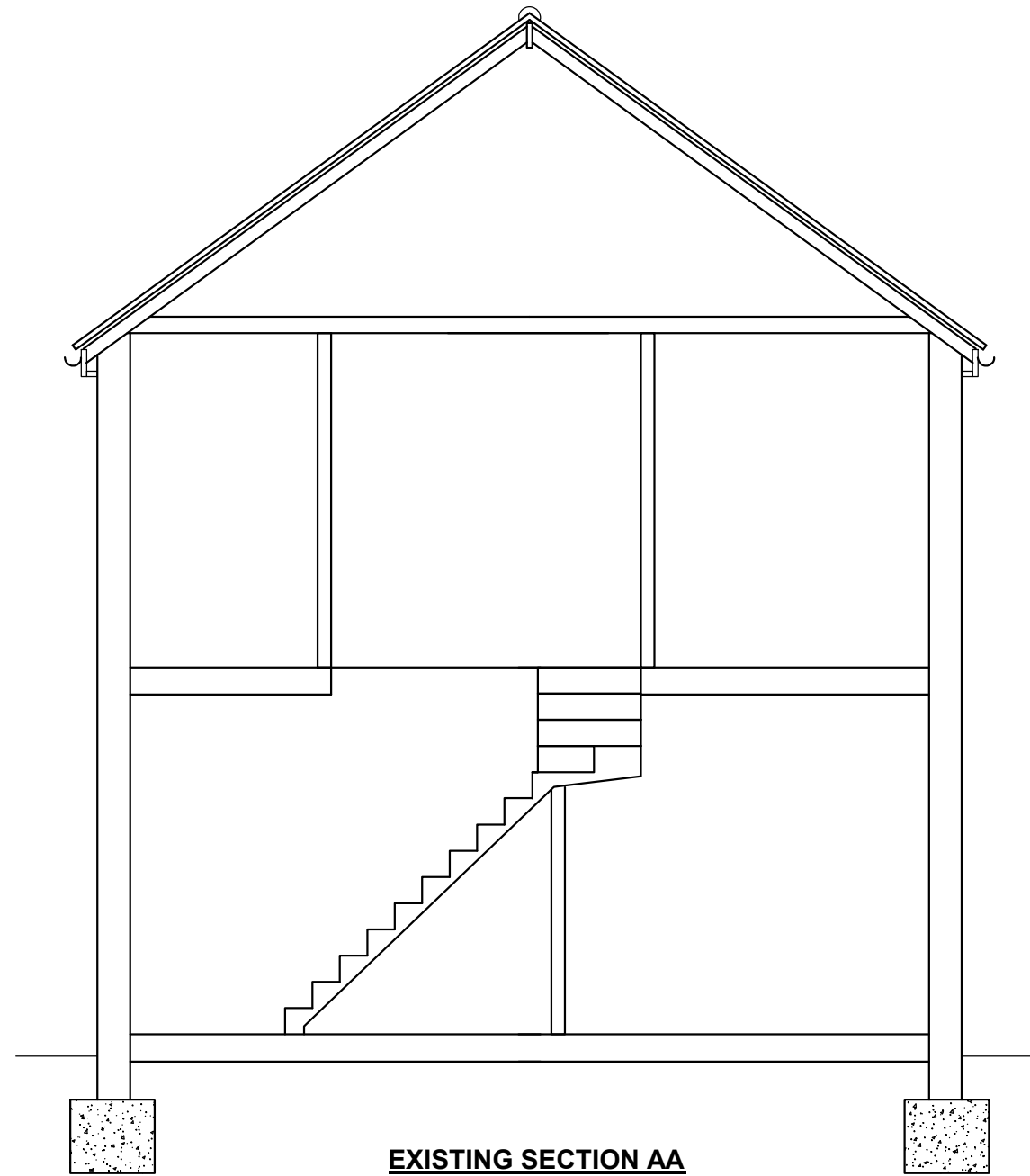


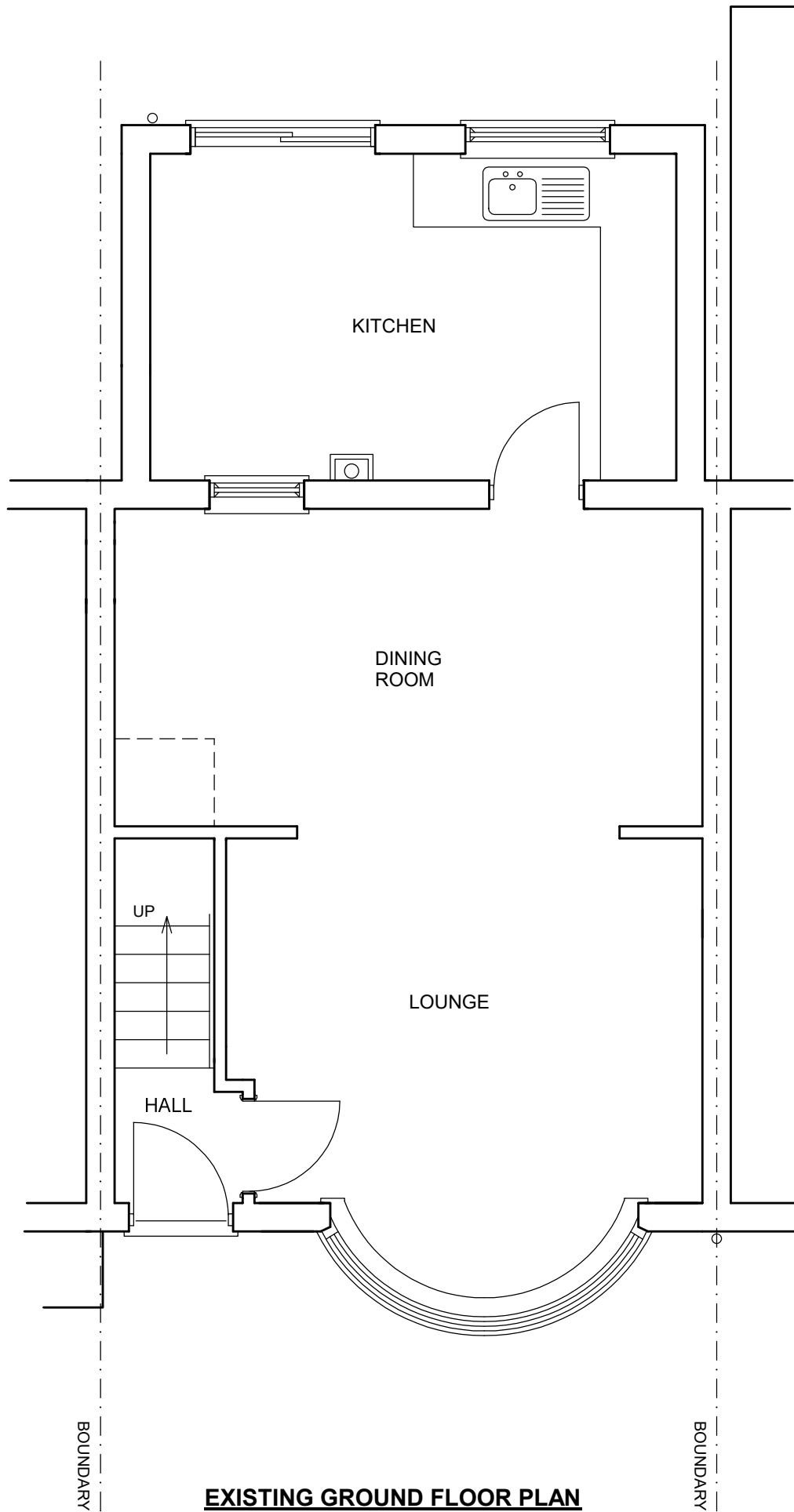
**EXISTING FRONT ELEVATION**  
SCALE 1:100

**EXISTING SIDE ELEVATION**  
SCALE 1:100

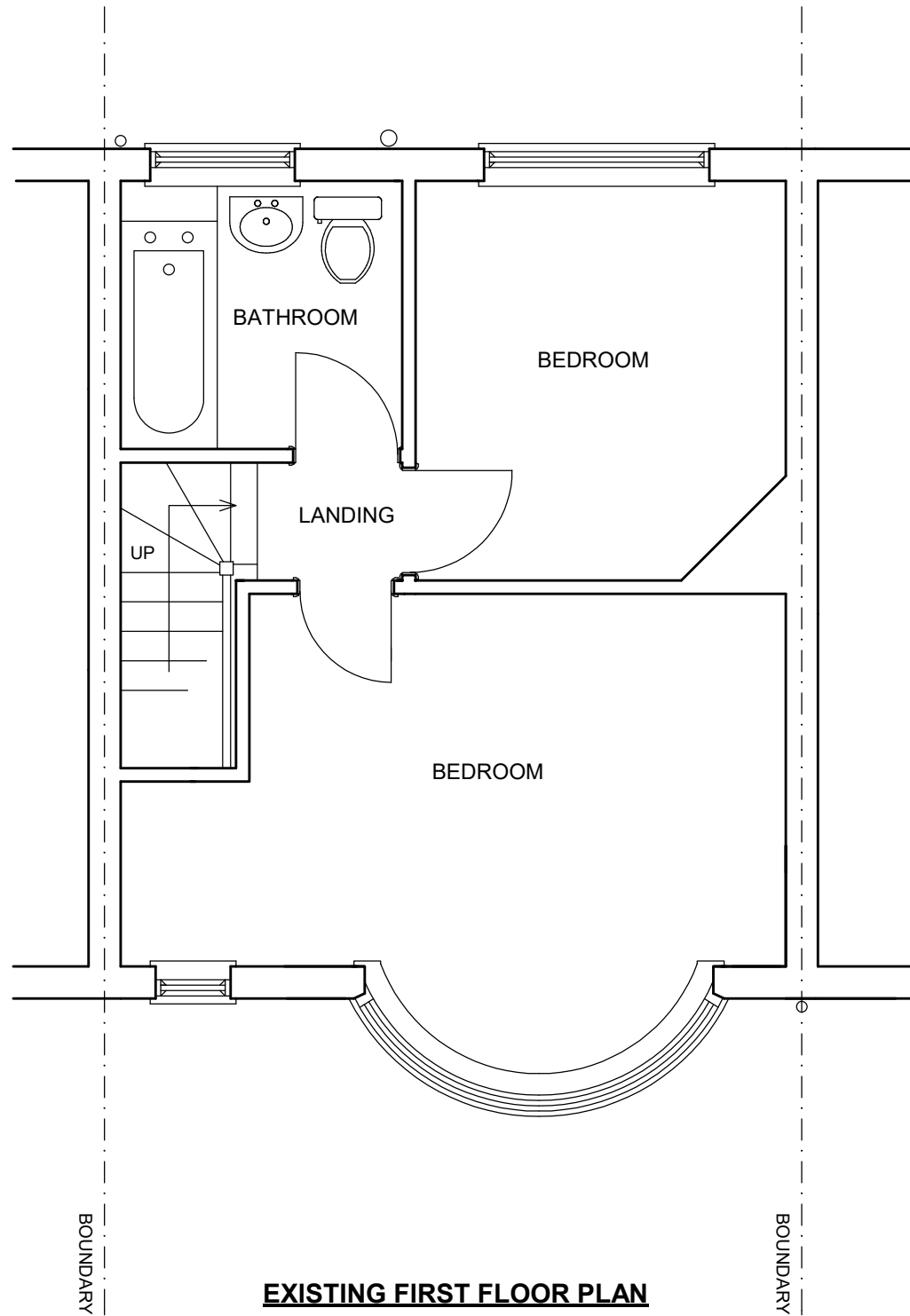
**EXISTING REAR ELEVATION**  
SCALE 1:100



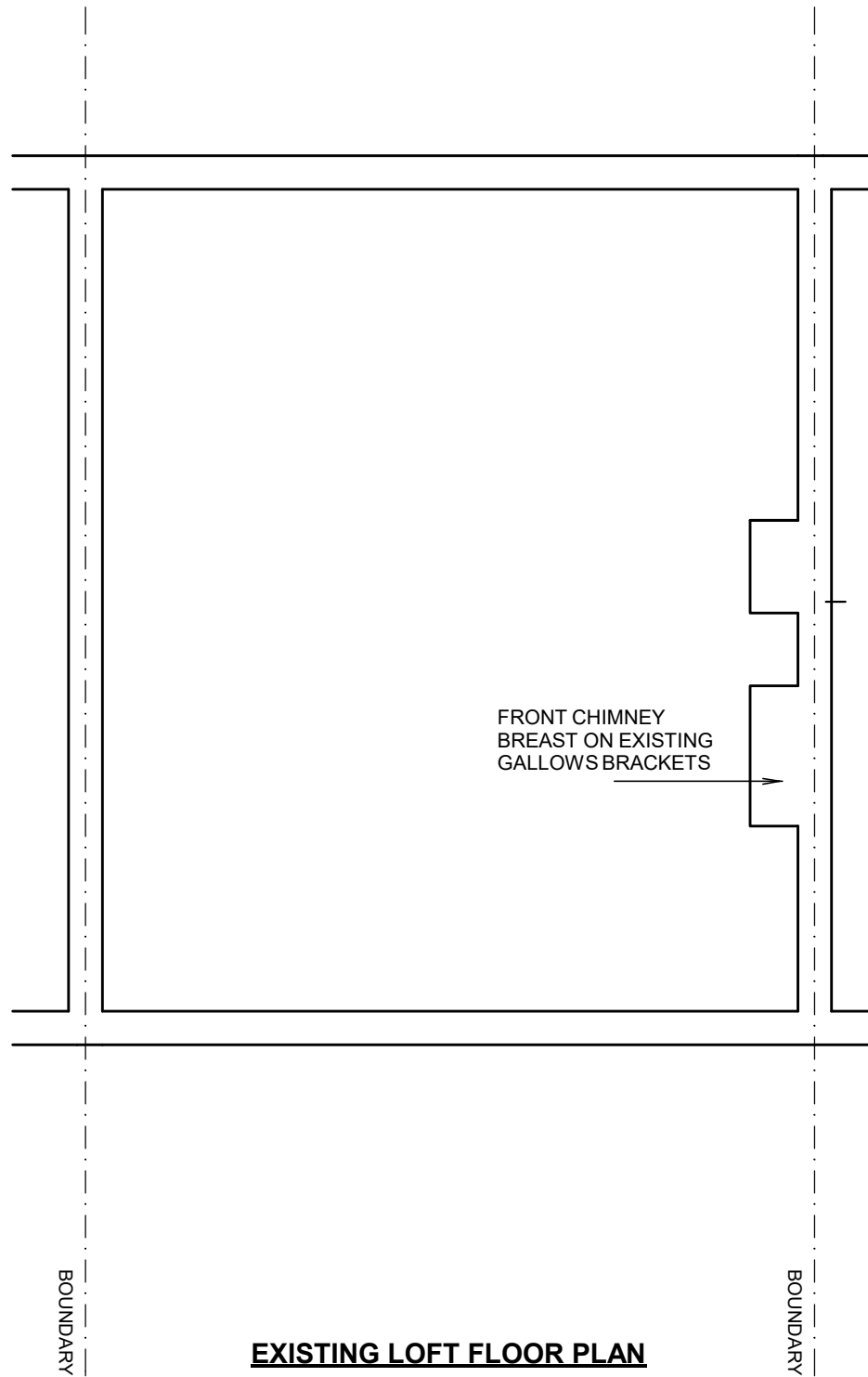
**EXISTING SECTION AA**



**EXISTING GROUND FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



**EXISTING LOFT FLOOR PLAN**

85 LINDEN AVENUE RUISLIP MIDDXX HA4 8TZ

LOFT CONVERSION. FRONT PORCH.

SCALE 1:50 / 1:100 @ A1

JAN 2024

DRG No. 2408.1

JAMES RUSH ASSOCIATES LTD

64 JOINERS LANE CHALFONT ST PETER  
BUCKINGHAMSHIRE SL9 0AT TEL: 01923 775 761  
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10.00 METRES @ 1:100

5.00 METRES @ 1:50

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 DRAWS & TIES 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  
BATS ARE PROTECTED BY LAW. STOP WORK IF BATS FOUND ON SITE.

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. BUILDING REGULATION TO APPOINT COM CONSULTANT TO ENSURE  
WORKS COMPLY WITH COM 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  
CONTRAENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS