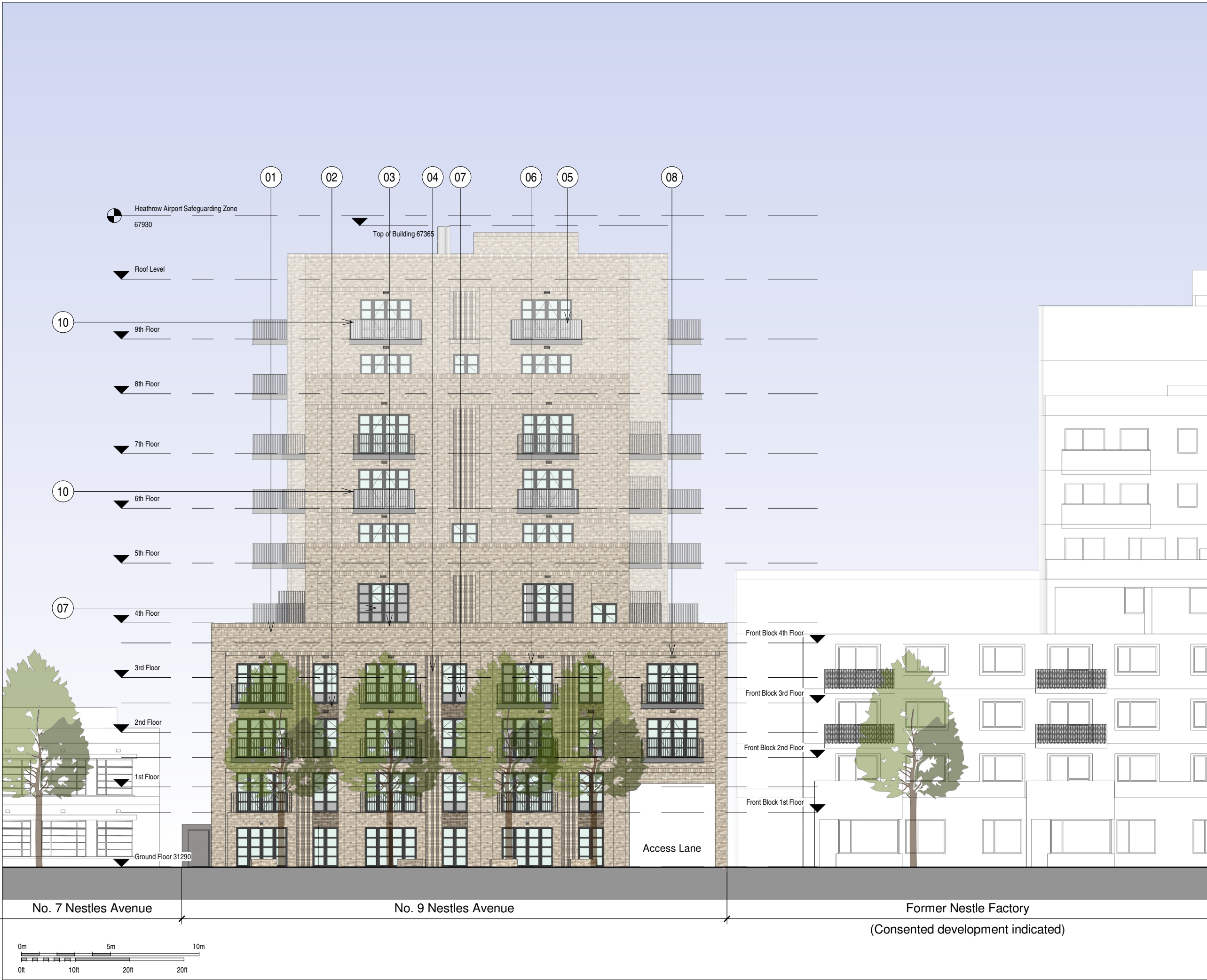
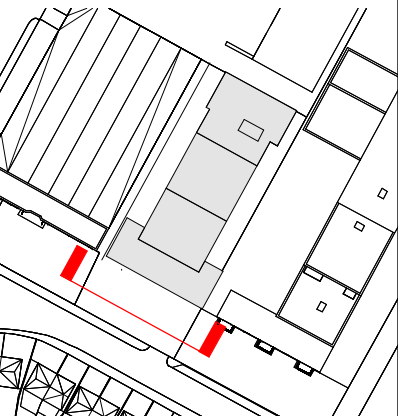




Do not scale from this drawing, except for town planning purposes.
Work to figured dimensions only.
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The areas have been calculated in accordance with the Code of Measuring Practice, 6th Edition (2007) using the stated options N/A, G/A, GEA. They are approximate and relate to the likely areas of the building at the current state of the design. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance for the following:
- Design development
- Accurate site survey, site levels and dimensions need to be fully evaluated
- Allowance for construction methods and building tolerances.
- Local authority consents

rev	date	drawn by	checked	description
/	16.11.18	JT	SMD	First Issue
A	30.11.18	JT	SMD	Draft Planning Issue
B	04.12.18	JT	SMD	Planning Issue
C	20.02.20	JT	SMD	Privacy screens added to 8th and 9th floor balcony railings. Additional opaque glass panels added to 4th floor bedroom window

- ### Material key
- 01 Brown/buff stock brick mix in flemish bond
 - 02 Dark brown/Dark buff stock brick mix in flemish bond to spandrel panel
 - 03 Brown/buff stock brick mix in soldier course to parapets, window sills and window heads
 - 04 Brown/buff stock bricks mix in quarter turned feature panels
 - 05 Dark grey balconies, railings and privacy screens
 - 06 Dark grey aluminium window frames
 - 07 Black opaque glass
 - 08 Metal ventilation grilles coloured to match surrounding brick
 - 09 Dark grey ventilation louvres
 - 10 Obscured glass privacy screens behind metal railings to front face of balconies



status FOR PLANNING

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project
9 Nestles Avenue
Hayes UB3 4SA

title
Nestles Avenue Elevation
As Proposed

scale
1 : 200 @ A3
1 : 100 @ A1

date
15/11/18

drawn
JT

drawing no.
1820 - 1301

revision
C