Notes:

Whilst every care has been taken to ensure the accuracy of this survey, due to the age of the premises, non-exposure of the structure, occupancy, building methods & materials used, some assumptions have been made necessary.

Specific areas must be checked on site prior to manufacture of fittings, ordering of materials & equipment & commencement of building operations.

Any conflicting information found on the drawing must be reported for clarification.

This drawing forms a signed declaration that any construction proposals detailed herein, comply with the the 1st October 2023 revisions to the Building Regulations, including fulfillment of all duties for both the Designer & Principal Designer (as applicable), so far as is reasonably practicable.

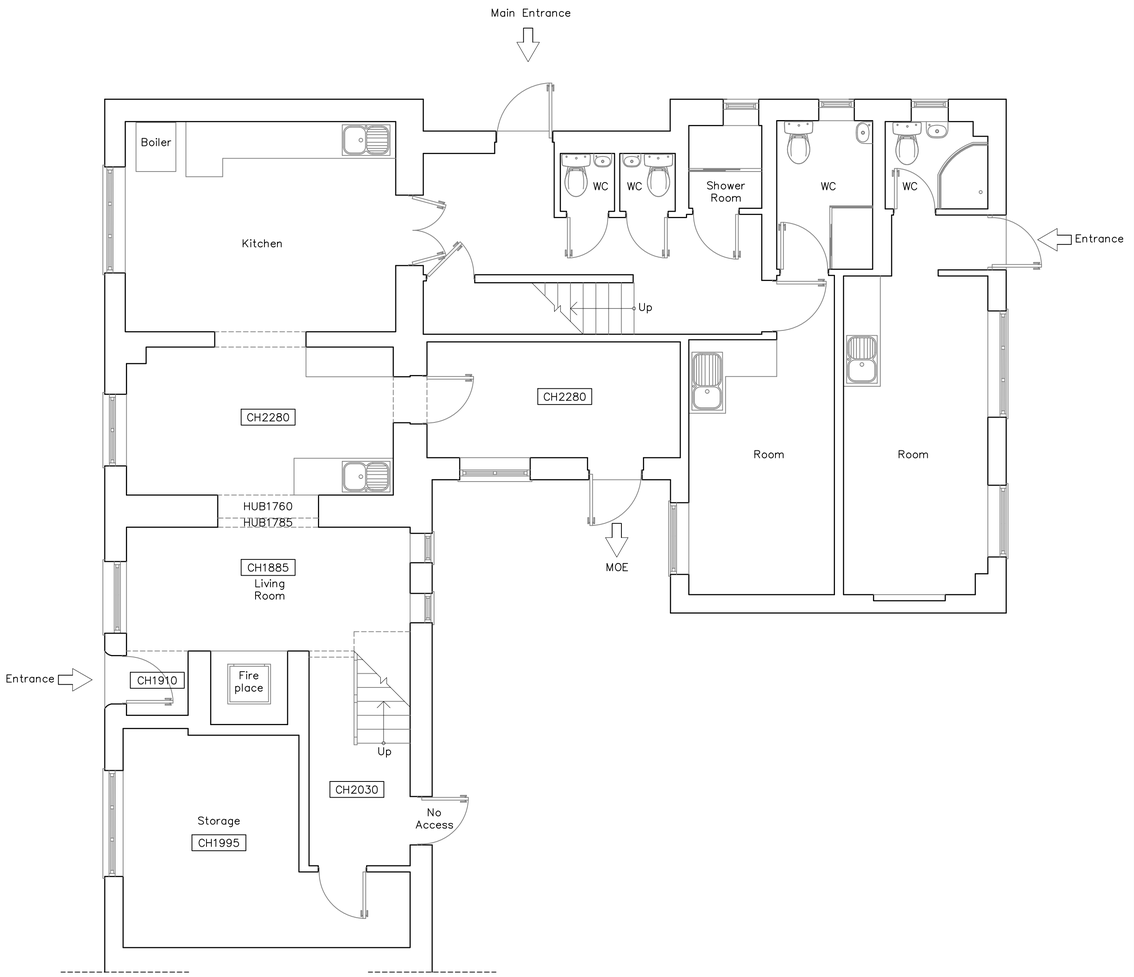
Under the 'control of asbestos regulations 2012' for buildings constructed before 2000, the building owner / tenant is legally obliged to manage the asbestos content within the premises. This is accomplished with an asbestos survey which will identify & make recommendations on how to manage any asbestos found. This specialist survey is not within the remit of Ampersand Associates Ltd & the client is strongly advised to check if there is already a suitable report available. If not, a 'Management' asbestos survey should be instigated by the client to cover the entire building, with a further 'Refurbishment & Demolition' survey being carried out, targeting all areas affected by any proposed works by a registered UKAS company. These surveys are to be made readily available prior to any operations commencing.

All drawings produced adopt the principles of prevention in accordance with CDM2015 regulations. Hazards where foreseen have been considered and either designed out or managed where feasible. Any and all associated 3rd party drawings and designs must also take into account the CDM2015 principles of prevention as part of their production.

By agreeing to the fee offer, the Client purchases raster & hard copies of the drawing only. Ownership of the vector files remains with Ampersand Associates Ltd & permission to distribute may be withheld.

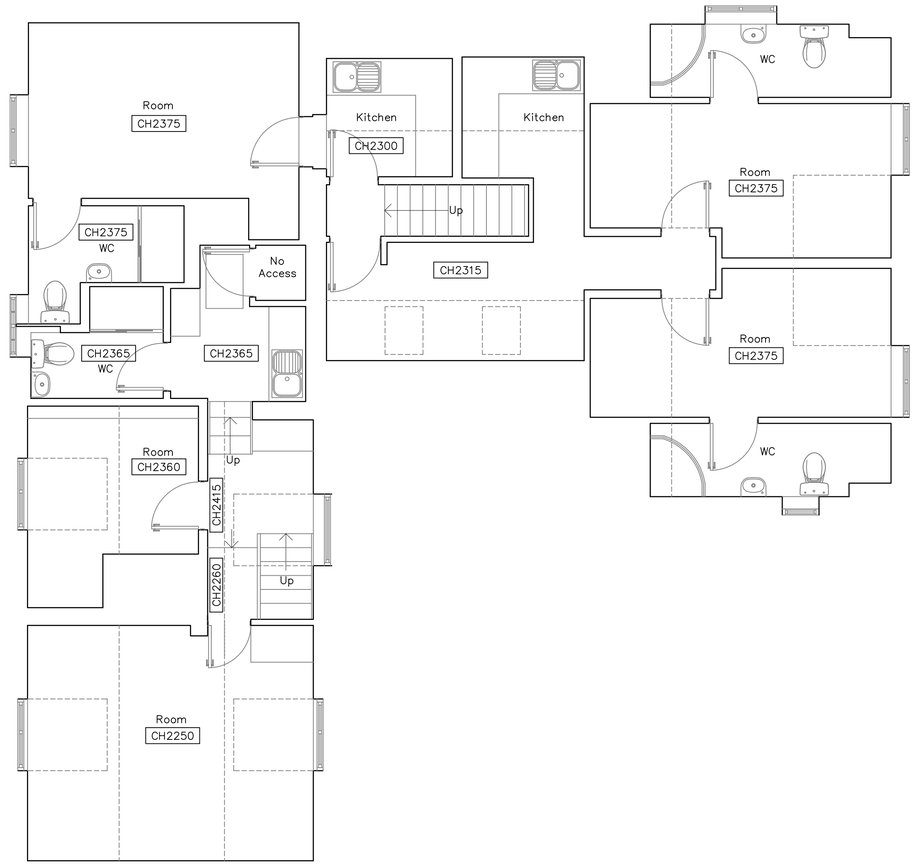
Do not scale from drawing.

REVISIONS:



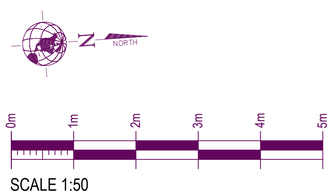
GROUND FLOOR PLAN

(1 : 50)



FIRST FLOOR PLAN

(1 : 50)



ampersand

3 The Stables
Cannons Mill Lane
Bishops Stortford
Hertfordshire
CM23 2BN

t: 01279 505023
e: amp@ampersand-associates.com
w: ampersand-associates.com

commercial architectural design. and then some

CONTRACT:

TERRANCE BARRELL
Loppingdale Cottages
Gaunts End, Elsenham
Bishops Stortford
CM22 6DR

DRAWING:

Survey Drawing

Plan Views

SCALE:	1:50 @ A1
DATE:	03/01/24
DRAWN:	TW AutoCAD Lt20
DRAWING No:	8658_01
REV:	-

'Design to Delivery... & more' Brand Concept - Strategic Brand Design - Refurbishment & Regeneration Layouts - Measured Surveys - Acquisition Condition Reports - Merchandising & Store Layout - Commercial Design; Architectural, Interior, Exterior, Point of Sale, Fixtures & Fittings, Graphics, Visualising + Perspective Work, Value Engineering & Space Planning • Delivery of New Spaces - Building & Topographical Surveys - New Building Design - Approvals, Consents, Licenses, Party Wall Awards - Tender Procurement - Full Project Management; Project Review, Cost Evaluation, Quality Assurance, Successful Handover • CDM Consultants; Fire Risk Assessments, DDA Access Reviews - Dilapidation Surveys & Schedules of Disrepair - Energy Assessors; Planning Environmental Design.