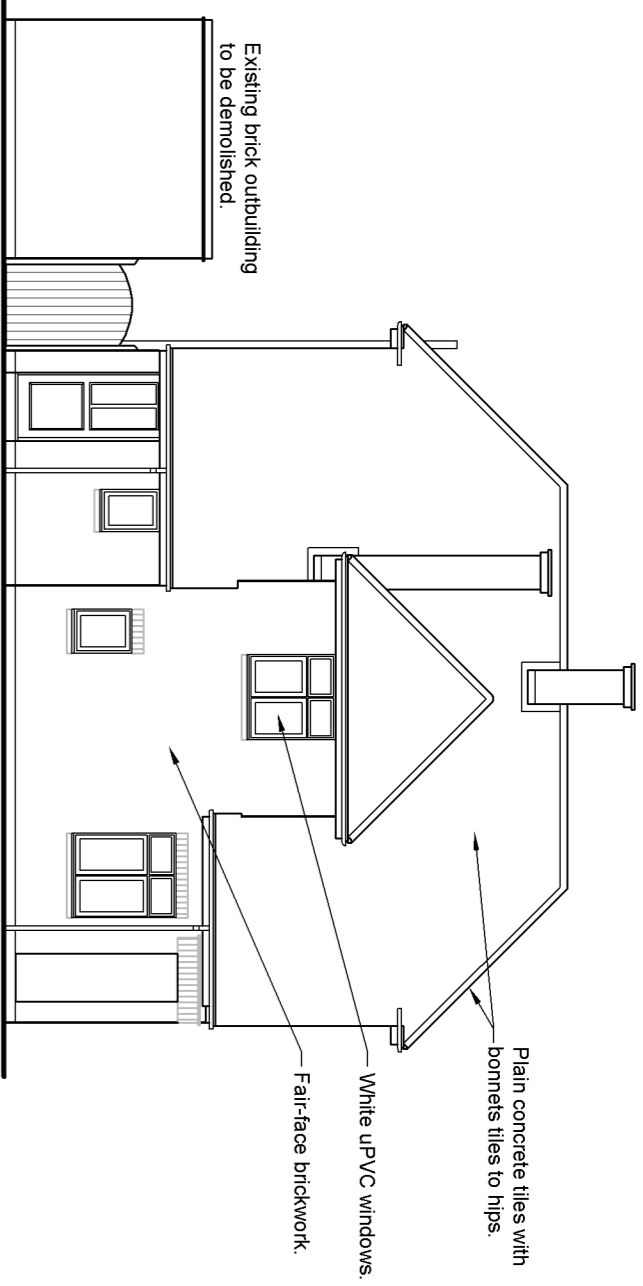
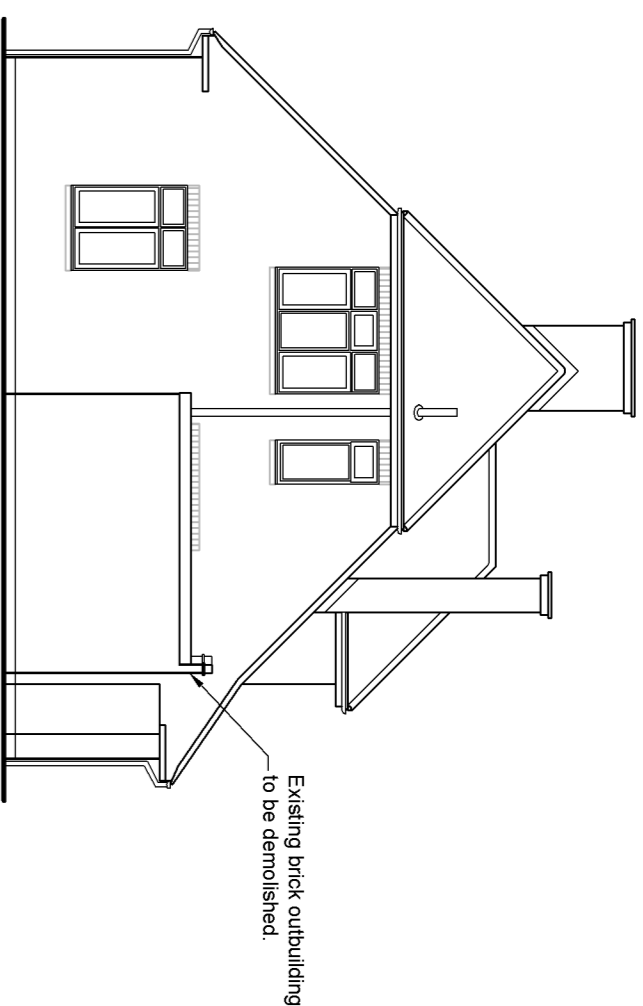


1:100
0 1 2 3 4 5m



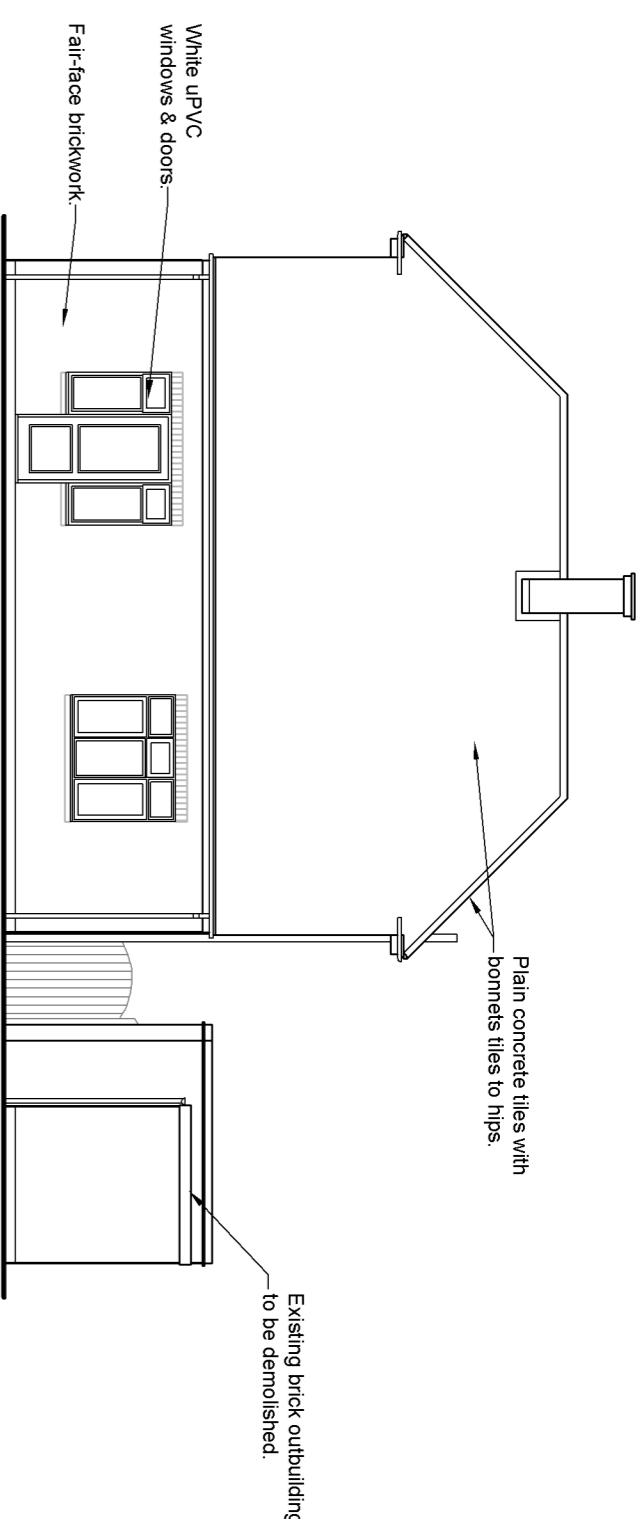
EXISTING FRONT ELEVATION

Scale 1:100



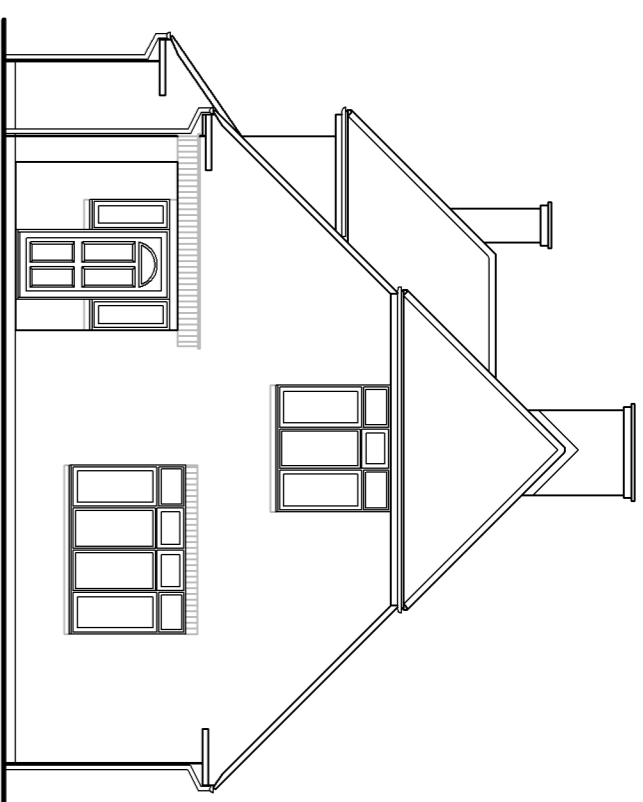
EXISTING LEFT SIDE ELEVATION

Scale 1:100



EXISTING REAR ELEVATION

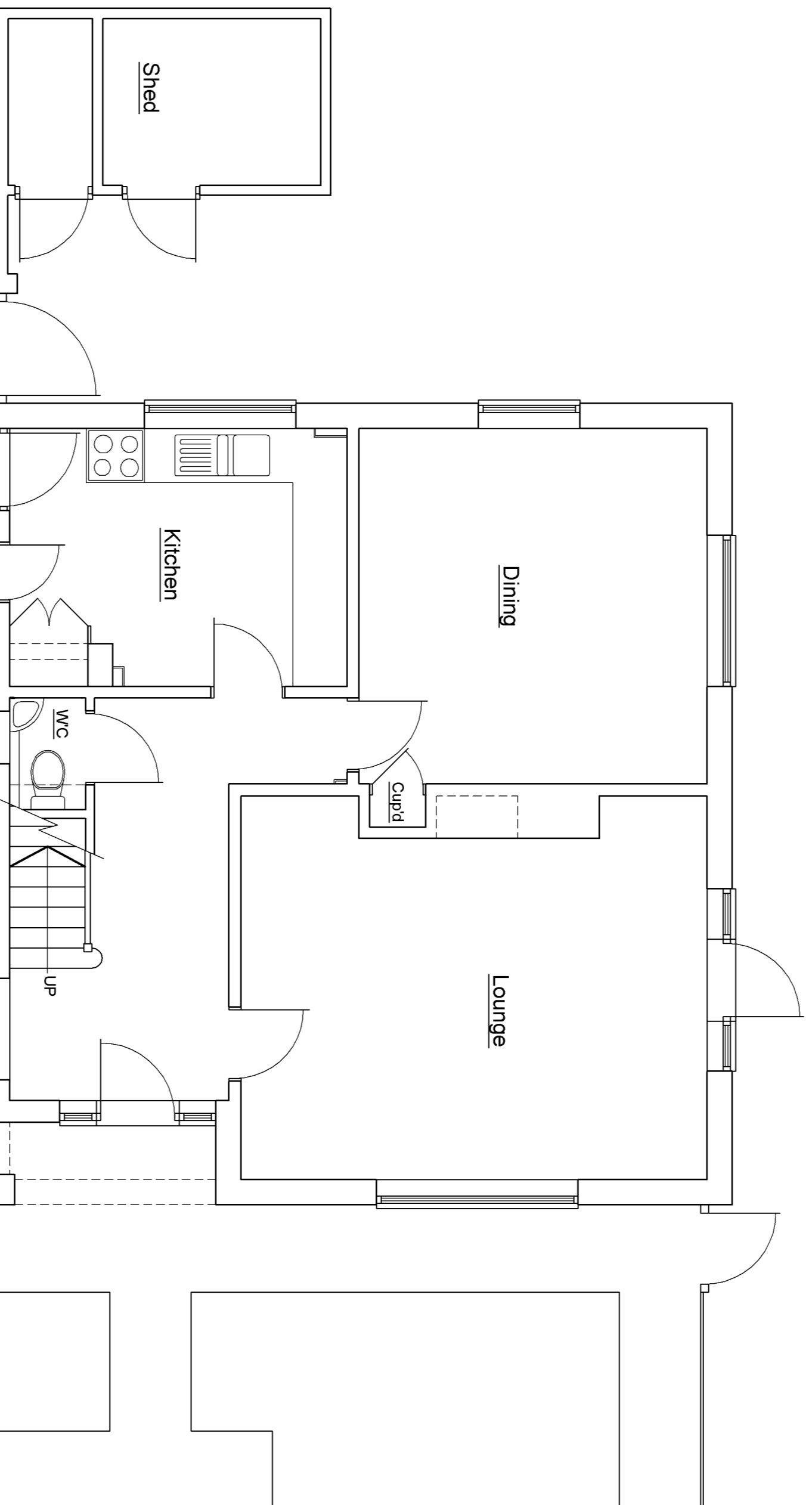
Scale 1:100



EXISTING RIGHT SIDE ELEVATION

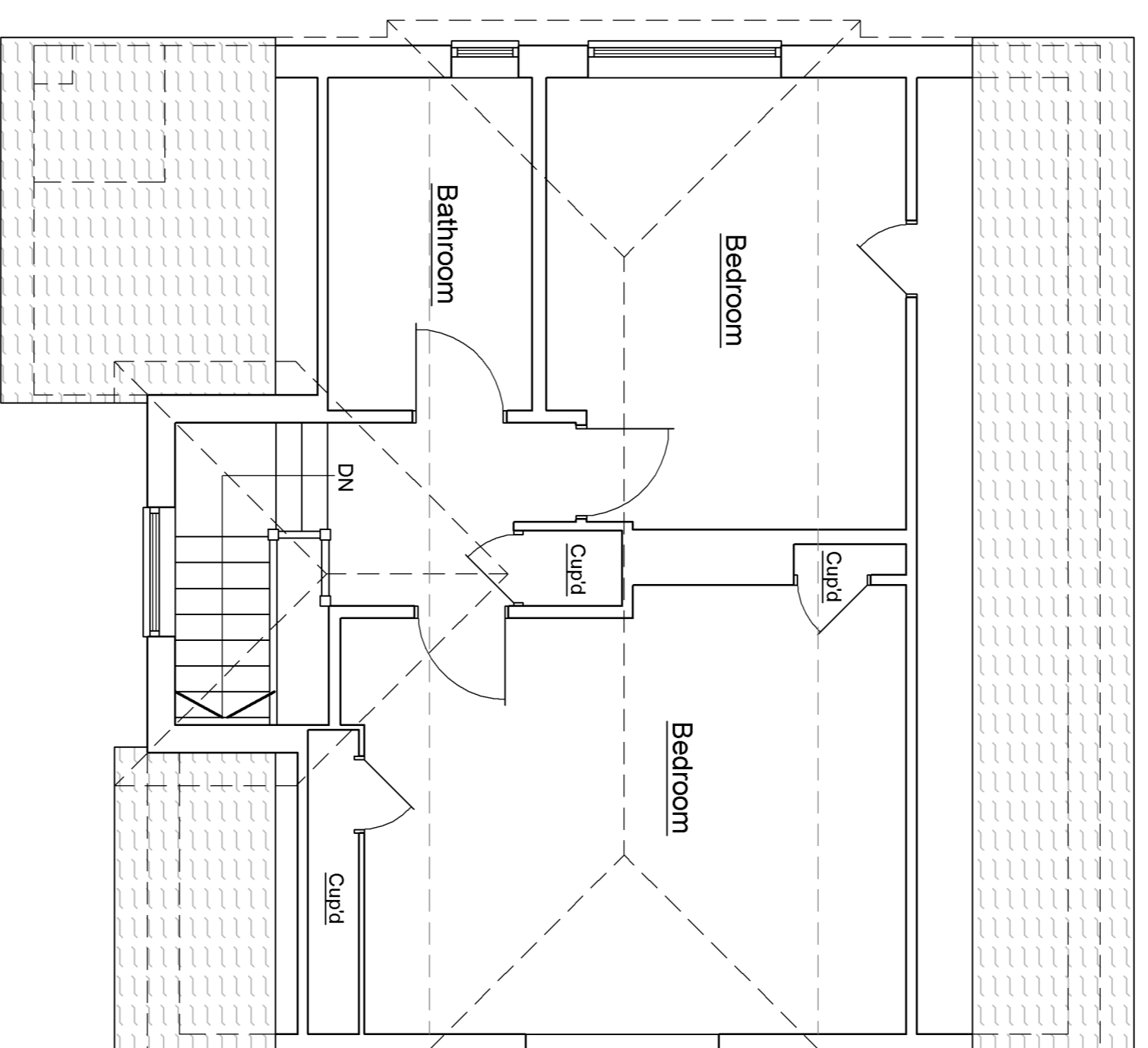
Scale 1:100

NOTES:
All work including all demolition work and excavation work, to be carried out carefully and safely with all necessary propping, shoring and shoring. All work by contractor to be undertaken in strict accordance with all relevant CDM Regulations and any requirements of statute or the local authority.
All existing beams, joists etc, where appropriate, to be opened up and repaired or replaced 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 (to c), these are considered critical to setting out of structure and the contractor is to check conditions/levels etc before and as work proceeds. Levels are structural, e.g. from base of wall, not from floor level. Allowance should be made where necessary for internal finishes.
All external materials to match existing unless specified otherwise with works.
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 1996 applies. The contractor is to ensure that all necessary permissions are obtained with this and 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 Approval. The contractor is to ensure that all necessary permissions are obtained in Part 2A, T(C1) where the client is required to appoint a suitable 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, contact details and address for the works. The contractor is to ensure that the LABC of the relevant authority is notified as soon as possible. If the contractor is not notified, the LABC of the relevant authority will be acting in both capacities and will be taking on these legal duties.



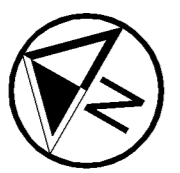
EXISTING GROUND FLOOR PLAN

Scale 1:50



EXISTING FIRST FLOOR PLAN

Scale 1:50

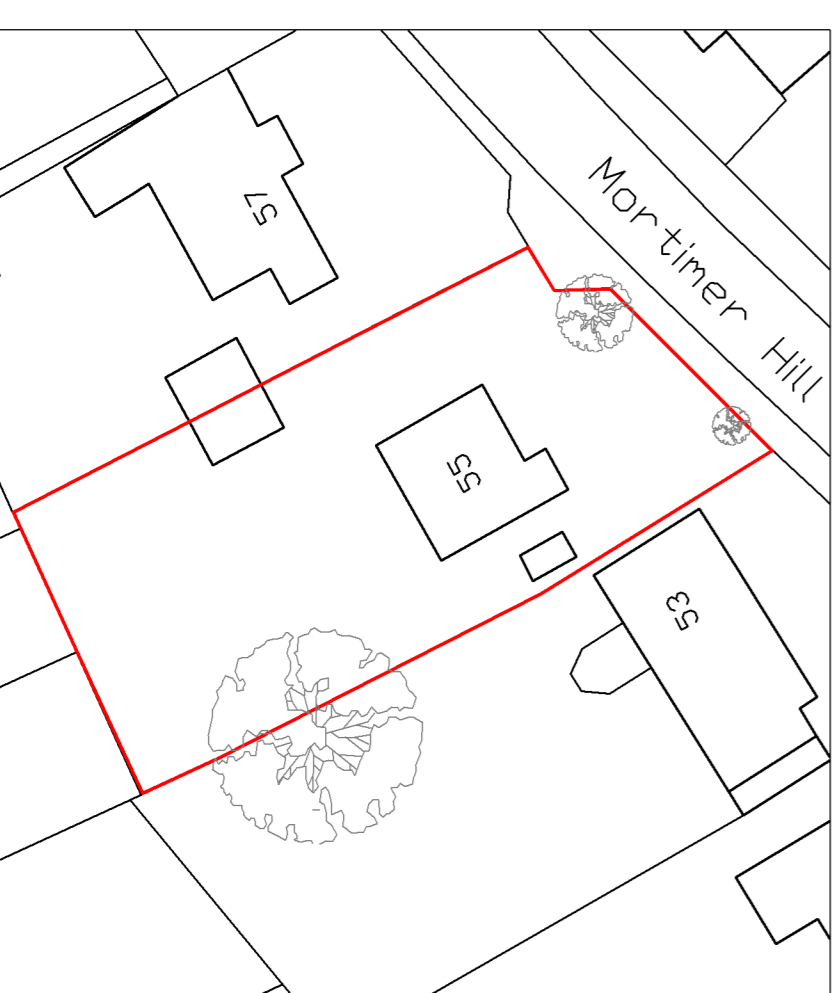


1:50
0 1 2 3 4 5m



LOCATION PLAN

Scale 1:250



SITE PLAN

Scale 1:500

A1 Drawing

Project:
55 Mortimer Hill
Tring
HP23 5JA

Title:
Location Plan, Site Plan, Existing Floor
Plans and Elevations

Scale: 1:100 Date: Mar 2024 Drawn: MD
1:500 1:1250

Job No: MD 1991

Drawing No: 01 PL Rev:

Miramir Design Ltd
8 Short Hale
Pitstone
Bucks
LU7 9FF
office@miramirdesign.co.uk
01296 663888 / 07852 278756