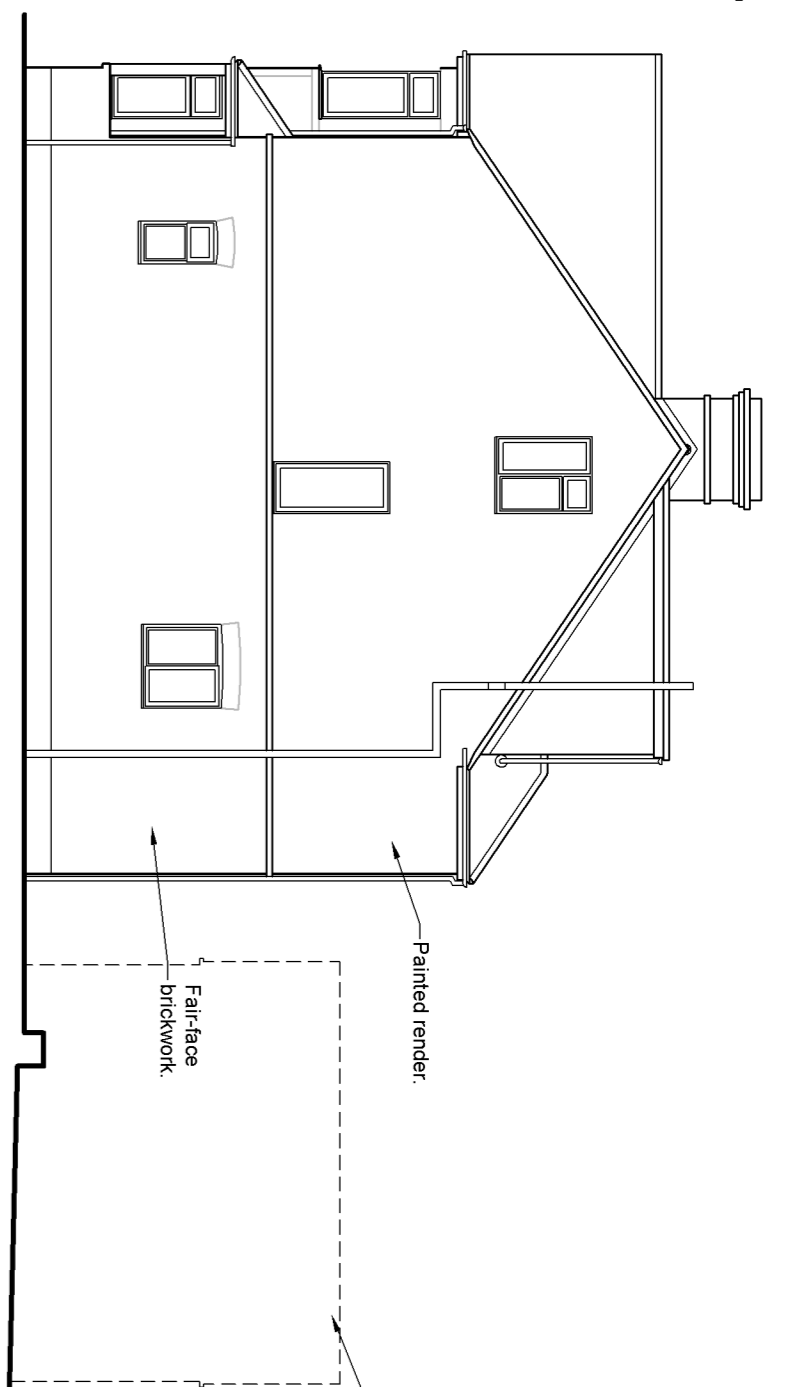
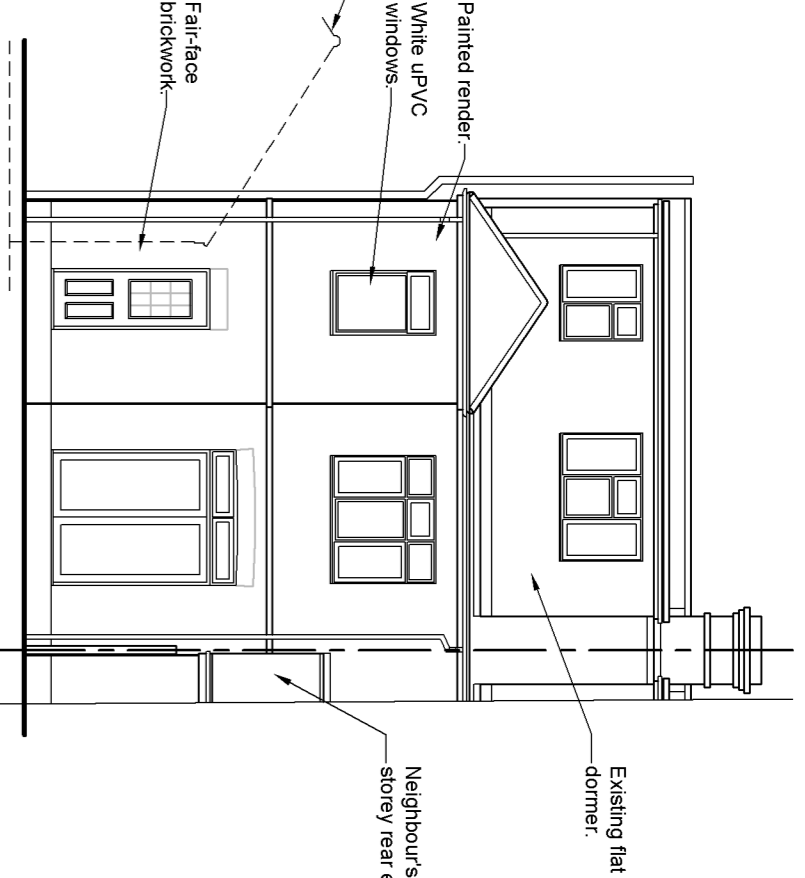


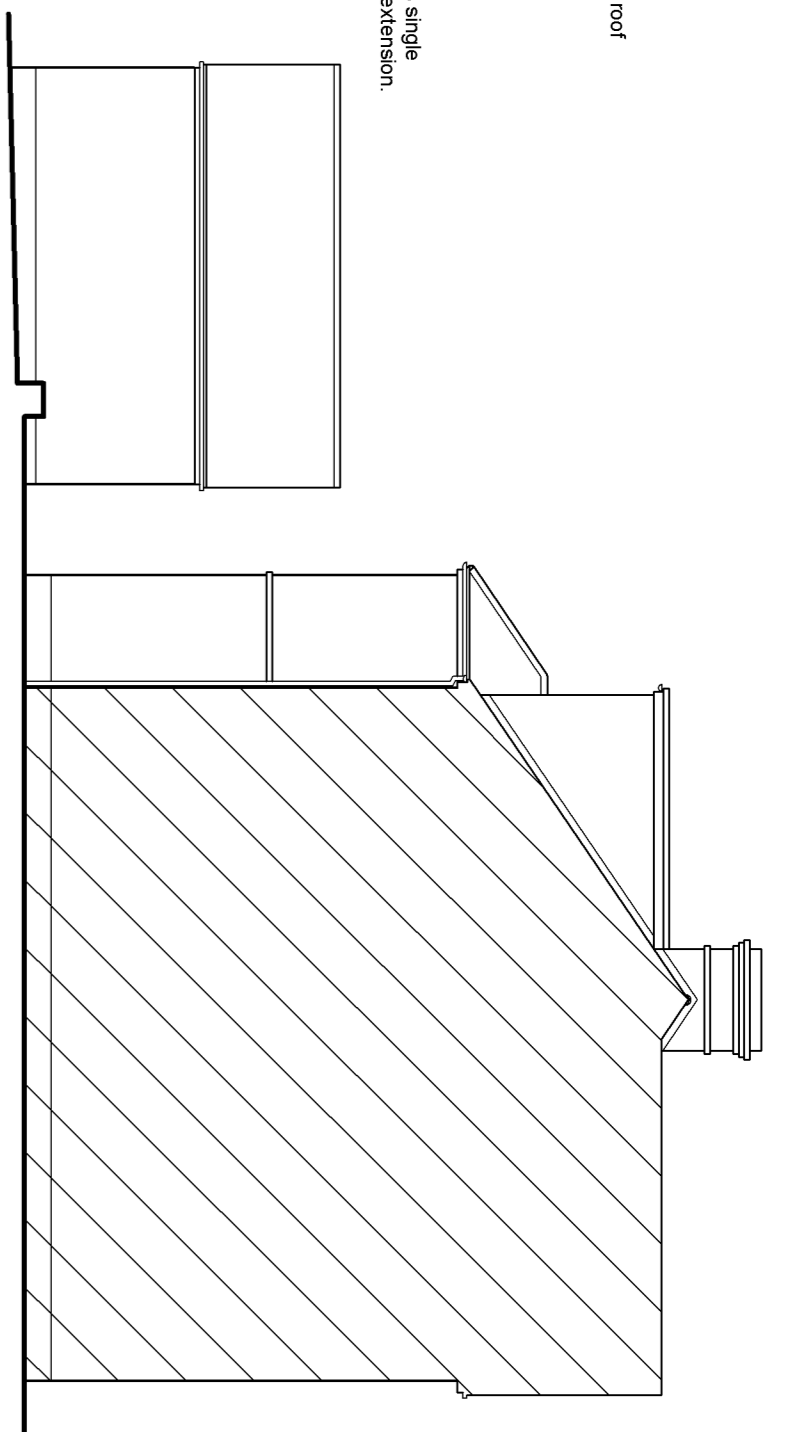
EXISTING FRONT ELEVATION
Scale 1:100



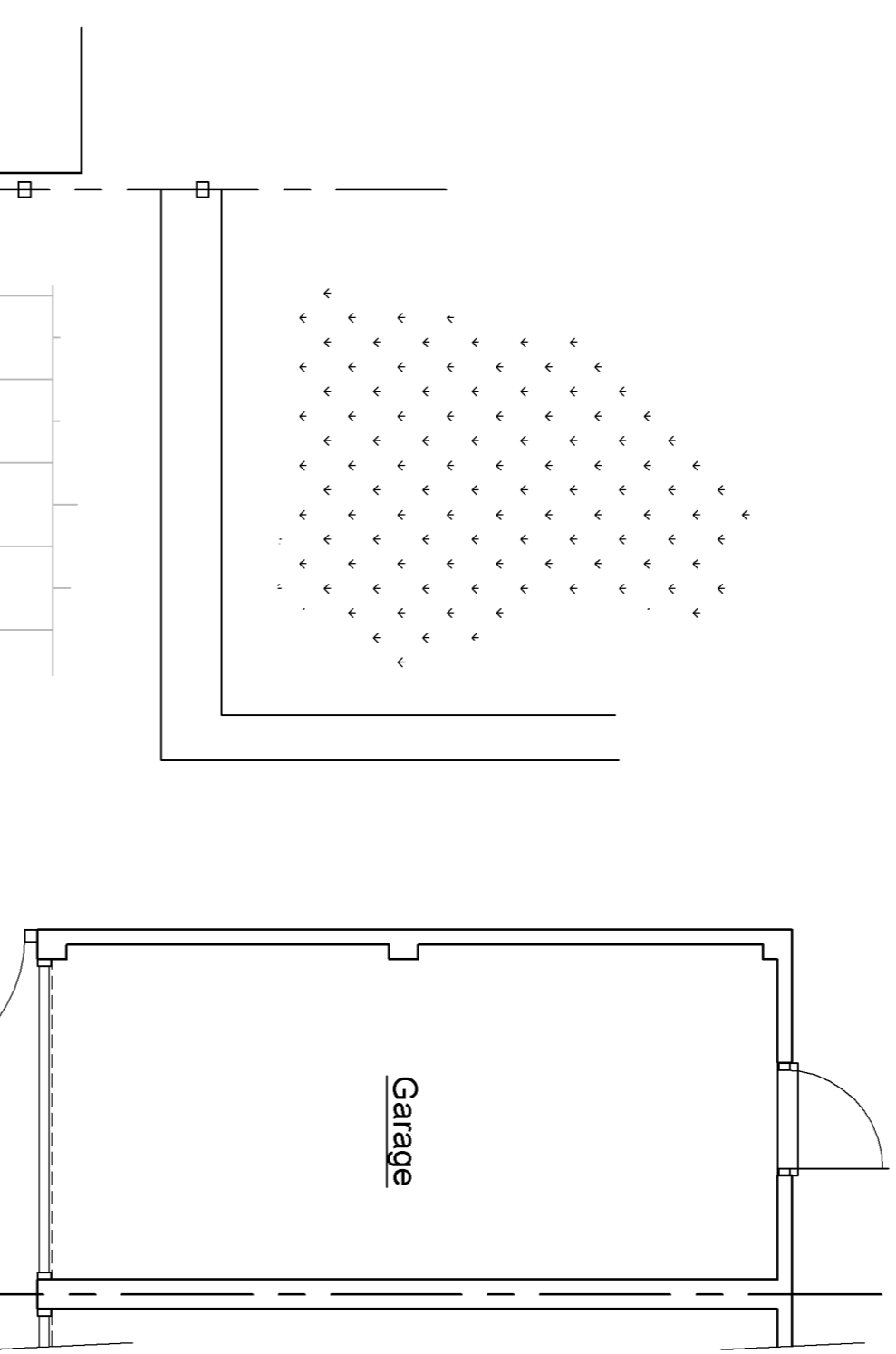
EXISTING RIGHT SIDE ELEVATION
Scale 1:100



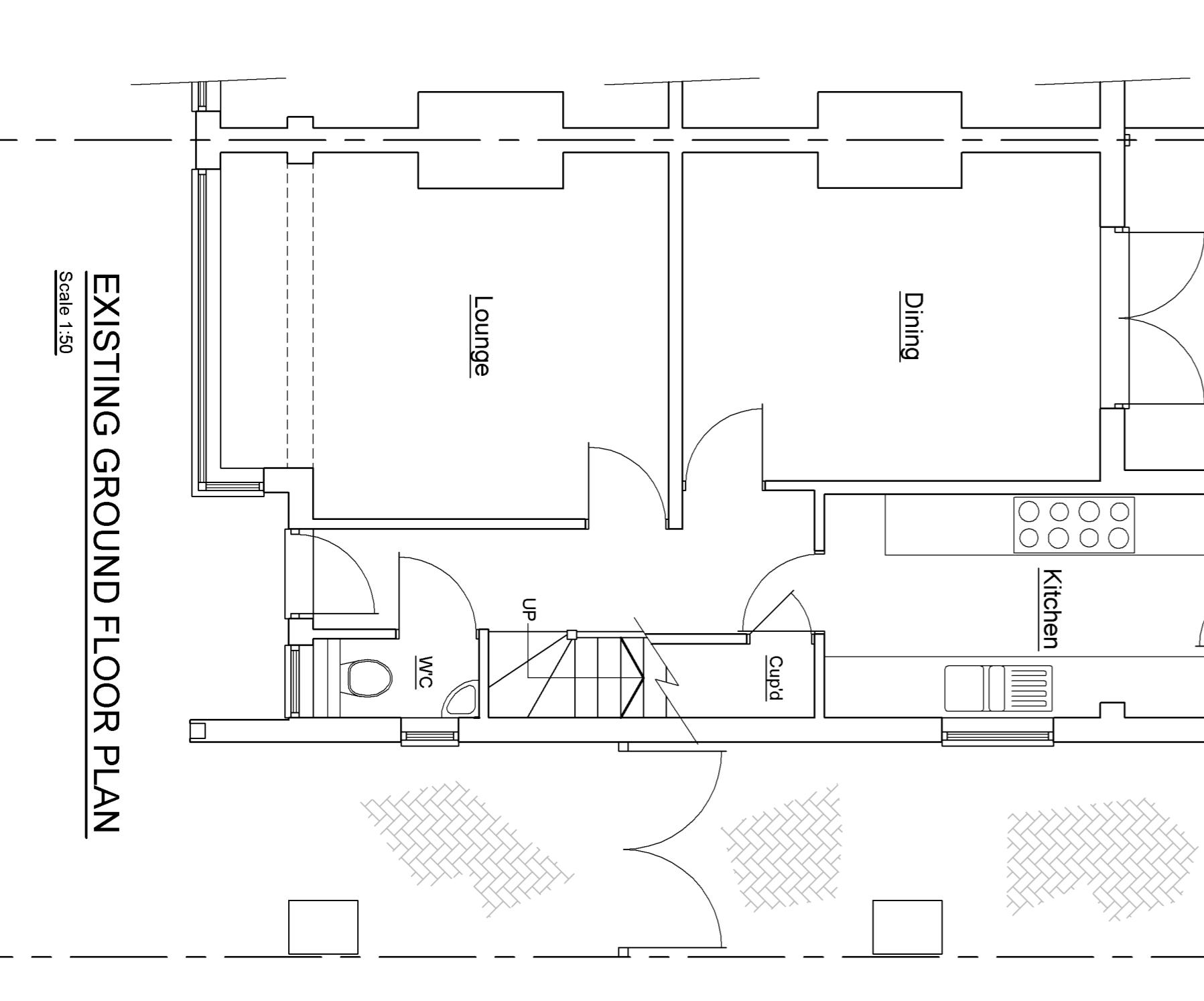
EXISTING REAR ELEVATION
Scale 1:100



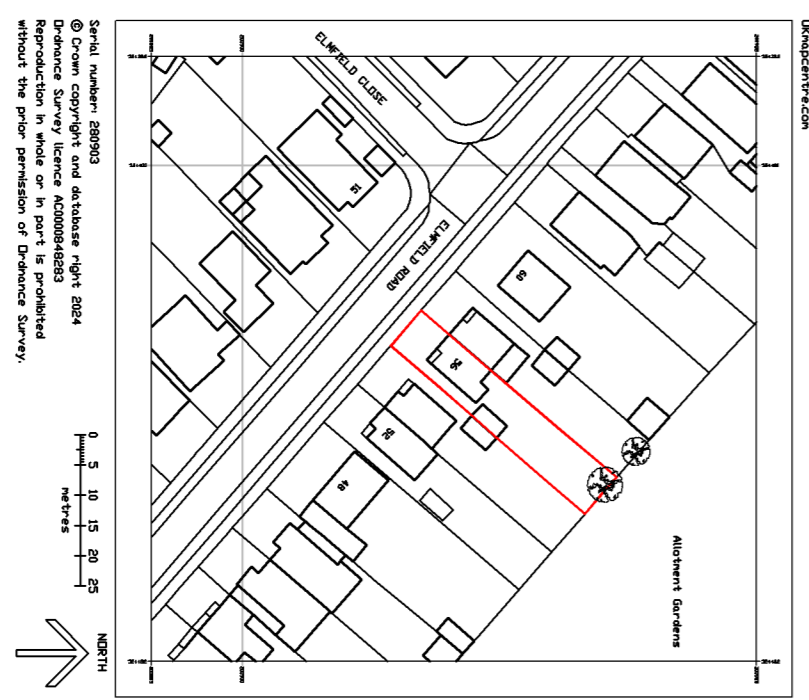
EXISTING LEFT SIDE ELEVATION
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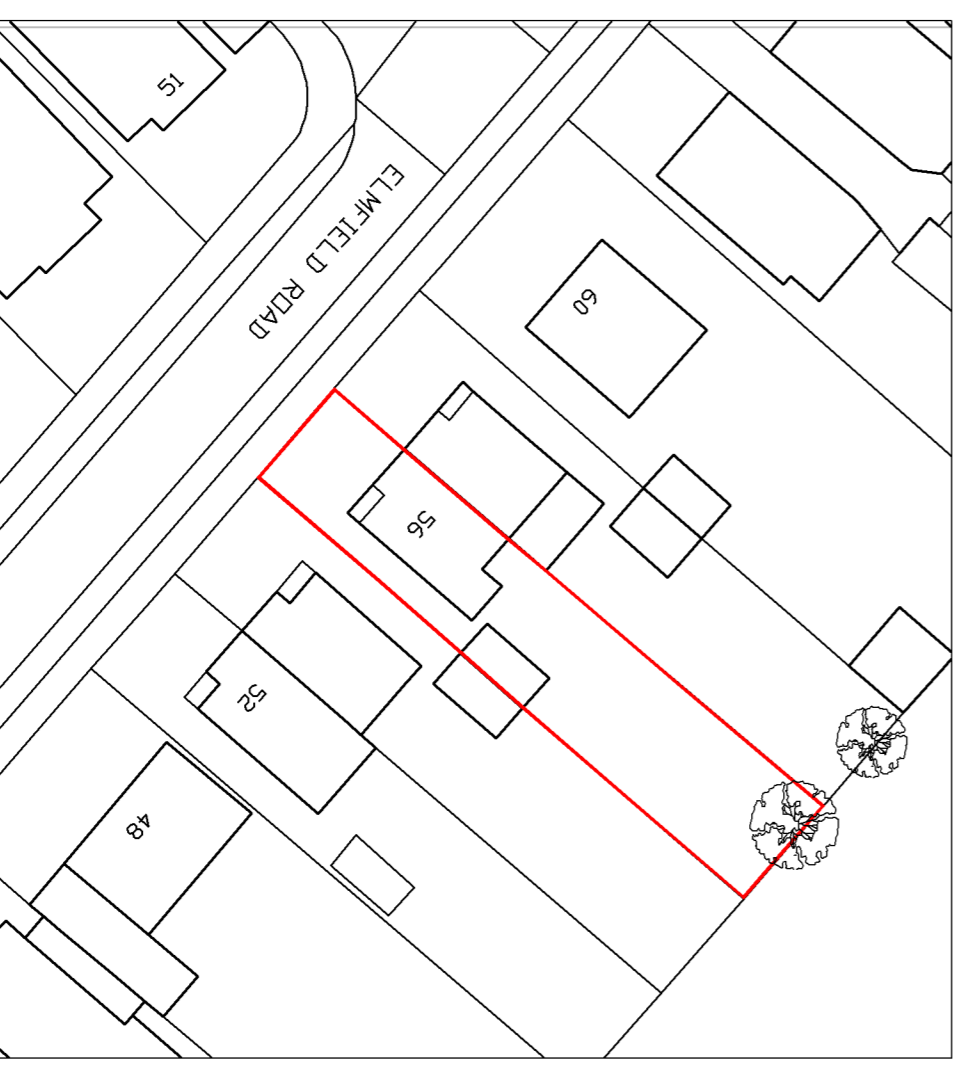
EXISTING GARAGE ELEVATIONS
Scale 1:100



EXISTING GROUND FLOOR PLAN
Scale 1:50



LOCATION PLAN
Scale 1:1250



SITE PLAN
Scale 1:500

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, timbers etc, where appropriate, to be opened up and inspected and any requirements of statute of the local authority applied 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 the safety of the structure and the contractor is to check conditions/levels etc before and as work proceeds. All steelwork is to be checked for corrosion and any requirements of statute of the local authority applied as necessary for internal finishes.
All external materials to match existing unless specified otherwise with written approval from the client.
All external materials 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 necessary permissions are obtained with this act prior to commencement of any building/renovation 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 Architectural Designer does not extend beyond the provision of design services for the works, a Planning Permission and Full Plans Building Regulations approval are required for the works to be undertaken. The Principal Designer as defined under the Building Regulations 2010 (amended in Part 2A-1(1)) where the client is required to appoint a suitably competent Principal Designer and Principal Contractor to undertake the works which can be the same person/company.
This client is responsible for providing the LABC with the relevant name, address and contact details for the works. The contractor is to ensure that all work is carried out in strict accordance with the Building Regulations 2010 (amended in Part 2A-1(1)) where the client is required to appoint a suitably competent Principal Designer and Principal Contractor to undertake the works which can be the same person/company.
The client is responsible for providing the LABC with the relevant name, address and contact details for the works. The contractor is to ensure that all work is carried out in strict accordance with the Building Regulations 2010 (amended in Part 2A-1(1)) where the client is required to appoint a suitably competent Principal Designer and Principal Contractor to undertake the works which can be the same person/company.

Project: 56 Elmfield Road Potters Bar EN6 2JU				A1 Drawing	
Title: Location Plan, Site Plan, Existing Floor Plan and Elevations					
Scale: 1:50 1:500	Date: Mar 2024	Drawn: MD			
Job No.: MD 1988					
Drawing No.: 01 PL	Rev.:				
Miramar Design Ltd					
8 Short Hale Pitstone Bucks LU7 9FF office@miramardesignltd.co.uk 01296 663888 / 07852 278756					