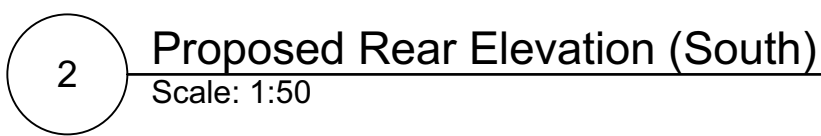
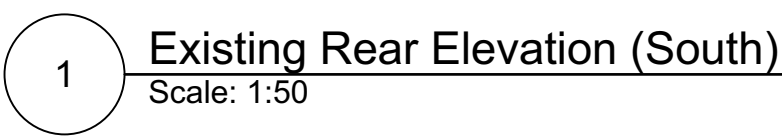


1. Existing extension to be removed.
2. Reputing and general repairs to masonry, window surrounds and rainwater goods. All materials to complement.
3. Proposed pitched slate roof with rainwater to match existing style and arrangement. Existing roof to be removed and replaced with slate.
4. Glazing upgates to be minimum double glazed.
5. Repairs to pitched slate roof to rear of property. All materials to match existing and to be replaced on like for like basis.
6. Existing pitched slate roof to roof of property.
7. Existing extension to rear of property. Finished in cement render.
8. Existing brickwork to rear of property.
9. Proposed high performance double doors to rear garden. Finished in PPC aluminium with slim drain across full width.
10. Proposed brickwork to complement existing brick from main dwelling house.
11. Proposed high performance glazed window seal to rear garden. Finished in PPC aluminium.
12. Existing rear extension to neighbouring property.
13. Detailed and agreed drawings to be submitted to the local planning authority for agreement before any works commence.
14. All works subject to full party wall agreement before any works commence.



Revision	Date	Amendment	Notes
P01	23/01/2026	Issued for Planning Approval.	DRAWING NOTES AND REQUIREMENTS: - Party Wall Agreements to be fully agreed. - Sustainable technologies (greywater recycling, solar PV, battery storage, air source heat pumps, etc.) subject to specialised design and separate client approval. - Drawings issued for tender purposes only – not for construction or Building Control submission. Design to be further developed prior to construction and Building Control review. - Contractor responsible for temporary works sequencing, and compliance with the Construction (Temporary Works) Regulations 2015. - Contractor to act as Principal Contractor and Principal Designer 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, services disconnections/bondings, and inspections before commencing related works. - All external walls and roofs to be made breathable, insulated and sealed to minimise thermal risk in accordance with BS 5250:2021 and relevant retrofit guidance (e.g. PAS 2035)
			GENERAL DRAWING NOTES: - The contractor/manufacture is responsible for checking all dimensions on site and reporting 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 Ltd is to be consulted regarding build-over agreements. All drainage and rainwater pipes to be to contractor's design, installed to a minimum fall of 1:40. 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 OFWPL plumber and in accordance with BS EN 12056-2:2009 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 (gills, joints, heads) with proprietary closure. All junctions to have suitable weater ports 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. Contractor to ensure full compliance.
			Client Project Scott and Luke 80 Florence Road, Haringey, N4 4DP Drawing Existing & Proposed Rear Elevations Scale 1:50 @ A1 (1:100 @ A3) Date January 2026 Project No FR-2025 Drawing No FR25-DR-009 Revision P01
			AGNEW ARCHITECTS info@AgnewArchitects.co.uk www.AgnwArchitects.co.uk Company Name: Agnew Architecture Ltd.