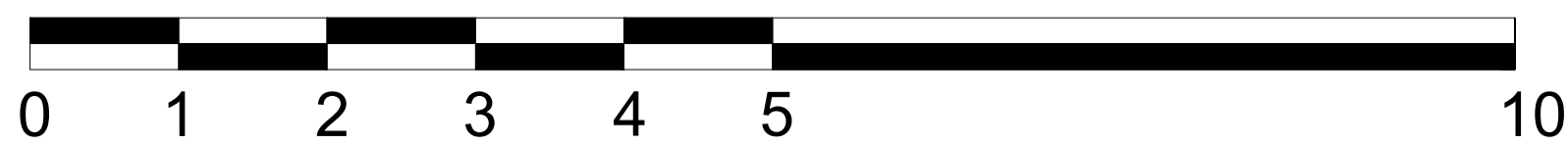


Existing Ground Floor
 GIA GF: 156.36m²
 Total GIA: 156.36 + 143.43 = 299.79m²

12 EXISTING GROUND FLOOR PLAN
 1:50



SCALE BAR 1:50

PLEASE NOTE
 THE DIMENSIONS IN THESE DRAWINGS ARE INDICATIVE ONLY AND HAVE BEEN OBTAINED SOLELY FOR THE PURPOSES OF PLANNING PERMISSION AND BUILDING CONTROL APPROVAL DESIGN. THEY ARE NOT INTENDED FOR USE AS SHOP DRAWINGS OR USE IN DESIGNING, MANUFACTURING OR INSTALLING ANY ELEMENT OF THE PROJECT ON SITE. DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ACCURATE SITE DIMENSIONS MUST BE TAKEN BY THE CONTRACTOR FOR THE PURPOSES OF DESIGN AND FABRICATION OF ANY ELEMENT OF THE PROJECT. INCLUDING BUT NOT LIMITED TO STEELWORK, STAIRCASES, WINDOWS, DOORS, FLOOR MEMBERS, TRUSSES, LINTELS ETC. RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY SCALING DIRECTLY FROM THIS DRAWING. WITH REGARD TO EXISTING STRUCTURES, CONSIDERATION SHOULD BE GIVEN TO THE STRUCTURE BEING OUT OF SQUARE, OUT OF PLUMB OR OUT OF LINE AND LEVEL, AS THIS WILL NOT NECESSARILY BE INDICATED IN THE DRAWINGS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, DETAILS, SCHEDULES, SPECIFICATIONS AND STRUCTURAL ENGINEERING CALCULATIONS AND DESIGN. THE DESIGNER IS TO BE NOTIFIED IF ANYTHING ON SITE IS DIFFERENT TO THIS DRAWING OR IF THE DESIGN IS TO BE DEVIATED FROM.

CDM REGULATIONS
 MEMBER SIZES AND DIMENSIONS HAVE BEEN DESIGNED IN ORDER TO SATISFY THE DESIGN REQUIREMENTS OF THE PROJECT. THE CONTRACTOR SHOULD BE AWARE OF THE RISKS ASSOCIATED WITH HANDLING AND INSTALLATION OF STRUCTURAL MEMBERS. NO RESPONSIBILITY FOR THESE ASPECTS IS TAKEN AT THE DESIGN STAGE. THE CONTRACTOR MUST BE SUITABLY EXPERIENCED IN ALL ASPECTS OF HANDLING AND LIFTING. ALL TEMPORARY WORKS MUST COMPLY WITH CURRENT LEGISLATION, A SUITABLE METHOD STATEMENT AND RISK ASSESSMENT SHOULD BE PRODUCED PRIOR TO ANY REMOVAL OR RE-LOCATION OF LOADBEARING MEMBERS OR INDEED ANY WORKS WITH POTENTIAL HEALTH AND SAFETY IMPLICATIONS. PARTICULAR CARE MUST BE TAKEN WHEN PROVIDING TEMPORARY SUPPORT. IF THERE IS ANY DOUBT REGARDING HEALTH AND SAFETY, A CDM CO-ORDINATOR/HEALTH AND SAFETY PROFESSIONAL SHOULD BE CONSULTED.

THIS DRAWING IS NOT A TENDER DOCUMENT
 THESE DRAWINGS ARE NOT INTENDED FOR USE AS A TENDER DOCUMENT. THE INFORMATION CONTAINED IN THESE DRAWINGS IS CONSIDERED SUFFICIENT FOR THE PURPOSES OF PLANNING PERMISSION AND BUILDING CONTROL APPROVAL, BUT MAY BE LACKING THE NECESSARY INFORMATION REGARDING SPECIFICATION, DIMENSIONS, BUILD METHODOLOGY AND SEQUENCE, M&E, FINISHES ETC, REQUIRED FOR TENDERING. FOR THE PURPOSES OF TENDERING A SUITABLE TENDER DOCUMENT SHOULD BE PRODUCED. THE PROJECT MANAGER/CONTRACT ADMINISTRATOR SHOULD BE CONTACTED REGARDING THIS.

PRINTING
 THIS DRAWING SHOULD ALWAYS BE PRINTED OUT AT FULL SIZE (SEE TITLE BLOCK BELOW) AND ALWAYS IN COLOUR. COLOUR PARTICULARLY IMPORTANT FOR UTILITIES/SERVICES/DRAINAGE/BOUNDARY DRAWINGS WHERE LINE COLOURS ARE CRITICAL.

WALLS LEGEND	
	BLOCKWORK
	BRICKWORK
	STUDWORK
	MATERIAL TBC
	REMOVED WALLS
	BEAMS
*NEW PROPOSED WALLS SHOWN IN BLACK HATCH	

*NB FINAL PIER SIZES AND BEAM LOCATIONS TO BE CONFIRMED WITH STRUCTURAL ENGINEER

DRAINAGE KEY	
	FW DRAINAGE
	SW DRAINAGE
	COMBINED
	SUBSTRUCTURE

Revision Ref	Revision Summary

CLIENT
 Trevor Moody

ADDRESS
 Redwood House
 CM11 1HG

PROJECT
 Side Extension, Rear Extension
 and Internal Alterations



Planning Permission Drawings
 Building Regulations Plans
 Party Wall Surveys
 Project Management

London Office: WeWork City Road, 145 City Road, Hoxton, London EC2V 1AW
 Essex Office: Vision Offices, Seaxen House, 27 Duke Street, Chelmsford, Essex CM1 1HT

0207889552 / 01245 895466 / contact@humphreysandsons.co.uk / www.humphreysandsons.co.uk

TITLE
 Existing Floor Plans
 Ground Floor Plan

PURPOSE OF ISSUE
 Planning Permission Application

SCALE: 1:50 DATE: NOV 2023

JOB NO. DRAWING NO. REVISION

RH-1HG-22 PL002 -