

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.



NORTH
M 1:1250
0 10 20 30 40 50 60 70 80 90 100[m]

Architect contact details London: 020 3011 2997
Cambridge: 01223 776 997
info@windsorpatania.com Liverpool: 0151 665 0997

Client
Ak Vhora

Drawings set

Project Address
4 Rofant Rd Northwood, Northwood, HA6 3BE

Drawing title

Ordnance Survey Map

date scale
JUNE 2025 1:250@A3

drawing number sheet no.

S-01

1 OF 15

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

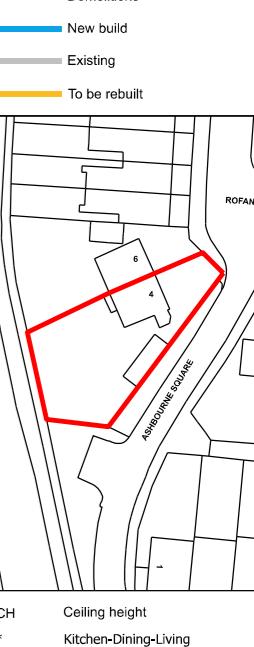
7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

Boundary line - indicative only
Demolitions
New build
Existing
To be rebuilt



CH Ceiling height
* Kitchen-Dining-Living

Architect contact details London: 020 3011 2997
Cambridge: 01223 776 997
info@windsorpatania.com Liverpool: 0151 665 0997

Client Ak Vhora

Drawings set

Project Address 4 Rofant Rd Northwood, Northwood, HA6 3BE

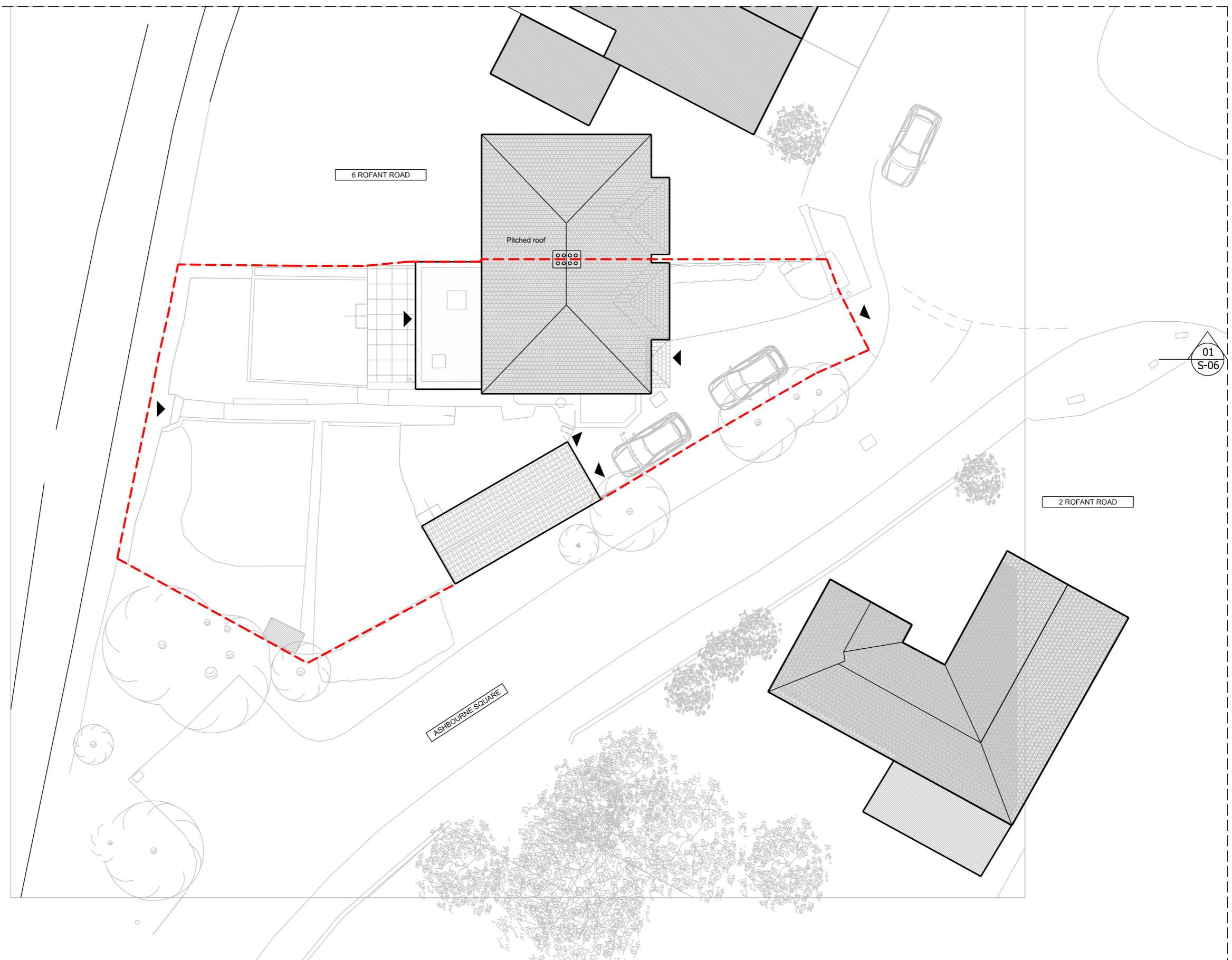
Drawing title

EXISTING FLOOR PLANS

date JUNE 2025 scale 1:100 @ A3

drawing number S-02 sheet no.

2 OF 15



EXISTING SITE PLAN

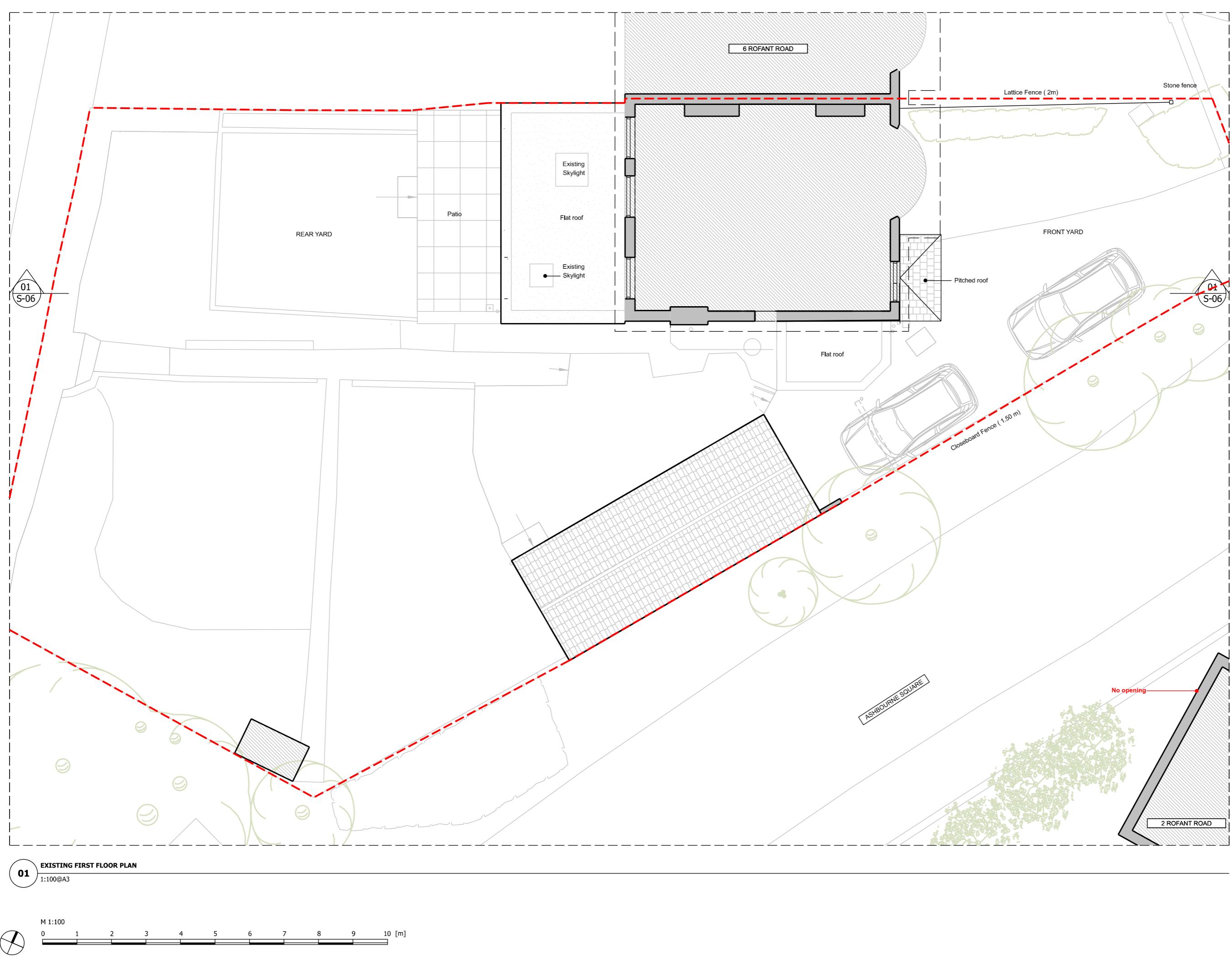
01

1:200 @ A3



0 1 2 3 4 5 6 7 8 9 10 [m]

M 1:200



1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

Boundary line - indicative only
Demolitions
New build
Existing
To be rebuilt



Architect contact details London: 020 3011 2997
info@windsorpatania.com Cambridge: 01223 776 997
Liverpool: 0151 665 0997

Client

Ak Vhora

Drawings set

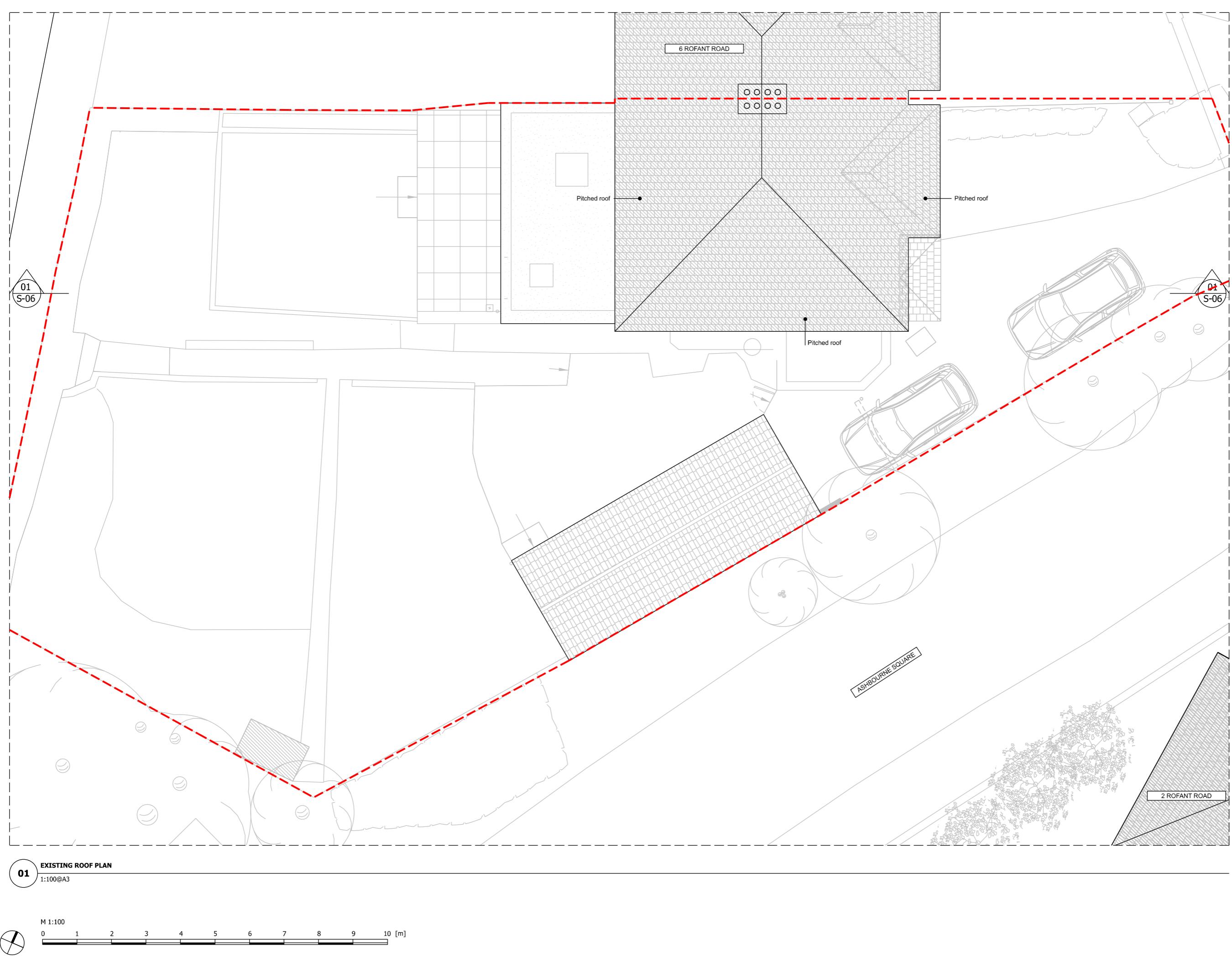
Project Address 4 Rofant Rd Northwood, Northwood, HA6 3BE

Drawing title

EXISTING FLOOR PLANS

date JUNE 2025 scale 1:100@A3

drawing number S-04 sheet no. 4 OF 15



1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

Architect contact details
London: 020 3011 2997
Cambridge: 01223 776 997
Liverpool: 0151 665 0997
Client
Ak Vhora



CH Ceiling height

* Kitchen-Dining-Living

Project Address
4 Rofant Rd Northwood, Northwood, HA6 3BE

Drawing title

EXISTING FLOOR PLANS

date scale

JUNE 2025 1:100@A3

drawing number sheet no.

S-05 5 OF 15

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

Boundary line - indicative only

Demolitions

New build

Existing

To be rebuilt



01 EXISTING FRONT ELEVATION

1:100@A3



02 EXISTING REAR ELEVATION

1:100@A3

M 1:100
0 1 2 3 4 5 6 7 8 9 10 [m]



CH Ceiling height
* Kitchen-Dining-Living

Architect contact details London: 020 3011 2997
info@windsorpatania.com Cambridge: 01223 776 997
Liverpool: 0151 665 0997

Client

Ak Vhora

Drawings set

Project Address 4 Rofant Rd Northwood, Northwood, HA6 3BE

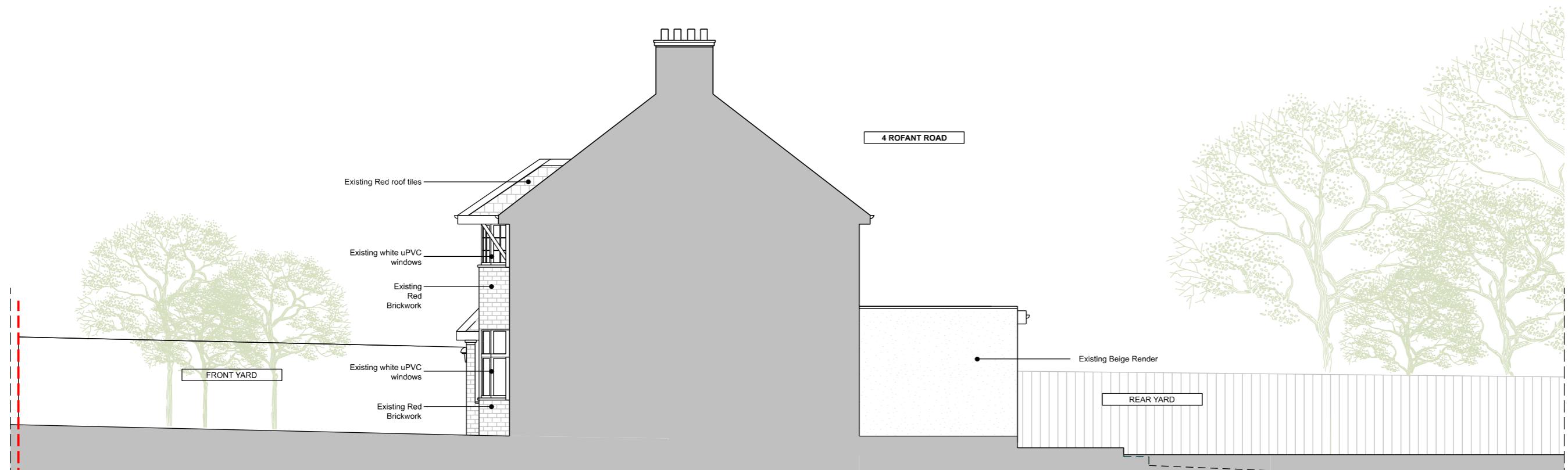
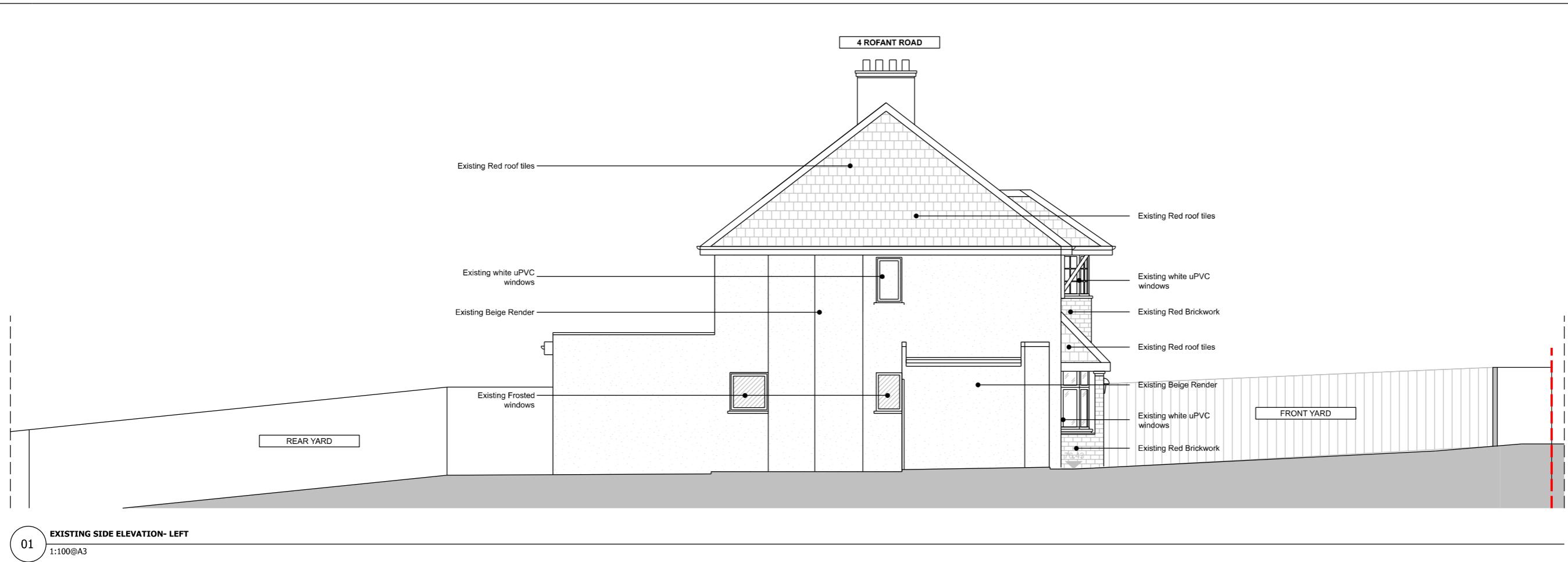
Drawing title

EXISTING ELEVATIONS

date JUNE 2025 scale 1:100@A3

drawing number sheet no.

S-06 6 OF 15



M 1:100
0 1 2 3 4 5 6 7 8 9 10 [m]

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.	
2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.	
3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.	
4. Read in conjunction with all relevant drawings and documentation produced by other consultants.	
5. All structural elements to be agreed with local authority Building Control prior to commencement of works.	
6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.	
7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.	
8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.	
9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.	
10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.	
<ul style="list-style-type: none"> — Boundary line - indicative only — Demolitions — New build — Existing — To be rebuilt 	
<p>CH Ceiling height * Kitchen-Dining-Living</p>	
Architect contact details London: 020 3011 2997 Cambridge: 01223 776 997 info@windsorpatania.com Liverpool: 0151 665 0997	
Client Ak Vhora	
Drawings set Project Address 4 Rofant Rd Northwood, Northwood, HA6 3BE	
Drawing title EXISTING ELEVATIONS	
date JUNE 2025	scale 1:100@A3
drawing number S-07	sheet no. 7 OF 15

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

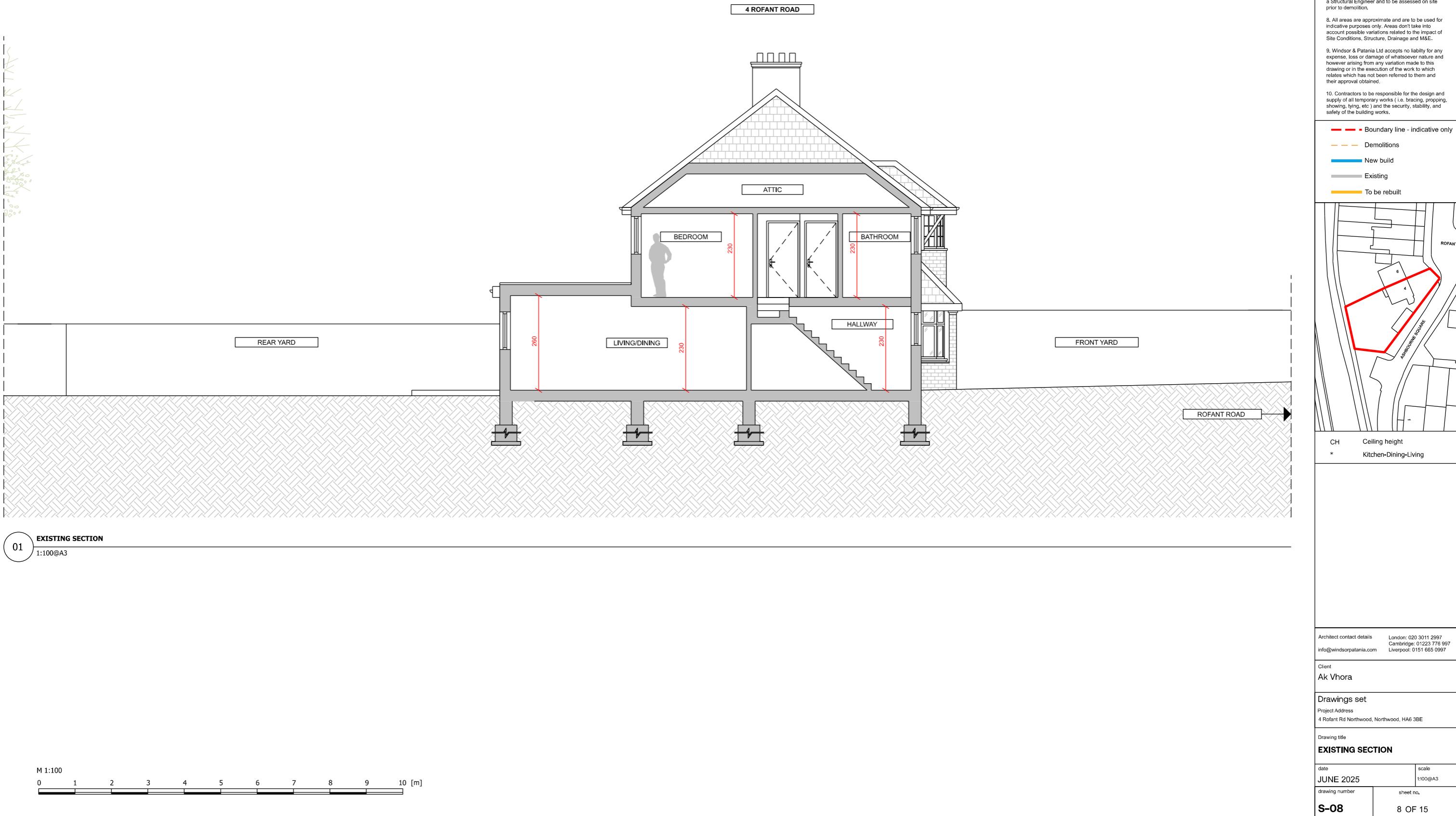
Boundary line - indicative only

Demolitions

New build

Existing

To be rebuilt



1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

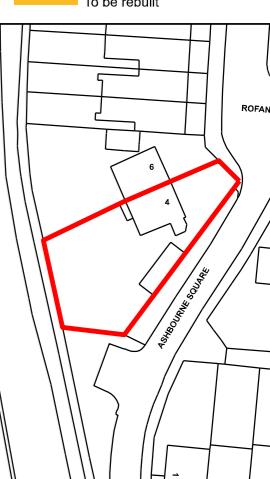
7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

Boundary line - indicative only
Demolitions
New build
Existing
To be rebuilt



CH Ceiling height
* Kitchen-Dining-Living

Architect contact details London: 020 3011 2997
info@windsorpatania.com Cambridge: 01223 776 997
Liverpool: 0151 665 0997

Client Ak Vhora

Drawings set

Project Address 4 Rofant Rd Northwood, HA6 3BE

Drawing title

PROPOSED FLOOR PLANS

date JUNE 2025 scale 1:100 @ A3

drawing number

sheet no.

S-09 9 OF 15

PROPOSED SITE PLAN

01

1:200 @ A3



0 1 2 3 4 5 6 7 8 9 10 [m]

M 1:200

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

Boundary line - indicative only
Demolitions
New build
Existing
To be rebuilt



CH Ceiling height
* Kitchen-Dining-Living

Architect contact details London: 020 3011 2997
info@windsorpatania.com Cambridge: 01223 776 997
Liverpool: 0151 665 0997

Client
Ak Vhora

Drawings set

Project Address 4 Rofant Rd Northwood, Northwood, HA6 3BE

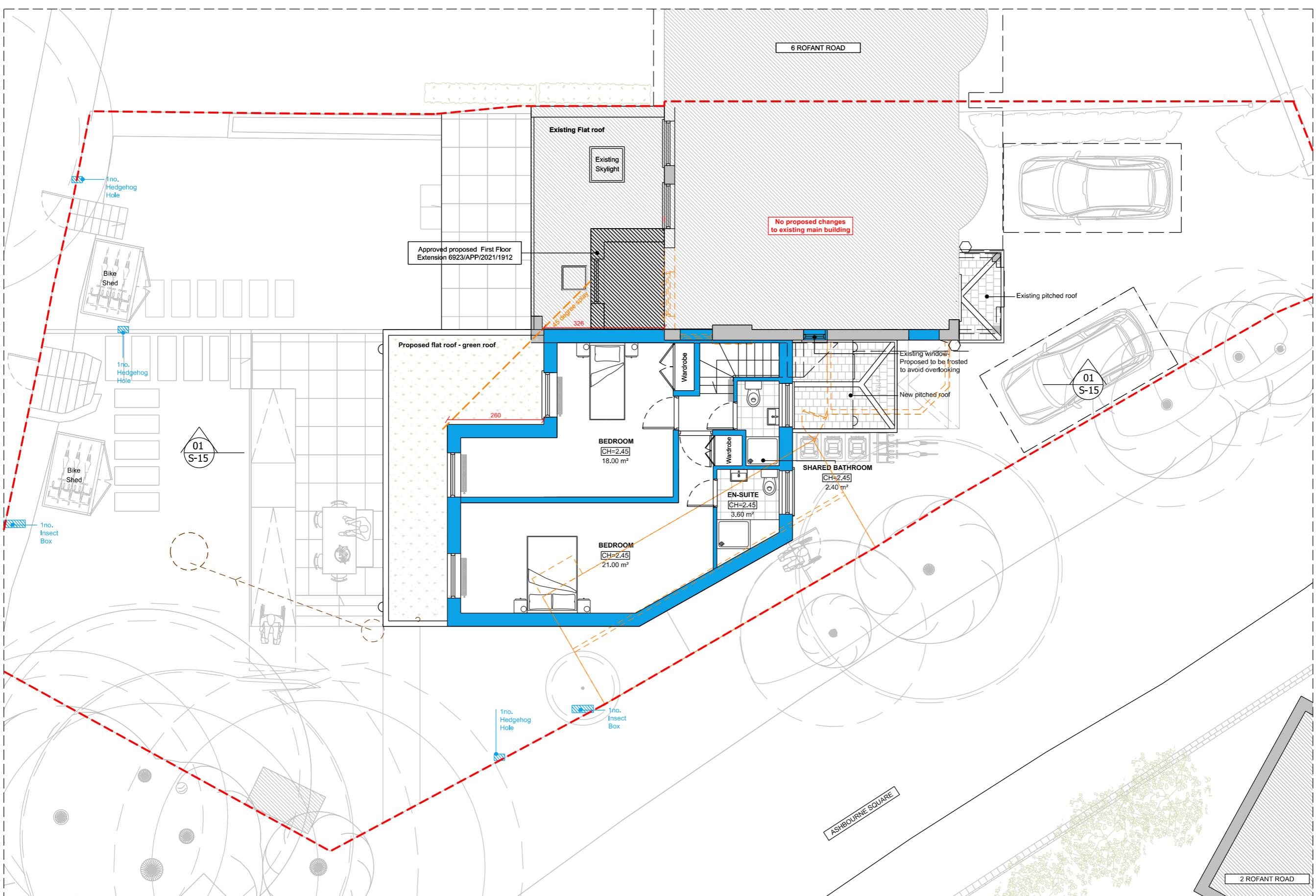
Drawing title

PROPOSED FLOOR PLANS

date JUNE 2025 scale 1:100@A3

drawing number S-11 sheet no.

11 OF 15



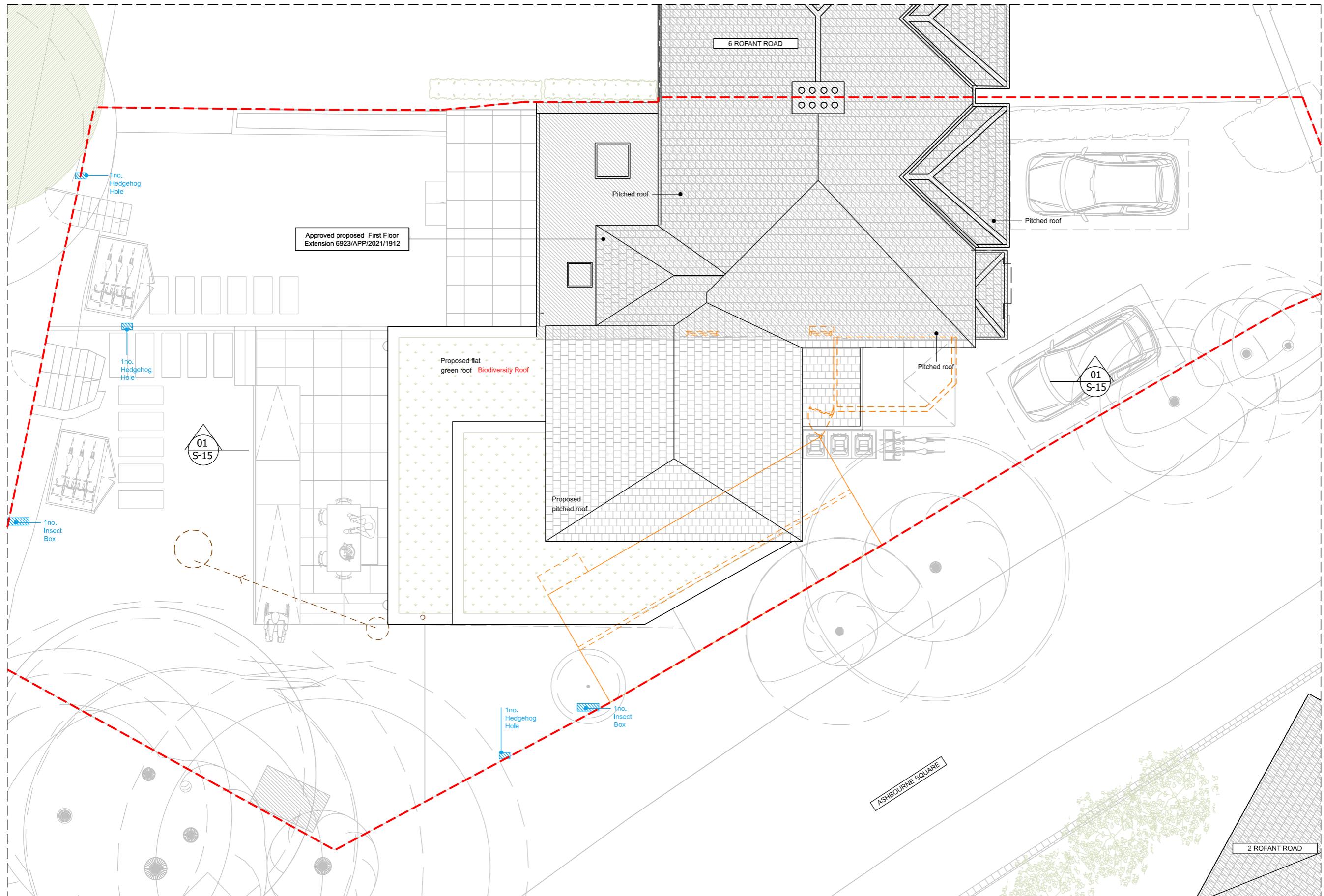
PROPOSED FIRST FLOOR PLAN

1:100@A3

M 1:100

0 1 2 3 4 5 6 7 8 9 10 [m]





PROPOSED ROOF PLAN

01
1:100@A3M 1:100
0 1 2 3 4 5 6 7 8 9 10 [m]

- This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.
- Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be checked on-site by the appointed contractor prior to manufacture and construction.
- Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.
- Read in conjunction with all relevant drawings and documentation produced by other consultants.
- All structural elements to be agreed with local authority Building Control prior to commencement of works.
- Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.
- All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.
- All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.
- Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.
- Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

- Boundary line - indicative only
- Demolitions
- New build
- Existing
- To be rebuilt



CH Ceiling height
* Kitchen-Dining-Living

Architect contact details London: 020 3011 2997
info@windsorpatania.com Cambridge: 01223 776 997
Liverpool: 0151 665 0997

Client

Ak Vhora

Drawings set

Project Address 4 Rofant Rd Northwood, Northwood, HA6 3BE
Drawing title

PROPOSED FLOOR PLANS

date JUNE 2025 scale 1:100@A3

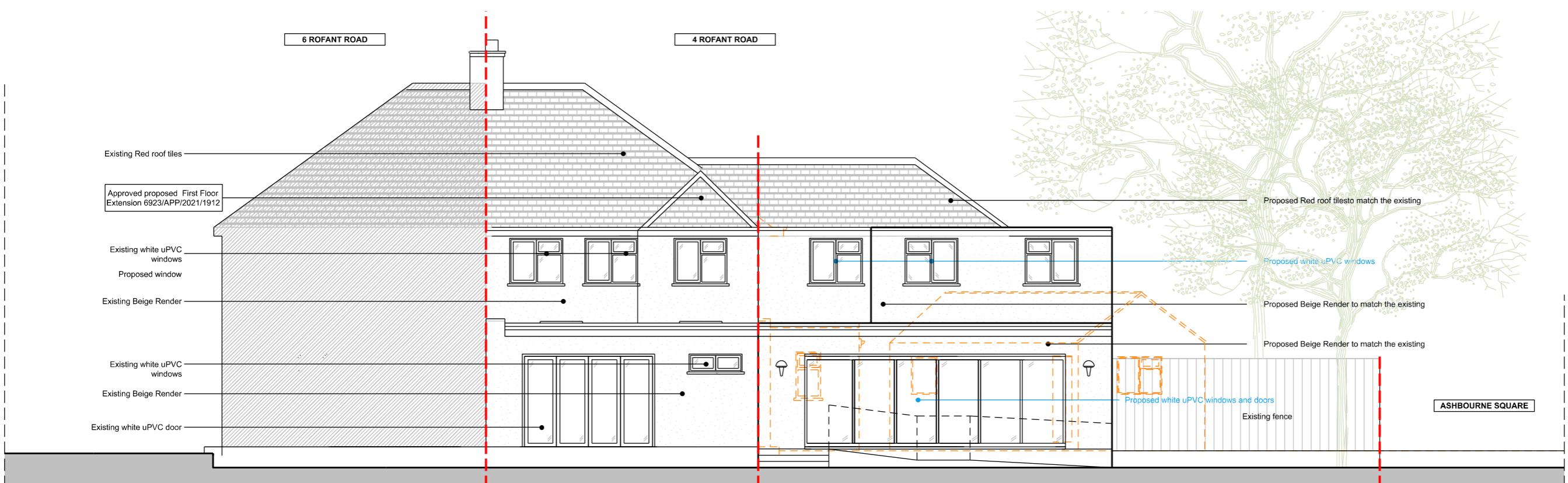
drawing number S-12 sheet no.

12 OF 15



01 PROPOSED FRONT ELEVATION

1:100@A3



02 PROPOSED REAR ELEVATION

1:100@A3

M 1:100
0 1 2 3 4 5 6 7 8 9 10 [m]

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

Boundary line - indicative only

Demolitions

New build

Existing

To be rebuilt



CH Ceiling height
* Kitchen-Dining-Living

Architect contact details London: 020 3011 2997
info@windsorpatania.com Cambridge: 01223 776 997
Liverpool: 0151 665 0997

Client

Ak Vhora

Drawings set

Project Address
4 Rofant Rd Northwood, Northwood, HA6 3BE

Drawing title

PROPOSED ELEVATIONS

date JUNE 2025 scale 1:100@A3

drawing number

sheet no.

S-13

13 OF 15

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

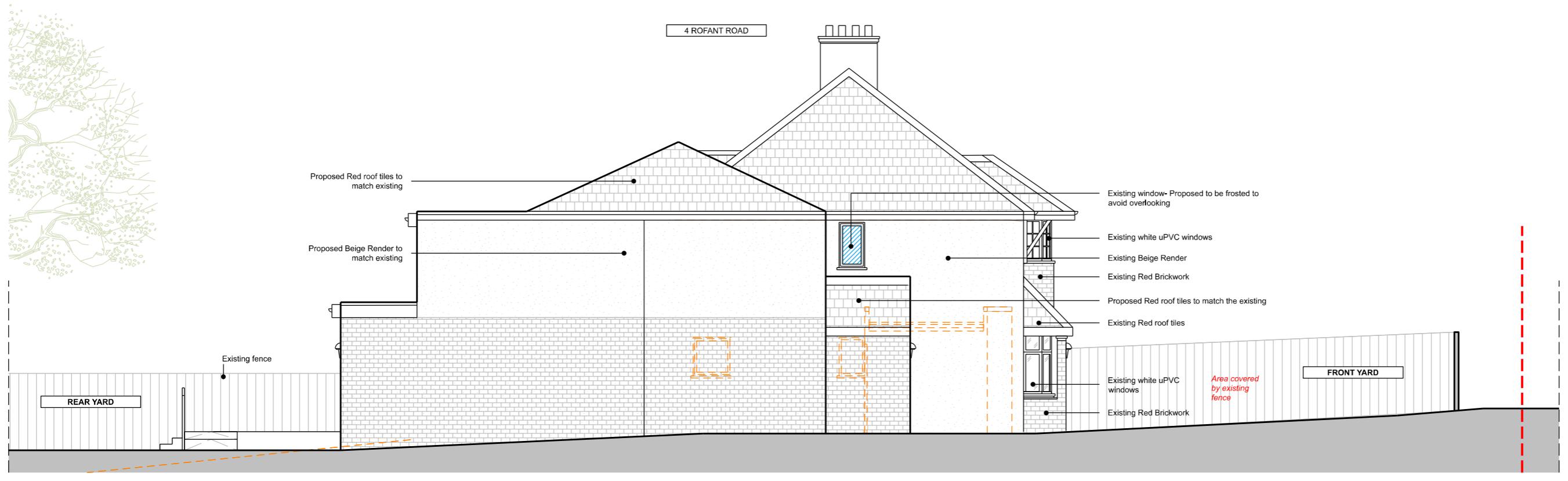
Boundary line - indicative only

Demolitions

New build

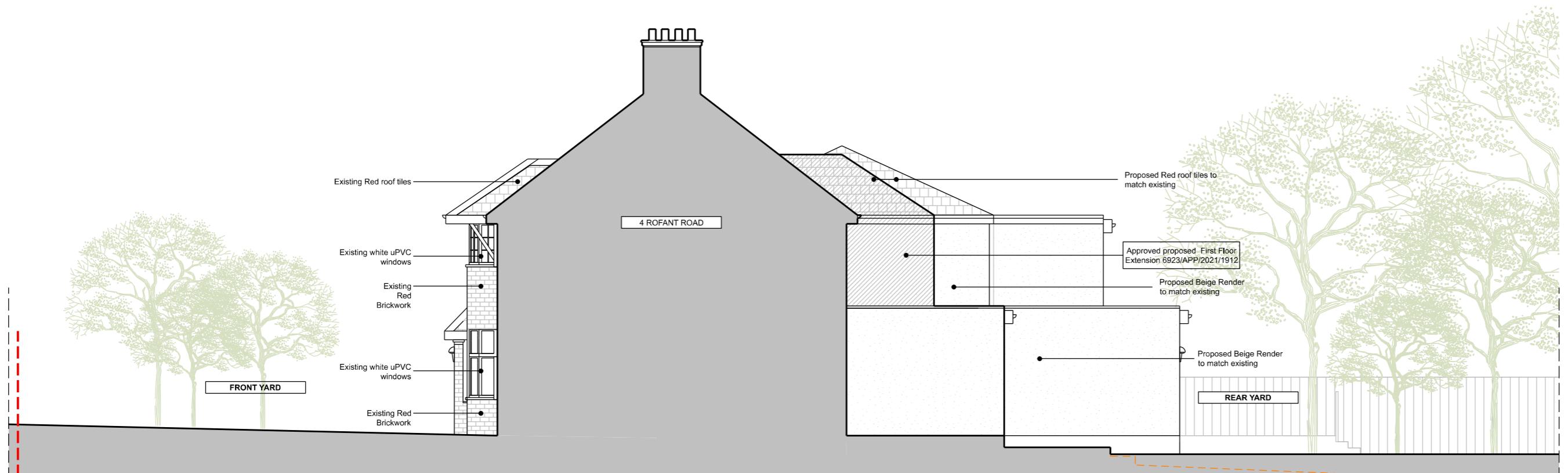
Existing

To be rebuilt



01 PROPOSED SIDE ELEVATION - LEFT

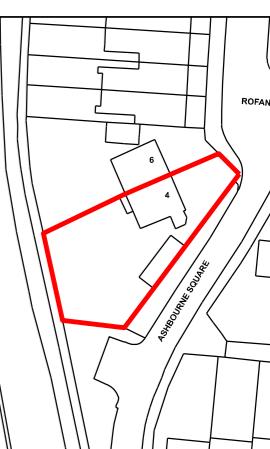
1:100@A3



02 PROPOSED SIDE ELEVATION- RIGHT

1:100@A3

M 1:100
0 1 2 3 4 5 6 7 8 9 10 [m]



CH Ceiling height
* Kitchen-Dining-Living

Architect contact details London: 020 3011 2997
info@windsorpatania.com Cambridge: 01223 776 997
Liverpool: 0151 665 0997

Client
Ak Vhora

Drawings set

Project Address
4 Rofant Rd Northwood, Northwood, HA6 3BE

Drawing title

PROPOSED ELEVATIONS

date JUNE 2025 scale 1:100@A3

drawing number sheet no.

S-14 140F 15

1. This drawing remains copyright of Windsor & Patania Ltd and may not be reproduced or copied without consent in writing.

2. Print out to actual scale. Do not scale drawing use figured dimensions only. All dimensions to be cross-checked on-site by the appointed contractor prior to manufacture and construction.

3. Any discrepancies between site and drawings to be reported to the Windsor & Patania Ltd immediately.

4. Read in conjunction with all relevant drawings and documentation produced by other consultants.

5. All structural elements to be agreed with local authority Building Control prior to commencement of works.

6. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

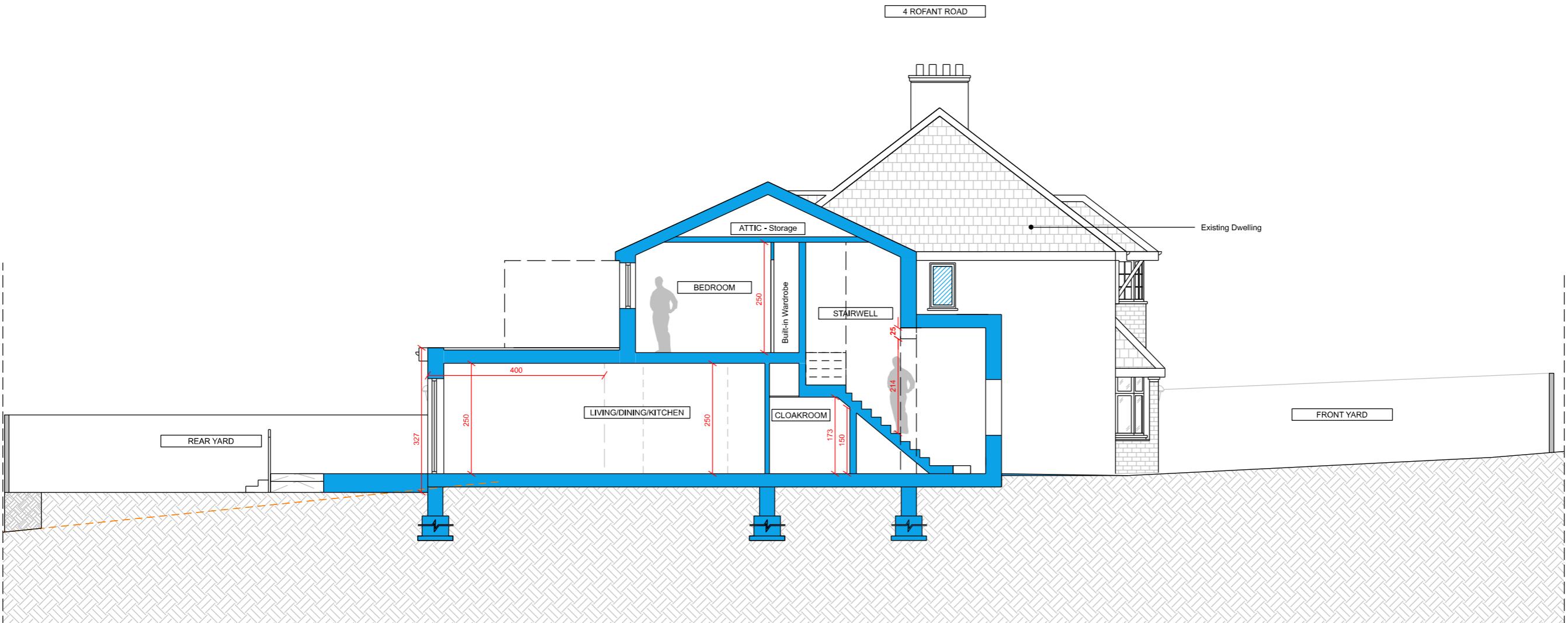
7. All suggested demolition works to be reviewed by a Structural Engineer and to be assessed on site prior to demolition.

8. All areas are approximate and are to be used for indicative purposes only. Areas don't take into account possible variations related to the impact of Site Conditions, Structure, Drainage and M&E.

9. Windsor & Patania Ltd accepts no liability for any expense, loss or damage of whatsoever nature and however arising from any variation made to this drawing or in the execution of the work to which relates which has not been referred to them and their approval obtained.

10. Contractors to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability, and safety of the building works.

Boundary line - indicative only
Demolitions
New build
Existing
To be rebuilt



Architect contact details London: 020 3011 2997
Cambridge: 01223 776 997
info@windsorpatania.com Liverpool: 0151 665 0997

Client
Ak Vhora

Drawings set

Project Address
4 Rofant Rd Northwood, Northwood, HA6 3BE

Drawing title

PROPOSED SECTION

date JUNE 2025 scale 1:100@A3

drawing number sheet no.

S-15 15 OF 15