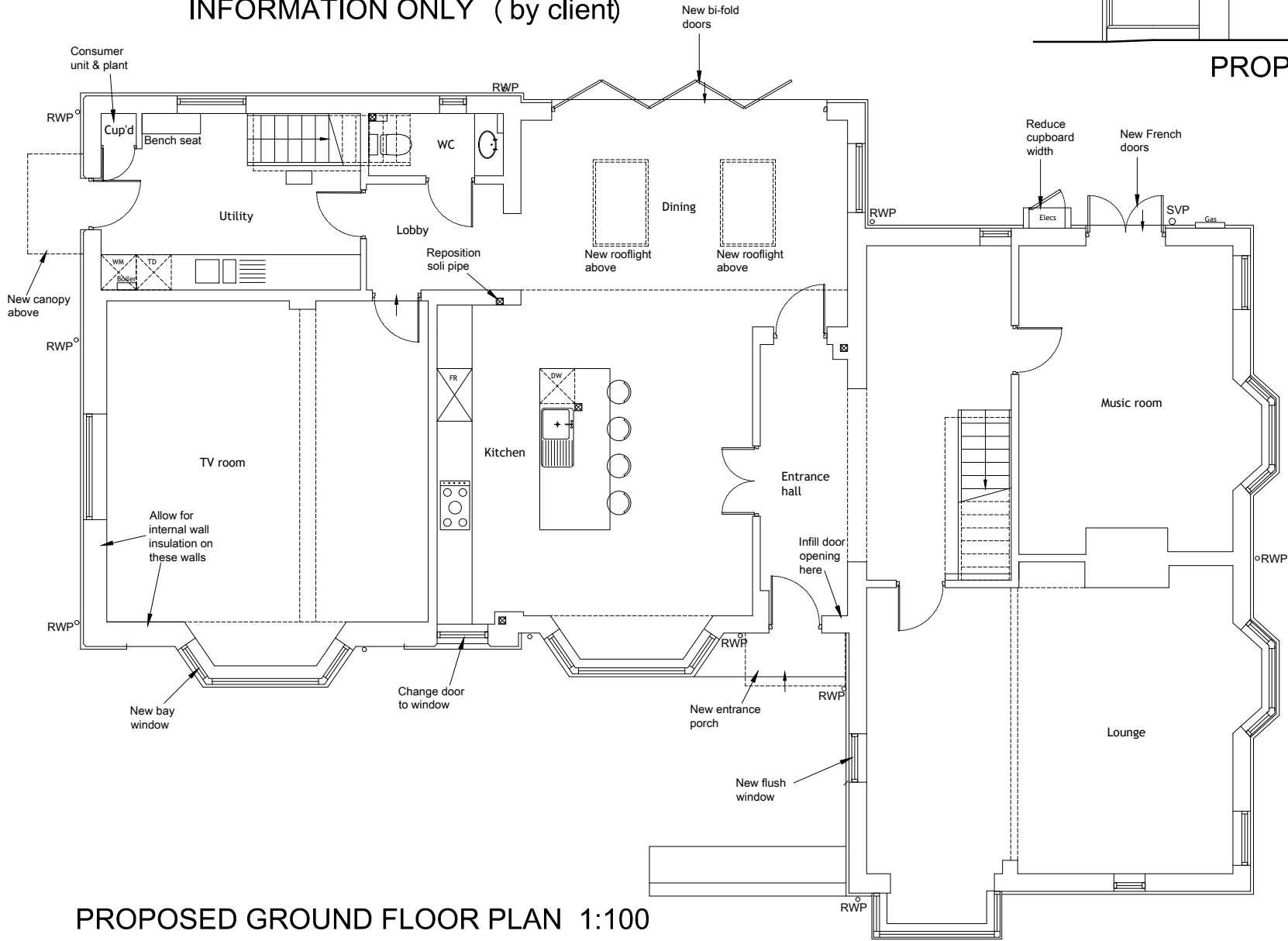




INDICATIVE ILLUSTRATION FOR INFORMATION ONLY (by client)



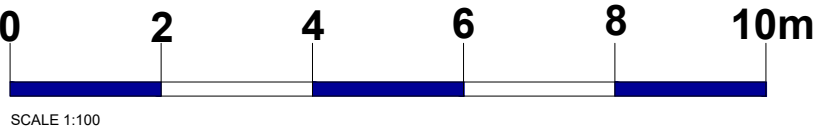
PROPOSED FRONT (N) ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED SIDE (E) ELEVATION 1:100



PLANNING

GENERAL NOTES: This scheme is subject to Town Planning and the plans shall not be acted upon until they have been approved in accordance with the Building Regulations. All dimensions and levels given, whether figured or scaled, are to be physically checked on site by the contractor prior to commencement of work and the contractor will take responsibility for the same. All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015 This plan is copyright and is not to be produced or used for construction purposes without permission. It is only for use as a Planning and Building Control document. Prior to commencement of works, the contractor must ensure that all necessary notices under The Party Wall etc Act 1996 have been given and that all formal procedures required under the act have been fulfilled.	PLEASE NOTE: 1. ALL DIMENSIONS AND SITE BOUNDARIES ARE TO BE CHECKED ON SITE AS NECESSARY. 2. ALL PROPOSALS ARE SUBJECT TO STRUCTURAL ENGINEERS DESIGN.	<u>PROPOSED MATERIALS:</u> WALLS - Brickwork with plinth to match existing WINDOWS - Off white UPVC wood effect with stone sills to match existing. DOORS - New French & Bifold doors in off white. Wood/, or wood effect front door. ROOF - Slates to match existing RAINWATER GOODS - Black to match existing	Revision	<table><tr><td> Project Proposed Garage Conversion & Alterations at Larch House. Old Knebworth Lane, Old Knebworth. Herts. SG3 6FS Title Proposed Ground Floor Plan & Elevations. PRE-CONSTRUCTION </td><td><table><tr><td>Scale</td><td>As noted@A3</td><td>Date</td><td>11/25</td></tr><tr><td>Drawing Number</td><td>8411-P06</td><td>Client</td><td>PS</td></tr></table>  </td><td> We warrant to be in accordance with the Building Regulations and relevant codes of practice. The contractor is to check all dimensions on site. Any discrepancies are to be notified immediately. This drawing is copyright. Northcliffe Architects Ltd 13 Castle Drive Northcliffe Leeds LS2 8JZ Tel: 0113 261 0888 www.northcliffearchitects.co.uk </td></tr></table>	Project Proposed Garage Conversion & Alterations at Larch House. Old Knebworth Lane, Old Knebworth. Herts. SG3 6FS Title Proposed Ground Floor Plan & Elevations. PRE-CONSTRUCTION	<table><tr><td>Scale</td><td>As noted@A3</td><td>Date</td><td>11/25</td></tr><tr><td>Drawing Number</td><td>8411-P06</td><td>Client</td><td>PS</td></tr></table> 	Scale	As noted@A3	Date	11/25	Drawing Number	8411-P06	Client	PS	We warrant to be in accordance with the Building Regulations and relevant codes of practice. The contractor is to check all dimensions on site. Any discrepancies are to be notified immediately. This drawing is copyright. Northcliffe Architects Ltd 13 Castle Drive Northcliffe Leeds LS2 8JZ Tel: 0113 261 0888 www.northcliffearchitects.co.uk
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