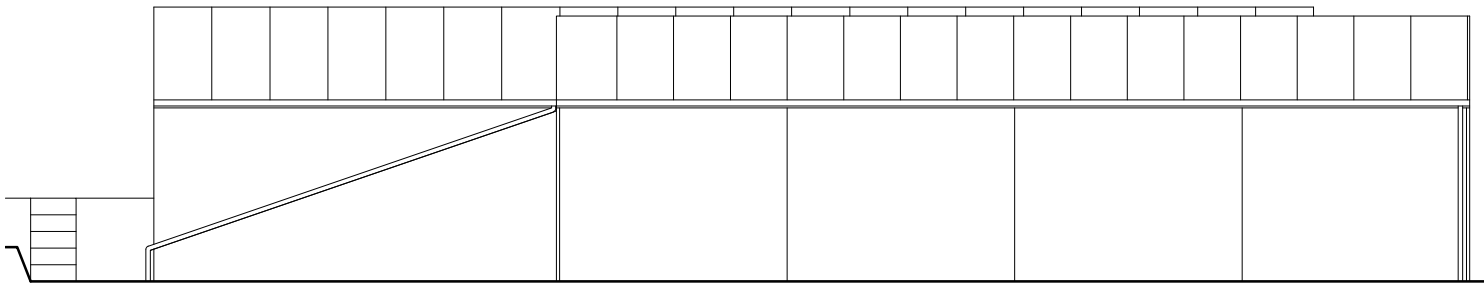
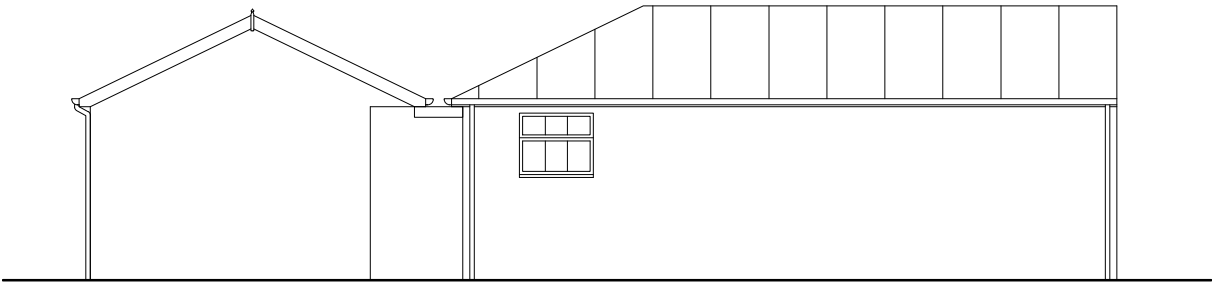


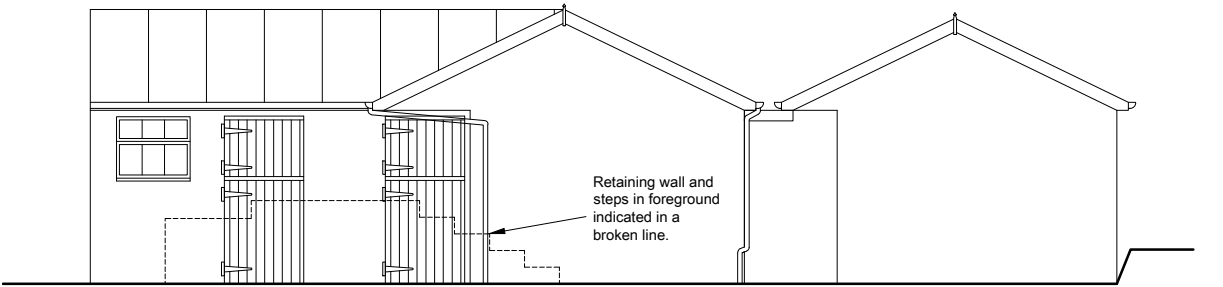
EXISTING WEST ELEVATION 1:100



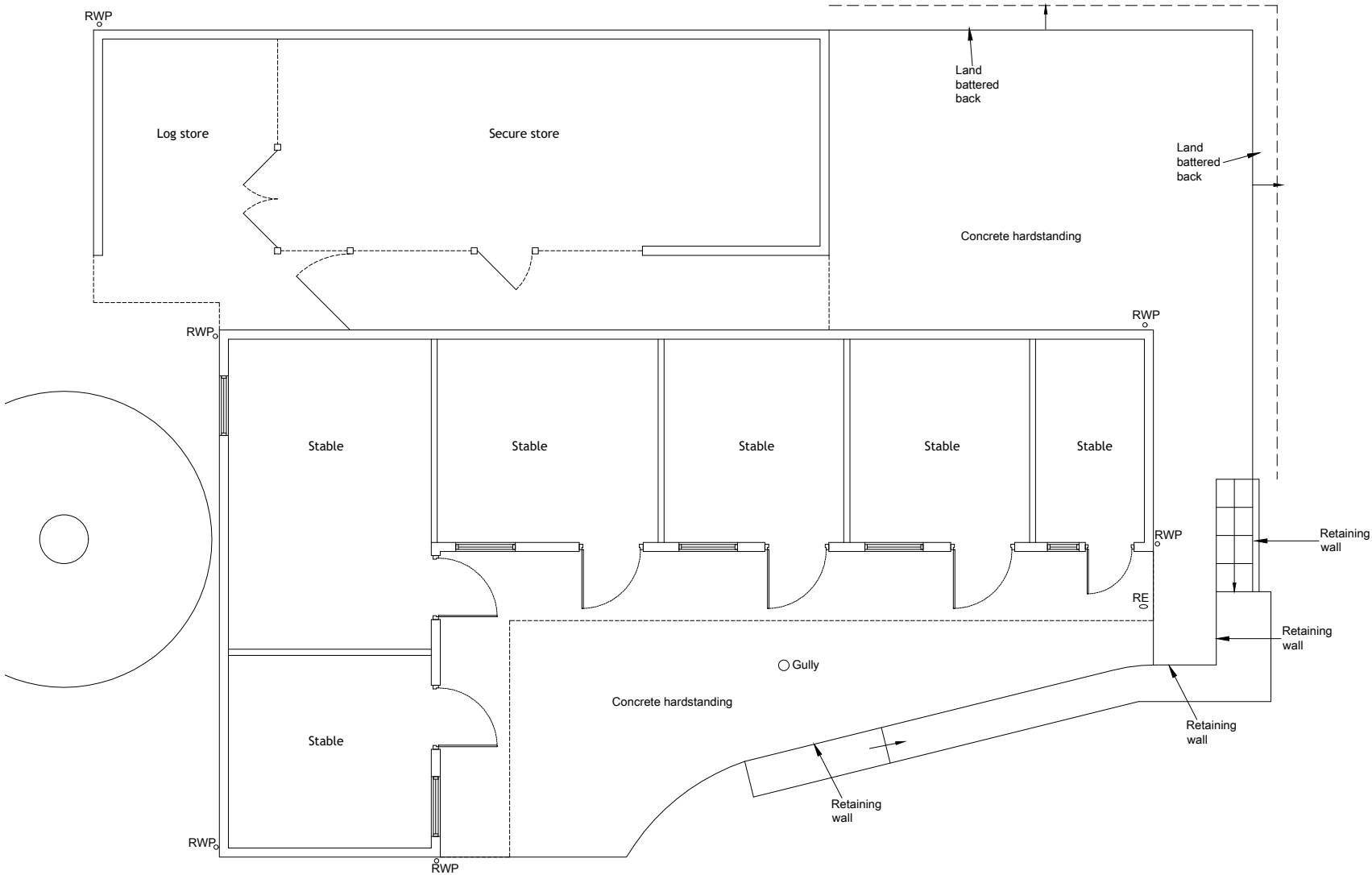
EXISTING EAST ELEVATION 1:100



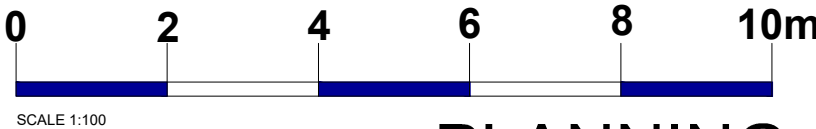
EXISTING NORTH ELEVATION 1:100



EXISTING SOUTH ELEVATION 1:100



EXISTING GROUND FLOOR PLAN 1:100
GROSS EXTERNAL AREA - 131m²



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.	EXISTING MATERIALS: WALLS - Timber boarding painted green (horizontal to store & vertical to stables) WINDOWS - Wood painted green DOORS - Wood painted green ROOF - Pitched roof finished in felt RAINWATER GOODS - Black	Revision	<table><tr><td> Project Proposed Garage Conversion & Alterations at Larch House, Old Knebworth Lane, Old Knebworth, Herts. SF3 6PS Title Existing Outbuilding Plans & Elevations. PRE-CONSTRUCTION </td><td><table><tr><td> Scale As noted@A3 </td><td> Date 10/25 </td></tr><tr><td> Drawing Number 8411-P13 </td><td> Client PS </td></tr></table>  </td><td> All work 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 11 Castle Drive Northcliffe Leeds LS27 7BT Tel: 0113 275 1000 www.northcliffearchitects.co.uk </td></tr></table>	Project Proposed Garage Conversion & Alterations at Larch House, Old Knebworth Lane, Old Knebworth, Herts. SF3 6PS Title Existing Outbuilding Plans & Elevations. PRE-CONSTRUCTION	<table><tr><td> Scale As noted@A3 </td><td> Date 10/25 </td></tr><tr><td> Drawing Number 8411-P13 </td><td> Client PS </td></tr></table> 	Scale As noted@A3	Date 10/25	Drawing Number 8411-P13	Client PS	All work 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 11 Castle Drive Northcliffe Leeds LS27 7BT Tel: 0113 275 1000 www.northcliffearchitects.co.uk
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