

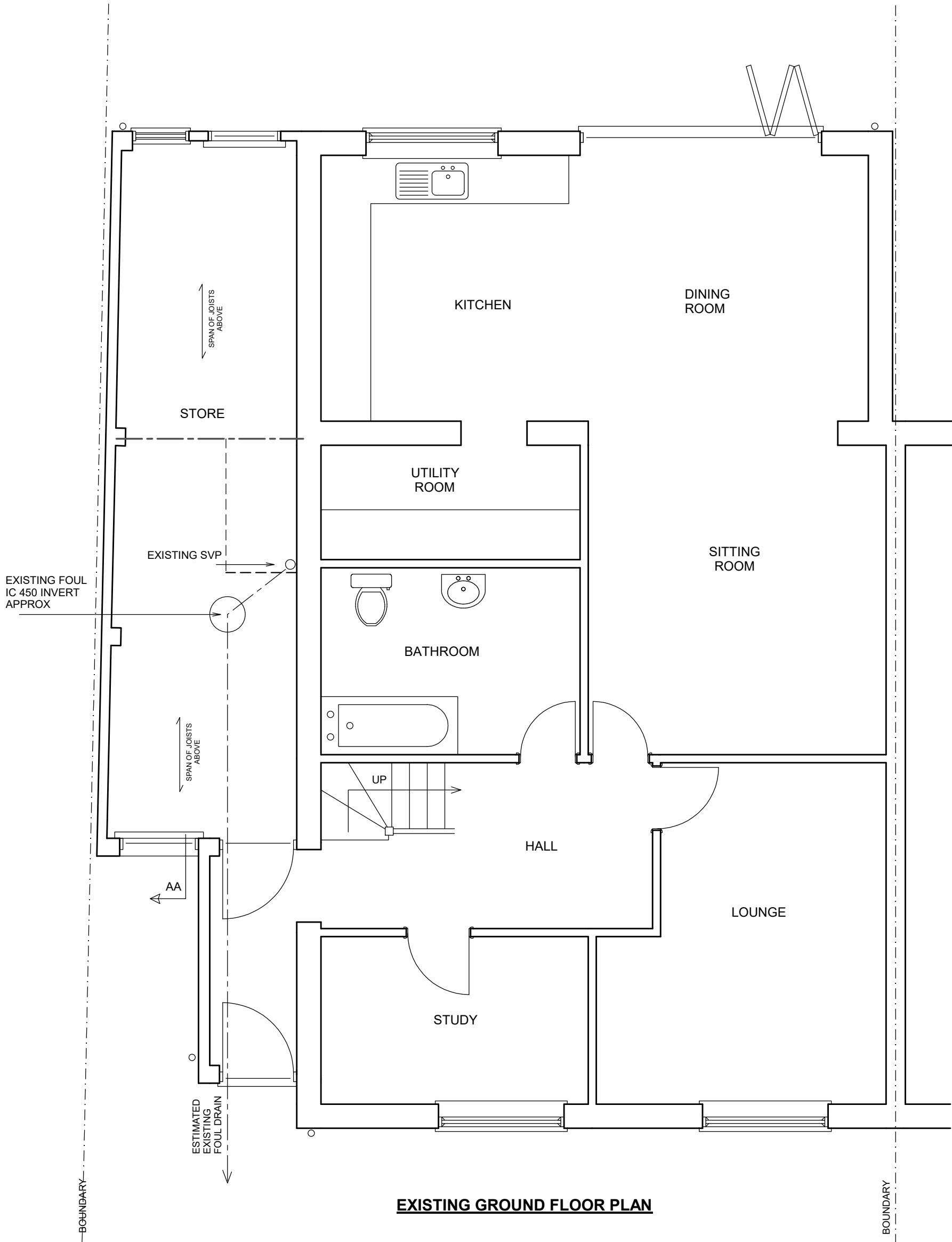


EXISTING REAR ELEVATION

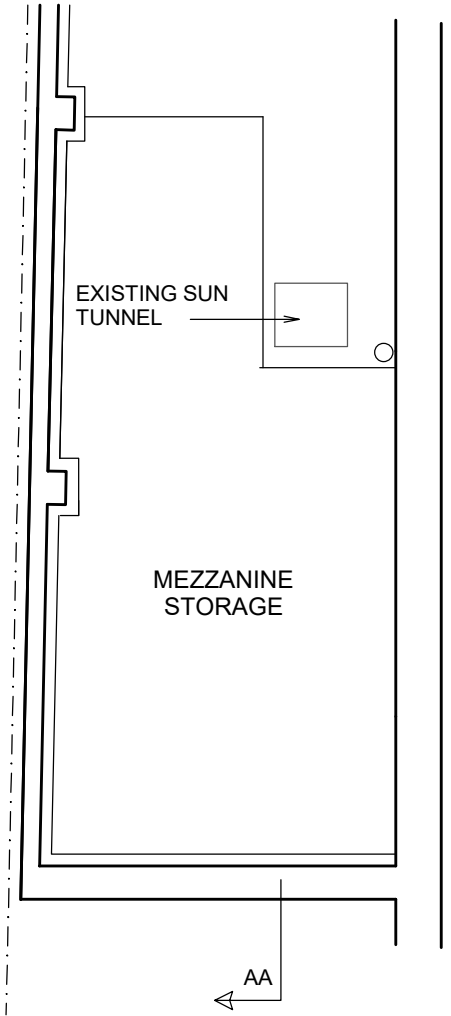
SCALE 1:100

EXISTING FRONT ELEVATION

SCALE 1:100



EXISTING GROUND FLOOR PLAN



EXISTING MEZZANINE FLOOR PLAN

10.00 METRES @ 1:100

5.00 METRES @ 1:50

5 HOYLAKES CRESCENT ICKENHAM  
MIDDX UB10 8JD

CONVERSION OF STORE INTO  
HABITABLE ROOMS

SCALE 1:50 / 1:100 @ A1

AUGUST 2022

DRG No. 2329.1

JAMES RUSH ASSOCIATES LTD

54 JOINERS LANE CHALFONT ST PETER  
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BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE  
CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN  
ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS  
DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE  
ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN  
FROM STRUCTURAL CALCULATIONS  
ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED  
ON SITE BEFORE ANY WORK COMMENCES  
CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES  
ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES

DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED  
ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL  
OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM  
OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES  
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS  
CONTRADICTS ARCHITECTURAL DRAWING/SPEC - ENGINEERS DESIGN PREVAILS  
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION  
PURPOSES ONLY. BUILDER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE  
WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES  
SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE  
RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT  
CONTRAvene ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS