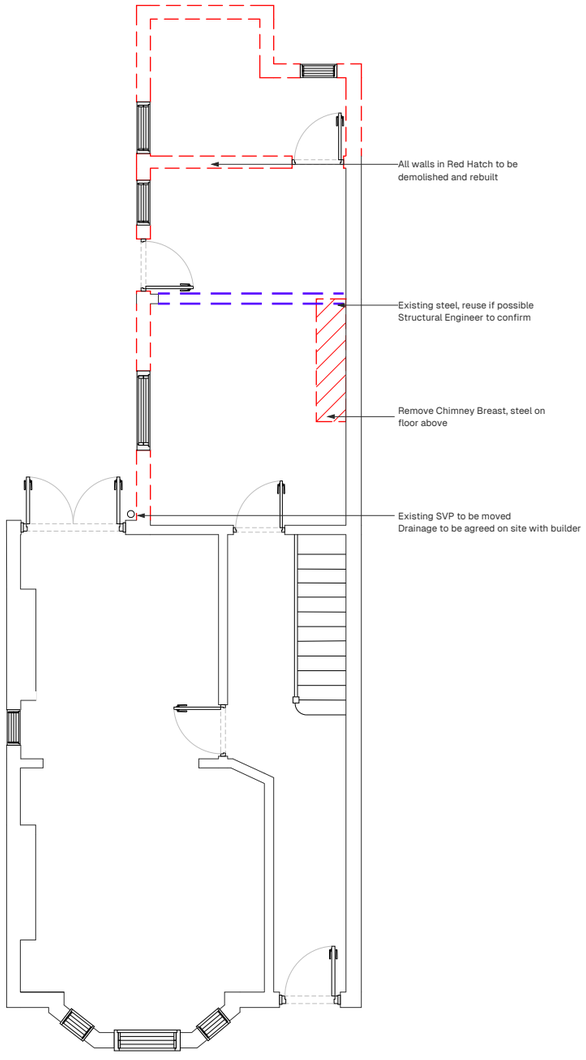
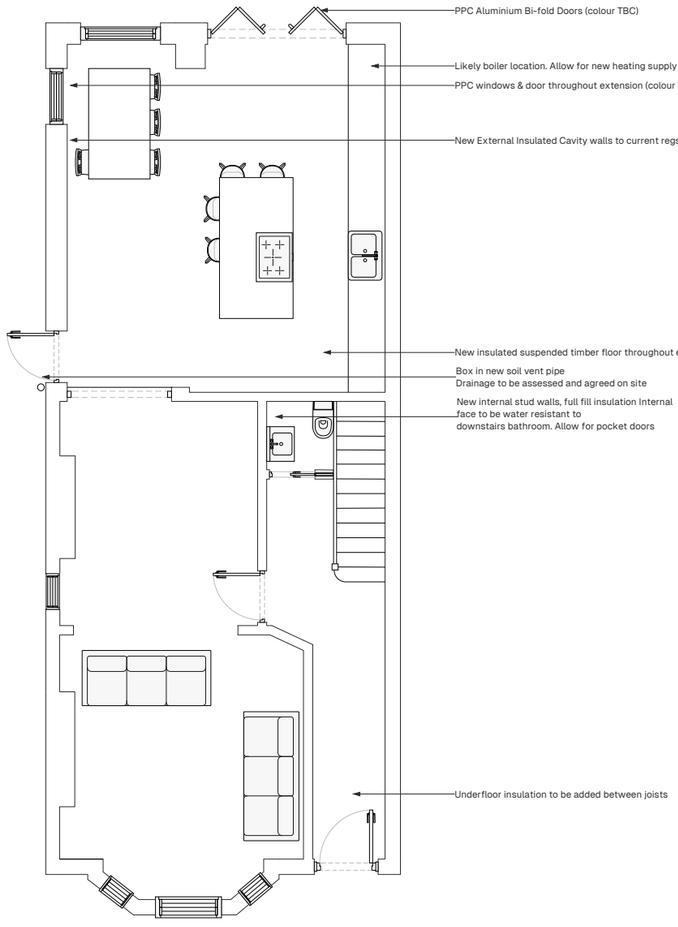
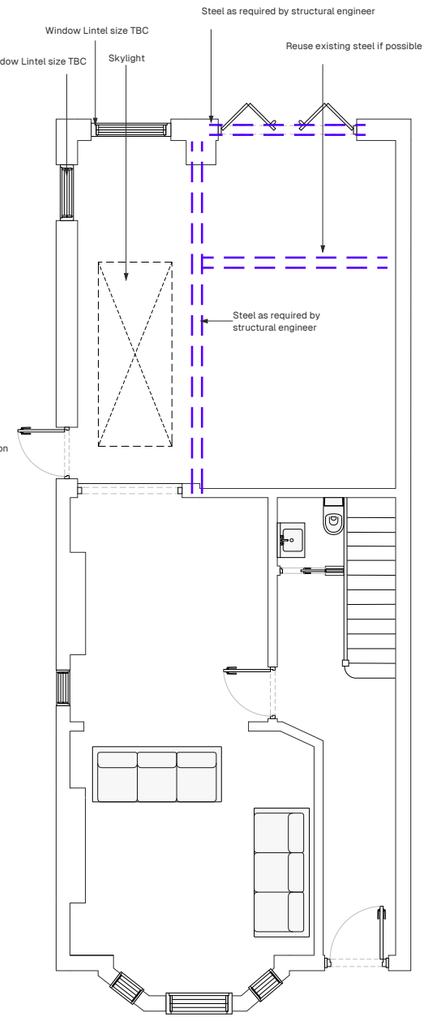


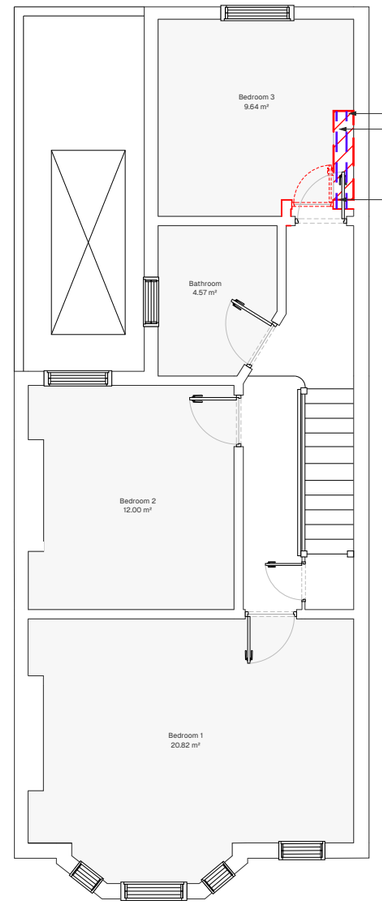

## Ground Floor Demolition Plan




## Ground Floor Proposed




## Ground Floor Additions Plan




## First Floor Proposed

**Party Wall Act 1996**
Where proposed works encroach on a neighbouring property, or where excavation occurs within 3 metres (or 6 metres for deeper foundations) of an adjacent building, the requirements of the Party Wall etc. Act 1996 must be satisfied before work commences.

**Structural Alterations**
Any alterations to load-bearing walls must be carried out in accordance with the Building Regulations and in line with calculations and specifications provided by a qualified Structural Engineer.

**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: Proposed Plans
Drawn by: RS
Approved by:
Scale: 1:100