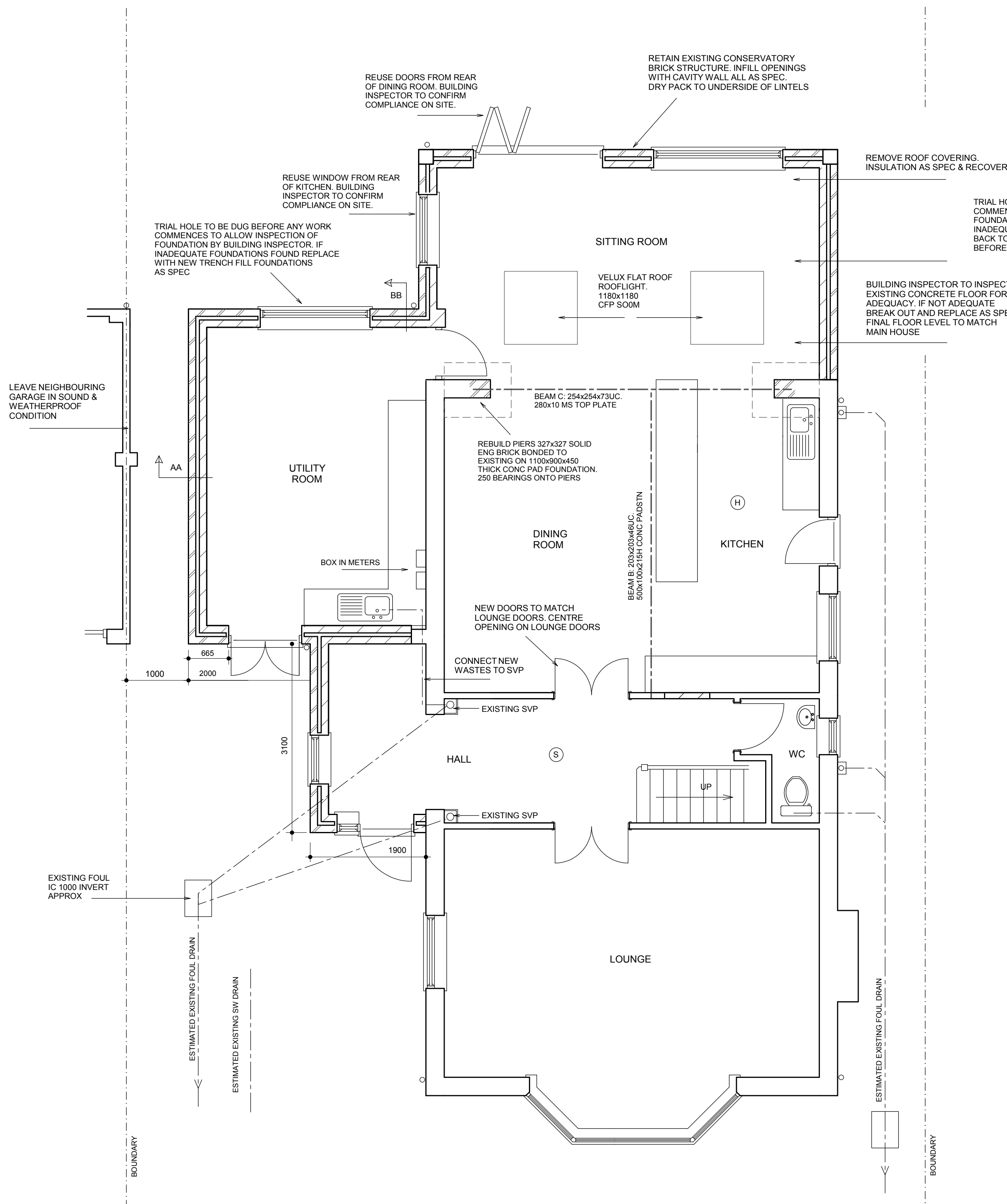
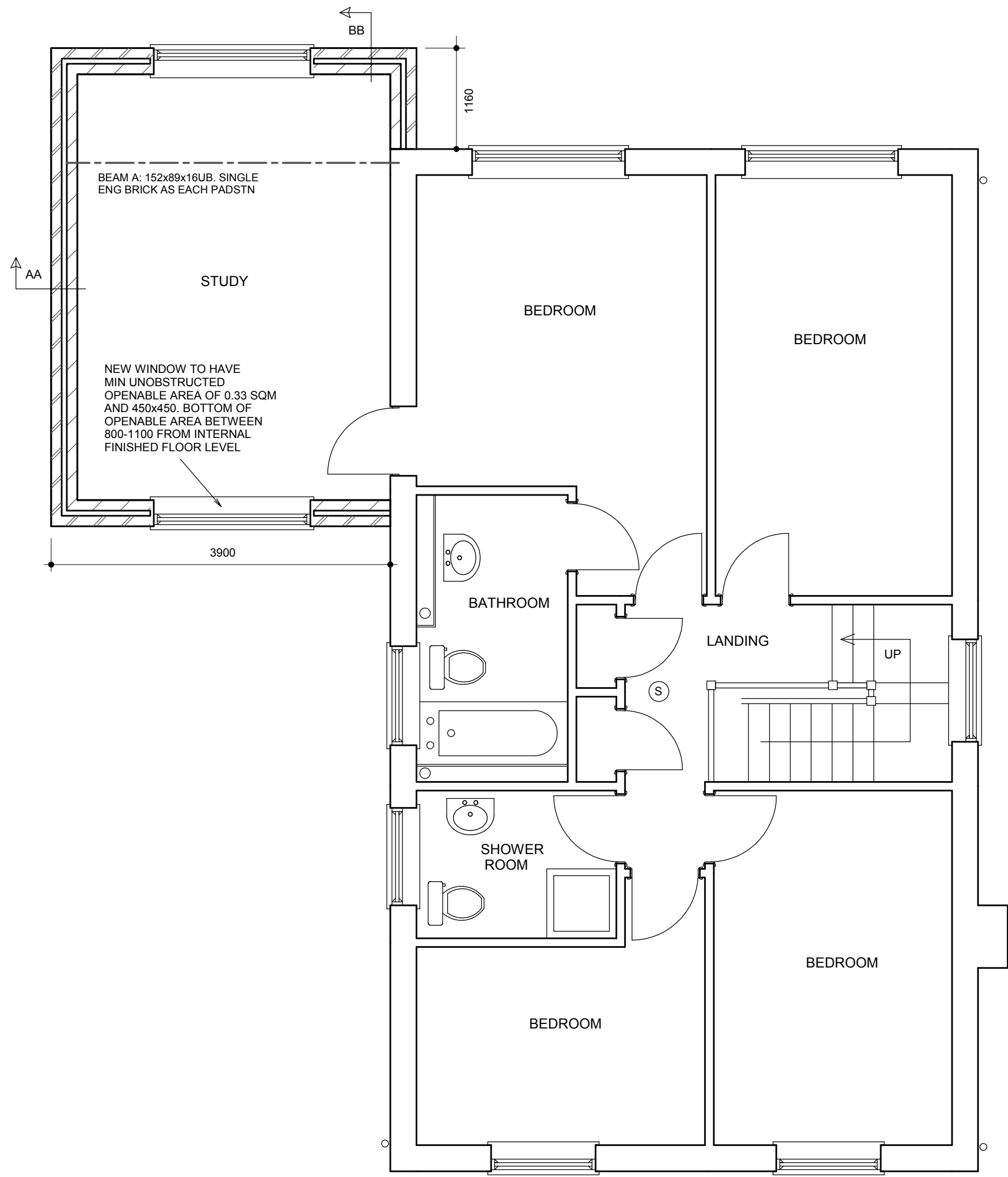




PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

26 DENE ROAD NORTHWOOD MIDDX HA6 2BT

CONSERVATORY CONVERSION. TWO STOREY SIDE EXTENSION

JAMES RUSH ASSOCIATES LTD

54 JOINERS LANE CHALFONT ST PETER
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761
EMAIL: jamesrush@hotmail.com

SCALE 1:50 / 1:100 @ A1

MAR 2018

DRG No. 1855.2 REV B

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 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 CONTRADICTION ARCHITECTURAL DRAWING SPEC - ENGINEERS DESIGN PREVAILS.

THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDING 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.