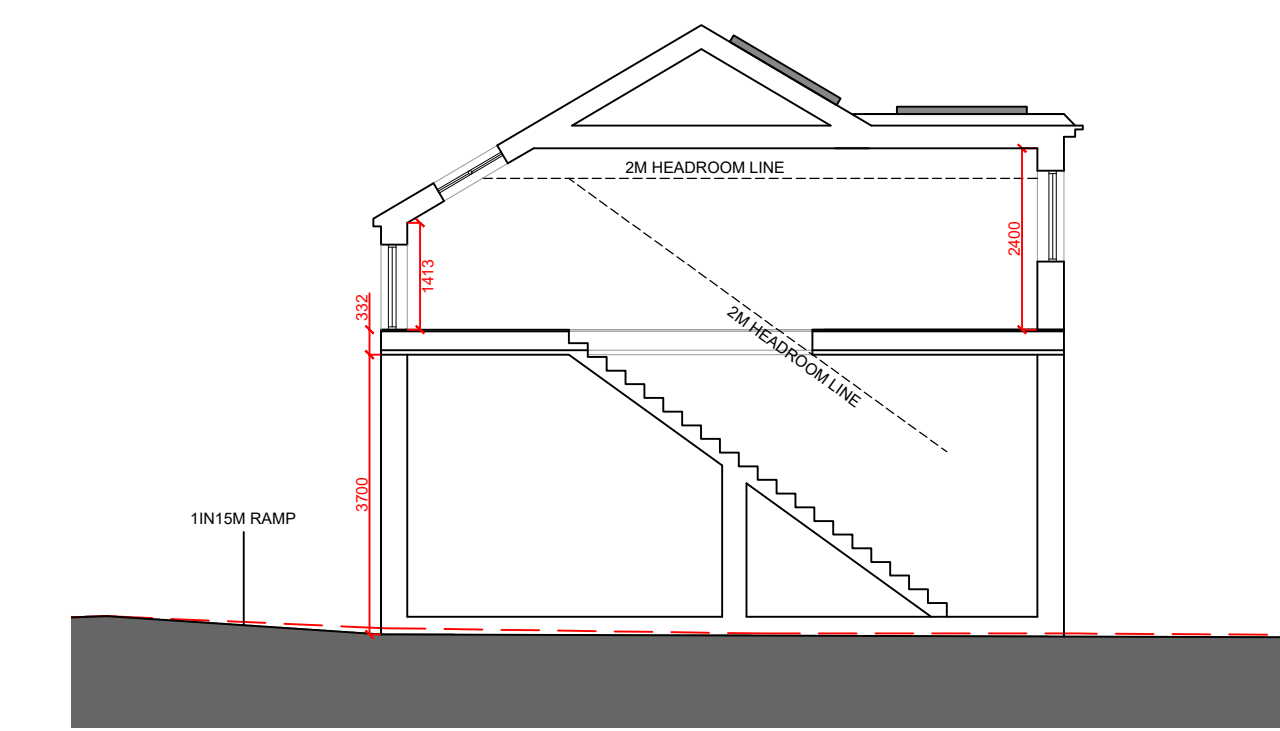




FRONT WEST ELEVATION
SCALE: 1:100



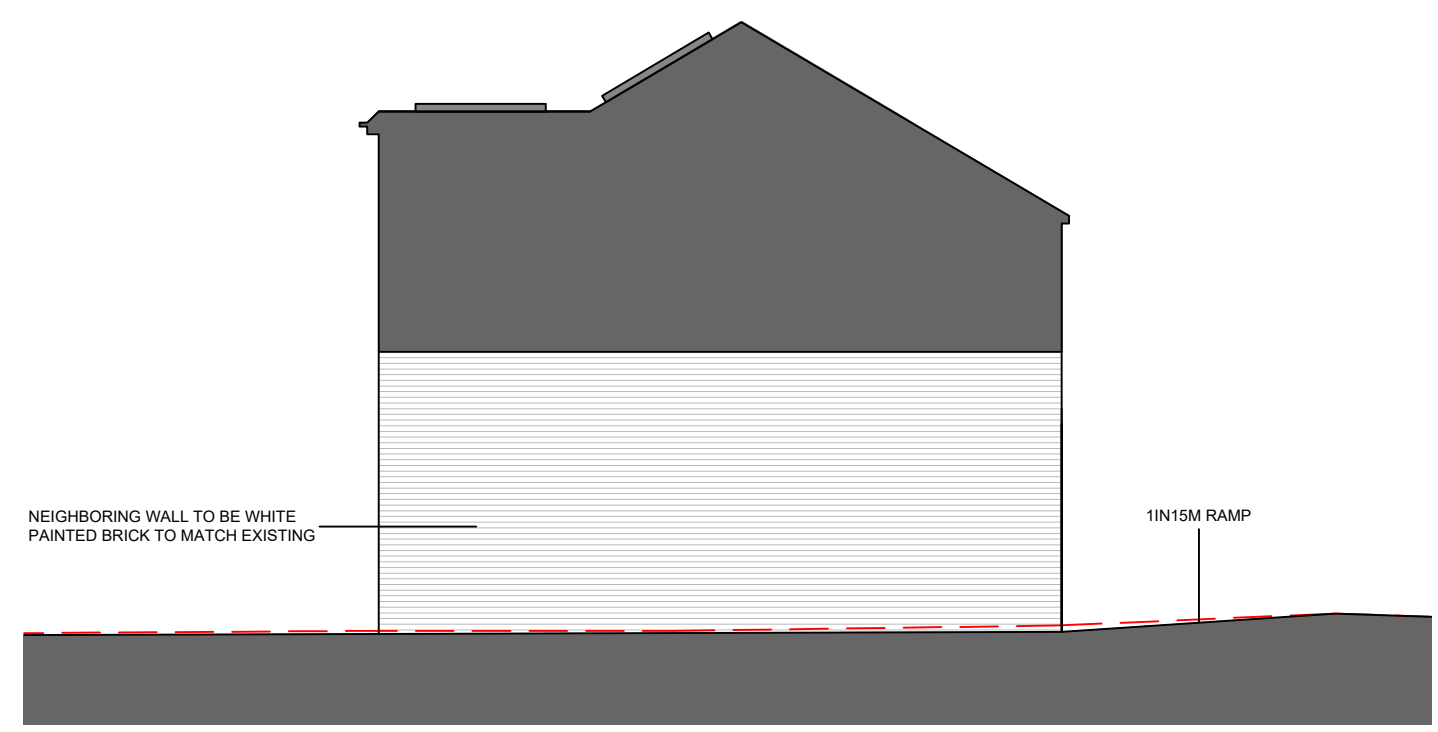
SIDE SOUTH ELEVATION
SCALE: 1:100



SECTION ELEVATION
SCALE: 1:100



REAR EAST ELEVATION
SCALE: 1:100



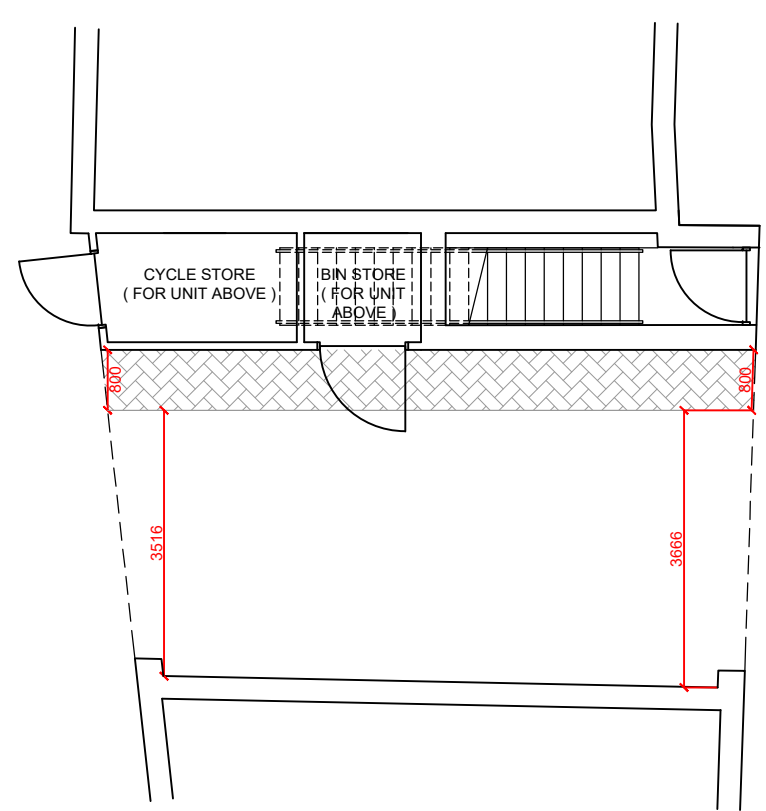
SIDE NORTH ELEVATION
SCALE: 1:100

1. The contents of this drawing are copyright.
2. Do not scale. Figured dimensions only to be used.
3. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
4. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
5. Please note a sprinkler system and mechanical smoke extraction may be required in all or some areas of the building inc. basement car ports. Qualified fire consultant to confirm as part of fire safety report - to be instructed by client or contractor to cover all aspects of Fire Safety / Part B
6. Fixed fire safety glass windows may be required where windows are in close proximity to boundaries (subject to building regulations).
7. Slab design to be independently checked by slab fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
8. Maclellan waterproofing specialists (or similar company with relevant PI Insurance) to be instructed and detail all basement waterproofing designs. - AEC carry no responsibility for basement designs in terms of waterproofing or structure in any way.
9. "AS BUILT" drawings will only be issued upon request from the client/ contractor. All information within as built drawings is to be confirmed and provided by the client/ contractor. AEC Architecture do not perform regular site inspections to guarantee or built information so contractor or client must sign a letter from AEC to confirm compliance with our plans on site.
10. Any discrepancies between specification notes and details must be clarified for design intention with AEC before continuing with construction.
11. At Building Regulation stage our instruction is to gain a certificate of building regulations compliance from the clients chosen inspector (LA or Private alternative)
12. To ensure compliance with BRE's fire safety forms, an independent and an appropriately qualified and insured fire consultant / engineer should be appointed by the client to ensure the finished project can be mortgaged.
13. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
14. All planning stage planning drawings are to only be used for planning purposes.
15. All Cladding & building attachments to be all A1 fire rated.
16. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control or ownership.
17. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.

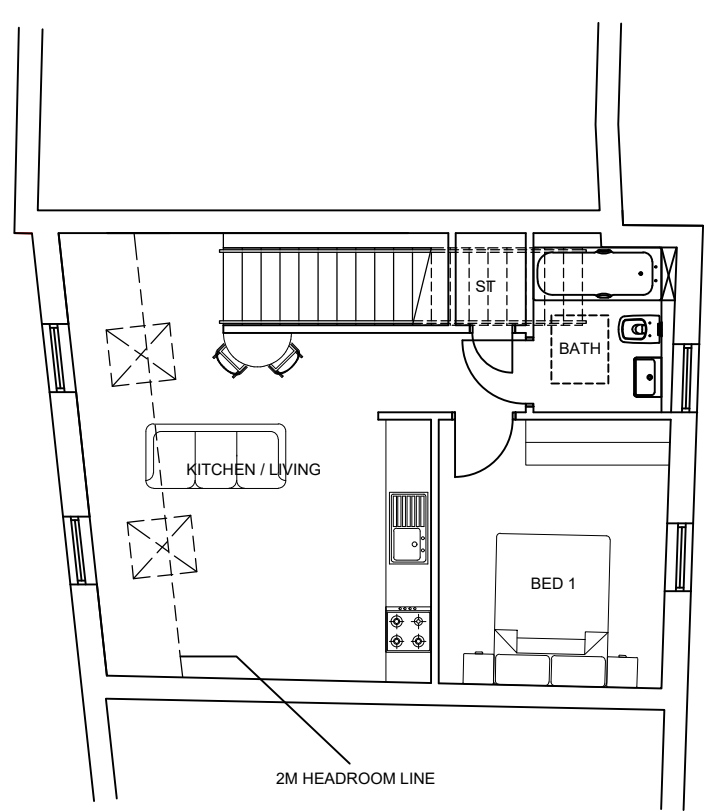
Note: Any design or details relating to Fire Safety, including under Part B of the Building Regulations is shown for indicative/information purposes only and is subject to appropriate external professional input. No assumption of any responsibility is accepted.

LEGEND

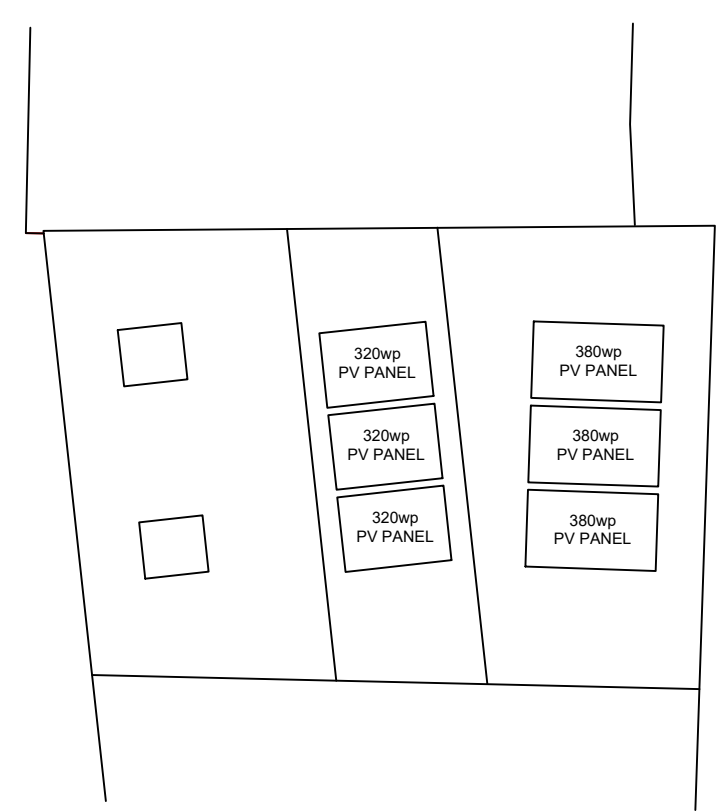
PROPOSED 1 BED FLAT = 45.8 SQM / 492 SQFT



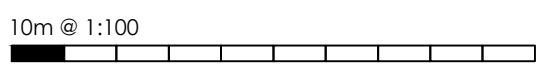
GROUND FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100



No.	Revision.	date	by

PROPOSED DEVELOPMENT,
63 SANDYCOMBE ROAD,
RICHMOND,
TW9 2EP.

PROPOSED PLANS, ELEVATION
& SECTION

scale	AS SHOWN @ A2	checked	//
date	JULY 2024	drawn	WD
		A	

9314 / 301

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