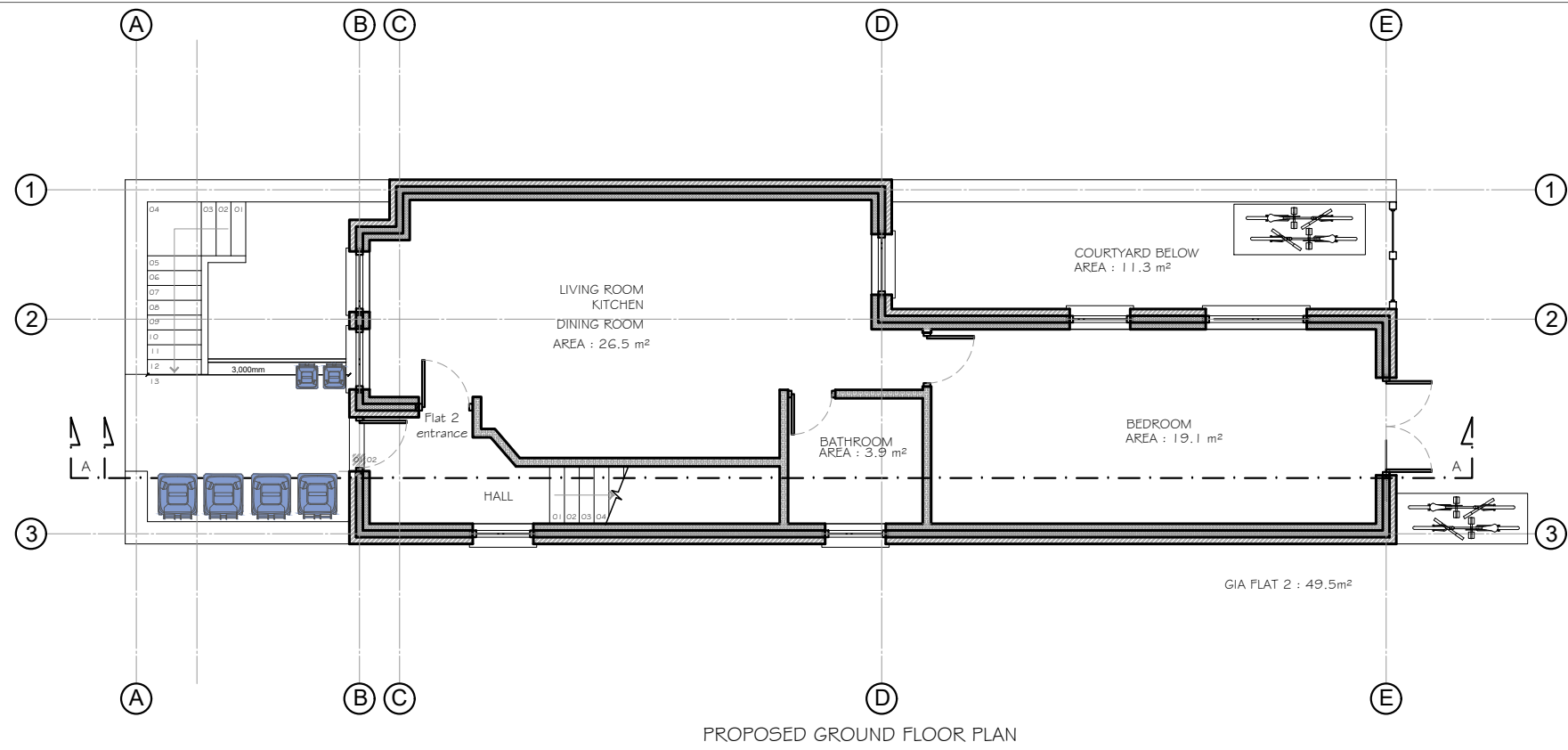
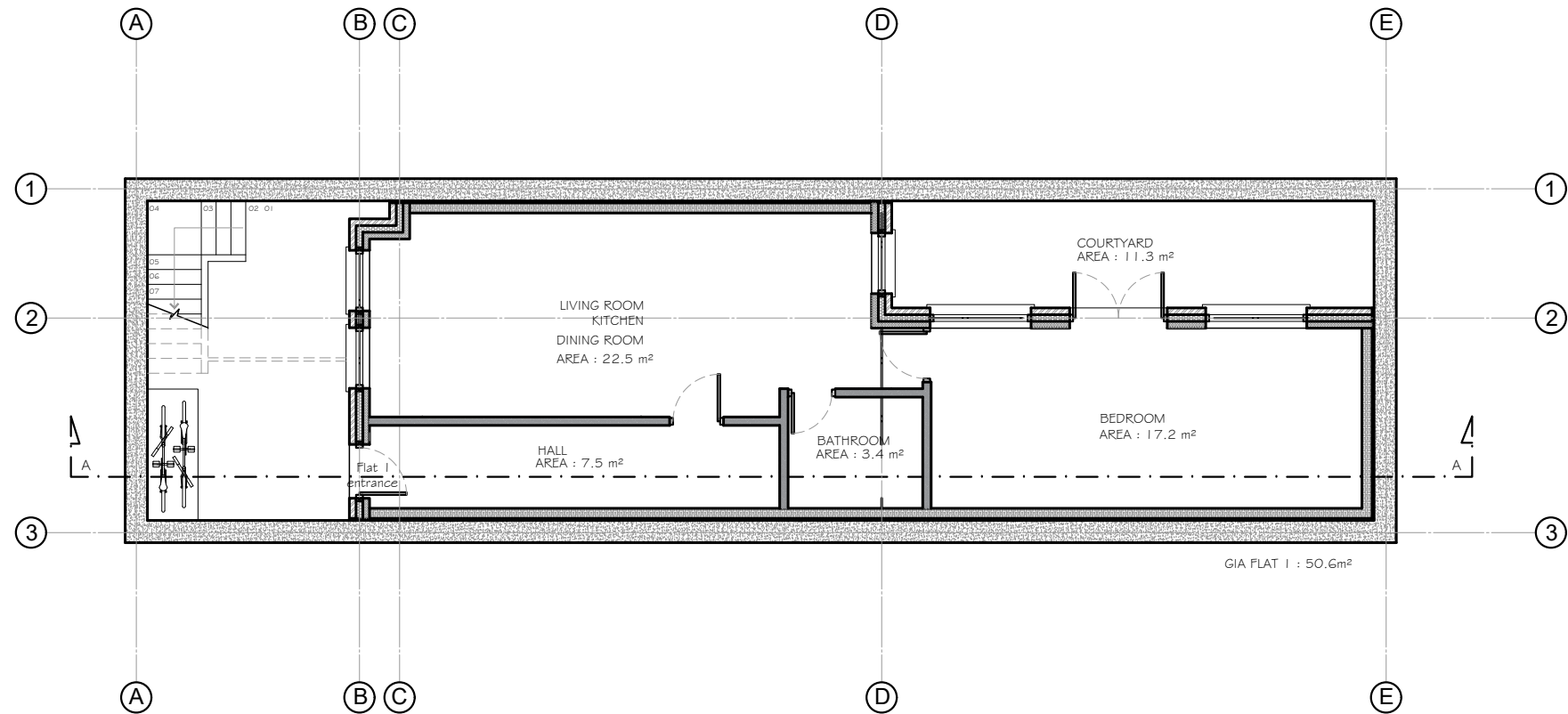
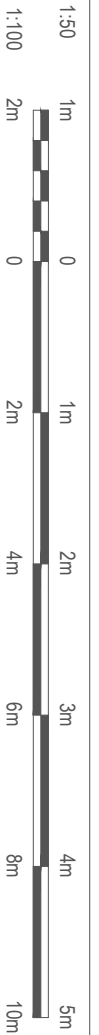




PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN



GENERAL NOTES:

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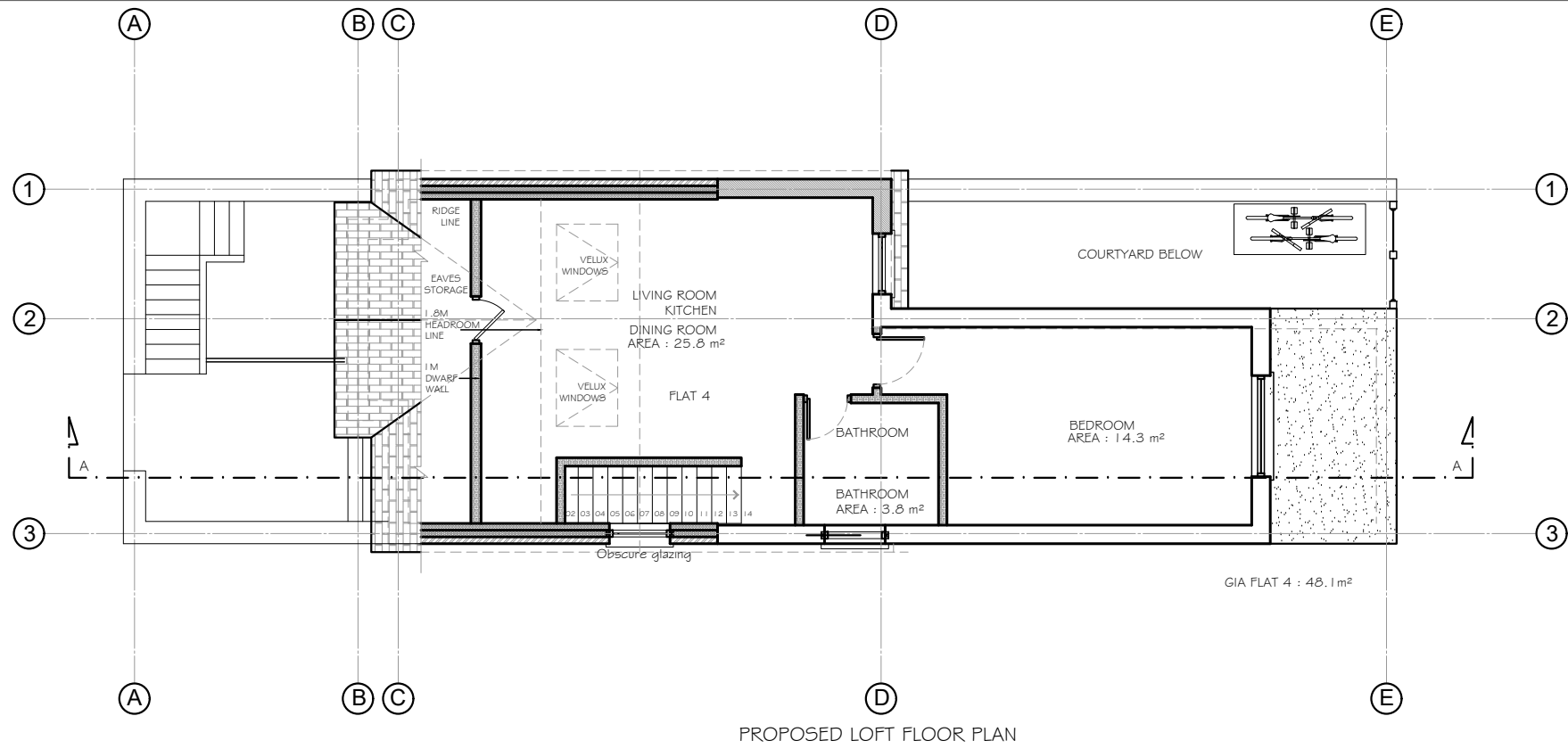
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- THIS DRAWING TO BE PRINTED IN COLOUR ONLY PRINT ON A3 SHEET SIZE**
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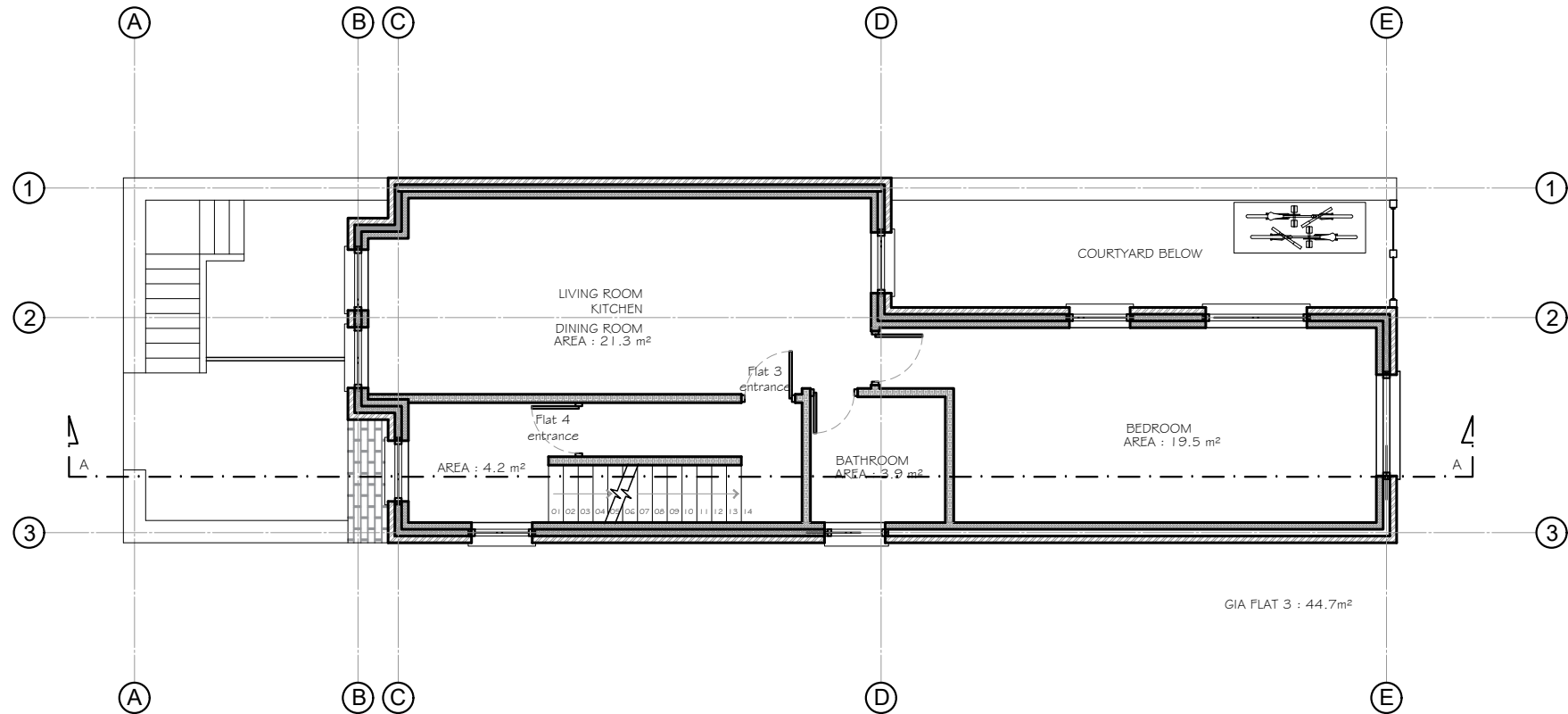
		STATUS: PLANNING	
		SITE: 12A WESTBURY AVE, LONDON, N22 6RS	
		TITLE: PROPOSED DRAWING	
A		Issued to council for planning approval.	25.04.2023
REV	DESCRIPTION		DATE
		SCALE AT A3: AS SHOWN	
		DRAWN & CHECKED BY: Richard Domenech	
PROJECT NO: P0000		DRAWING NO: 1	REVISION: A



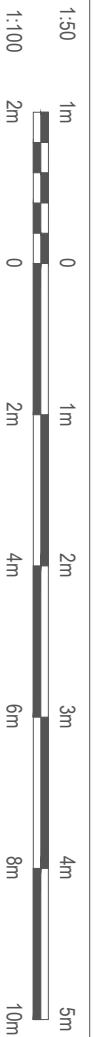
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PROPOSED LOFT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



GENERAL NOTES:

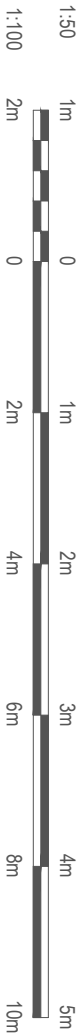
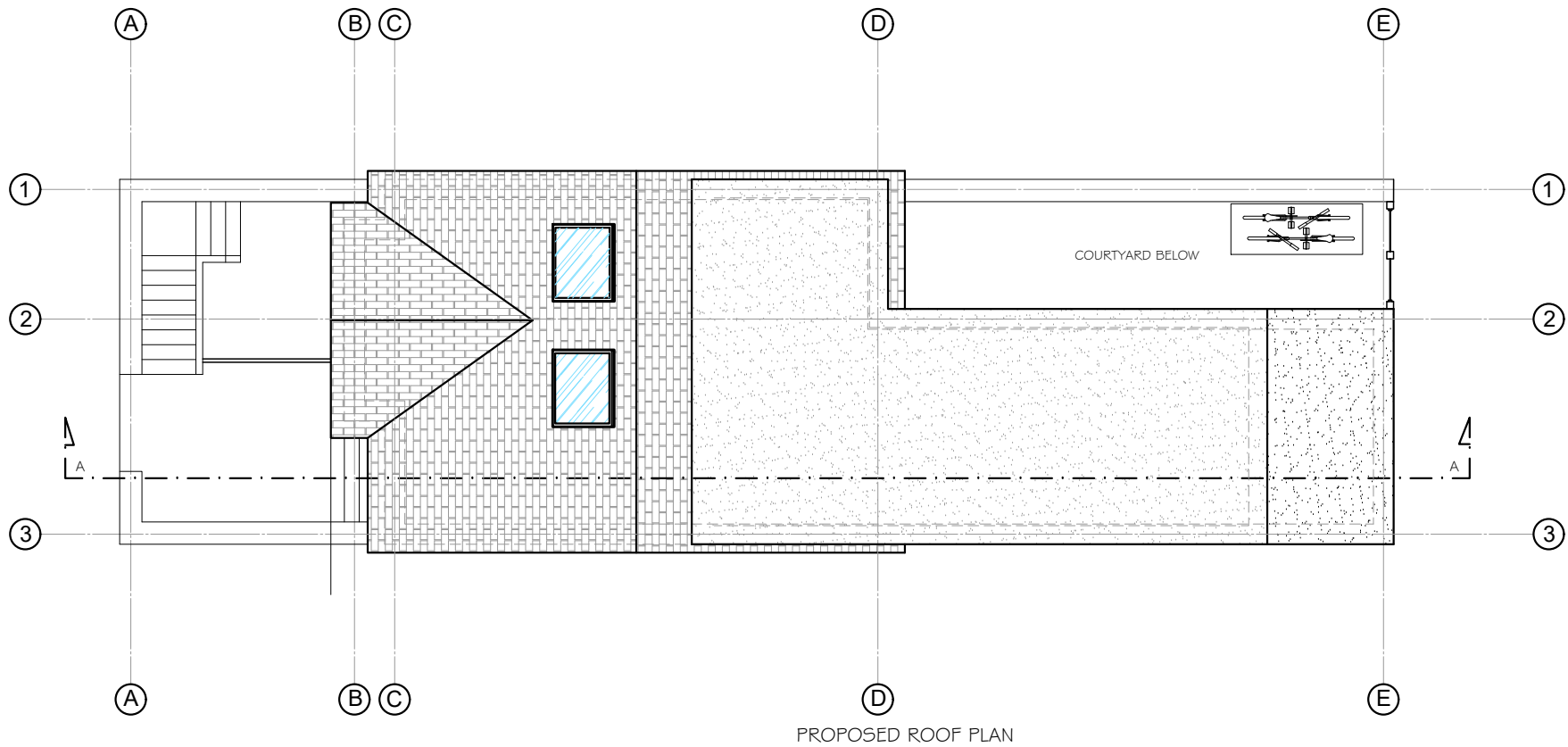
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A Issued to council for planning approval.		25.04.2023	
REV	DESCRIPTION	DATE	
		DOMENECH DESIGN LTD 69 WADES HILL, LONDON, N21 1AU 0203 287 4814 www.domenechdesign.com	
PROJECT NO:	DRAWING NO:	REVISION:	
P0000	2	A	



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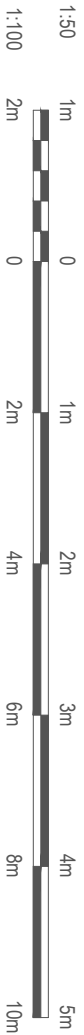
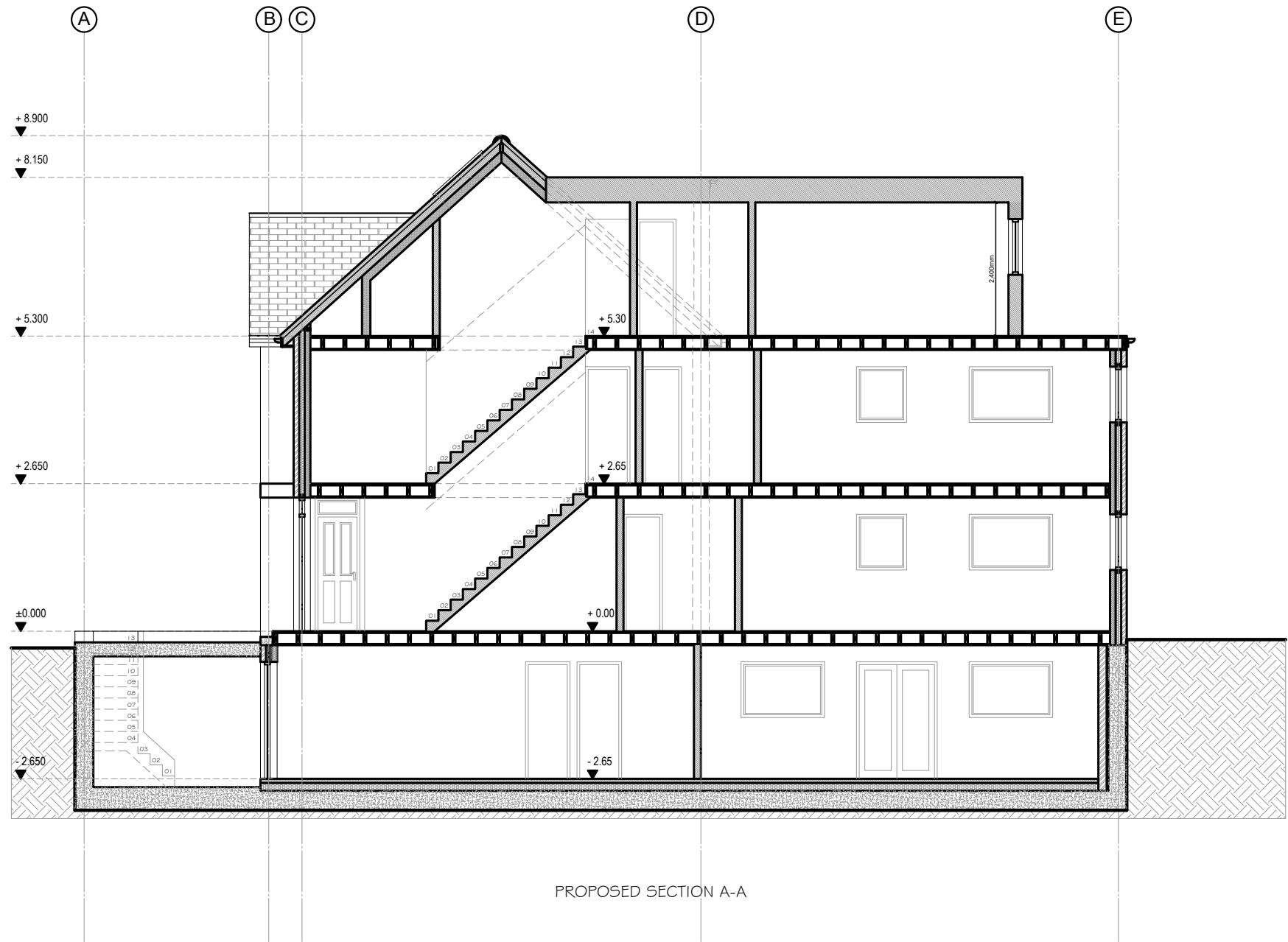
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STATUS: PLANNING		
SITE: 12A WESTBURY AVE, LONDON, N22 6RS		
TITLE: PROPOSED DRAWING		
SCALE AT A3: AS SHOWN	DRAWN & CHECKED BY: Richard Domenech	
PROJECT NO: P0000	DRAWING NO: 3	REVISION: A



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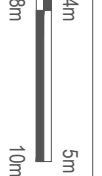
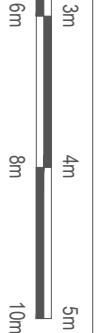
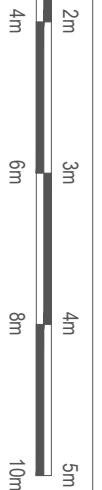
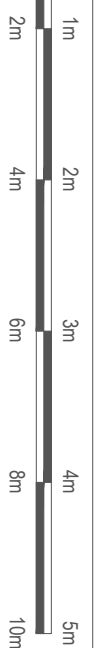
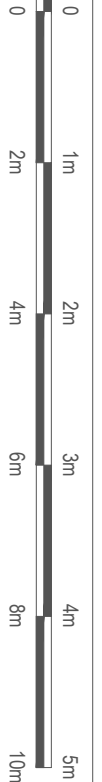
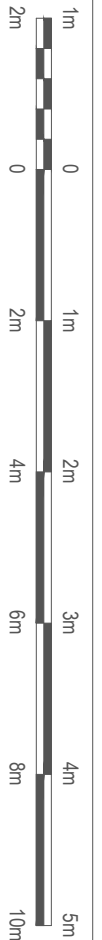
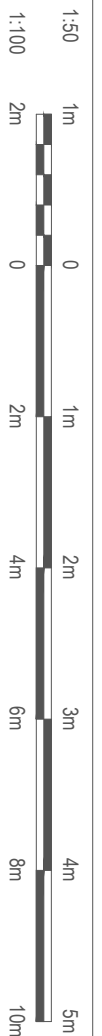
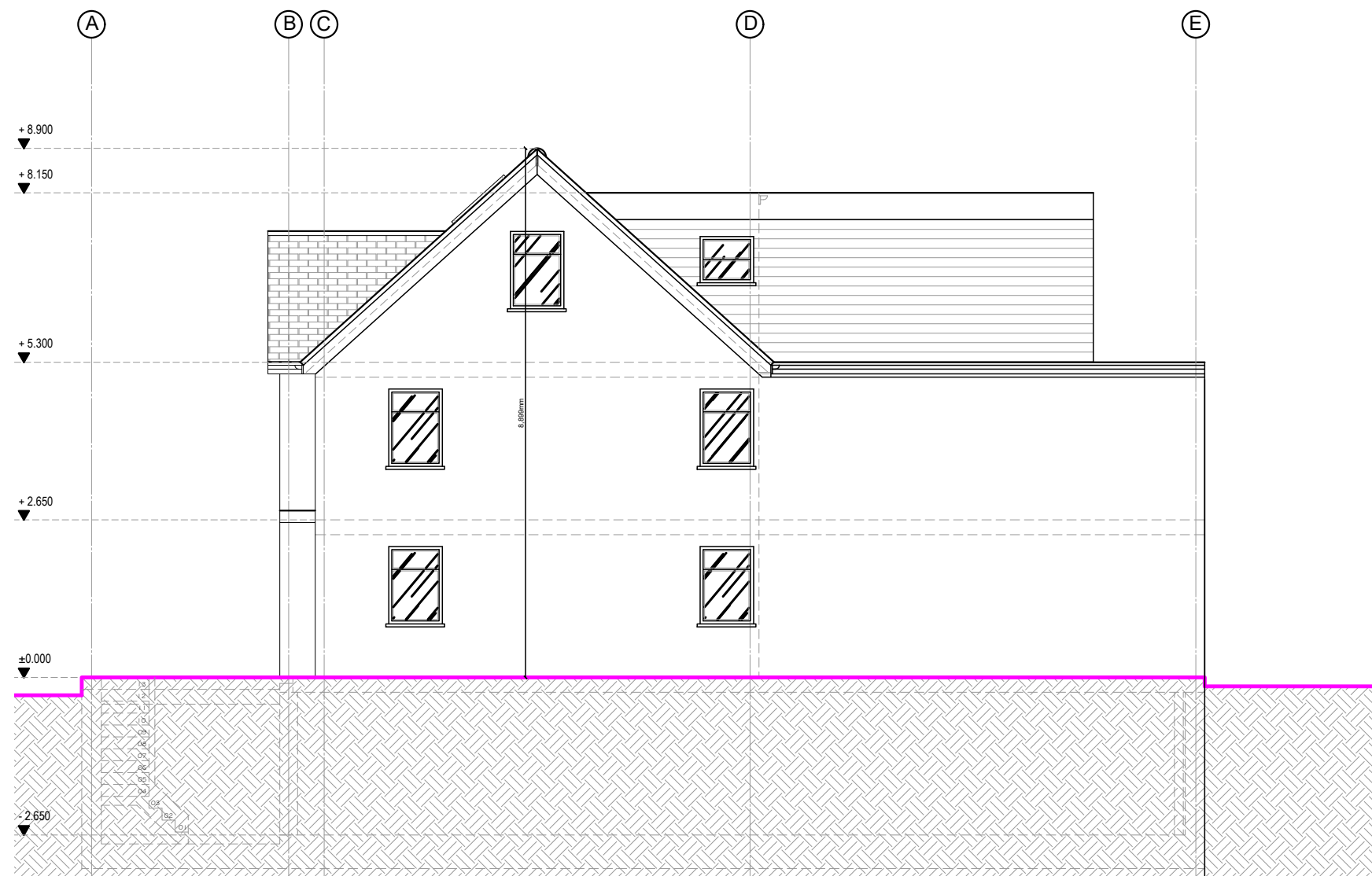
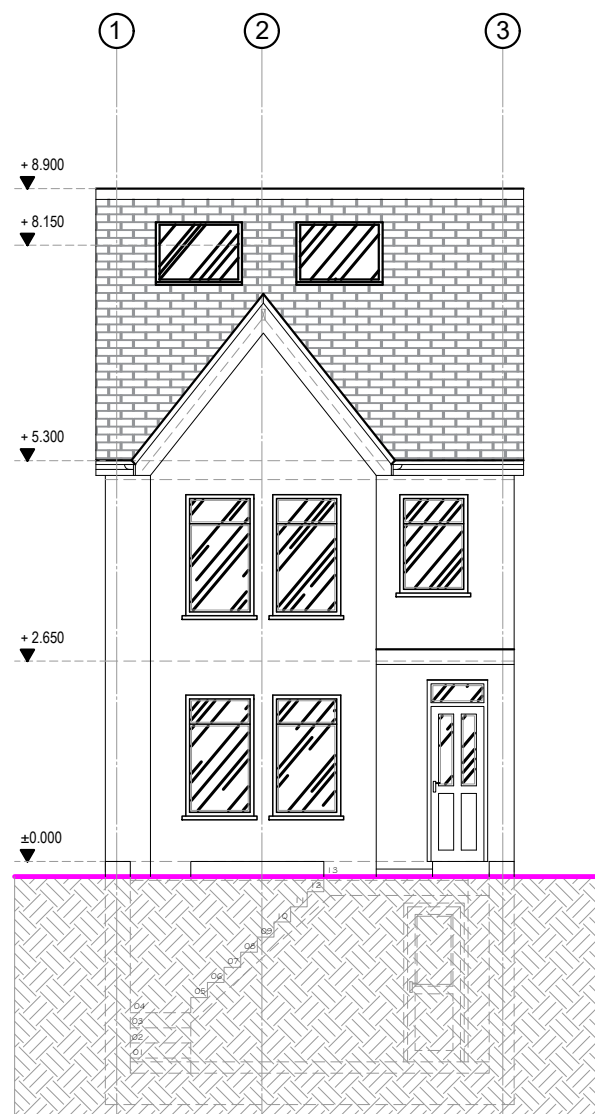
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		STATUS: PLANNING	
		SITE: 12A WESTBURY AVE, LONDON, N22 6RS	
		TITLE: PROPOSED DRAWING	
		SCALE AT A3: AS SHOWN	DRAWN & CHECKED BY: Richard Domenech
		PROJECT NO: P0000	DRAWING NO: 4
		REVISION: A	

A	Issued to council for planning approval.	25.04.2023
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REV	DESCRIPTION	DATE	TITLE: PROPOSED DRAWING			
 DOMENECH DESIGN LTD 69 WADES HILL, LONDON, N21 1AU 0203 287 4814 www.domenechdesign.com			SCALE AT A3: AS SHOWN		DRAWN & CHECKED BY: Richard Domenech	
			PROJECT NO: P0000		DRAWING NO: 5	REVISION: A

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SITE: 12A WESTBURY AVE,
LONDON,
N22 6RS

TITLE:

PROPOSED DRAWING

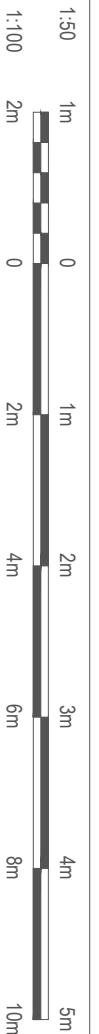
SCALE AT A3: AS SHOWN	DRAWN & CHECKED BY: Richard Domenech
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DRAWN & CHECKED BY:
Richard Domenech

PROJECT NO: P0000	DRAWING NO: 5	REVISION: A
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DRAWING NO:	REVISION:
5	A

REVISION:
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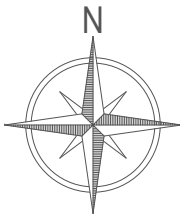


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SCALE AT A3: AS SHOWN	DRAWN & CHECKED BY: Richard Domenech	
PROJECT NO: P0000	DRAWING NO: 6	REVISION: A



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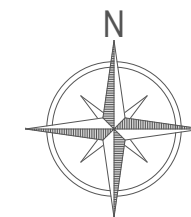
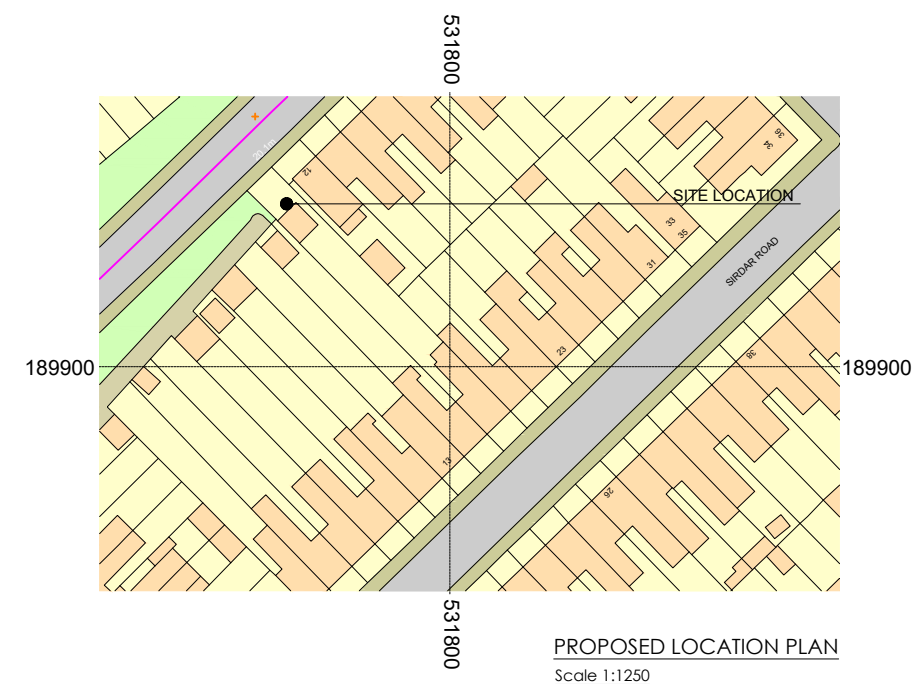
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11. Any discrepancies between this drawing's dimensions, site dimensions or between other consultant's or suppliers' drawings, should be brought to the immediate attention of DDL before executing the structural

11. Cont'd, drainage, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match those used on site. This will then need to be brought to the attention of DDL straight away before works commence so an alternative design can be rechecked and approved by building control before works can commence.
12. All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

			STATUS:	PLANNING		
			SITE:	12A WESTBURY AVE, LONDON, N22 6RS		
A	Issued to council for planning approval.	25.04.2023	TITLE: SITE LOCATION AND BLOCK PLAN			
REV	DESCRIPTION	DATE				
 DOMENECH DESIGN LTD 69 WADES HILL, LONDON, N21 1AU 0203 287 4814 www.domenechdesign.com			SCALE AT A3:		DRAWN & CHECKED BY:	
			AS SHOWN		Richard Domenech	
			PROJECT NO:		DRAWING NO:	REVISION:
P0000		11	A			

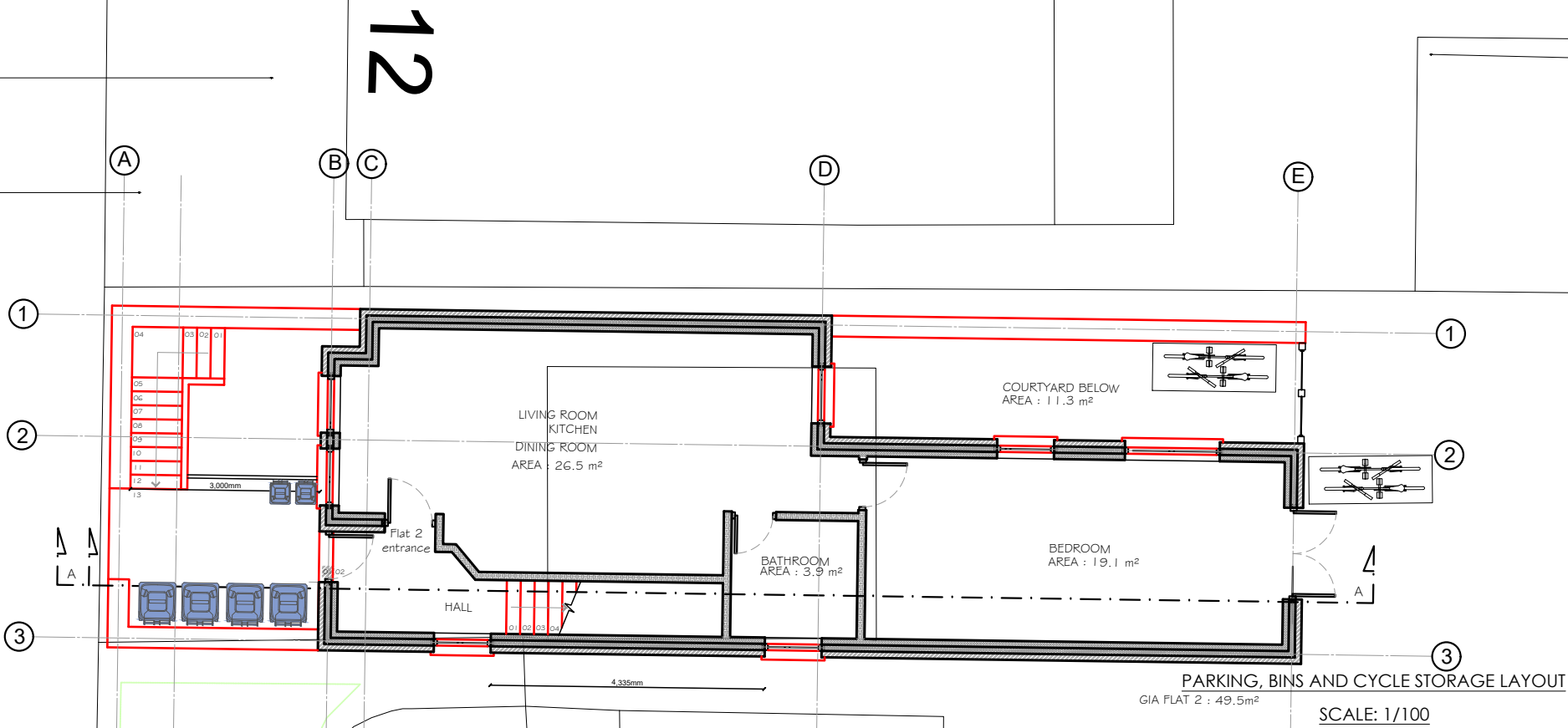


				STATUS:	PLANNING			
				SITE:	12A WESTBURY AVE, LONDON, N22 6RS			
A	Issued to council for planning approval.			25.04.2023				
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 DOMENECH DESIGN LTD 69 WADES HILL, LONDON, N21 1AU 0203 287 4814 www.domenechdesign.com					TITLE:			
					SITE LOCATION AND BLOCK PLAN			
					SCALE AT A3: AS SHOWN		DRAWN & CHECKED BY: Richard Domenech	
					PROJECT NO: P0000		DRAWING NO: 12	REVISION: A



REFUSE STORAGE
Bellus 360 Litre Wheelie Bin Storage Chest
(Storage 4 x 240 litre wheelie bins)
(2 x Caddy bins 20 litres)

CYCLE STORAGE
3 X Wooden Twin Bike Lockers
(One under the basement stairs)



THIS DRAWING TO BE PRINTED IN COLOUR ONLY PRINT ON A3 SHEET SIZE
DO NOT SCALE - ONLY SCALE FOR THE PURPOSES OF PLANNING.

All structural elements (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) shown on drawings are only indicative, they are subjected to further structural engineer's consideration.

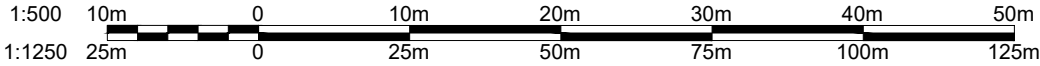
GENERAL NOTES:

Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor is to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing should be read in conjunction with all other Architect's and Engineer's drawings, Structural, Engineer's calculations and any specialist supplier's drawings or schedules. Prior to commencement of building works, the contractor/owner should:-

- All drawings shall be printed in colour unless otherwise stated.
- Ensure that all working drawings and calculations are approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
- Inform the Building control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works.
- Verify boundary lines & ground conditions including checking positions and new connections of all gas, electrical, water & other services drainage etc. within the site prior to the commencement of excavations. The owner is responsible for establishing their own boundary lines as DDL are not responsible for checking land ownership, even if drawings have been approved by the planning and building control departments. If uncertain, a land search should be carried out by the homeowner/contractor.

- DDL are not responsible for builders changing the design methods from the proposed works. The client is responsible for works being carried out on a building notice.
- The owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to the end of building works requested by building control or any other third party's instruction during building works.
- Request a copy of the Party Wall Award where works affect a party wall or involve excavations within three meters of adjoining buildings or building over a public sewer.
- All drainage connections are assumed & are subject to checking by the builder, Thames water & building control, foul and surface connections should be approved by Thames water before works commence.
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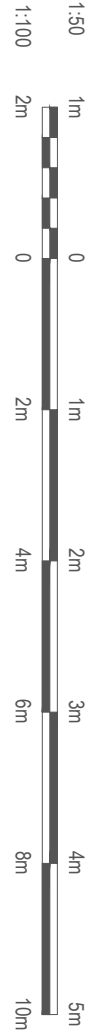


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REV	DESCRIPTION	DATE	



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69 WADES HILL, LONDON, N21 1AU
0203 287 4814
www.domenechdesign.com

STATUS: PLANNING		
SITE: 12A WESTBURY AVE, LONDON, N22 6RS		
TITLE: SITE LOCATION AND BLOCK PLAN		
SCALE AT A3: AS SHOWN	DRAWN & CHECKED BY: Richard Domenech	
PROJECT NO: P0000	DRAWING NO: 13	REVISION: A



GENERAL NOTES:

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REV	DESCRIPTION	DATE



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0203 287 4814
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STATUS: PLANNING		
SITE: 12A WESTBURY AVE, LONDON, N22 6RS		
TITLE: PROPOSED DRAWING		
SCALE AT A3: AS SHOWN	DRAWN & CHECKED BY: Richard Domenech	
PROJECT NO: P0000	DRAWING NO: 14	REVISION: A