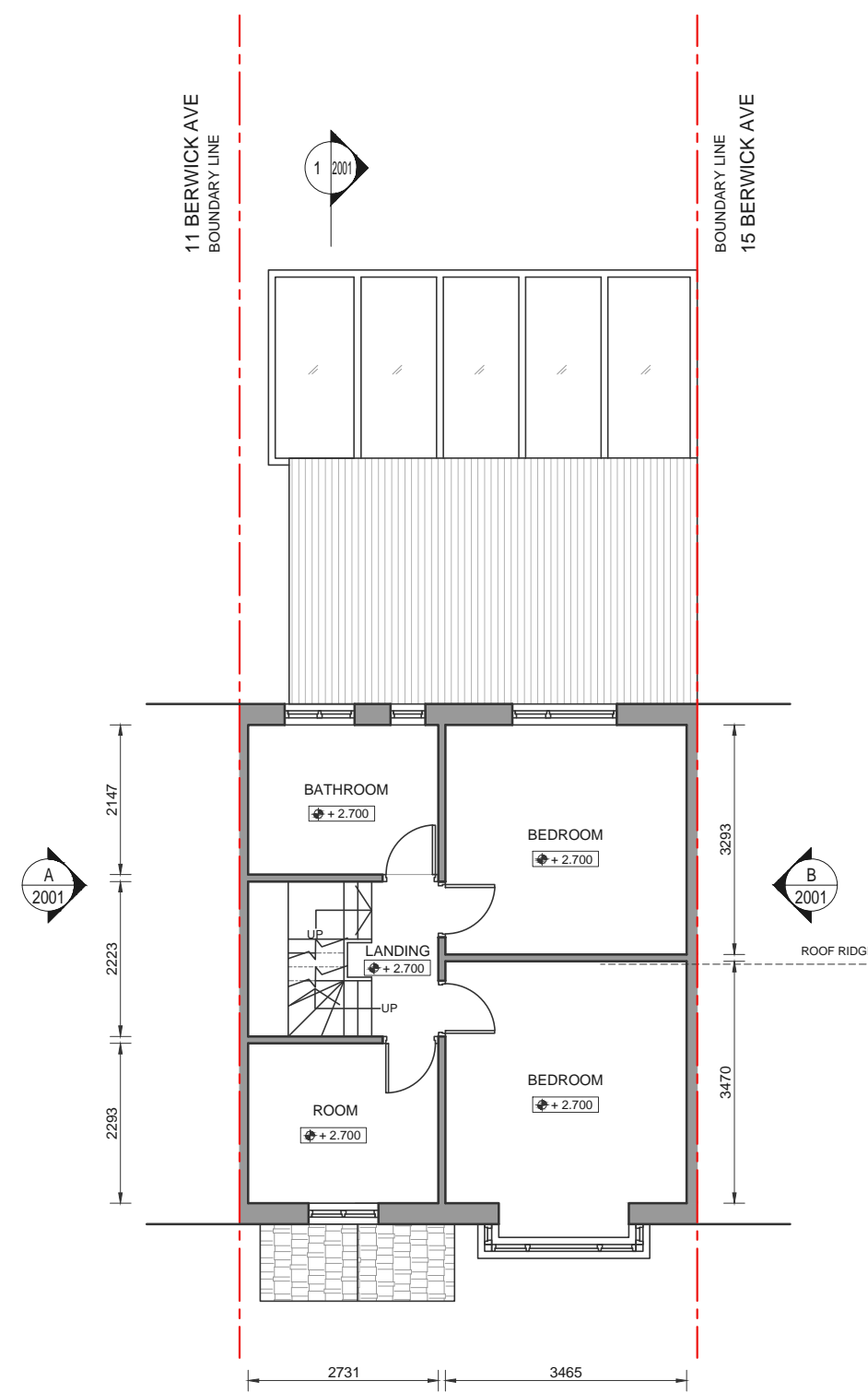


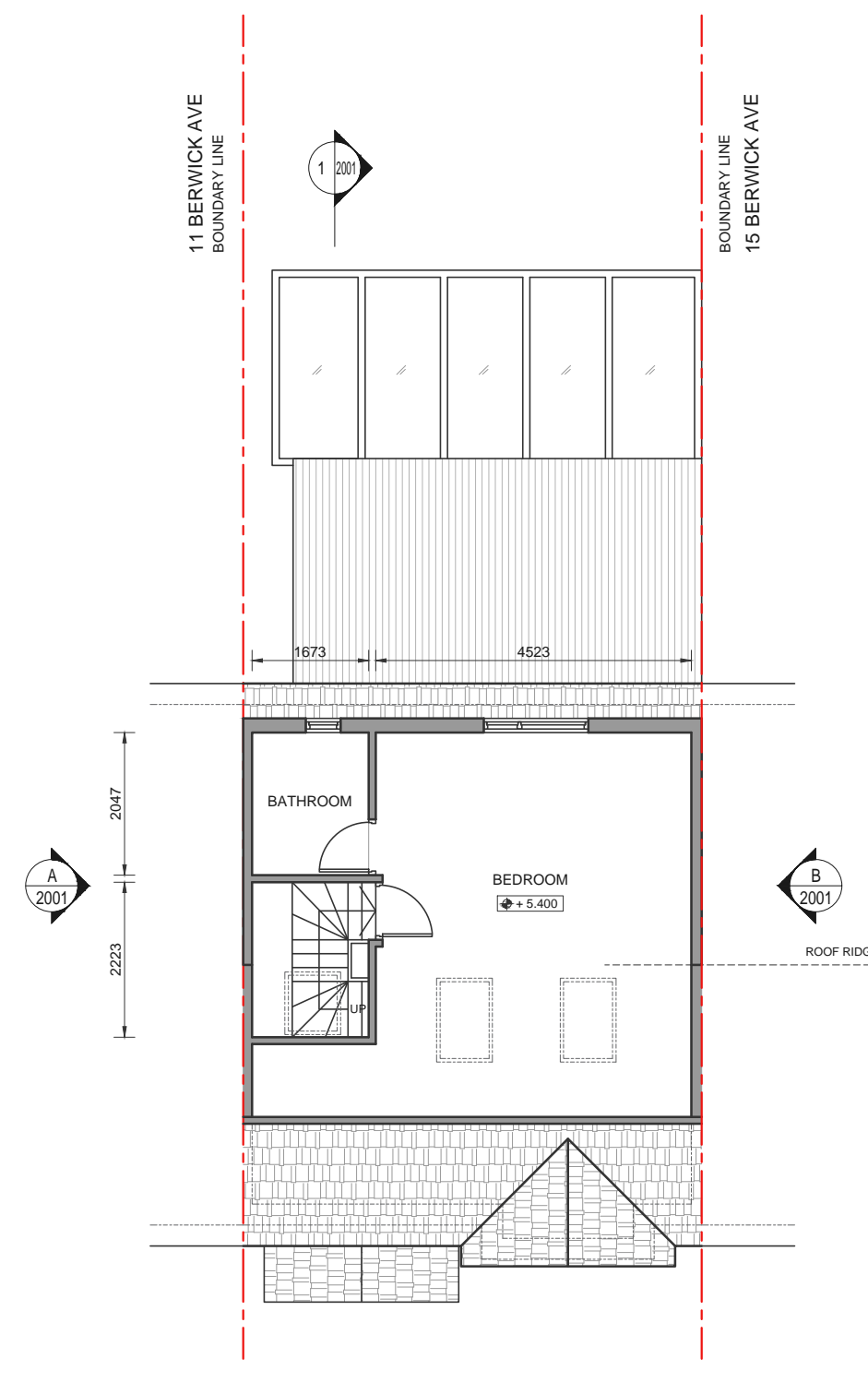
EXISTING GROUND FLOOR PLAN

SCALE 1:100



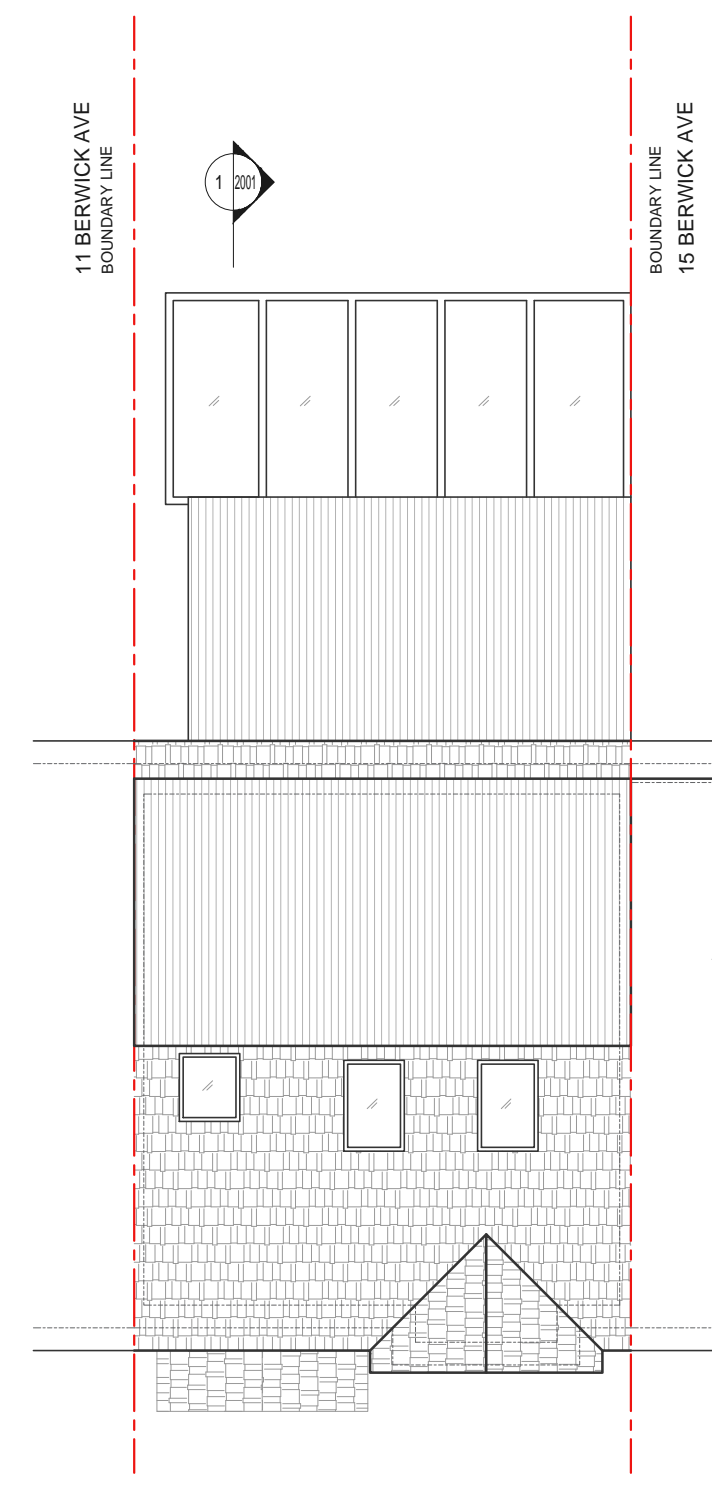
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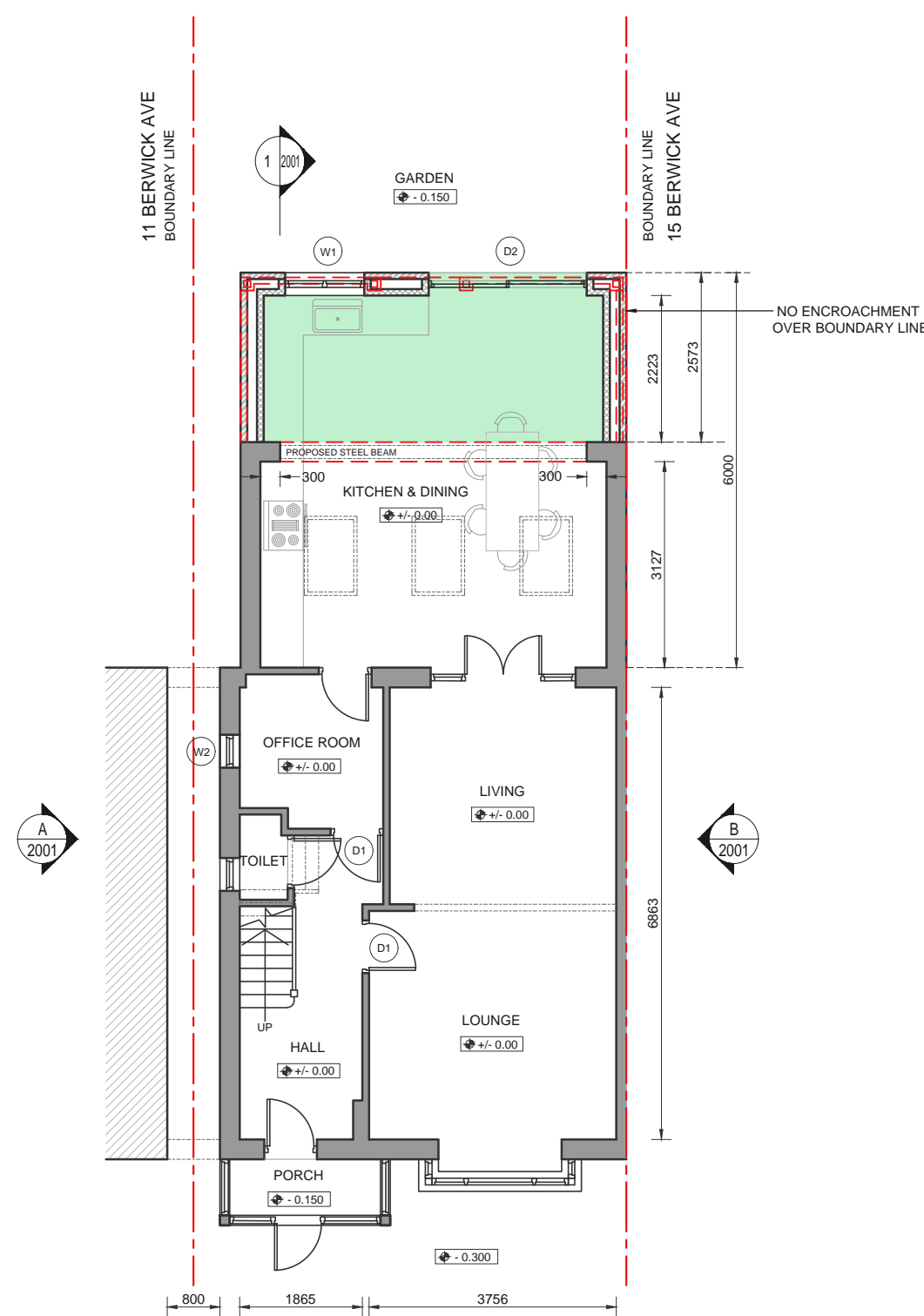
EXISTING LOFT FLOOR PLAN

SCALE 1:100



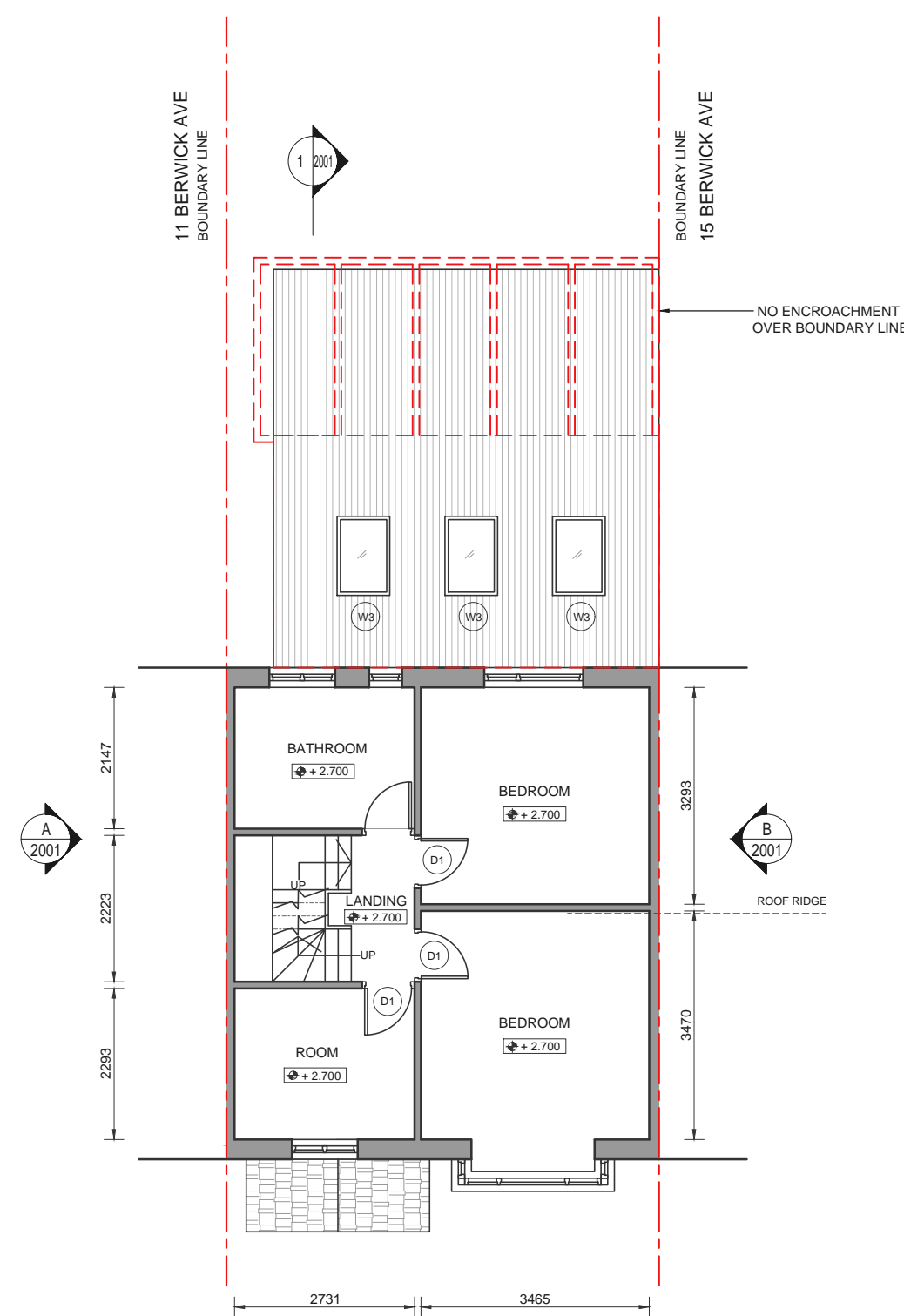
EXISTING ROOF PLAN

SCALE 1:100



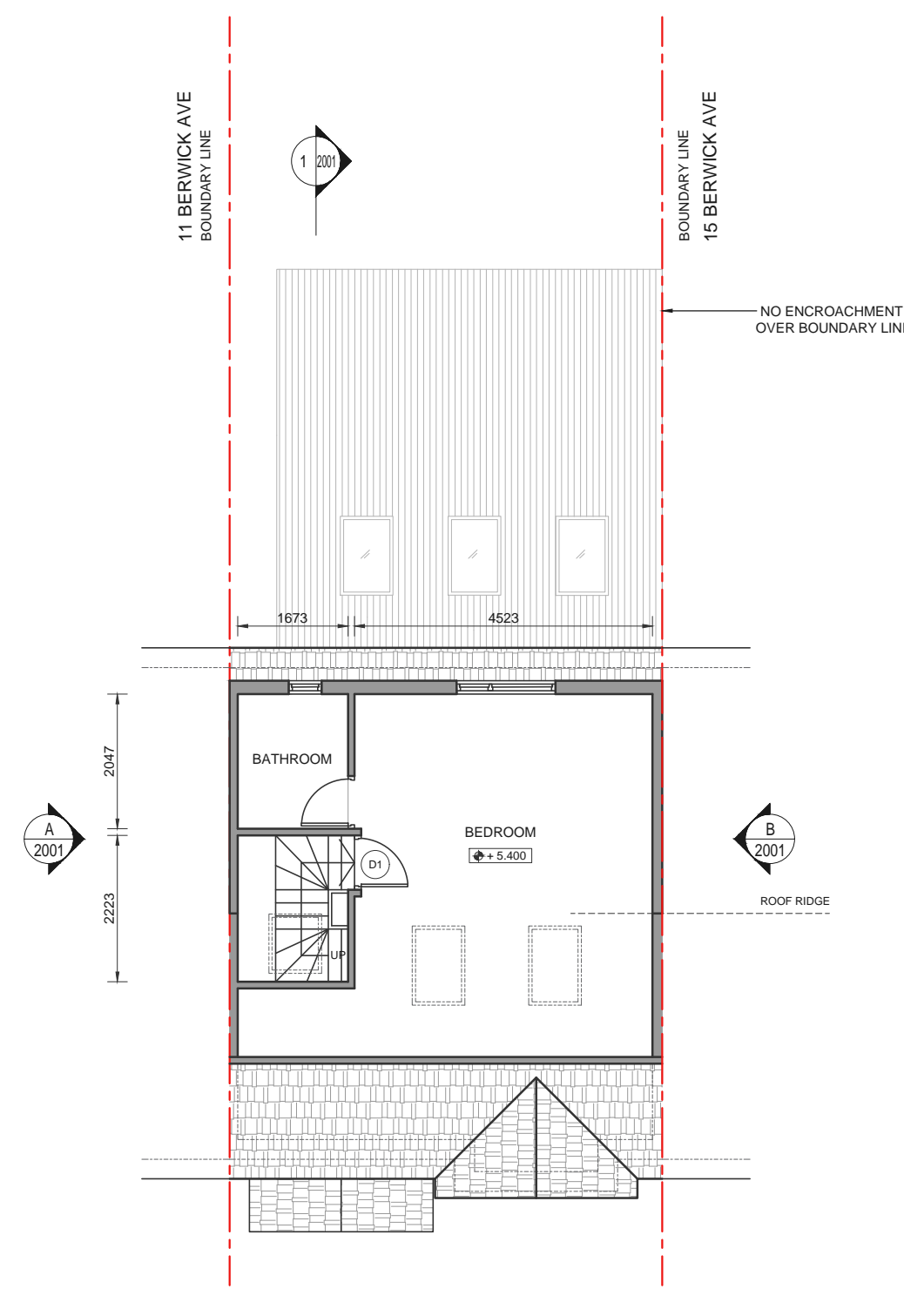
PROPOSED GROUND FLOOR PLAN

SCALE 1:100



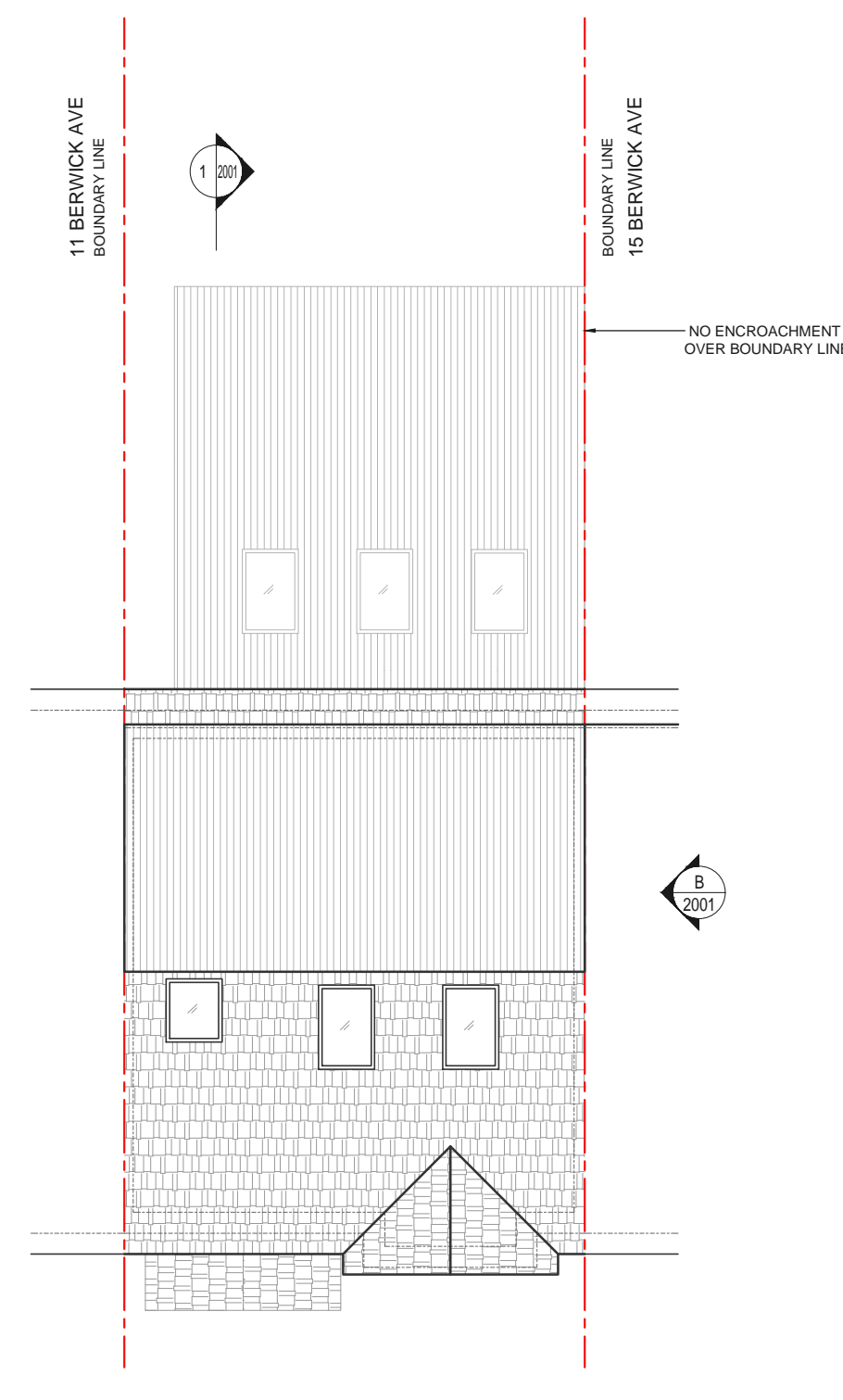
PROPOSED FIRST FLOOR PLAN

SCALE 1:100



PROPOSED LOFT FLOOR PLAN

SCALE 1:100



PROPOSED ROOF PLAN

SCALE 1:100

NOTES:

- EXTERNAL MATERIALS OF THE PROPOSED EXTENSION WOULD MATCH THE EXTERNAL MATERIALS OF THE ORIGINAL DWELLING HOUSE
- PROPOSED VELUX WINDOWS WOULD NOT PROTRUDE MORE THAN 150MM FROM THE ROOF LEVEL

- NOTES**
- This drawing and the information contained is the property of LENO Consultants Ltd and is not to be copied or published without their written consent.
- Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The Contractor is to set out, check and coordinate all dimensions on site during the course of the works. This drawing is to be read in conjunction with all other architectural plans, structural calculations and specifications.
  - Prior to commencement of any work on site, local authorities approval must be achieved.
  - All temporary work to be Client / Contractors responsibility.
  - All brick/brick walls which have been resting on must have minimum compressive strength of 2.8 N/mm<sup>2</sup> / A.M.M.M.
  - All existing structural elements considered to be adequate to support all new beams. Contractor to check and confirm.
  - All works to be carried out in accordance with the latest appropriate Codes of Practice.
  - Ensure that all drawings are approved for use by the planning department and building control.
  - Verify the location and the details of all the services (Gas, Water, Electric, Telecom) prior to any excavation work.
  - Where works affect a party wall or involve excavations with in 3m of adjoining buildings, party wall agreement shall be in place prior to commencement of any works.
  - Any discrepancies either between the written dimension and the site dimensions or between the drawings and other Consultancy / Suppliers drawings should be brought to the attention of the Client / Engineer.
  - Setting out of brickwork/block work etc to be strictly in accordance with the architect's detail drawing.
  - Till technical approval has been obtained from the relevant technical authorities or statutory bodies, it should be understood that all drawings are issued as preliminary and not for construction.

- KEY:**
- PROPOSED EXTERNAL WALLS
  - PROPOSED INTERNAL PARTITION WALLS
  - EXISTING WALLS
  - WALLS TO BE DEMOLISHED
  - PROPOSED BUILDING

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LENO accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation which has not been referred to LENO and their approved subcontractors.

All dimensions shall be cross-checked on-site prior to manufacture and construction. Any discrepancies to be reported to LENO immediately.

Rev	Date	By	Description
CD11	19.03.2025	NRM	FOR APPROVAL



Client: 13 BERWICK AVE, HAYES UB4 0NF

Project: PROPOSED 6M REAR EXTENSION

Drawing Title: EXISTING & PROPOSED PLANS

FOR APPROVAL					
Drawn	Checked	By	Approved	SE	
Date	19.03.2025	Scale	1:100		
Project No	B25044	Draw No	B25044-ARC-1001	Rev No	C01

