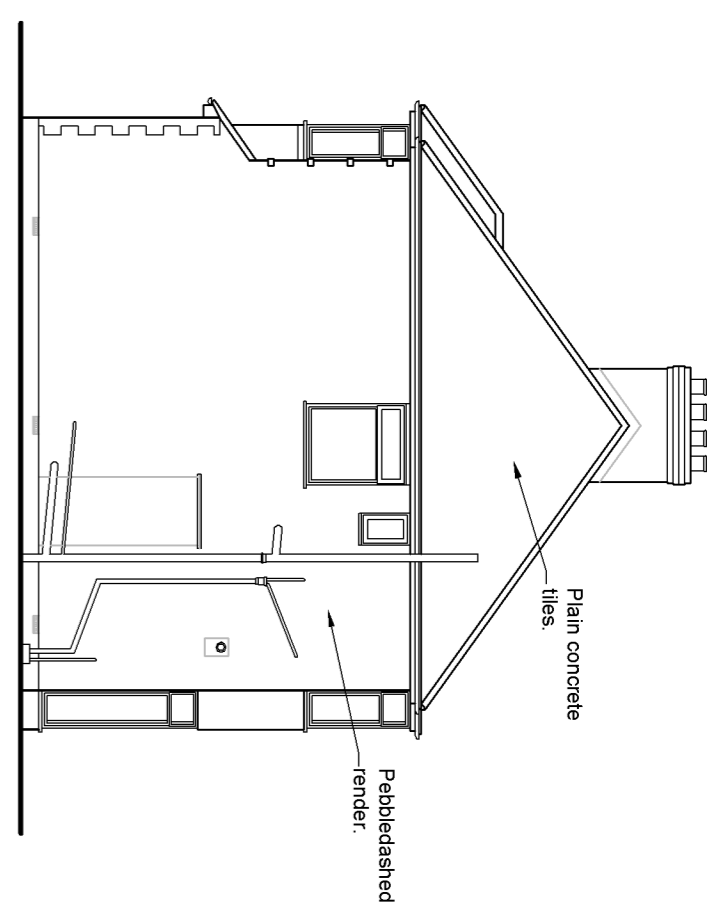
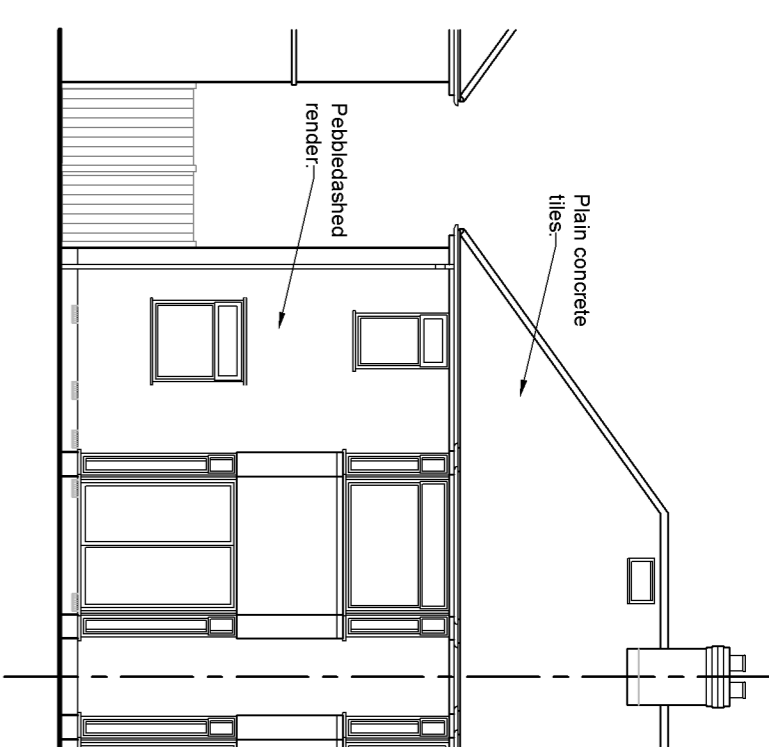


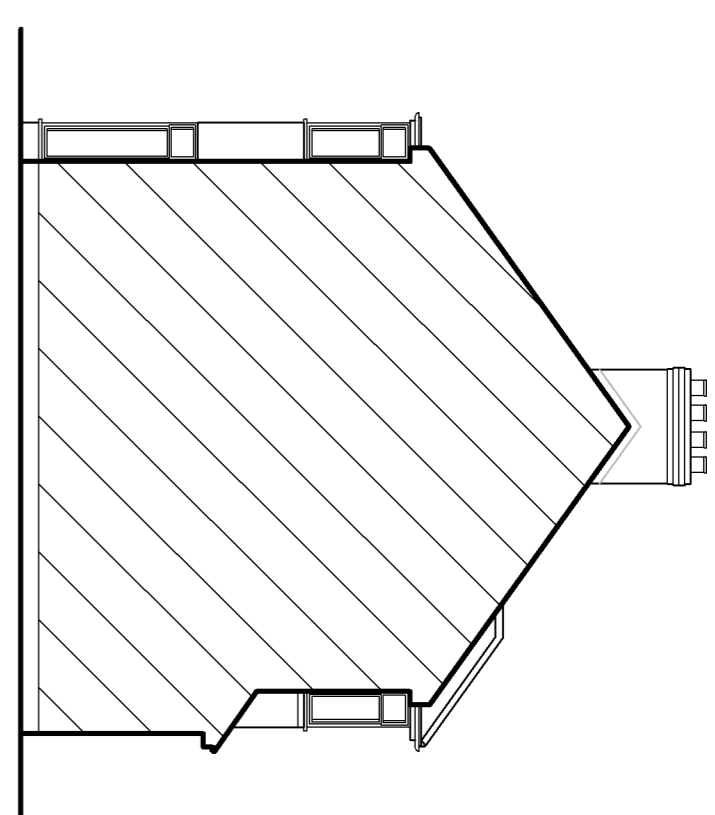
EXISTING FRONT ELEVATION
Scale 1:100



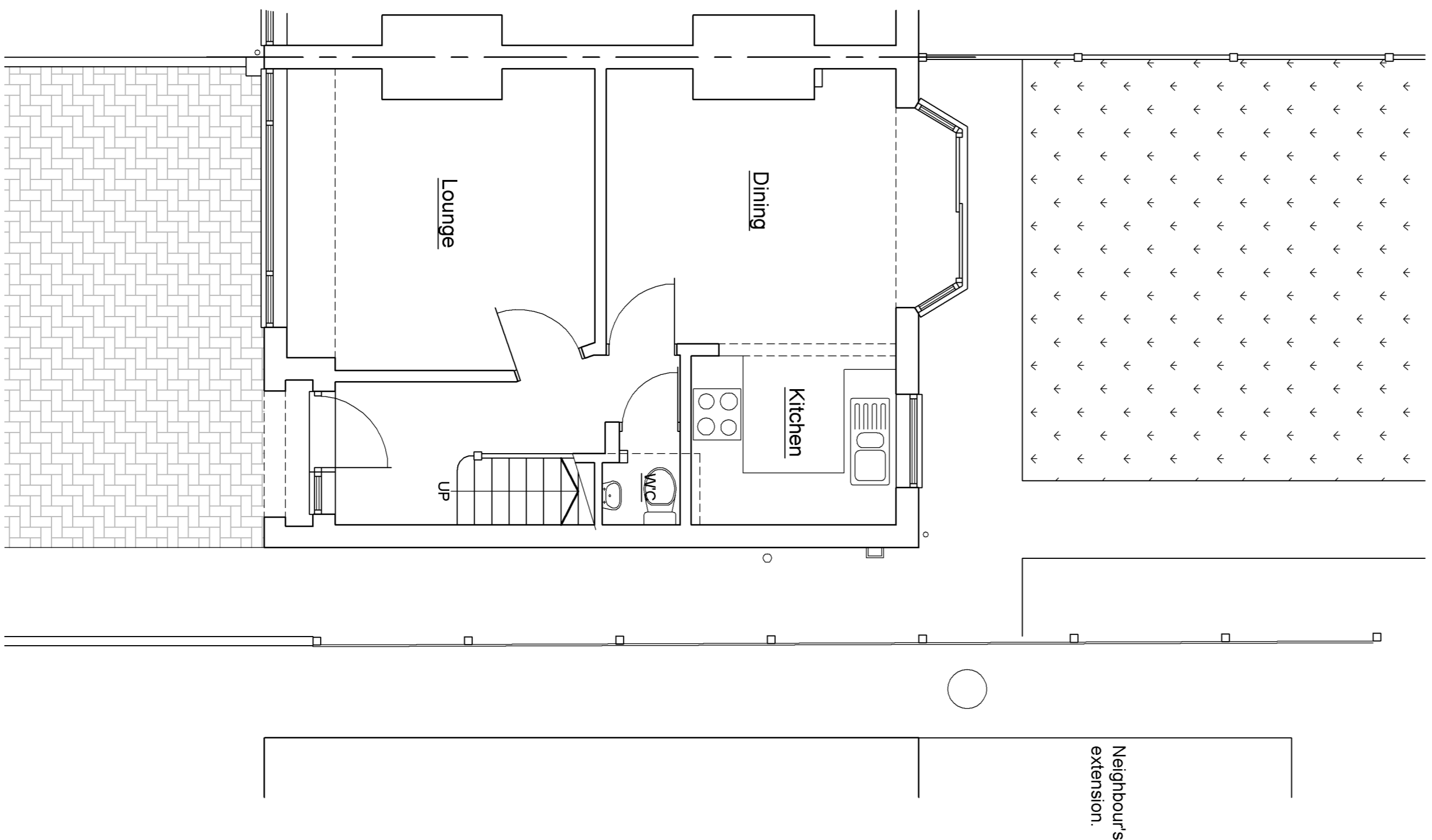
EXISTING RIGHT SIDE ELEVATION
Scale 1:100



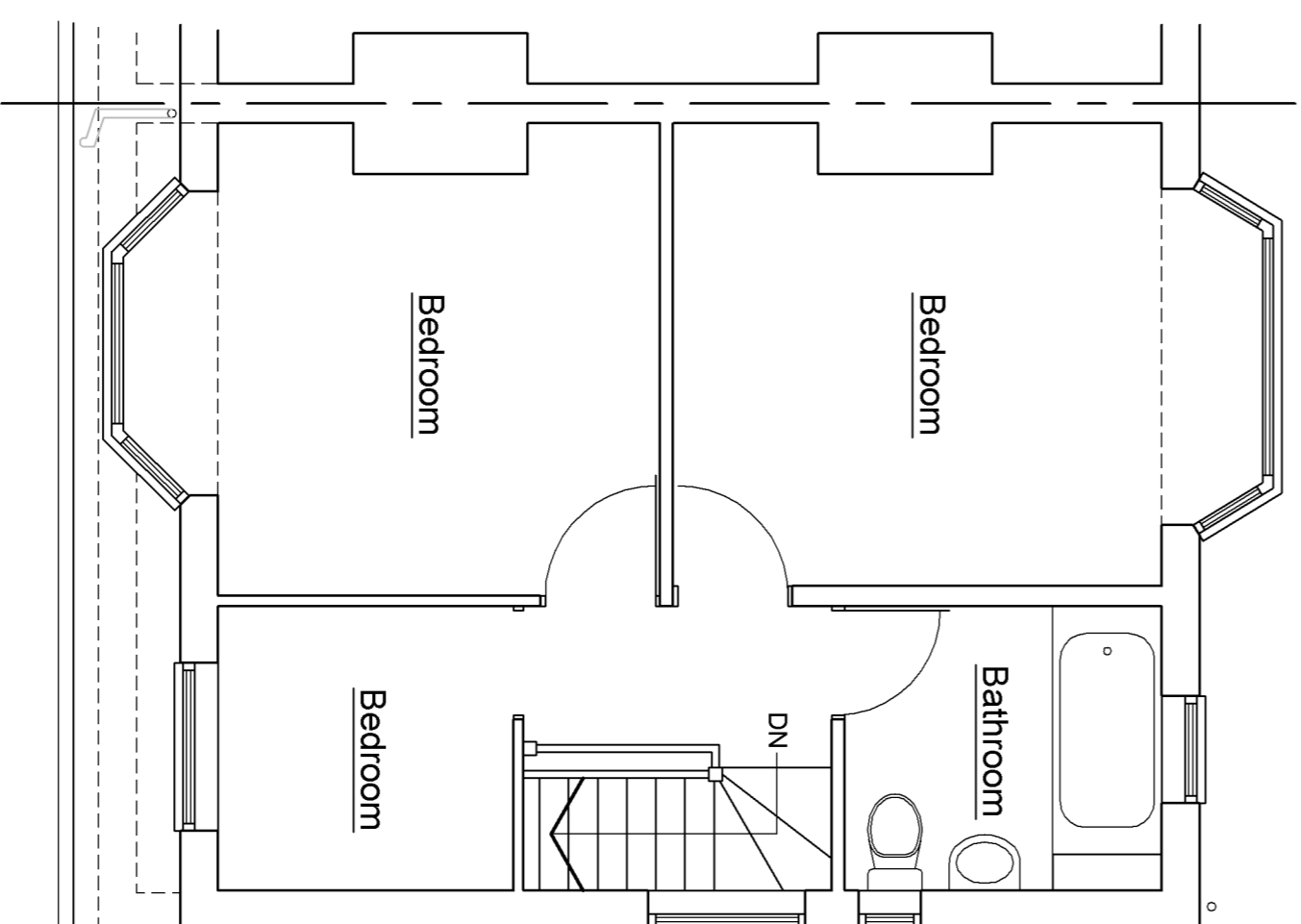
EXISTING REAR ELEVATION
Scale 1:100



EXISTING LEFT SIDE ELEVATION
Scale 1:100



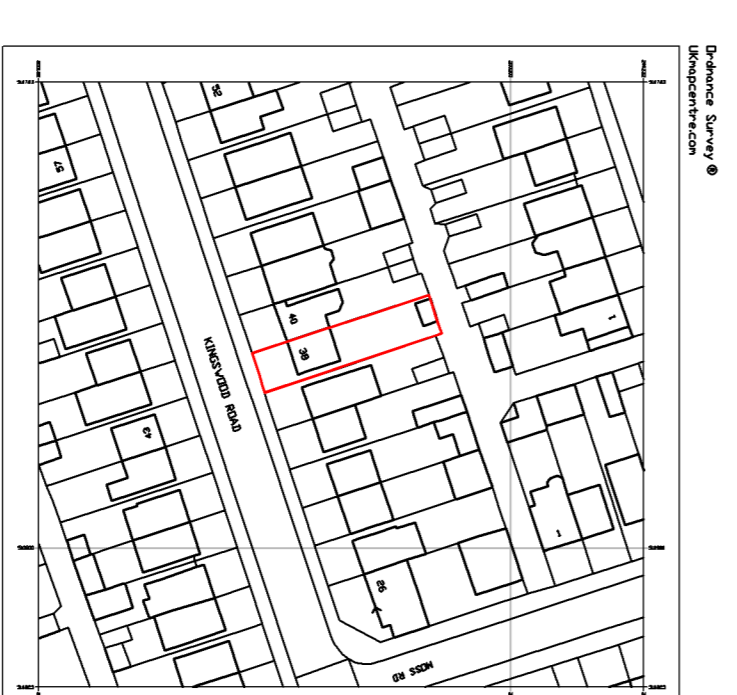
EXISTING GROUND FLOOR PLAN
Scale 1:50



EXISTING FIRST FLOOR PLAN
Scale 1:50



SITE PLAN
Scale 1:500



LOCATION PLAN
Scale 1:250



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.
Residuals and any requirements of statute of the local authority.
All existing beams, inlets etc, where appropriate, to be opened up and measured and their condition recorded. All work to be carried out in accordance with the Building Regulations and any requirements of statute of the local authority.
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. All steel are structural, e.g. from blockwork to timber stowork, and allowance should be made where necessary for internal finishes.
All external materials to match existing unless specified otherwise with work 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 1994 applies. The contractor is to ensure that all necessary permissions 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 initial proposals for the works, a Planning Permission and Building Regulations approval. The Architectural Designer is not responsible for the design of the works 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 do so in accordance with the Building Regulations 2010 (Amended) and will be acting in both capacities and will be taking on these legal duties.

A1 Drawing			
Project: 38 Kingswood Road Watford WD25 0EF			
Title: Location Plan, Site Plan, Existing Floor Plans and Elevations			
Scale: 1:50 1:100 1:500 1:1250	Date: Apr 2024	Drawn: MD	
Job No: MD 1998			
Drawing No: 01	Rev:		
Miramar Design Ltd 8 Short Hale Pitstone Bucks LU7 9FF office@miramardesignltd.co.uk 01296 663888 / 07852 278756			