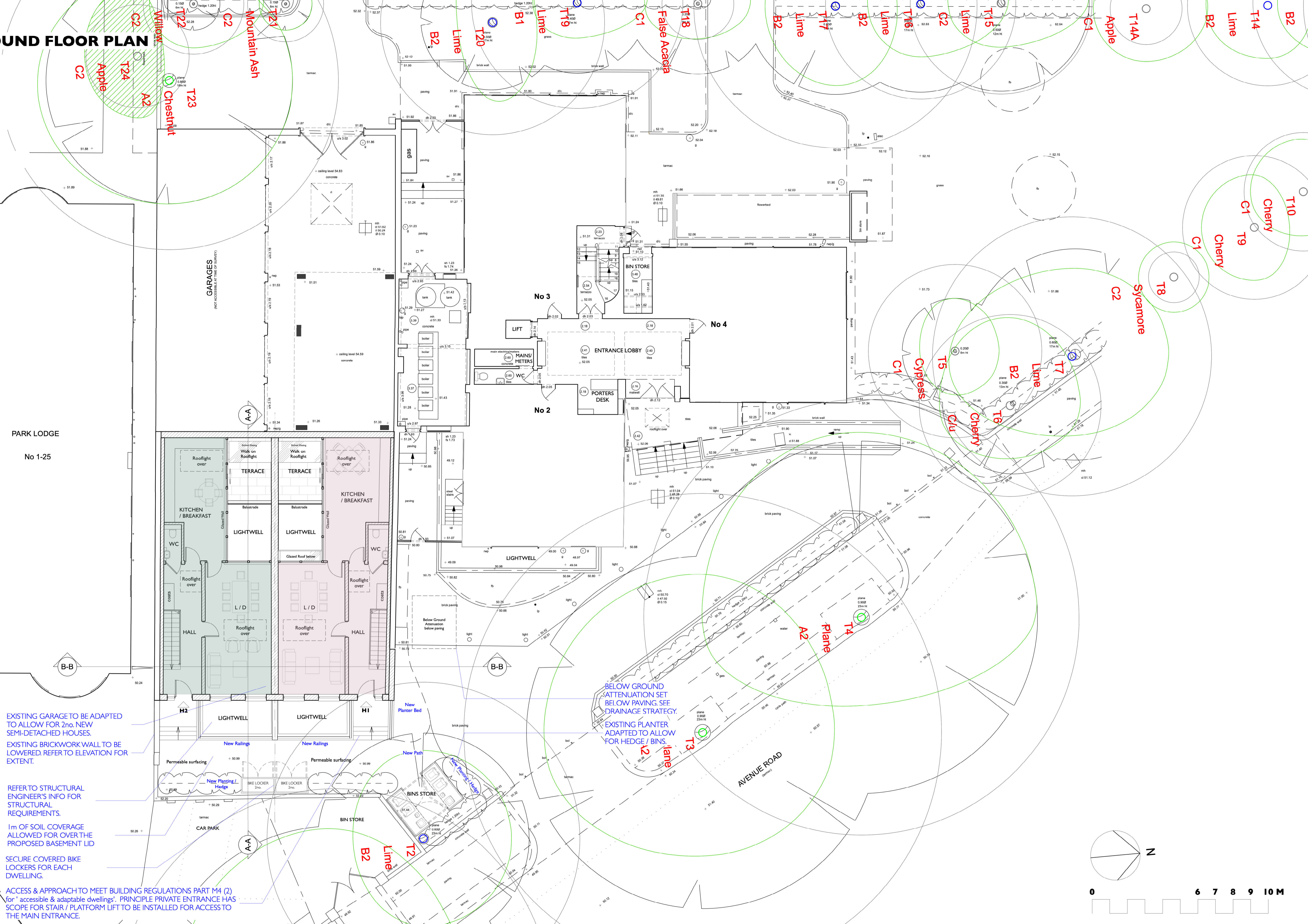


PROPOSED GROUND FLOOR PLAN

- House 1
- House 2
- New Walls



EXISTING GARAGE TO BE ADAPTED TO ALLOW FOR 2no. NEW SEMI-DETACHED HOUSES.
 EXISTING BRICKWORK WALL TO BE LOWERED. REFER TO ELEVATION FOR EXTENT.

REFER TO STRUCTURAL ENGINEER'S INFO FOR STRUCTURAL REQUIREMENTS.

1m OF SOIL COVERAGE ALLOWED FOR OVER THE PROPOSED BASEMENT LID

SECURE COVERED BIKE LOCKERS FOR EACH DWELLING.

ACCESS & APPROACH TO MEET BUILDING REGULATIONS PART M4 (2) for 'accessible & adaptable dwellings'. PRINCIPLE PRIVATE ENTRANCE HAS SCOPE FOR STAIR / PLATFORM LIFT TO BE INSTALLED FOR ACCESS TO THE MAIN ENTRANCE.

All dimensions are to be checked on site before commencement of works.
 All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.
 Sizes of end dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

Rev.	Date.	Description.
F	2301-05	General drawing update following receipt of structural info.
G	2302-06	General drawing update, bike locker shown.
H	2305-03	General drawing update following sunlight info.
I	2309-18	General drawing update, note added.
J	2406-26	General drawing update, attenuation tank indicated.

Initial.
 JC
 JC
 JC
 JC
 JC

PLANNING

Project: 95 Avenue Road, London, NW8 6HY	Drawing: Proposed Ground Floor Plan
Scale: 1:100 @ A3 & 1:200 @ A3	DWG: 1289 - PP3 - 204
Date: Jan 2021	Revision: J



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