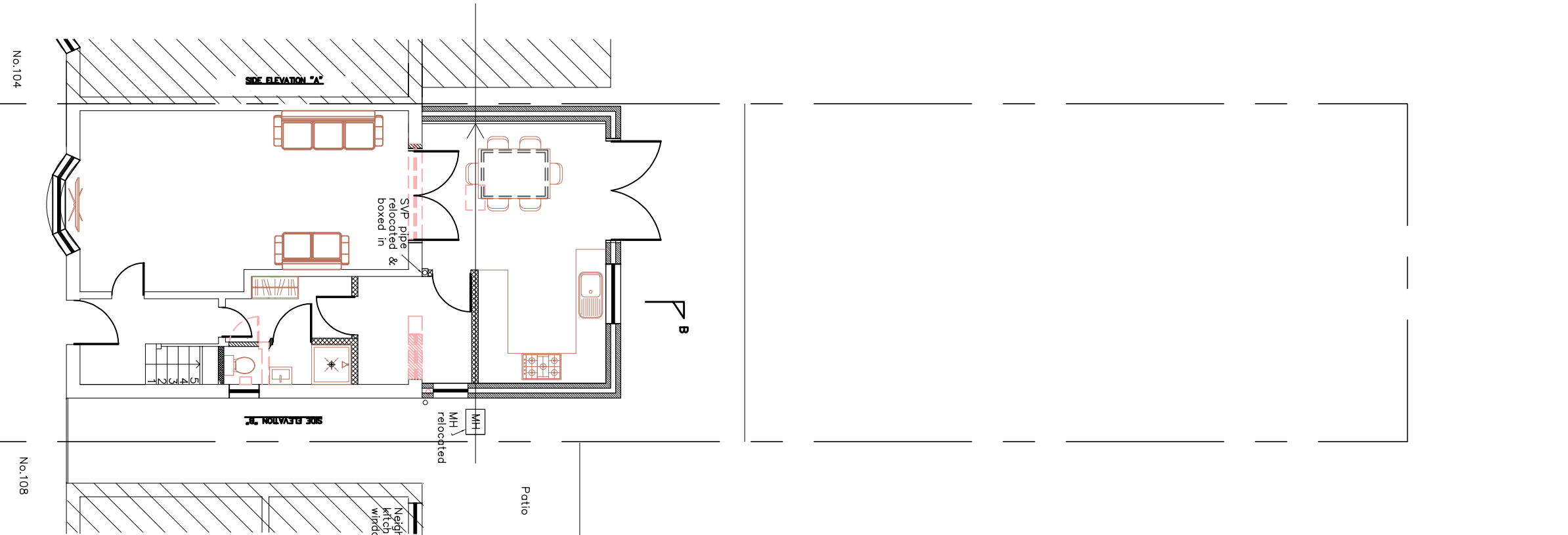
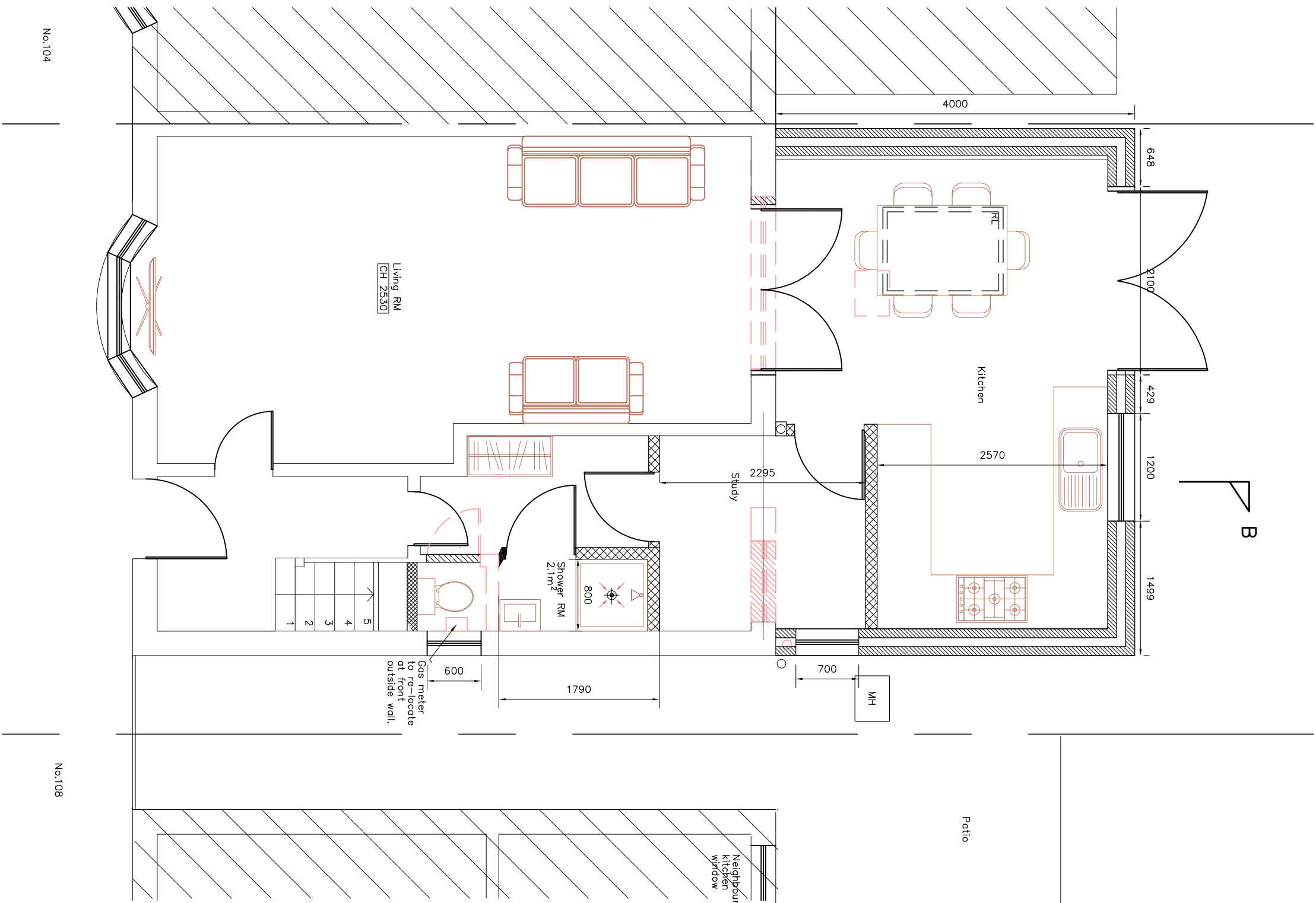




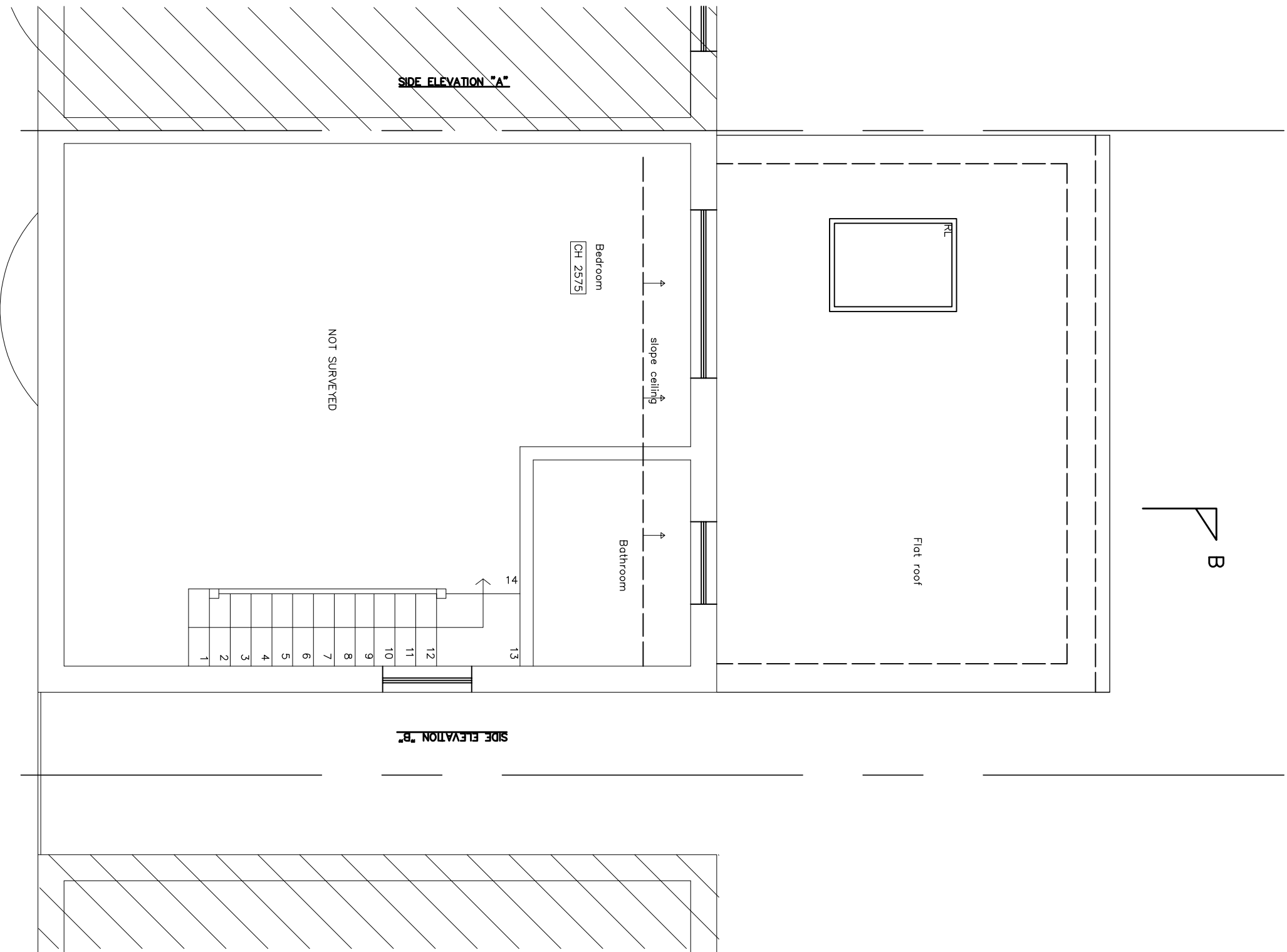
PROPOSED SITE PLAN

SCALE 1:100



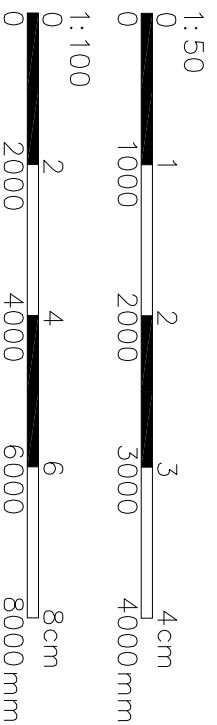
PROPOSED GROUND FLOOR PLAN

SCALE 1:50



PROPOSED FIRST FLOOR PLAN

SCALE 1:50



GENERAL NOTES

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all the necessary approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by local authority surveyor and any necessary reinforcement to be carried out in accordance with the manufacturer's guidelines and all relevant British Standards Codes of Practice & relevant Building Regulations documents.
4. All materials are to be used in accordance with the manufacturer's requirements.
5. The intended works fall within the Party Wall Act 1996 and any adjoiner's permission must be notified prior to commencement of any works.
6. The intended works fall within the Party Wall Act 1996 and any adjoiner's permission must be notified prior to commencement of any works.
7. No part of the extension or foundation works to project into or adjacent to public sewers within 3 meters.
8. No part of the extension or foundation works to project into or adjacent to public sewers within 3 meters.
9. Any discrepancies between drawings of different scales, and between drawings of different dates, shall be referred to the Engineer for decision.

ONE & STRUCTURAL ENGINEERS

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Do not scale off the drawings (local only for planning purposes).

 ONE & Structural Engineers Ltd 488 Church Lane, Kingsbury Tel: 020 8000 2360 Email: info@oneand.co.uk Web: www.oneand.co.uk		Project Title 106 Cromwell Road UB3 2PT		Drawn SS		Jan 22	
Project Title PROPOSED FLOOR PLANS		Scale 1:100/50		Size A1		Project No. KKR-1422	
						Drawing No. P-02	
						Rev	