

project / site	maynard place, cuffley, herts
client	willow city estates plc
orientation	
type	Construction Plan - GROUND FLOOR
status	for client approval / planning / building control
revisions	Rev A1: SH - 31/may/2016 layout changes, final layout with numerous details
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scale	1:100 @ A3
date	31 may 2016
dwg no	0/A100/CN/001
rev	A1

access to rear gardens
and parking for flats
at station road

concrete rear
parking area

GND Car Park Slab Level
Datum +000

NOTE: service runs of gas, water, underfloor heating
and electricity are situated in vertical risers on plan.
horizontal runs are dependant on asbuilt locations of
voids in hollow slab pcc floors and other floor/ceiling voids. TBD

FIRE ASSEMBLY POINT

flats above on two floors
accessed via front door and
common stairwell to street.

these flats are currently tenanted
and part of the existing structure
impact on them is most likely minor
and therefore not drawn.

The flats follow the footprint of the shop below
no windows or extracts are present
on the end wall at the access road.

Legend

- structural steelwork
- concrete
- brickwork
- glazing
- doors
- windows
- stairs
- lifts
- plant
- services
- landscaping
- other

NOTE: notated positions of electrical items are indicative only - all electrical work to be BS7671 design, installation, test and inspection with certificates.

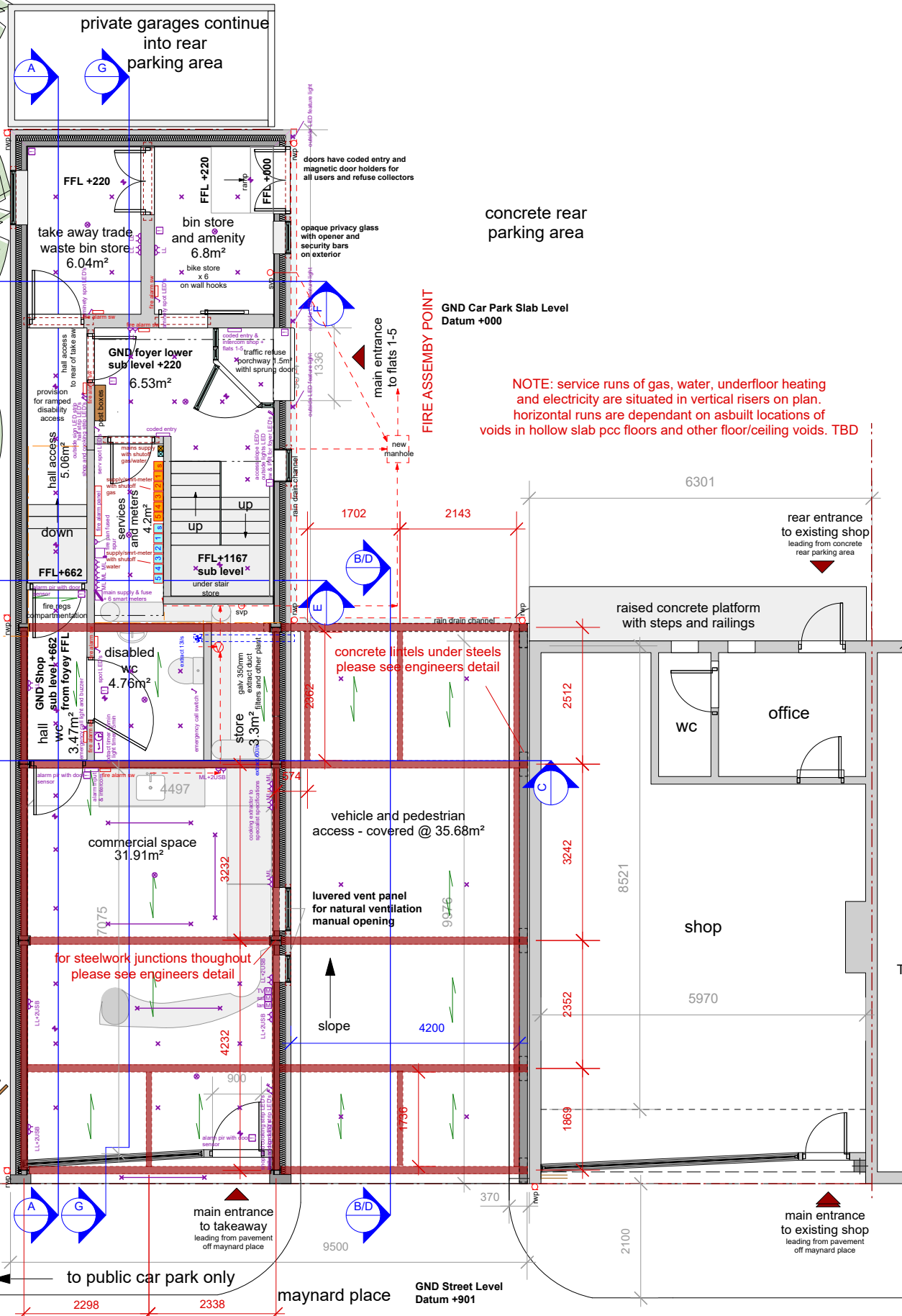
+ 8m leilandi
at rear of adjacent
gardens

TOTAL AREA

footprint of which over access	100m ²
total footprint:	45.1m ²
takeaway useable area (inc wc)	35.68m ²
takeaway amenity & hall	13.64m ²
flats amenity and access services	12.98m ²
total area:	65.3m ²

apple tree

new shrubs



plan | ground floor

