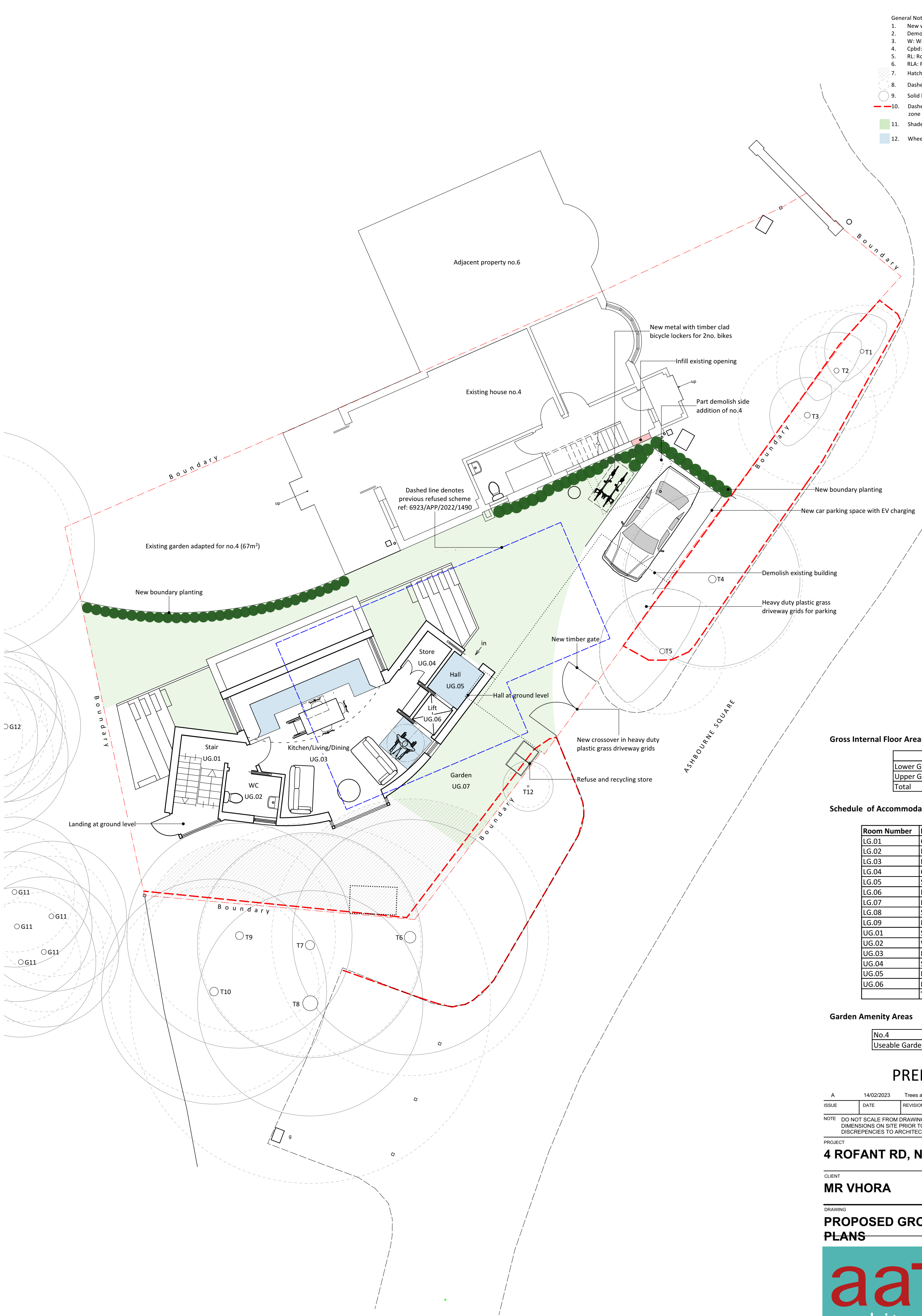


1 LOWER GROUND
Scale: 1:100



2 UPPER GROUND
Scale: 1:100

- General Notes
1. New work shown shaded or hatched
 2. Demolition generally shown dotted
 3. W: Wardrobe
 4. Cpb: Cupboard
 5. RL: Rooflight below
 6. RLA: Rooflight above
 7. Hatched area denotes Root Protection Area (RPA)
 8. Dashed line denotes Root Protection Area (RPA)
 9. Solid line denotes crown of tree
 10. Dashed line denotes construction and storage exclusion zone (CEZ) by Arboriculturalist
 11. Shaded area shows amenity
 12. Wheelchair movement

Gross Internal Floor Areas

	GIFA (m ²)
Lower Ground	58
Upper Ground	50
Total	108

Schedule of Accommodation

Room Number	Room Name	Area (m ²)
LG.01	Courtyard 2	5
LG.02	Bed 2	9.7
LG.03	Bed 1	13.6
LG.04	Courtyard 1	5
LG.05	Stair	5.3
LG.06	Bath	4.4
LG.07	Family	18
LG.08	Store	2.1
LG.09	Lift	1.35
UG.01	Stair	6.6
UG.02	WC	3.6
UG.03	Kitchen/Living/Dining	36.9
UG.04	Store	2.2
UG.05	Hall	2.7
UG.06	Lift	1.35
Total GIA		99.85

Garden Amenity Areas

No.4	67m ²
Useable Garden in New House	87m ²

PRELIMINARY

ISSUE	DATE	REVISION
A	14/02/2023	Trees added

NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ARCHITECT OR CA.

PROJECT
4 ROFANT RD, NORTHWOOD, HA6 3BE

CLIENT
MR VHORA

DRAWING
PROPOSED GROUND + FIRST FLOOR PLANS



All rights described in chapter IV of the Copyright Designs & Patents Act 1988 have been generally asserted. This Drawing must not be scaled; only figured dimensions should be used. If there are any discrepancies, or contradictions between this and other information, it should be brought to the Architect's attention.

PROJECT #	2022.025	DWG #	REV
DATE	01/02/2023		
SCALE	1:100		
DRAWN	PB	CHKD	JC

Akaal Associates Ltd trading as aa+ architects
Moor House Farm Lower Road Denham Uxbridge UB9 5EN
t 01695 834961 e info@aa-plus.uk w aa-plus.uk