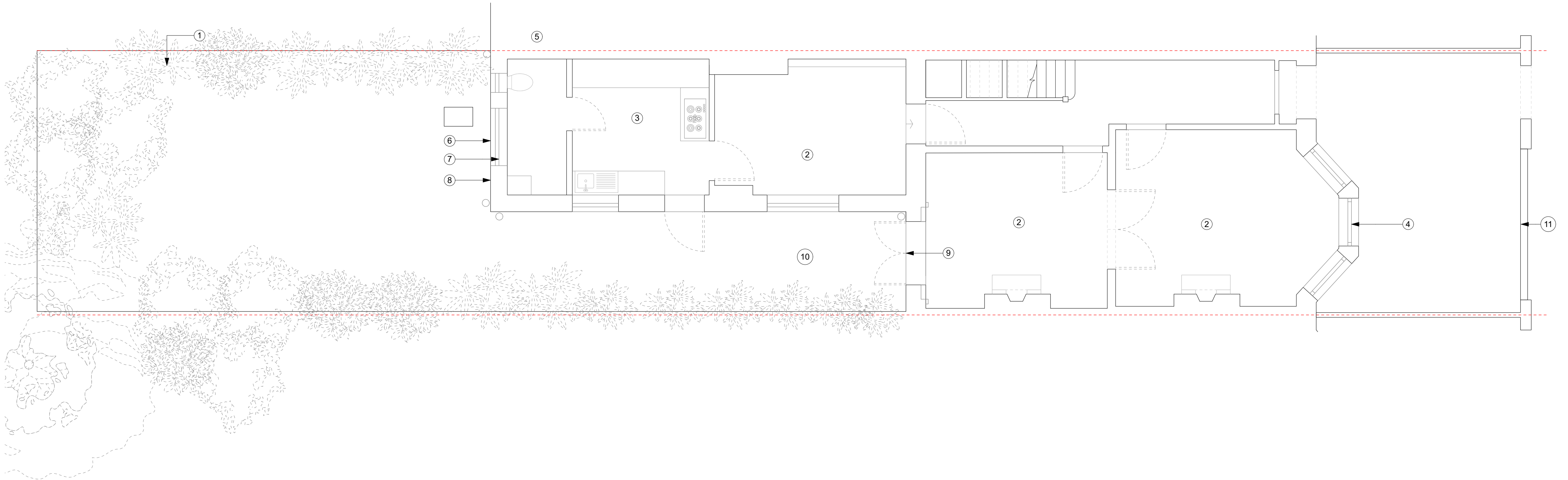


Ground Floor Plan - Planning Notes

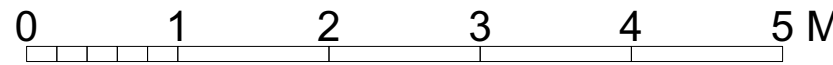
1. Existing boundary line. All works subject to partly wall agreement with neighbouring property.
2. Existing Living Room, Dining Room, Bathroom and Kitchen Spaces.
3. Existing new original extension has bad state of repair. Current building does not meet current building regulations and standards.
4. Existing timber sash windows degraded. Current windows are non-compliant with building regulations and thermal performance standards.
5. Existing brickwork rear extension to neighbouring property. Current neighbours extension is over 3 metres in height from external ground level.
6. Existing windows to rear extension formed in painted aluminium.
7. Existing original windows/doors to be carefully removed. All elements to be suitably disposed & recycled.
8. Non-original extension to rear of property. External walls finished in cement render.
9. Existing access gate to side yard.
10. Under utilised side yard. Current overgrown with weeds and bushes.
11. Existing non original brickwork wall to front of property in bad state of repair.
12. Re-built brickwork wall to front of property. Bin and Bike store located behind.
13. Existing traditional timber front door to be replaced to match existing style and arrangement. Glazing upgraded to be min, double glazed.
14. Rear garden to be fully re-landscaped and planted with bio-diverse species.
15. Proposed high performance double doors to rear garden. Finished in PPC aluminium with slot drain across full width.
16. Proposed brickwork to complement existing brick from main dwelling house.
17. Proposed high performance glazed window sash to rear garden. Finished in PPC aluminium.
18. Existing kitchen space fully refurbished and upgraded to meet current building regulations and thermal performance standards.



Existing Ground Floor Plan
Scale 1:50



Proposed Ground Floor Plan - Planning Submission
Scale 1:50



Revision	Date	Amendment	Notes		Client Project Drawing Scale Date	Scott and Luke 80 Florence Road, Haringey, N4 4DP Existing & Proposed Floor Plan 1:50 @ A1 (1:100 @ A3) January 2026	AGNEW ARCHITECTS info@AgnewArchitects.co.uk www.AgnewArchitects.co.uk Company name: Agnew Architecture Ltd.
SK01 P01	05/01/2026 23/01/2026	Issued for Client Review. Issued for Planning Approval.	PLANNING NOTES AND REQUIREMENTS: - Party Wall Agreements to be fully signed and signed by all relevant owners before any works commence on site. This is the responsibility of The Client. - Sustainable technologies (greywater recycling, solar PV, battery storage, air source heat pumps, etc.) subject to specialist design and separate client approval. - Drawings issued for planning purposes only – not for construction or Building Control submission. Design to be further developed prior to construction and Building Control review. - Contractor responsible for demolition (Berks, sequencing, protection of retained elements, and completion by Building Control required by 2015). - Contractor to act as Principal Contractor under CDM 2015 and as defined in the Building Regulations, taking full responsibility for health, safety, and regulatory compliance. - Planning compliance: Any changes affecting external appearance to be agreed with the Architect and, where required, approved by the Local Planning Authority before implementation. - Products, finishes, and fittings shown are indicative only; final specification subject to client approval and availability at time of procurement. - Contractor to ensure all works, materials, and methods comply with current Approved Documents and relevant British Standards. - Contractor to coordinate and obtain all necessary statutory approvals, service disconnections/connectors, and inspections before commencing related works. - All external works to route to be made treatable, insulated and sealed to minimise thermal bridging and condensation risk in accordance with BS 5250:2021 and relevant retrofit guidance (e.g. PAS 2035)	GENERAL DRAWING NOTES: - The contractor/manufacturer is responsible for checking all dimensions and on the condition that any discrepancies before proceeding. - This drawing is the property of the Architect. Copyright is reserved. It is issued on the condition that it is not copied, reproduced, retained, or disclosed to any unauthorised person, in whole or in part, without written consent. - Drainage design shown is for co-ordination only. Thames Water to be consulted regarding build-over agreements. All drainage and rainwater goids to be to contractor's design, equivalent to a minimum of ft 140. - Inspection by Building Control required. - All electrical work to be carried out in accordance with BS 7671:2018/A2:2022 (IET Wiring Regulations). Electrical Installation Certificate to be issued by a fully registered NICEIC or equivalent competent person scheme member on completion. - All gas and hot water services to be installed by a Gas Safe registered engineer. Gas Safety Certificate to be provided to the client on completion. - All plumbing work to be installed by a registered CPIHE plumber and in accordance with BS EN 12056-2:2000 and the Water Supply (Water Fittings) Regulations 1999. - All structural items to follow the Structural Engineer's drawings and specifications. If in doubt, contact the Structural Engineer for confirmation before commencing related works. - All openings to be fully sealed to perimeter (sills, jambs, heads) with proprietary, discrete, All junctions to have suitable sealant joints for air tightness and moisture control. - All drawings to be read in conjunction with the relevant specifications, Approved Documents (Building Regulations), and applicable British Standards. Contractors to ensure full compliance.	Project No: FR-2025	Drawing No: FR25-DP-004	Revision P01