All external materials to match existing unless specified otherwise with samples to be sourced and approved by client prior to commencement of this drawing to be read in conjunction with all other relevant information whether produced by this company or by others.

Note: Planning Permission and Building Regulations approval does not constitute authority to proceed with building works where the Party Wall Act 1996 applies. The contractor is to ensure that all necessary consents are obtained and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.



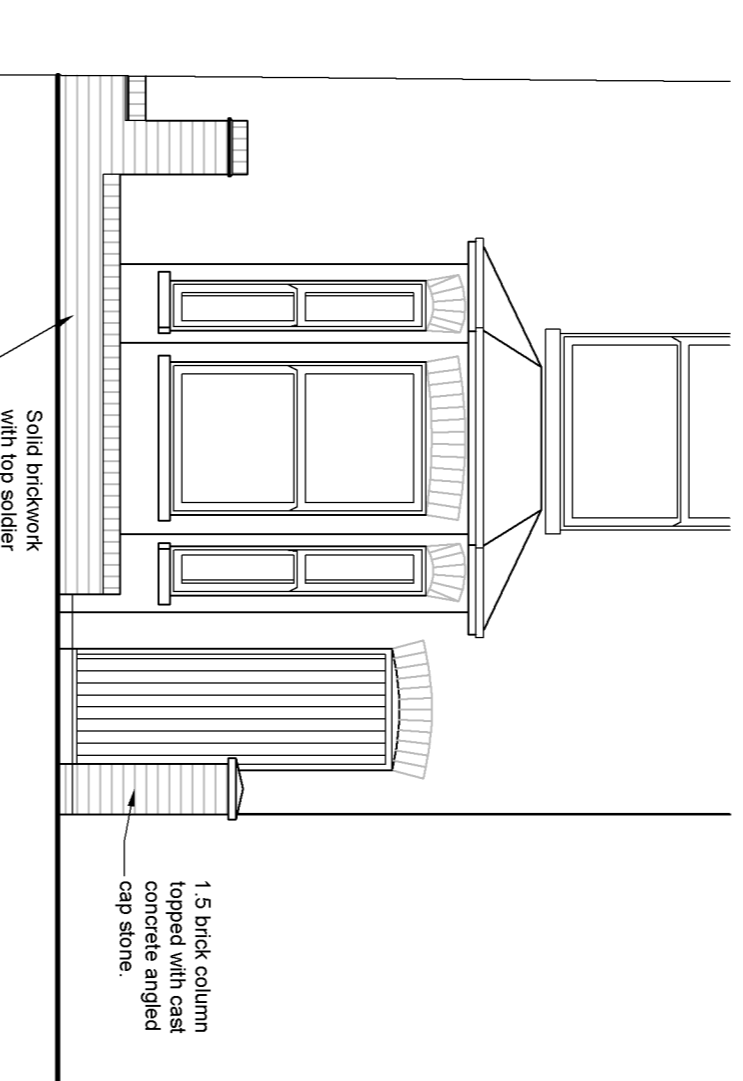
EXISTING GROUND FLOOR PLAN

Scale 1:50



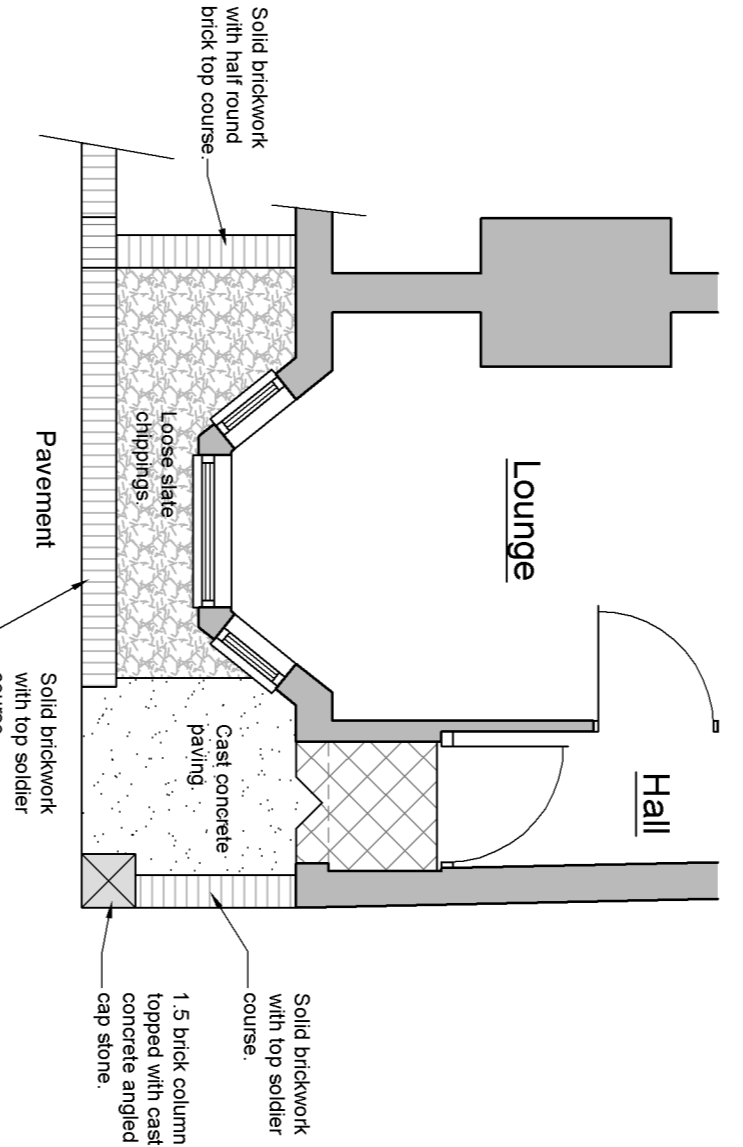
EXISTING FIRST FLOOR PLAN

Scale 1:50



EXISTING FRONT BOUNDARY WALLS

Scale 1:50



EXISTING FRONT BOUNDARY WALLS

Scale 1:50



LOCATION PLAN

Scale 1:1250



SITE PLAN

Scale 1:500

A1 Drawing			
Project: 19 Clarence Road Berkhamsled HP4 3BQ			
Title: Location Plan, Site Plan, Existing Floor Plans, Elevations & Front Boundary Walls			
Scale: As shown	Date: Nov 2023	Drawn: MD	
Job No.: MD 1933	Rev.: A		
Drawing No.: 01 PL			
Miramar Design Ltd 8 Short Hale Pitstone Bedfordshire LU7 9FF office@miramar.designltd.co.uk 07952 278756			