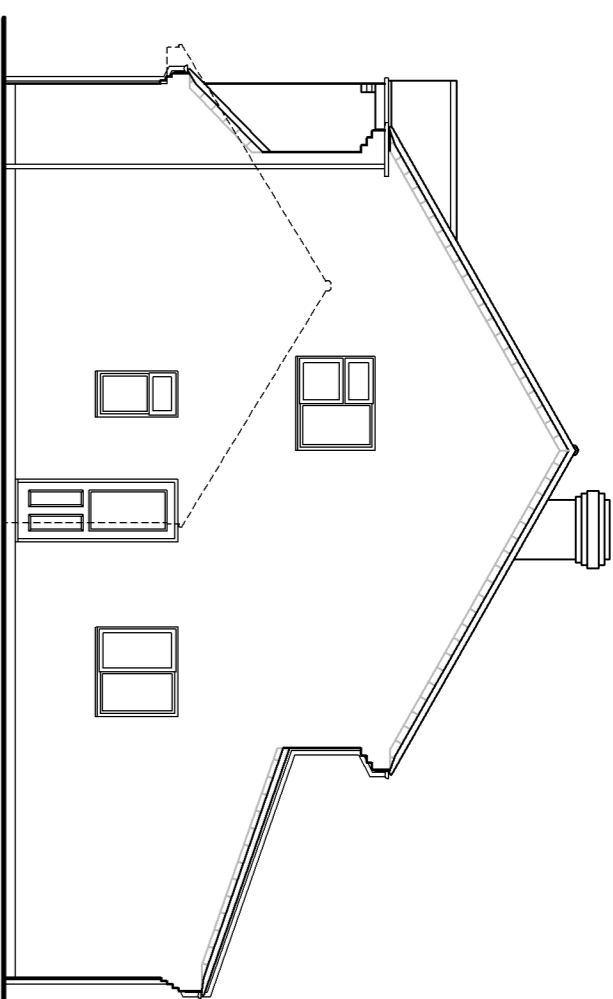


1:100  
0 1 2 3 4 5m



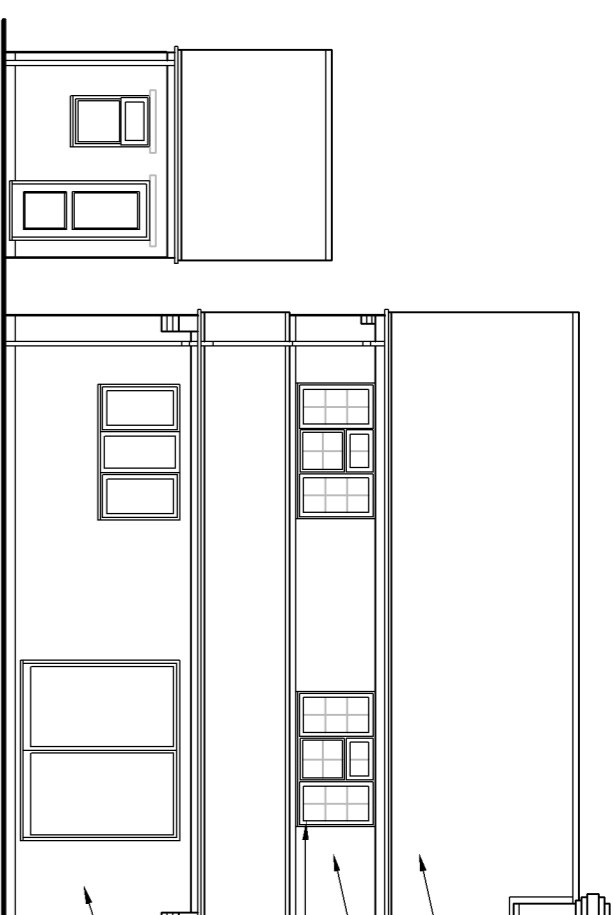
**EXISTING FRONT ELEVATION**

Scale 1:100



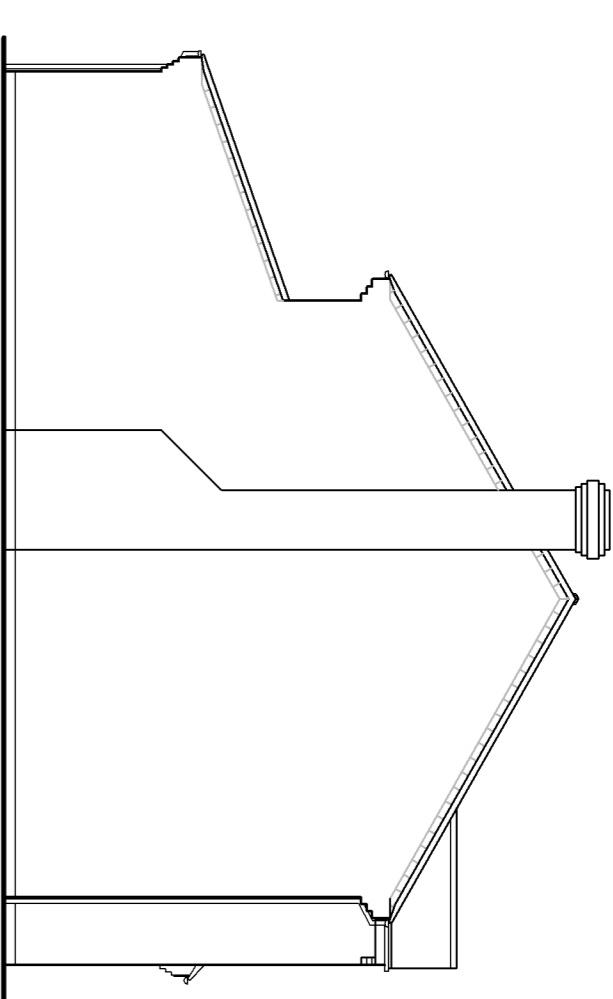
**EXISTING RIGHT SIDE ELEVATION**

Scale 1:100



**EXISTING REAR ELEVATION**

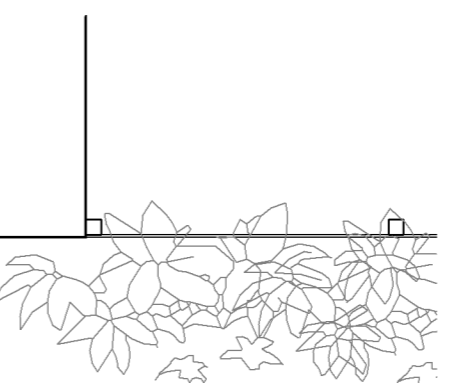
Scale 1:100



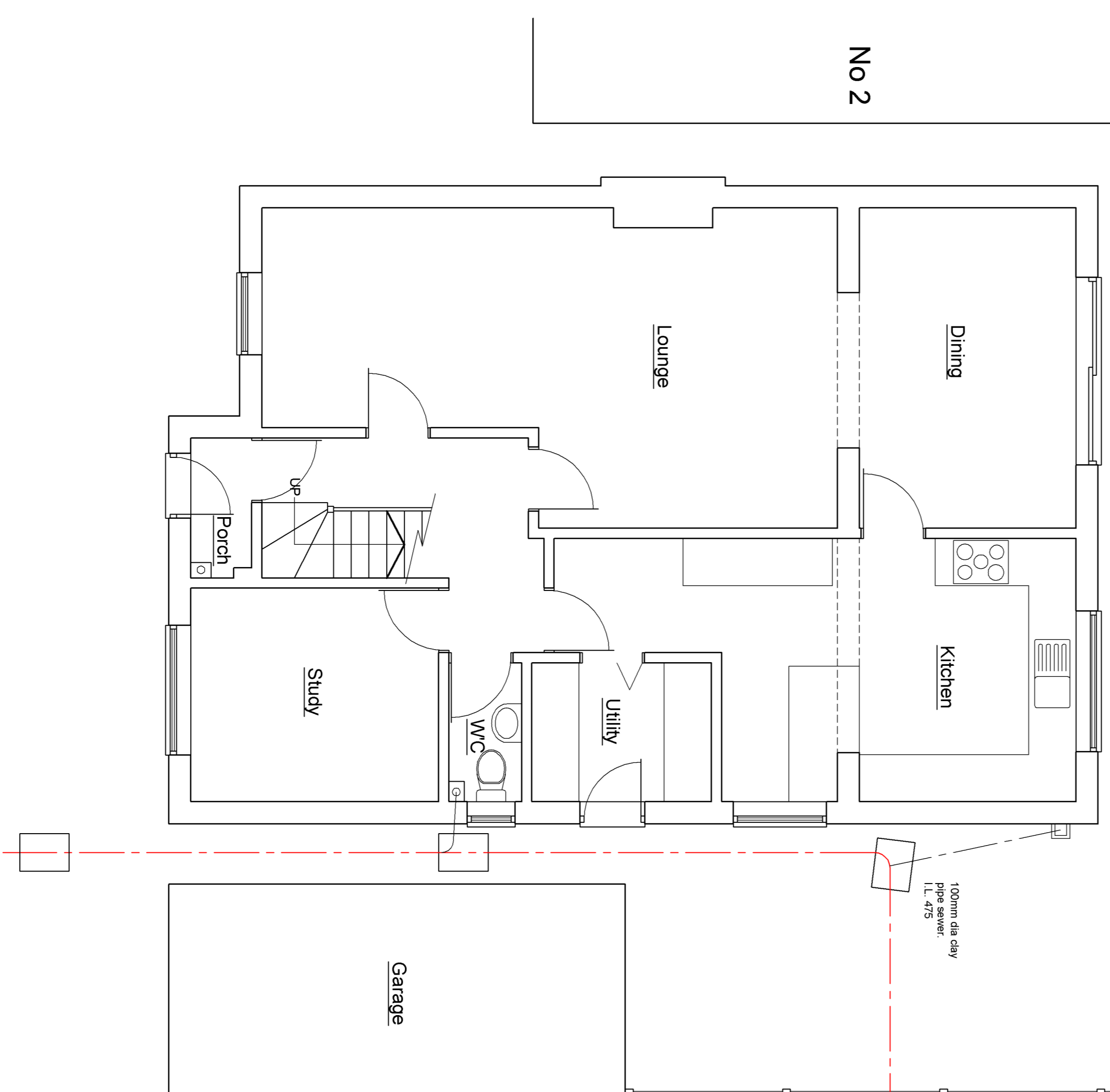
**EXISTING LEFT SIDE ELEVATION**

Scale 1:100

**NOTES:**  
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 by contractor to be undertaken in strict accordance with all relevant CDM Regulations and any requirements of statute of the local authority.  
All existing beams, lintels etc, where appropriate, to be opened up and inspected and repaired as necessary to the satisfaction of the building inspector.  
Figured dimensions to be read in preference to scaled dimensions at all points.  
Where dimensions specified (i.e. d), these are considered critical to setting out of structure and the contractor is to check conditions/levels etc before and as work proceeds. Lintels are structural, e.g. from blockwork to timber studwork, and allowance should be made where necessary for internal finishes.  
All external materials to match existing unless specified otherwise with works to be sourced and approved by client prior to commencement of work.  
Planning Permission and Building Regulations approval does not constitute authority to proceed with building works where the Party Wall Act 1999 applies. The contractor is to ensure that all works are carried out in accordance with this act prior to commencement of any building/occupation works and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.  
Building Safety Act 2022 - Client Legal Duties  
The client is responsible for the appointment of a Principal Contractor/Principal Designer to undertake the works.  
Our role as the Principal Designer does not extend beyond the provision of guidance and advice for the works, i.e. Planning Permission and Full Plans Approval.  
The client is responsible for providing the LABC with the relevant name, address and contact details of the Principal Designer as soon as possible. If not do so directly, LABC of these appointments, then the Principal Designer will be acting in both capacities and will be taking on these legal duties.

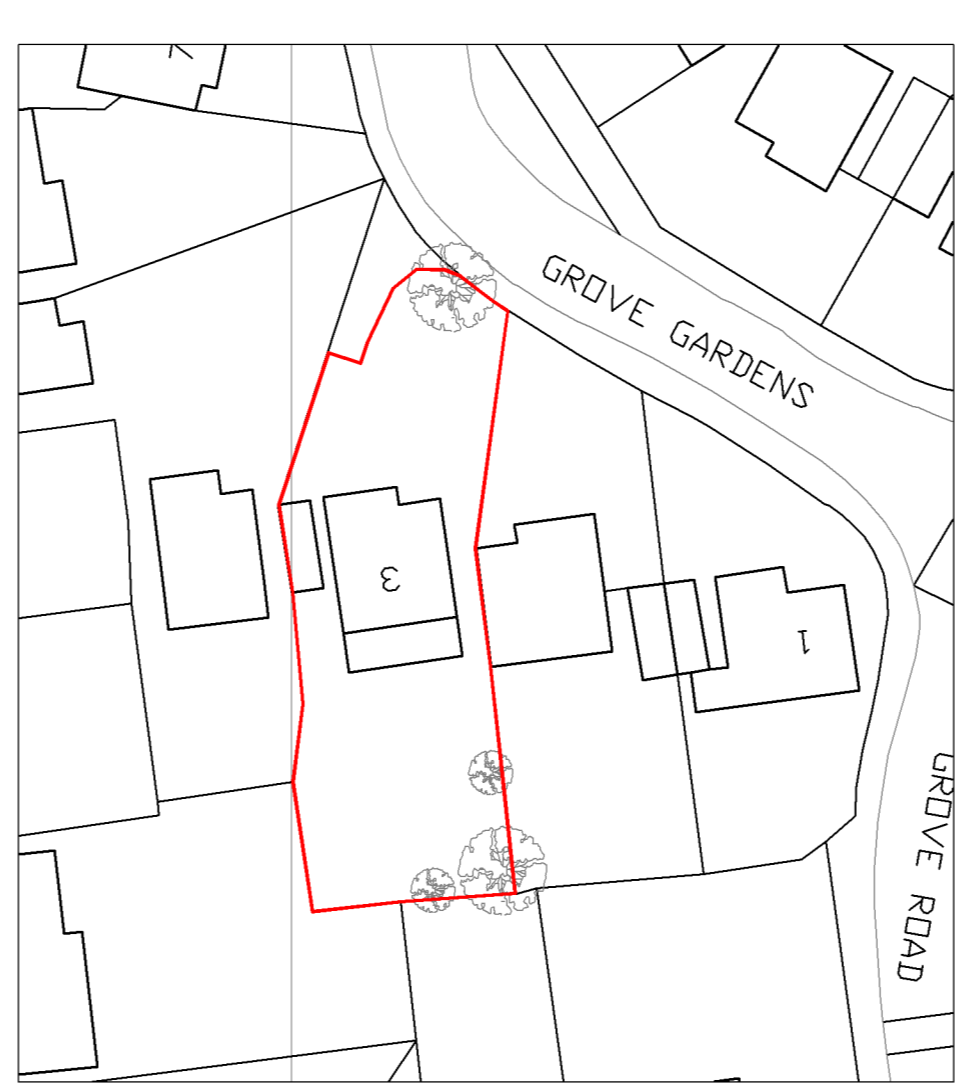


No 2



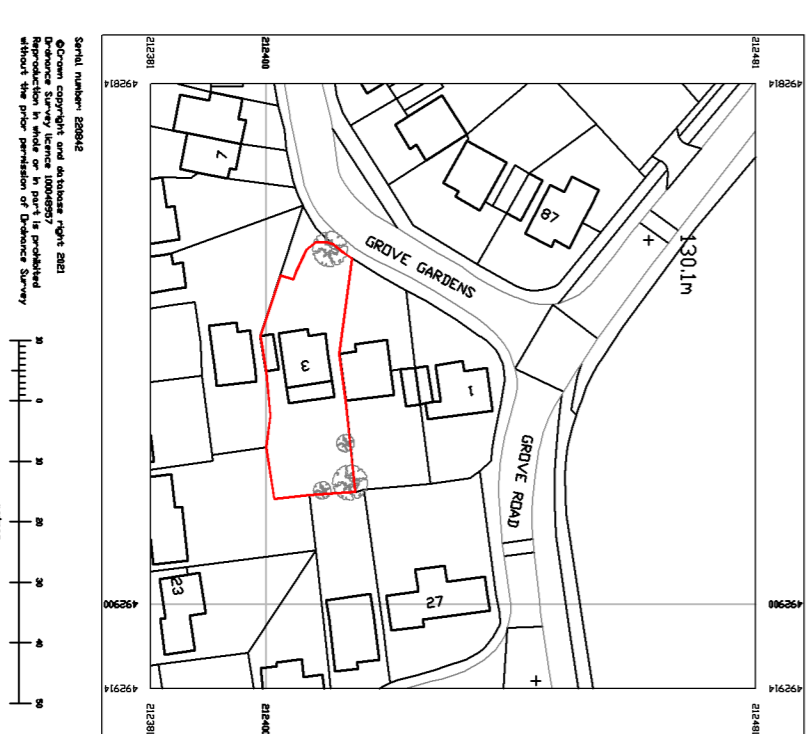
**EXISTING GROUND FLOOR PLAN**

Scale 1:50



**SITE PLAN**

Scale 1:500



**LOCATION PLAN**

Scale 1:1250

<b>Project:</b> 3 Grove Gardens			
Ting			
HP23 5PX			
<b>Title:</b> Location Plan, Site Plan, Existing Floor Plan and Elevations			
<b>Scale:</b> 1:50	<b>Date:</b> Feb 2024	<b>Drawn:</b> MD	
1:500	1:1250		
<b>Job No.:</b> MD 1986			
<b>Drawing No.:</b> 01 PL		<b>Rev.:</b>	
<b>Mirammar Design Ltd</b>			
8 Short Hale			
Pitstone			
Bucks			
LU7 9FF			
office@miramardesignltd.co.uk			
01296 663888 / 07852 278756			

A1 Drawing



0 1 2 3 4 5m