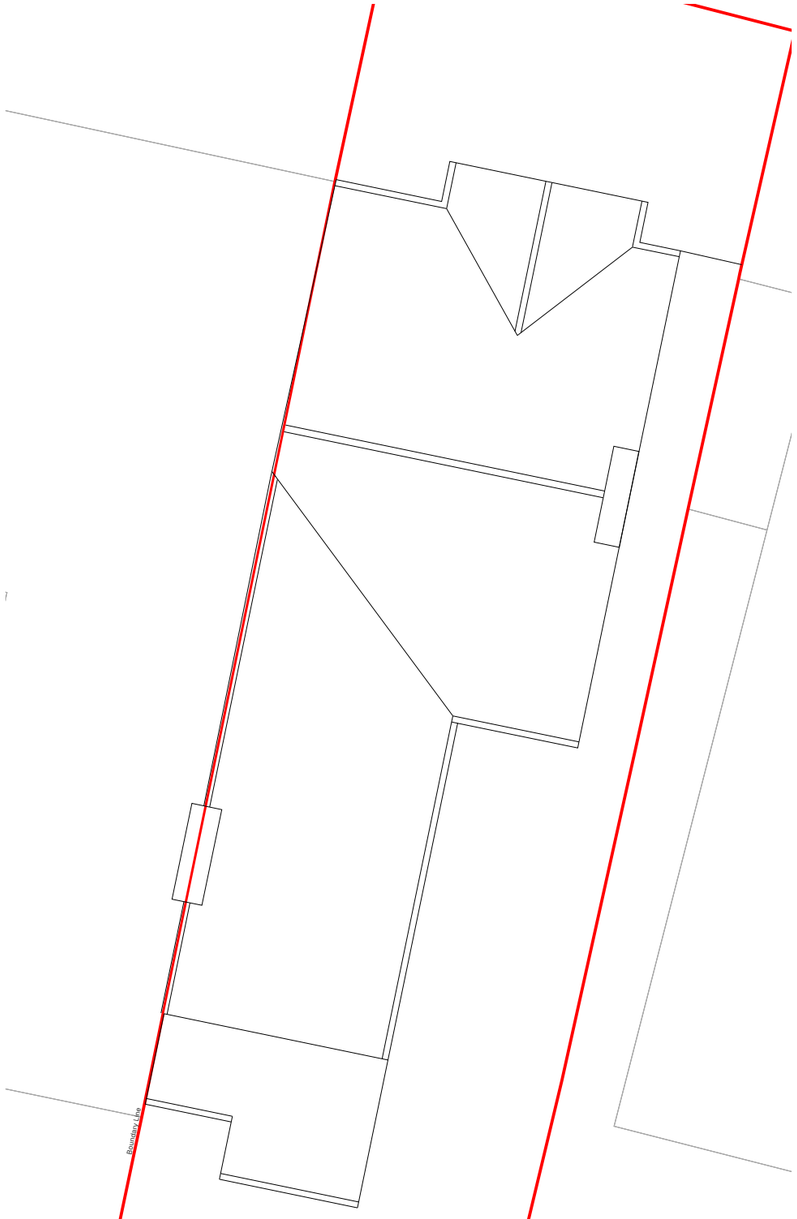
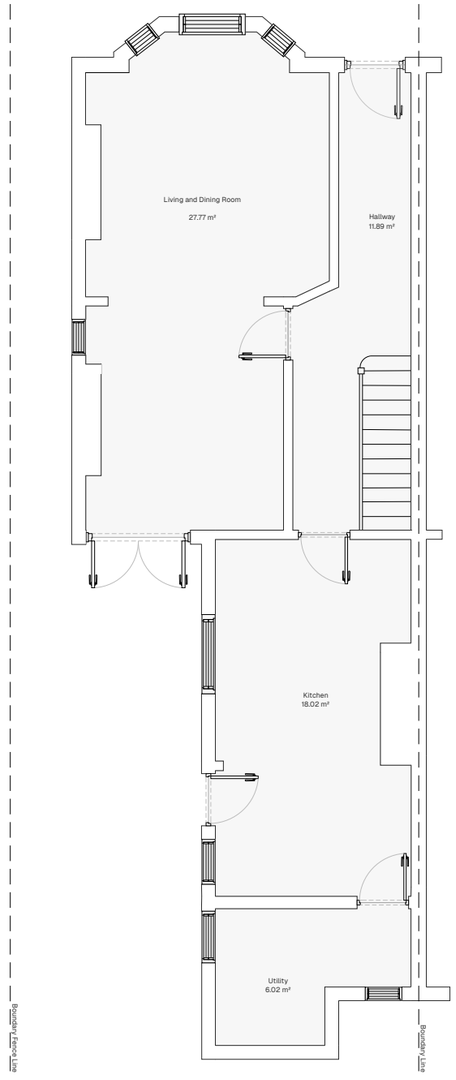
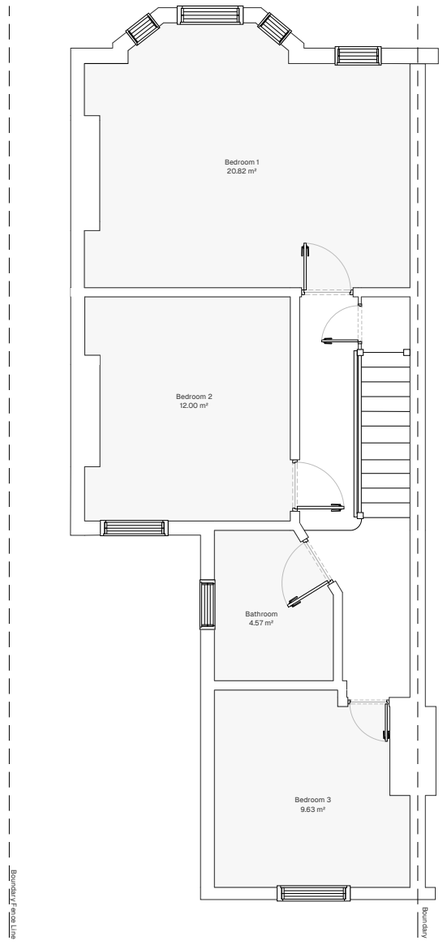


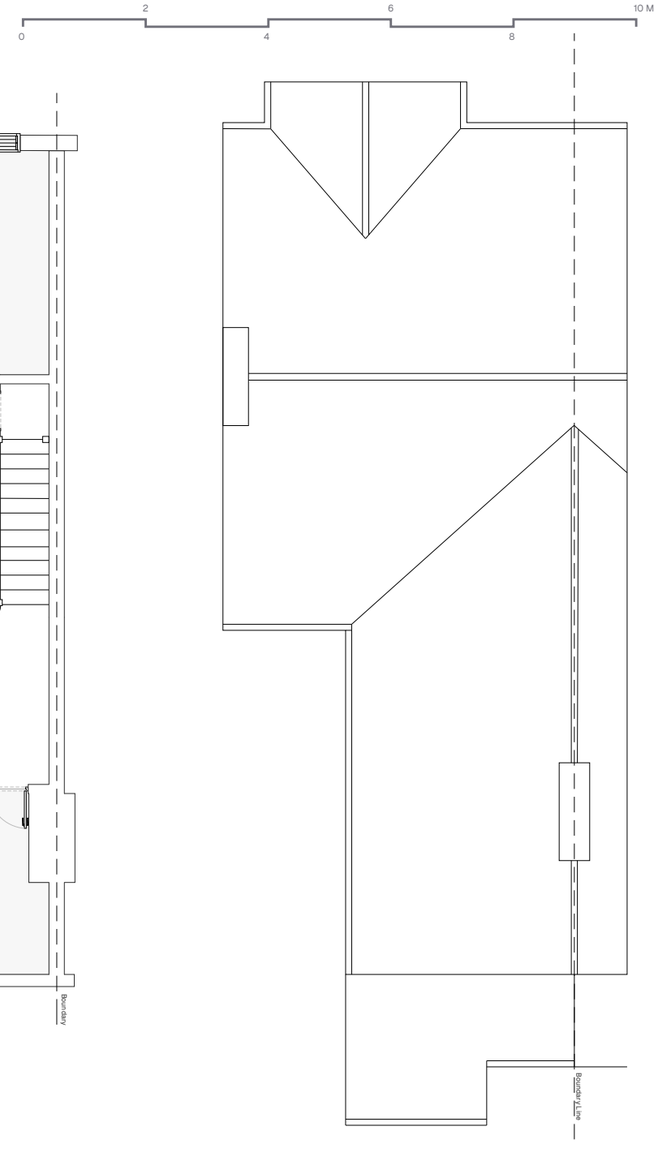
Site Plan Existing



Ground Floor Existing



First Floor Existing



Roof Plan Existing





Drawing Notes
This drawing is intended for illustrative purposes only and must not be used as a construction document. The Contractor is responsible for verifying all dimensions on site and confirming the location of existing drainage, gas, and electrical services before any work begins. All proposed works must be agreed with the Client in advance of construction, with clear and itemised costs provided before commencement.

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Dimensions
Work to figured dimensions only — do not scale from this drawing. All dimensions must be verified on site before any work is executed.
Unless otherwise noted, all dimensions are taken to structural walls, not finished surfaces.
Any discrepancies found within this drawing, or between this and other project documents, must be reported to the Architect immediately for clarification before proceeding.

Statutory Approvals
This drawing is issued for the purpose of statutory approvals only.
All works must comply with the Building Regulations, relevant British Standards, approved codes of practice, and manufacturers' specifications, to the satisfaction of the Building Control Inspector.

Contractor Responsibilities
These drawings provide an indicative outline to enable the Contractor to prepare a detailed quotation following a site visit and assessment. Any additional works not shown or specified must be brought to the Client's attention with associated costs before being undertaken.

The Contractor must:
Verify all dimensions and site conditions prior to commencement
Coordinate all works and cross-check drawings against site conditions
Expose and inspect all structural elements (walls, lintels, foundations, etc.) affected by new work, with verification by an approved Building Control Professional before proceeding

Revisions
This drawing supersedes all previous issues. The Contractor must ensure they are working from the most recent revision and dispose of outdated copies.

PLANNING

Client: Mr Reece Singleton & Mr Nicholas Mason
Project: 69 Nicolas Road, M21 9LG
Revision: 02
Date: 3rd August 2026

Drawing Title: Existing Plans
Drawn by: RS
Approved by:
Scale: 1:100