

EXISTING STRUCTURE



PROPOSED STRUCTURE



1 Existing

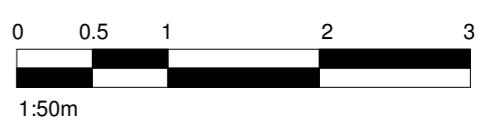
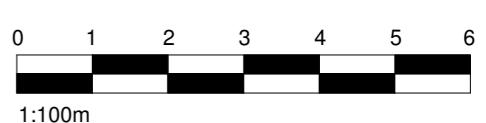


2 Proposed

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN FULL, THEY ARE ENTIRELY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
- STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
- ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
- THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



No.:	Revision:	Date:	
 SERA HOMES LONDON			
www.serahomes.co.uk			
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom			
Drawing Title: 3D - Exist. & Proposed			
Status:			
Scale:	@A2	Date: 22/01/2025	Drawn By: NAP
Drawing No.:	PN-001	Rev:	1.0

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.

11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.

12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.

13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).

15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.

16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.

17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.

18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.

19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.

20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.

21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS, FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.

22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.

23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



No.:	Revision:	Date:
		
www.serahomes.co.uk		

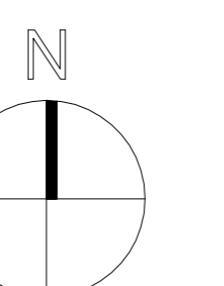
Client:	101 Grosvenor Crescent UB10 9EU, United Kingdom		
Drawing Title:	Block and Location Plan		
Status:			
Scale:	As indicated @A2	Date: 22/01/2025	Drawn By: NAP
Drawing No.:	PN-002	Rev:	1.0



1 Block Plan
1 : 500



2 Location Plan
1 : 1250

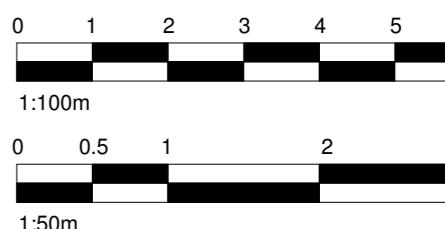


APPLICATION SITE

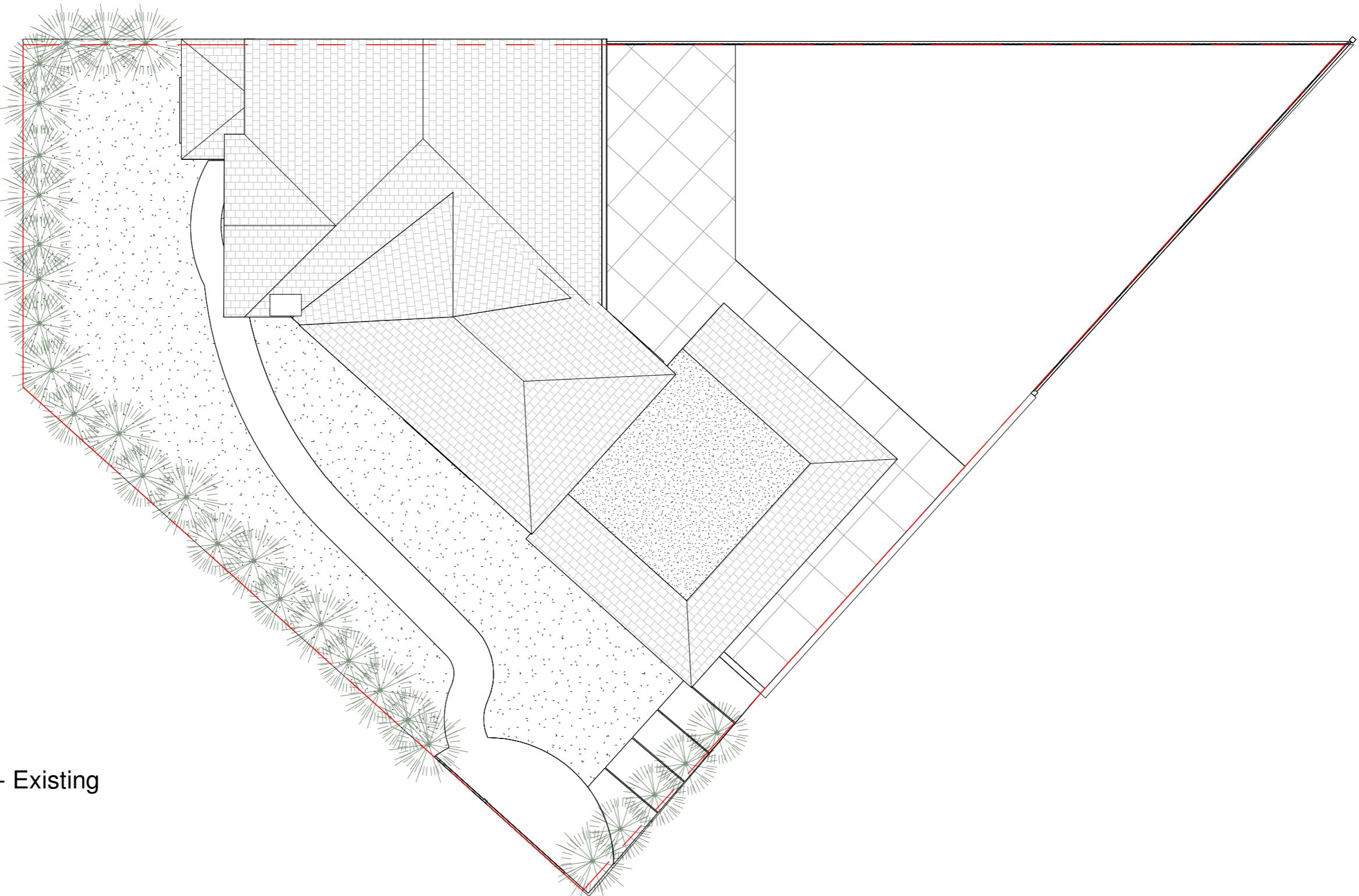
GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN FULL, THEY ARE ENTIRELY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.

17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS, FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.

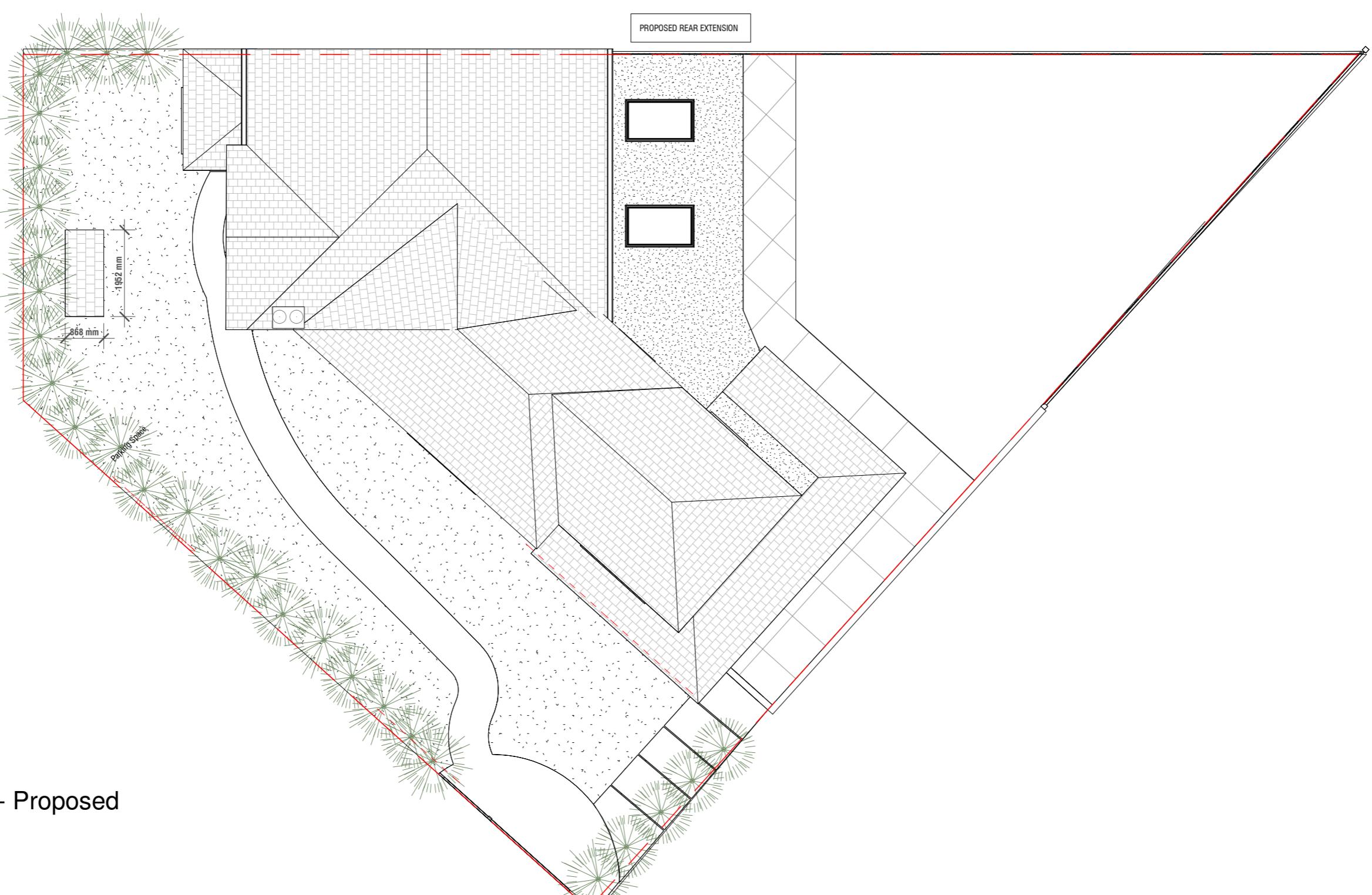


No.:	Revision:	Date:
 SERA HOMES LONDON www.serahomes.co.uk		
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom		
Drawing Title: Site Plan		
Status:		
Scale:	1:100 @A2	Date: 22/01/2025
Drawn By:	NAP	
Drawing No.:	PN-003	Rev: 1.0



1 Site Plan - Existing

1 : 100

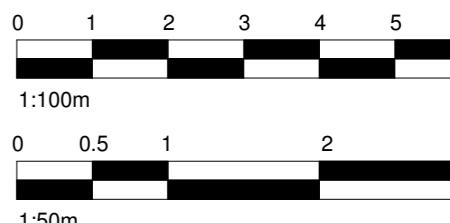


2 Site Plan - Proposed

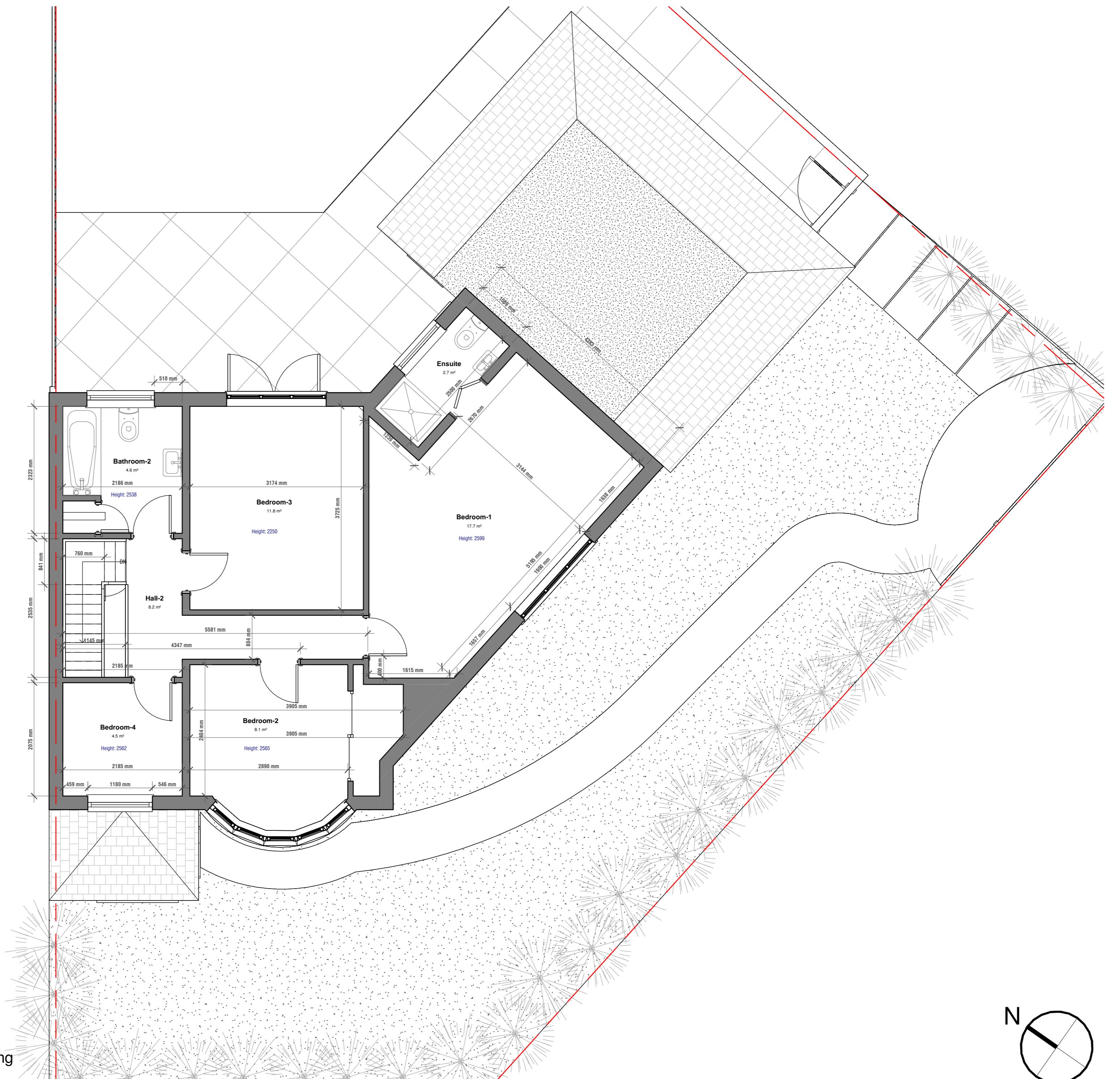
1 : 100

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS, FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.

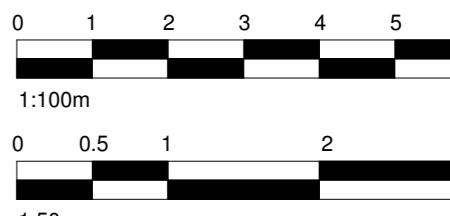


No.:	Revision:	Date:
 SERA HOMES LONDON www.serahomes.co.uk		
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom		
Drawing Title: Existing Plans		
Status:		
Scale:	1:50 @A2	Date: 22/01/2025
Drawn By:	NAP	
Drawing No.:	PN-005	Rev: 1.0

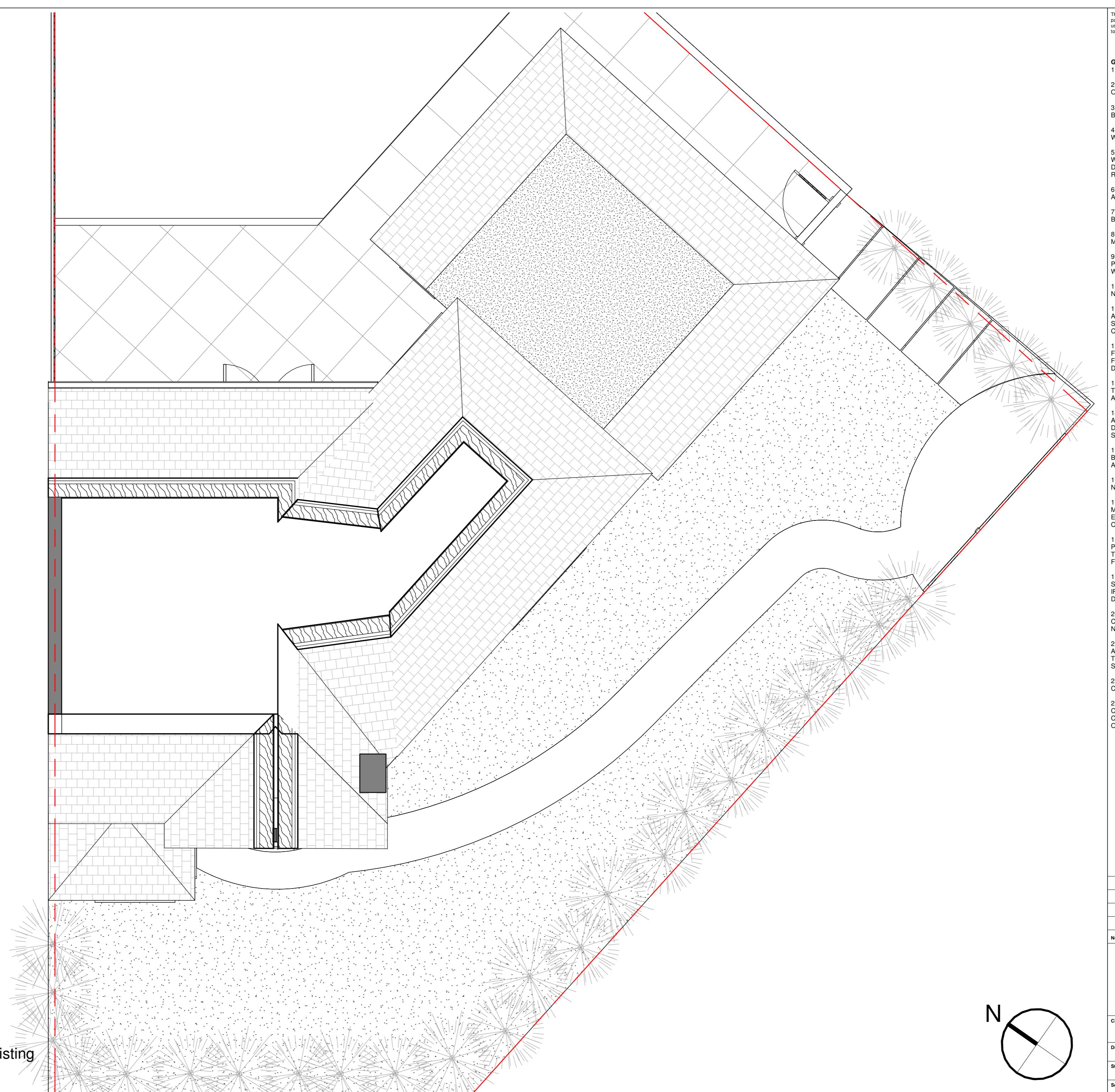


GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



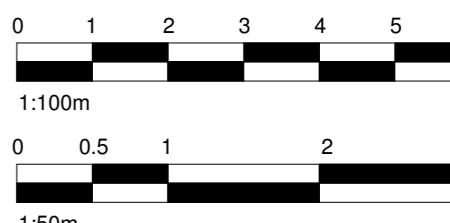
No.:	Revision:	Date:
 SERA HOMES LONDON www.serahomes.co.uk		
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom		
Drawing Title: Existing Plans		
Status:		
Scale:	1 : 50 @A2	Date: 22/01/2025
Drawn By:	NAP	
Drawing No.:	PN-006	Rev: 1.0



1 Second Floor Plan - Existing

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



No.:	Revision:	Date:
 SERA HOMES LONDON www.serahomes.co.uk		
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom		
Drawing Title: Existing Plans		
Status:		
Scale:	1:50 @A2	Date: 22/01/2025
Drawn By:	NAP	
Drawing No.:	Rev: 1.0	
PN-007		



1 Roof Plan - Existing
1 : 50

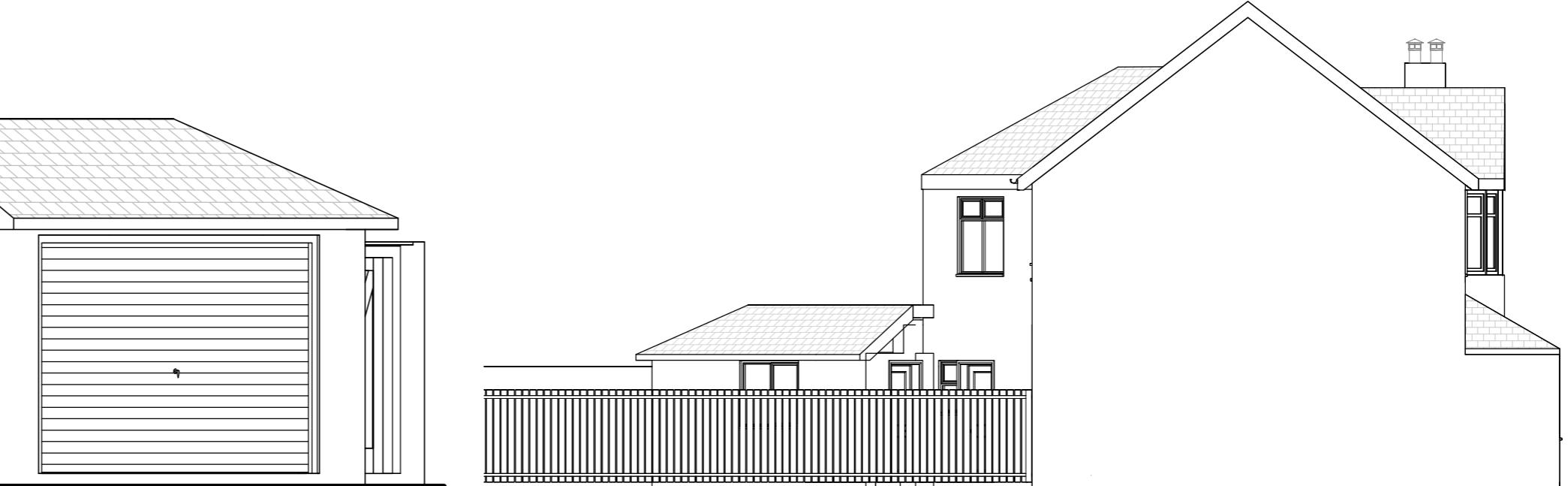
GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



1 Existing Front Elevation

1 : 50



2 Existing Left Side Elevation

1 : 100



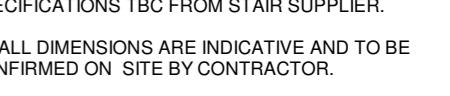
3 Existing Right Side Elevation

1 : 100



4 Existing Rear Elevation

1 : 50



1:100m



1:50m

No.: Revision: Date:



Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom

Drawing Title: Existing Elevations

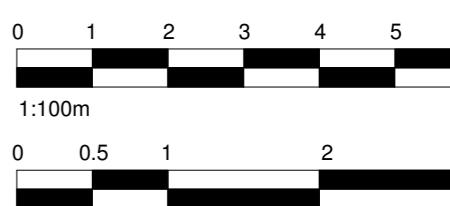
Status:

Scale: As indicated @A2 Date: 22/01/2025 Drawn By: NAP

Drawing No.: PN-008 Rev: 1.0

GENERAL NOTES

- . CHECK ALL DIMENSIONS ON SITE.
- . ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- . ALL VERTICAL MEASUREMENTS ASSUME GROUND TO E LEVEL UNLESS OTHERWISE STATED.
- . THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- . WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
- . WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- . OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- . THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- . GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- 0. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- 1. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
- 2. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- 3. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- 4. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- 5. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- 6. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- 7. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- 8. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, SWINGING, CURBS, ANCHORS & INSERTS.
- 9. CONTRACTOR TO CARRY OUT MOST LOGICAL



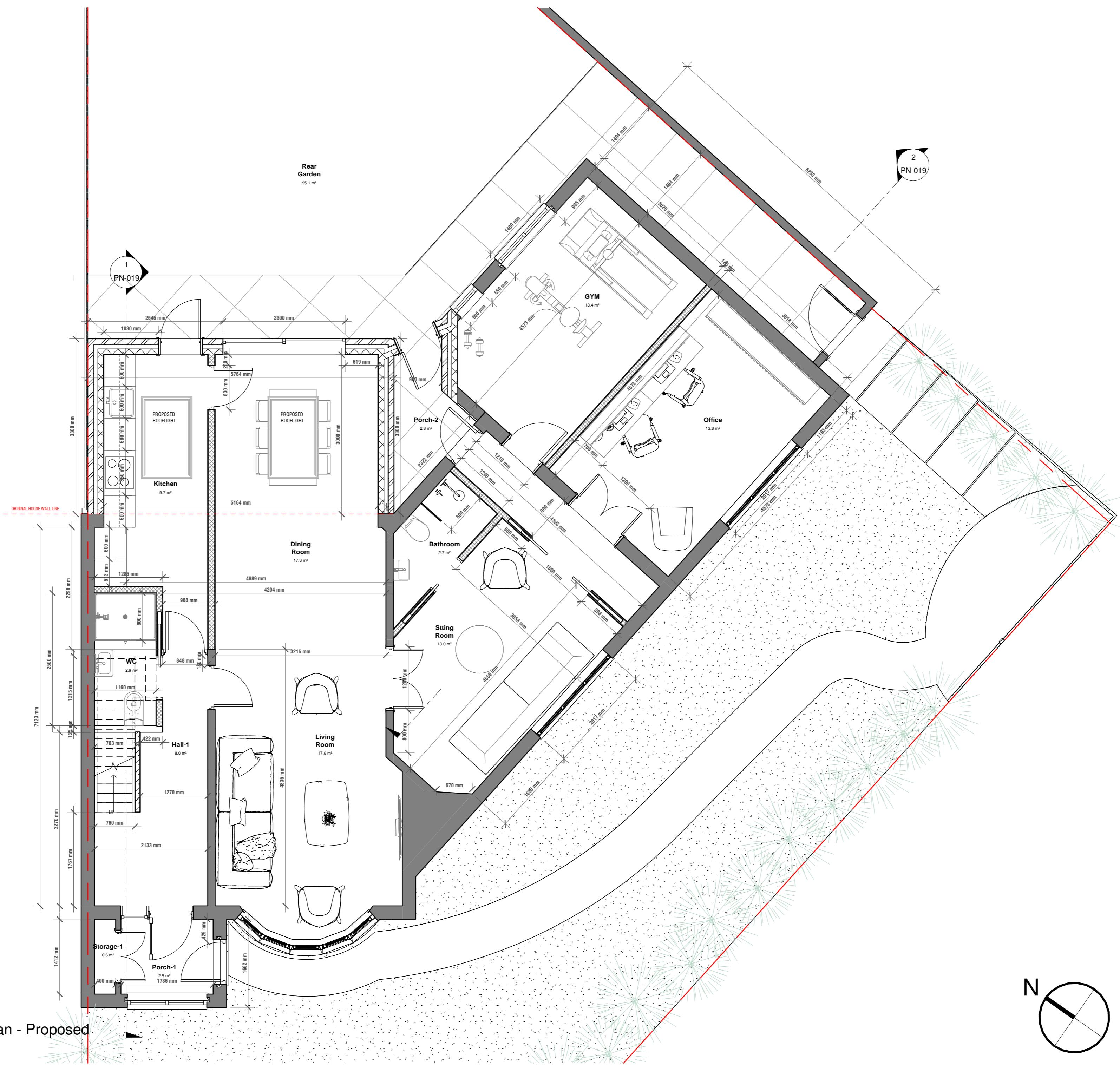
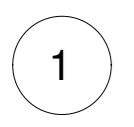
o.:	Revision:	Date:
 <p>SERA HOMES <u>LONDON</u></p>		
		www.serahomes.co.uk
lient:	101 Grosvenor Crescent UB10 9EU, United Kingdom	
rawing Title:	Proposed Plans	
status:		
cale:	1 : 50 @A2	Date: 22/01/2025
rawing No.:	Rev: 1.0 PN-009	

Ground Floor Plan - Proposed

1 : 50

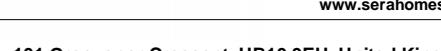
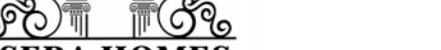
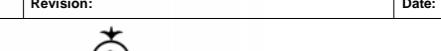
100

100



GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
- STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
- ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
- THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.

11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.

12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.

13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).

15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.

16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.

17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.

18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.

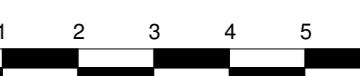
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.

20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.

21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS, FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.

22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.

23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



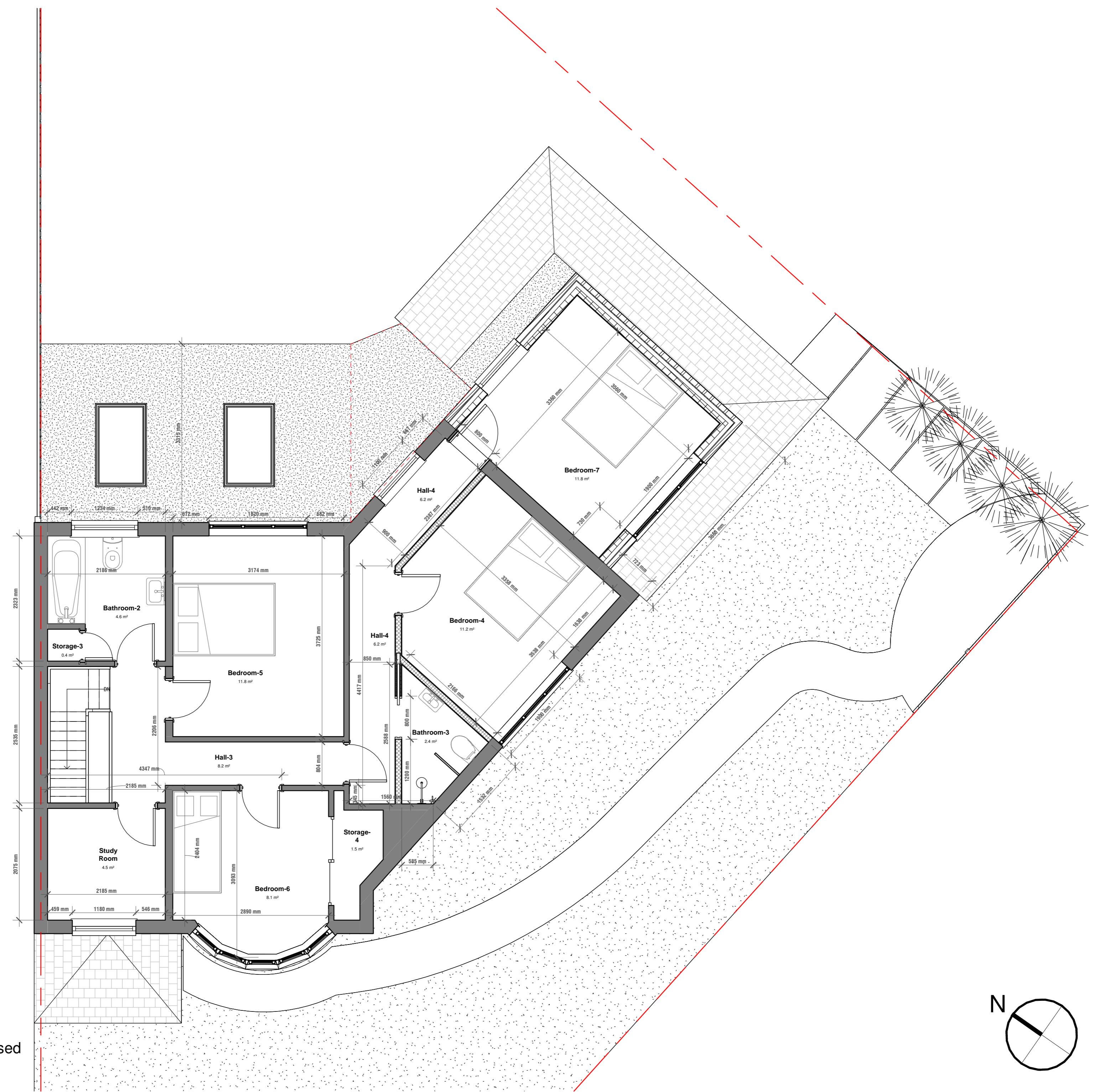
1:100m



1:50m

No.: Revision: Date:

 SERA HOMES LONDON www.serahomes.co.uk		
Client:	101 Grosvenor Crescent UB10 9EU, United Kingdom	
Drawing Title:	Proposed Plans	
Status:		
Scale:	1:50 @A2	Date: 22/01/2025 Drawn By: NAP
Drawing No.:	PN-011 Rev: 1.0	



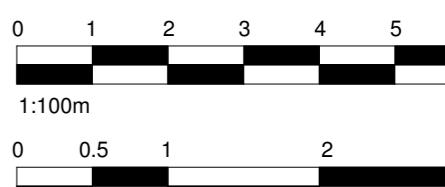
1 First Floor Plan - Proposed

1 : 50

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN FULL, THEY ARE ENTIRELY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.

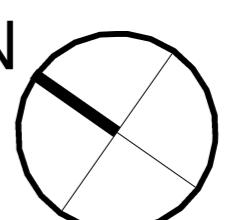
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
- STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
- ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
- THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



First Floor -Rooms

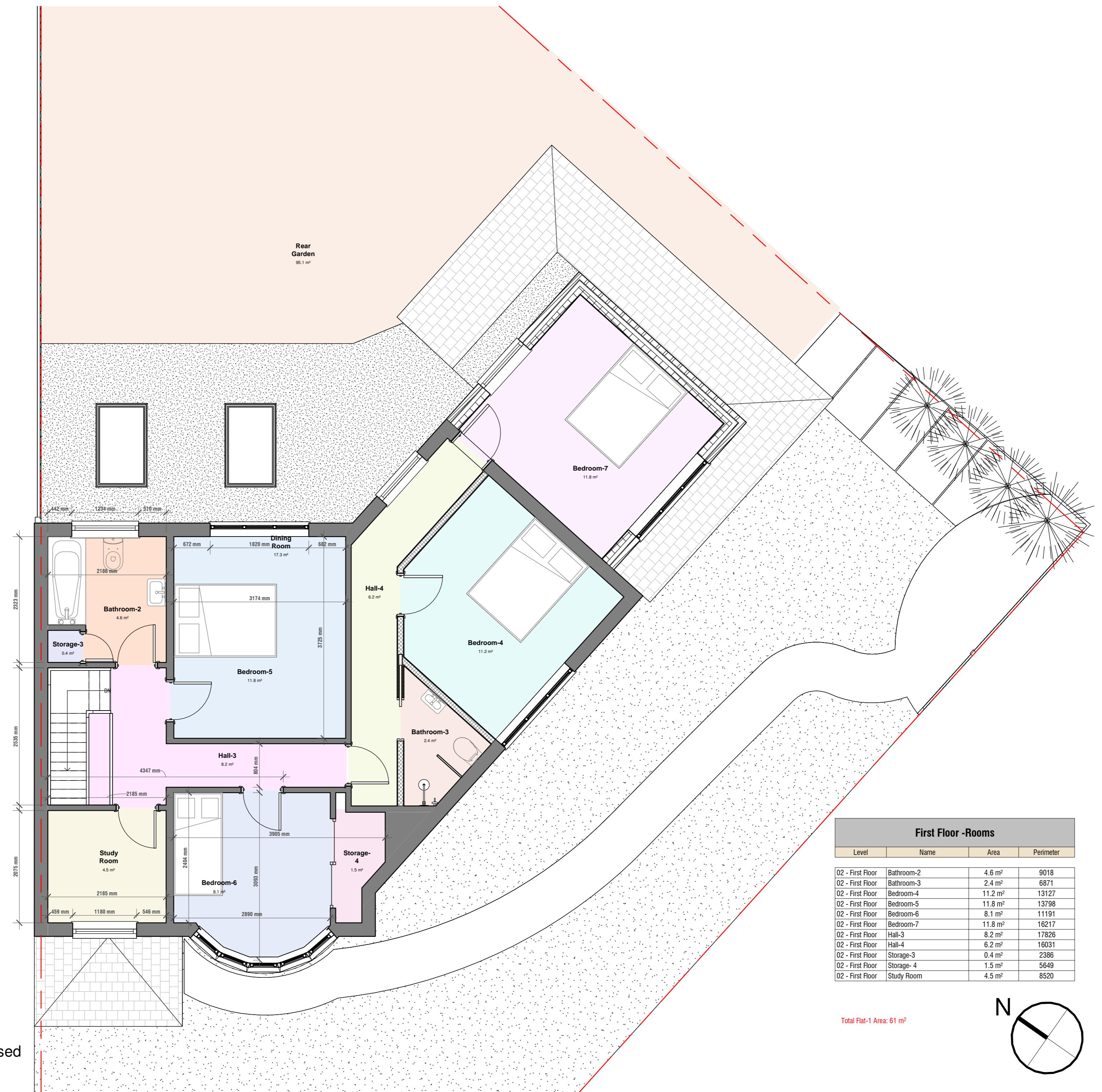
Level	Name	Area	Perimeter
02 - First Floor	Bathroom-2	4.6 m ²	9018
02 - First Floor	Bathroom-3	2.4 m ²	6871
02 - First Floor	Bedroom-4	11.2 m ²	13127
02 - First Floor	Bedroom-5	11.8 m ²	13798
02 - First Floor	Bedroom-6	8.1 m ²	11191
02 - First Floor	Bedroom-7	11.8 m ²	16217
02 - First Floor	Hall-3	8.2 m ²	17826
02 - First Floor	Hall-4	6.2 m ²	16031
02 - First Floor	Storage-3	0.4 m ²	2386
02 - First Floor	Storage- 4	1.5 m ²	5649
02 - First Floor	Study Room	4.5 m ²	8520

Total Flat-1 Area: 61 m²



Room Legend

- Bathroom-2
- Bathroom-3
- Bedroom-4
- Bedroom-5
- Bedroom-6
- Bedroom-7
- Hall-3
- Hall-4
- Rear Garden
- Storage-3
- Storage- 4
- Study Room



1 First Floor Plan - Proposed

1 : 50

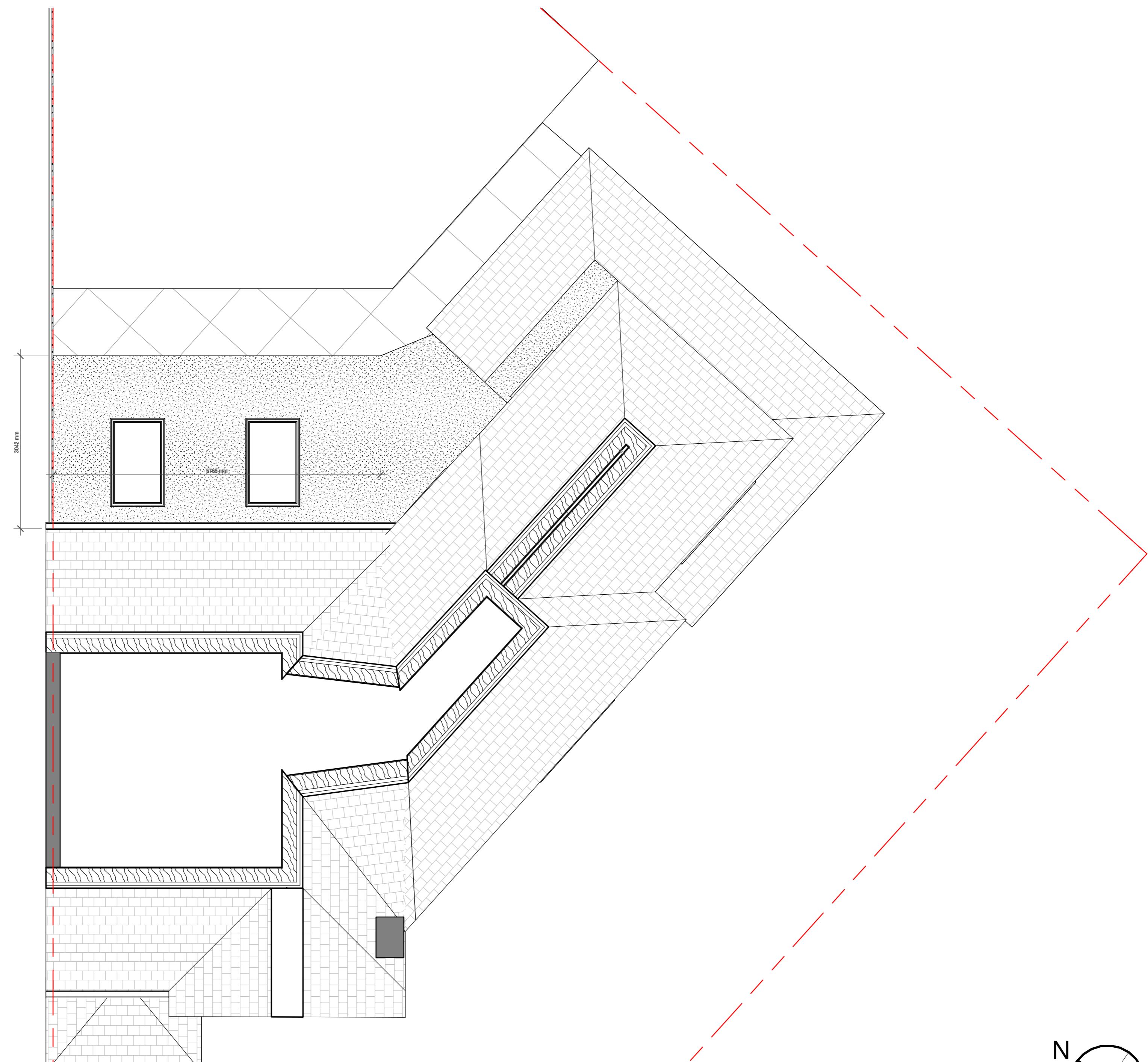
Client:		101 Grosvenor Crescent UB10 9EU, United Kingdom	
Drawing Title:		Proposed Plans	
Status:			
Scale:	1 : 50 @A2	Date:	22/01/2025
Drawn By:	NAP		
Drawing No.:	PN-012		
Rev:	1.0		

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRES TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN FULL, THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.

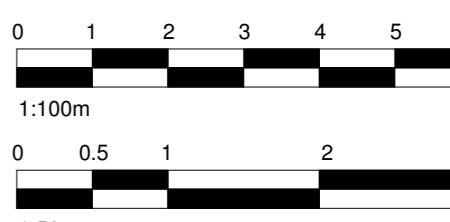


No.:	Revision:	Date:
 www.serahomes.co.uk		
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom		
Drawing Title: Proposed Plans		
Status:		
Scale:	1:50 @A2	Date: 22/01/2025
Drawn By:	NAP	
Drawing No.:	PN-013	Rev: 1.0

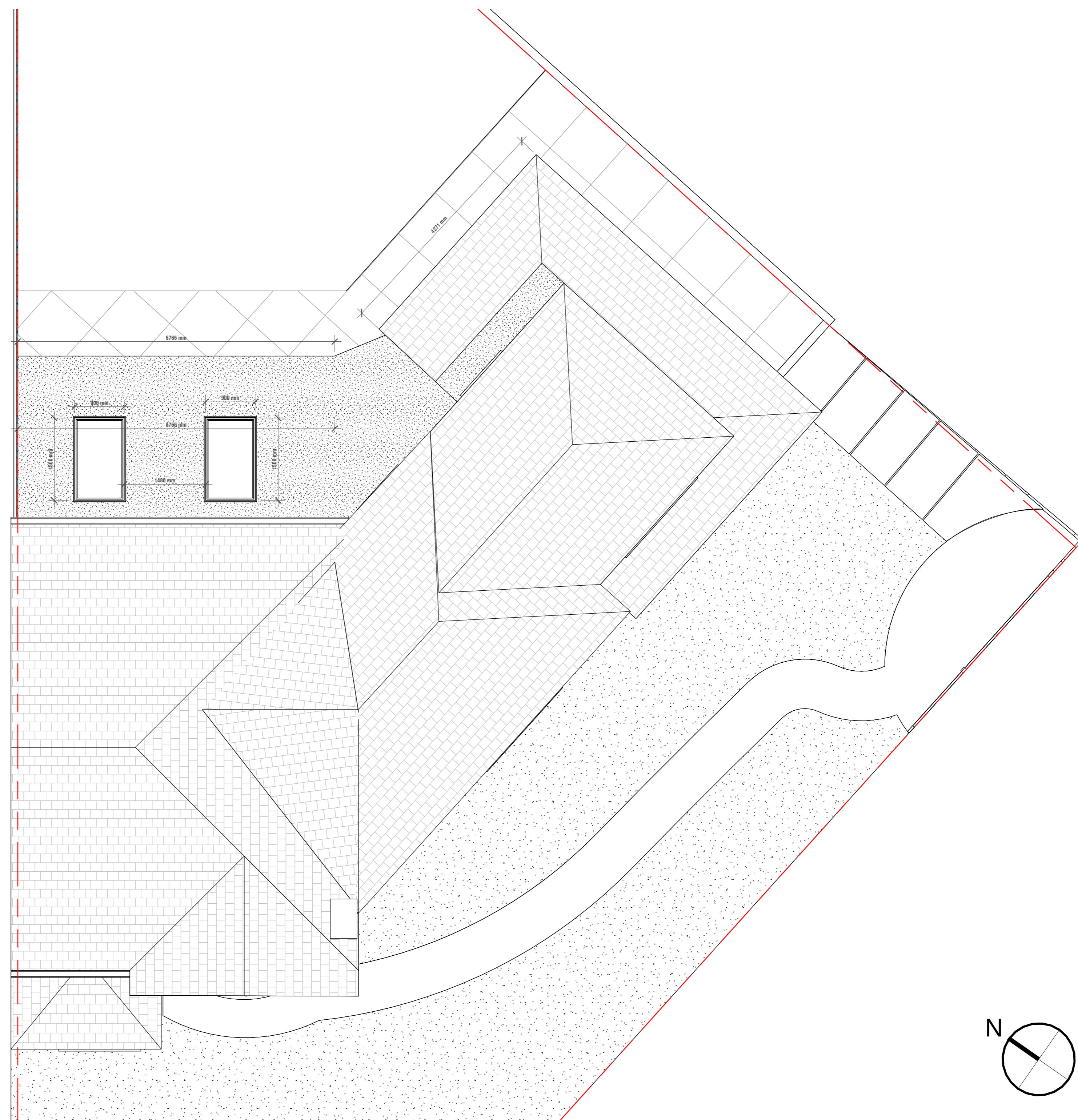


GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN FULL IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



No.:	Revision:	Date:
 www.serahomes.co.uk		
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom		
Drawing Title: Proposed Plans		
Status:		
Scale:	1:50 @A2	Date: 22/01/2025 Drawn By: NAP
Drawing No.:	PN-015	Rev: 1.0



1 Roof Plan - Proposed
1 : 50

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID OR CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



1 Proposed Front Elevation

1 : 50



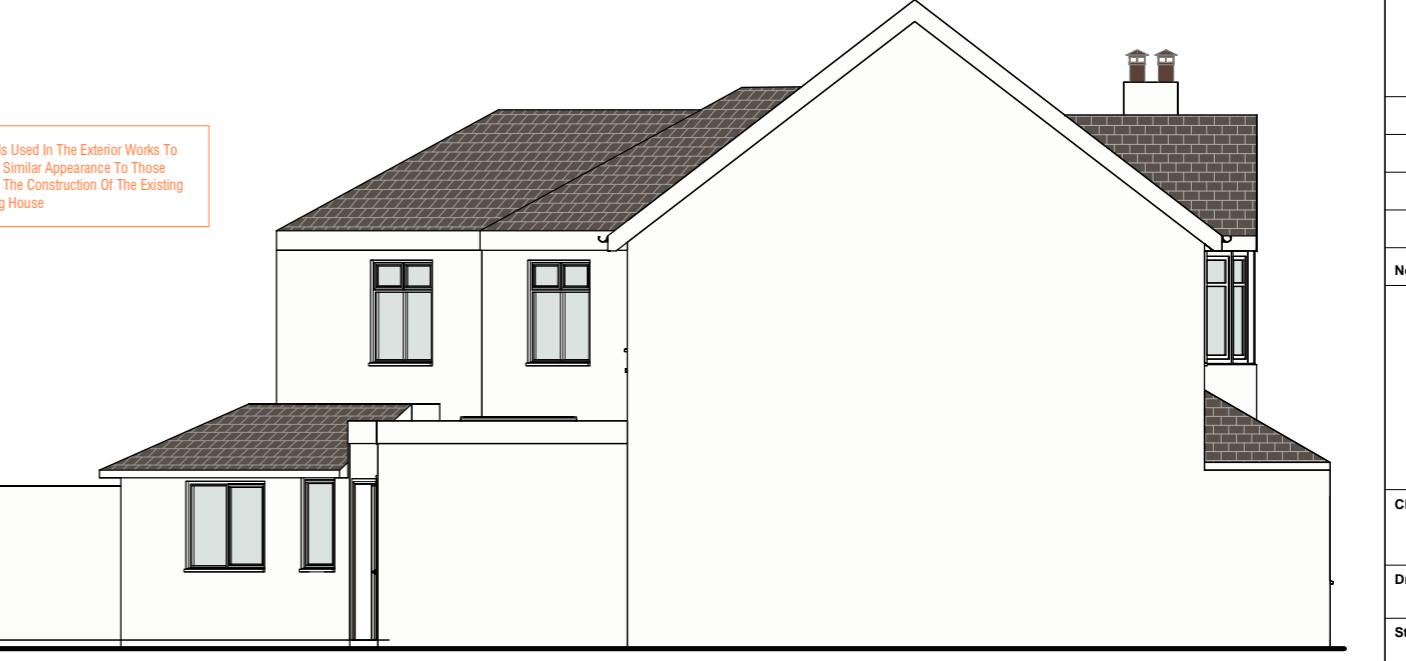
2 Proposed Right Side Elevation

1 : 100



3 Proposed Rear Elevation

1 : 50



4 Proposed Left Side Elevation

1 : 100

0 1 2 3 4 5 6

1:100m

0 0.5 1 2 3

1:50m

No.: Revision: Date:



Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom

Drawing Title: Proposed Elevations

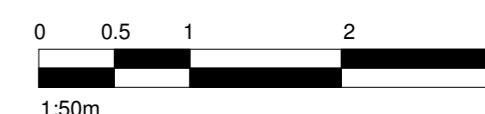
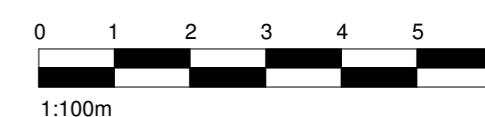
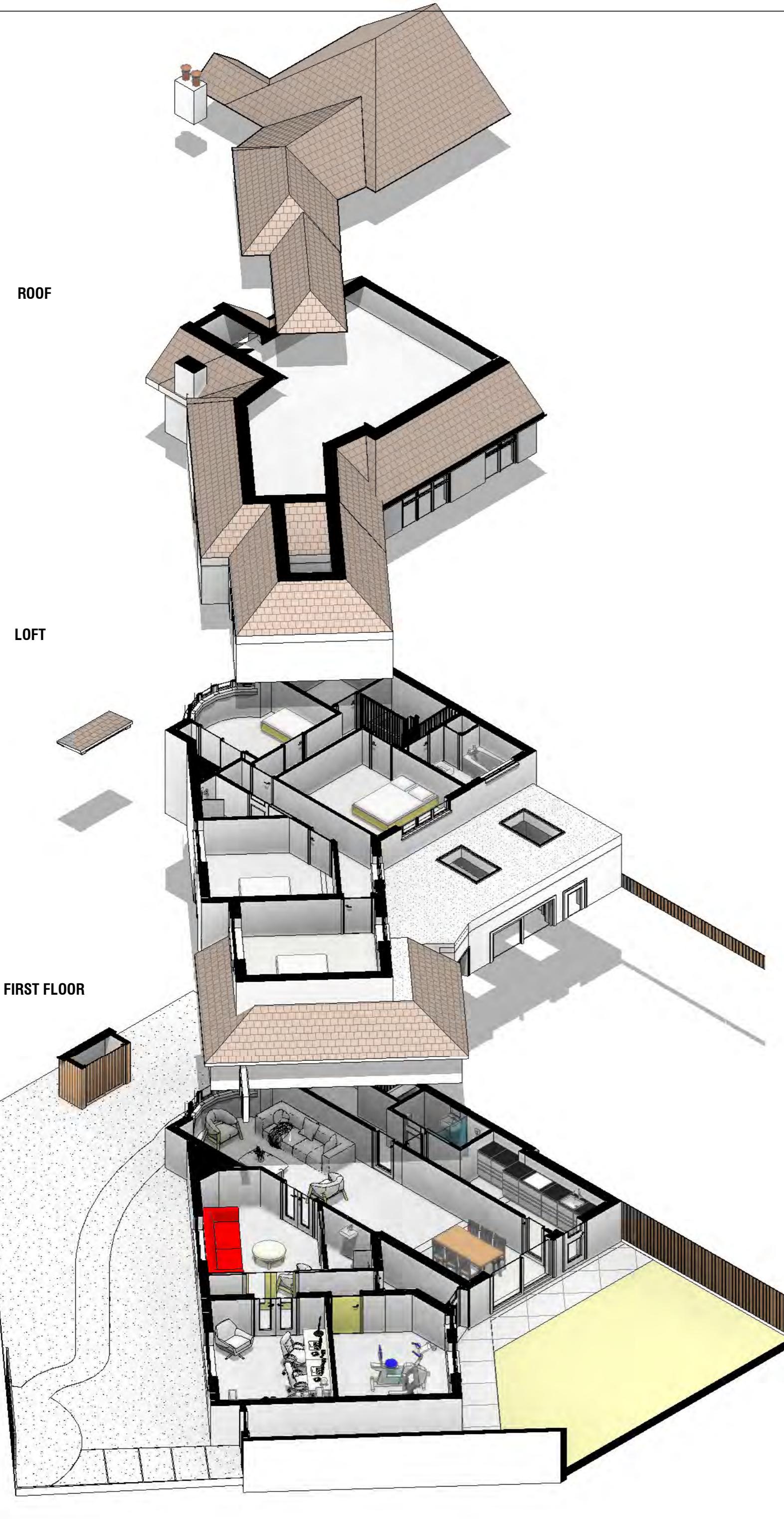
Status:

Scale: As indicated @A2 Date: 22/01/2025 Drawn By: NAP

Drawing No.: PN-016 Rev: 1.0

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN FULL, THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.

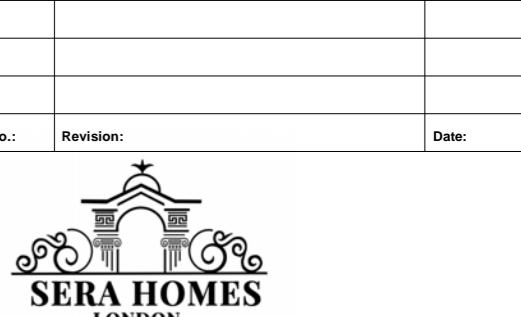
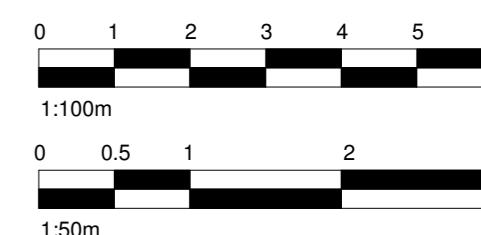


No.:	Revision:	Date:	
 SERA HOMES LONDON www.serahomes.co.uk			
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom			
Drawing Title: Isometric Plans			
Status:			
Scale:	@A2	Date: 22/01/2025	Drawn By: NAP
Drawing No.:	PN-017	Rev:	1.0

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE, FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN FULL, AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.

19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS, FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



FRONT - EXISTING



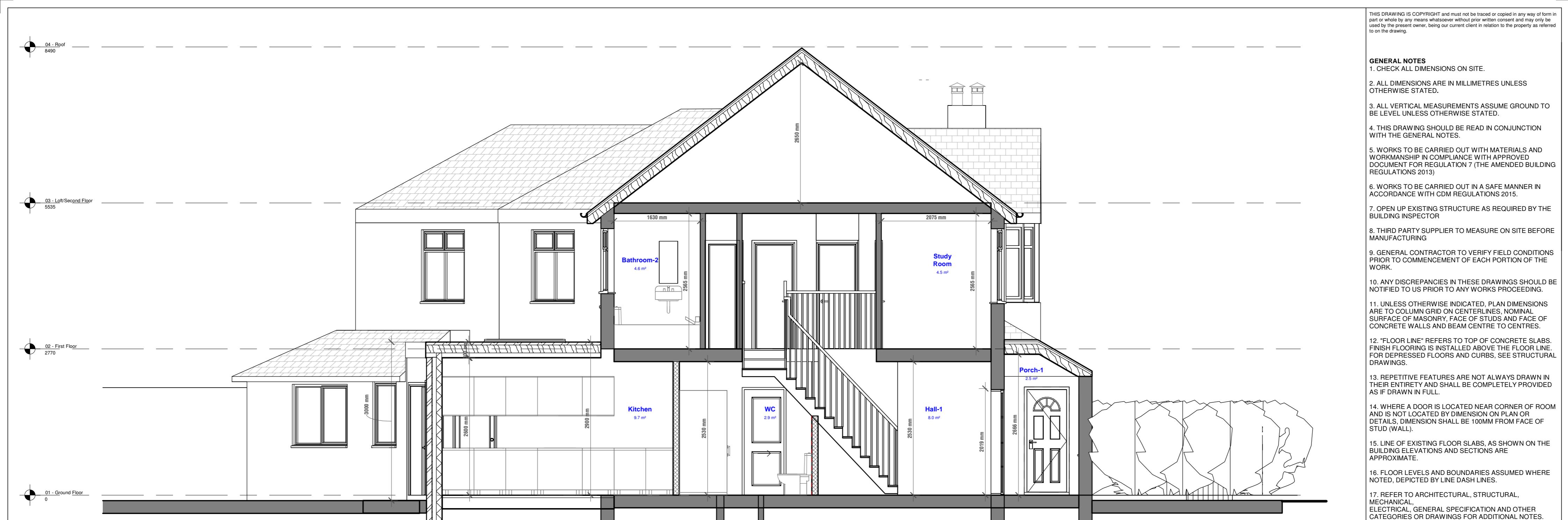
FRONT - PROPOSED



REAR - EXISTING



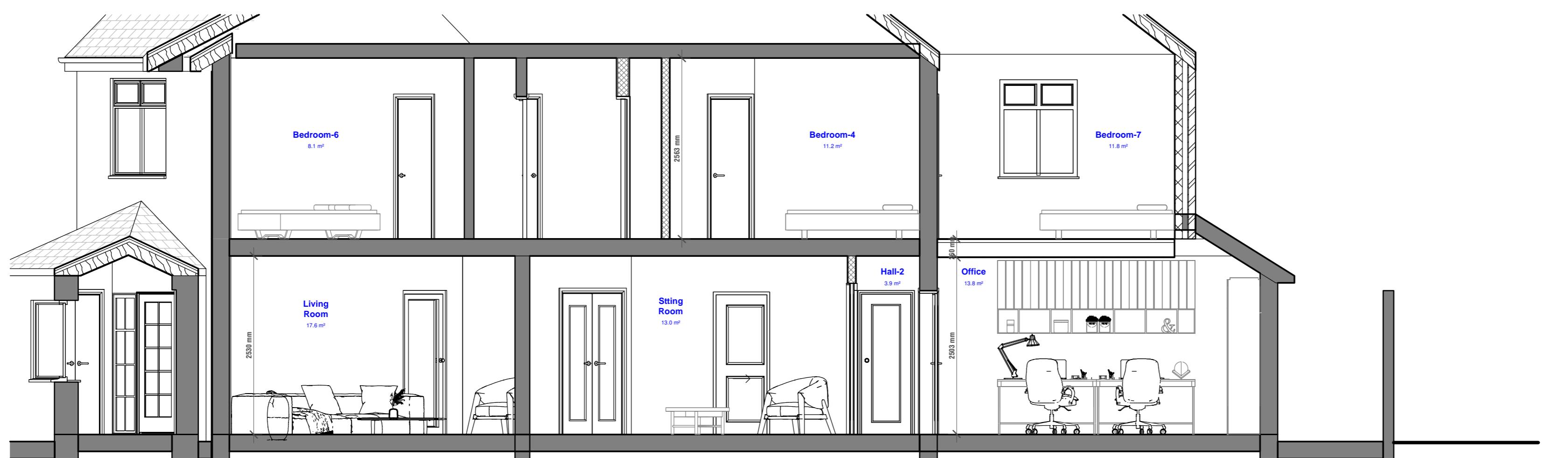
REAR - PROPOSED



Section A

1

1 : 50



Section B

2

1 : 50

Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom
Drawing Title: Section
Status:
Scale: 1 : 50 @A2 Date: 22/01/2025 Drawn By: NAP
Drawing No.: PN-019 Rev: 1.0
Drawing Date: 22/01/2025 9:53 AM


SERA HOMES
LONDON
www.serahomes.co.uk

www.serahomes.co.uk

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.

2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.

4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.

5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013).

6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.

7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR.

8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING.

9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.

10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.

11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.

12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.

13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).

15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.

16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.

17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.

18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.

19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.

20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.

21. STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS. FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.

22. ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.

23. THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



No.: Revision: Date:



www.serahomes.co.uk

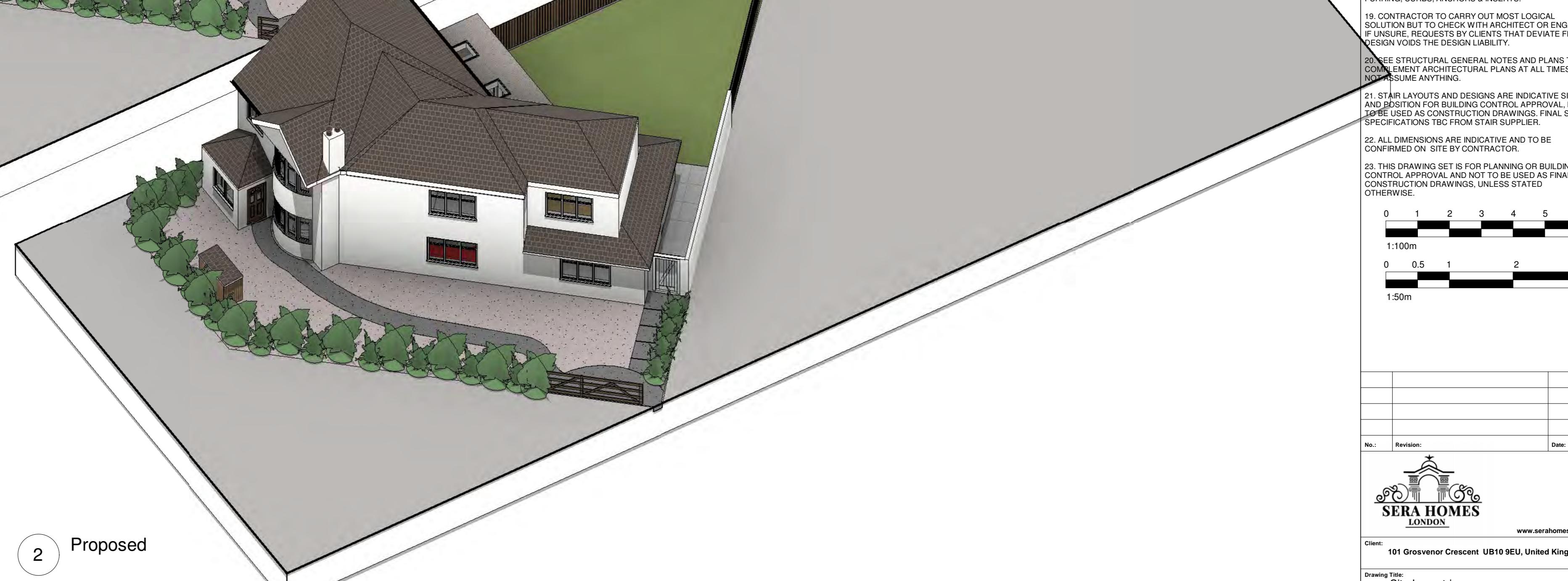
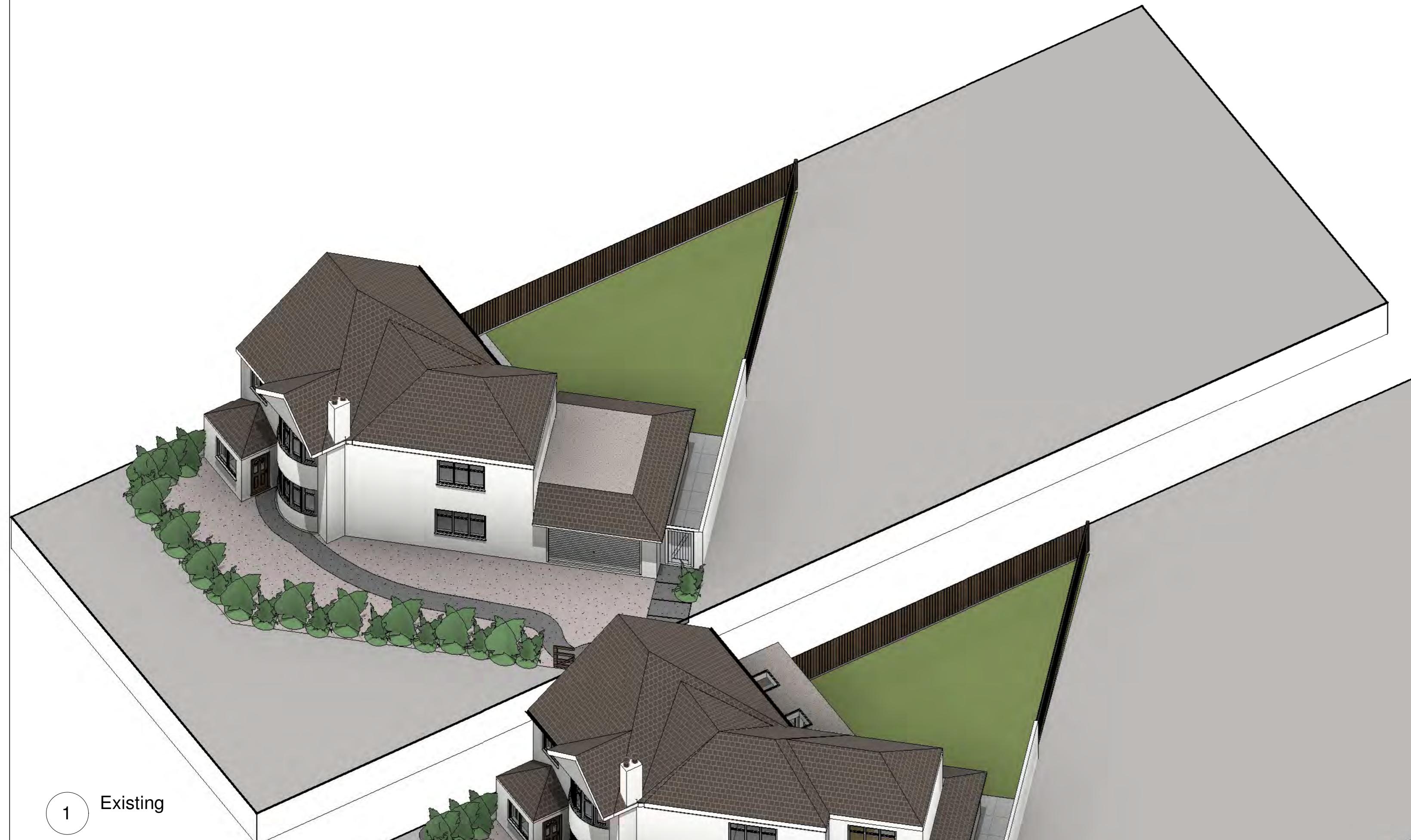
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom

Drawing Title: Site Isometric

Status:

Scale: @A2 Date: 22/01/2025 Drawn By: NAP

Drawing No.: PN-020 Rev: 1.0



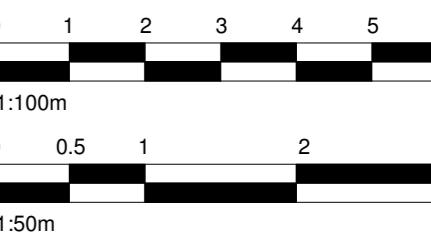
2 Proposed



THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2013)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRES TO CENTRES.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN FULL, THEY ARE ENTIRELY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
- STAIR LAYOUTS AND DESIGNS ARE INDICATIVE SIZE AND POSITION FOR BUILDING CONTROL APPROVAL, NOT TO BE USED AS CONSTRUCTION DRAWINGS, FINAL STAIR SPECIFICATIONS TBC FROM STAIR SUPPLIER.
- ALL DIMENSIONS ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY CONTRACTOR.
- THIS DRAWING SET IS FOR PLANNING OR BUILDING CONTROL APPROVAL AND NOT TO BE USED AS FINAL CONSTRUCTION DRAWINGS, UNLESS STATED OTHERWISE.



No.:	Revision:	Date:	
 SERA HOMES LONDON			
www.serahomes.co.uk			
Client: 101 Grosvenor Crescent UB10 9EU, United Kingdom			
Drawing Title: Proposed Isometric View			
Status:			
Scale:	@A2	Date: 22/01/2025	Drawn By: NAP
Drawing No.:	PN-021	Rev:	1.0