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RESI accepts no liability for any expense, loss or damage of whatever nature and however arising from any variation which has not been referred to them and their approval obtained.

RESI do not advise using planning drawings for the construction stages. All dimensions to be cross-checked on-site prior to manufacture and construction. Any discrepancies to be reported to RESI immediately.

Existing Materials:

Brickwork / walls - London stock brick walls, White painted brick walls, Red brick walls, White smooth rendered walls

Pitched roof - Slate tile, Clay tile

Windows - White painted timber-framed windows

Doors - Grey painted timber framed door, White painted timber framed glazed door

RWP / Gutters / Fascias - Black uPVC gutters, downpipes, Black painted timber fascia boards

KEY

- Existing walls
- Existing furniture
- Boundary line
- Level line
- 1.5m head height
- 1.8m head height

Revision		
Rev	Notes	Date
A	Planning Issue	24/04/2026



Job Title

Proposed ground side infill extension, internal alterations and all associated works at 109 Dukes Avenue, London, N10 2QD

Drawing Status

Existing Drawings

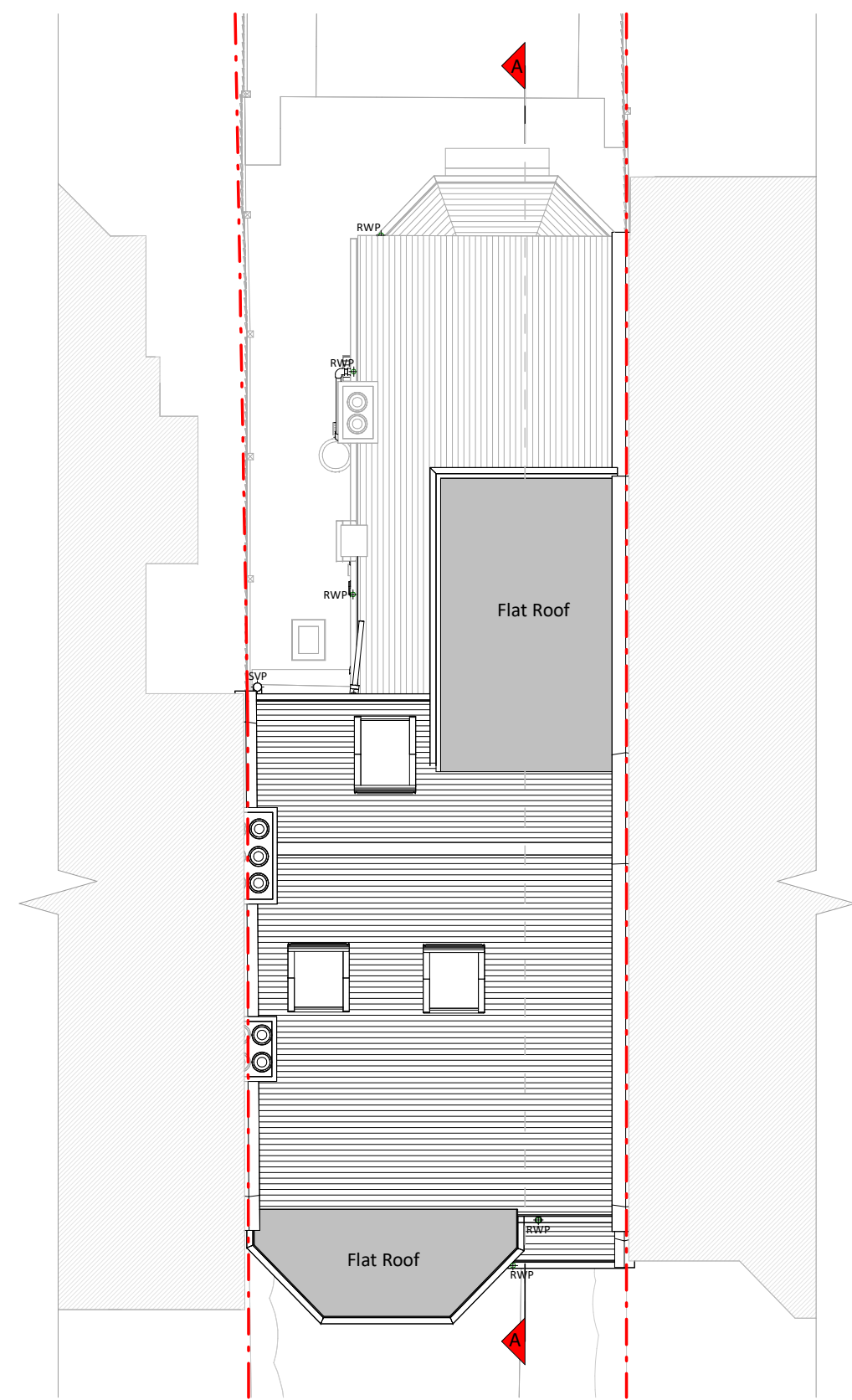
Client

Alice Newman

Drawing Title

Existing Drawings

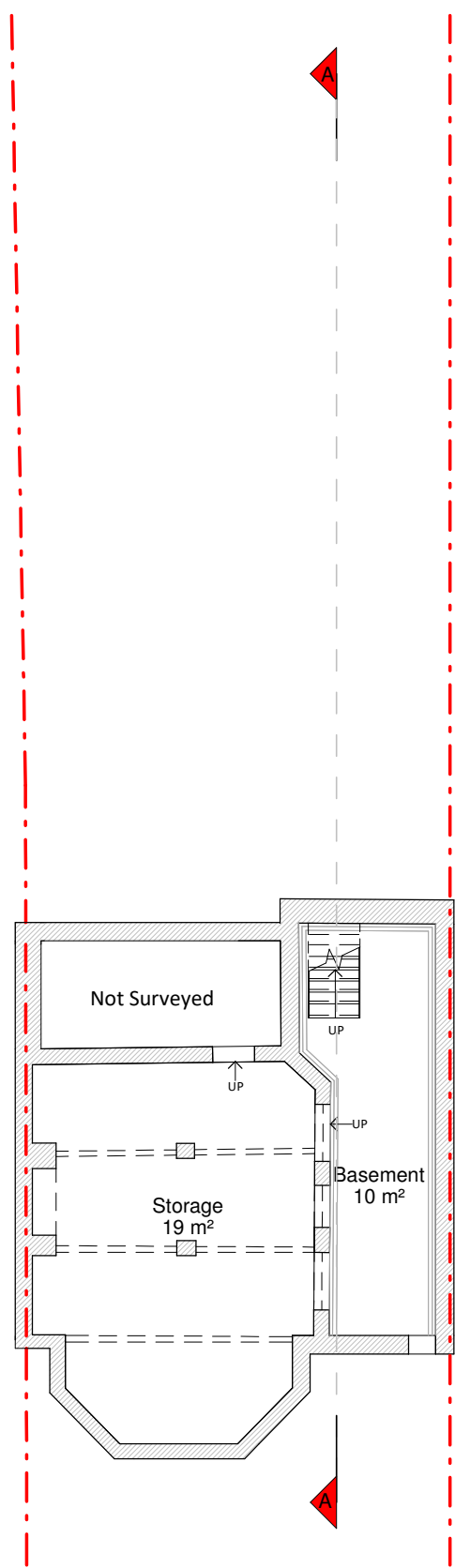
Scale	1:100 @ A1	Drawn	AR
Date	Feb 2026	Checked	AY
Drawing No.	8351068-1100	Rev	A



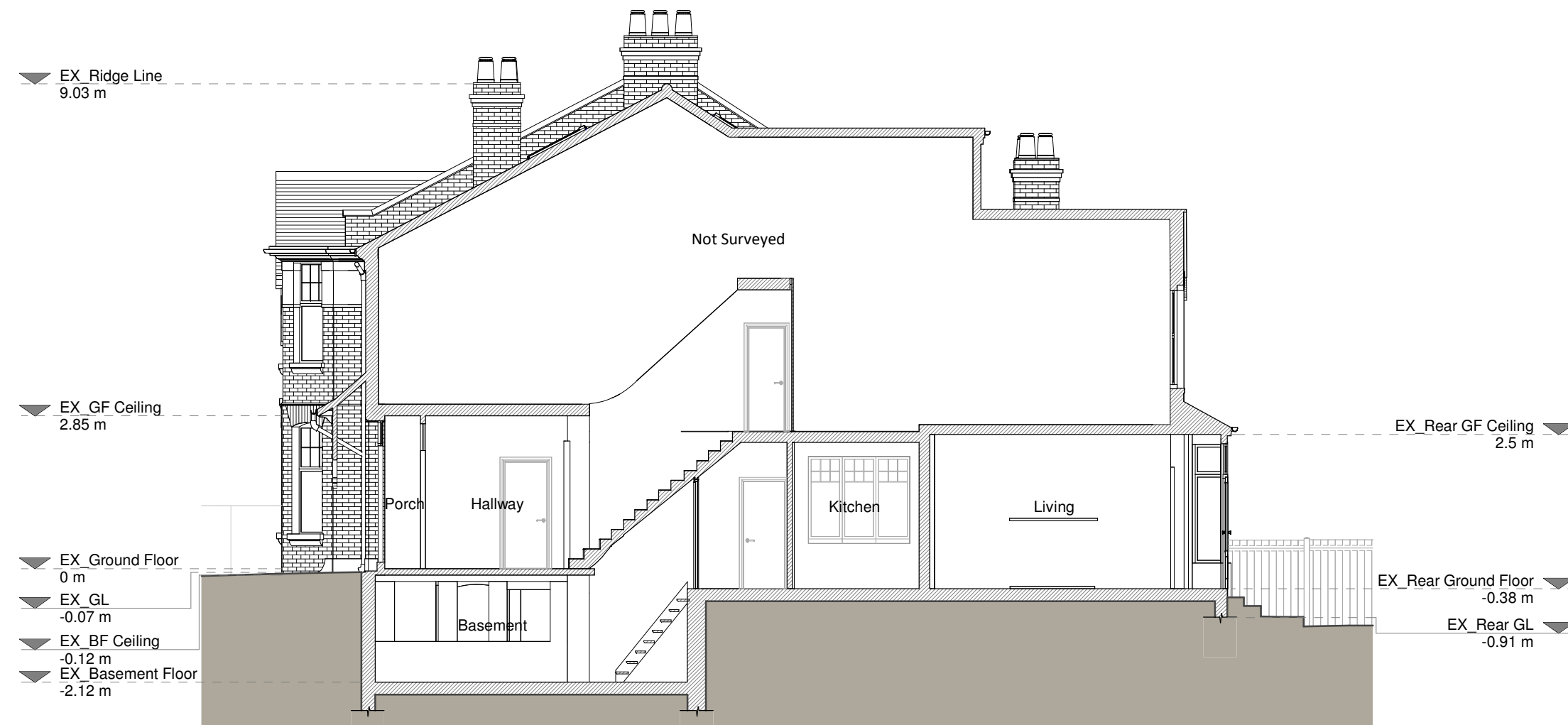
Roof Plan



Ground Floor Plan



Basement Floor



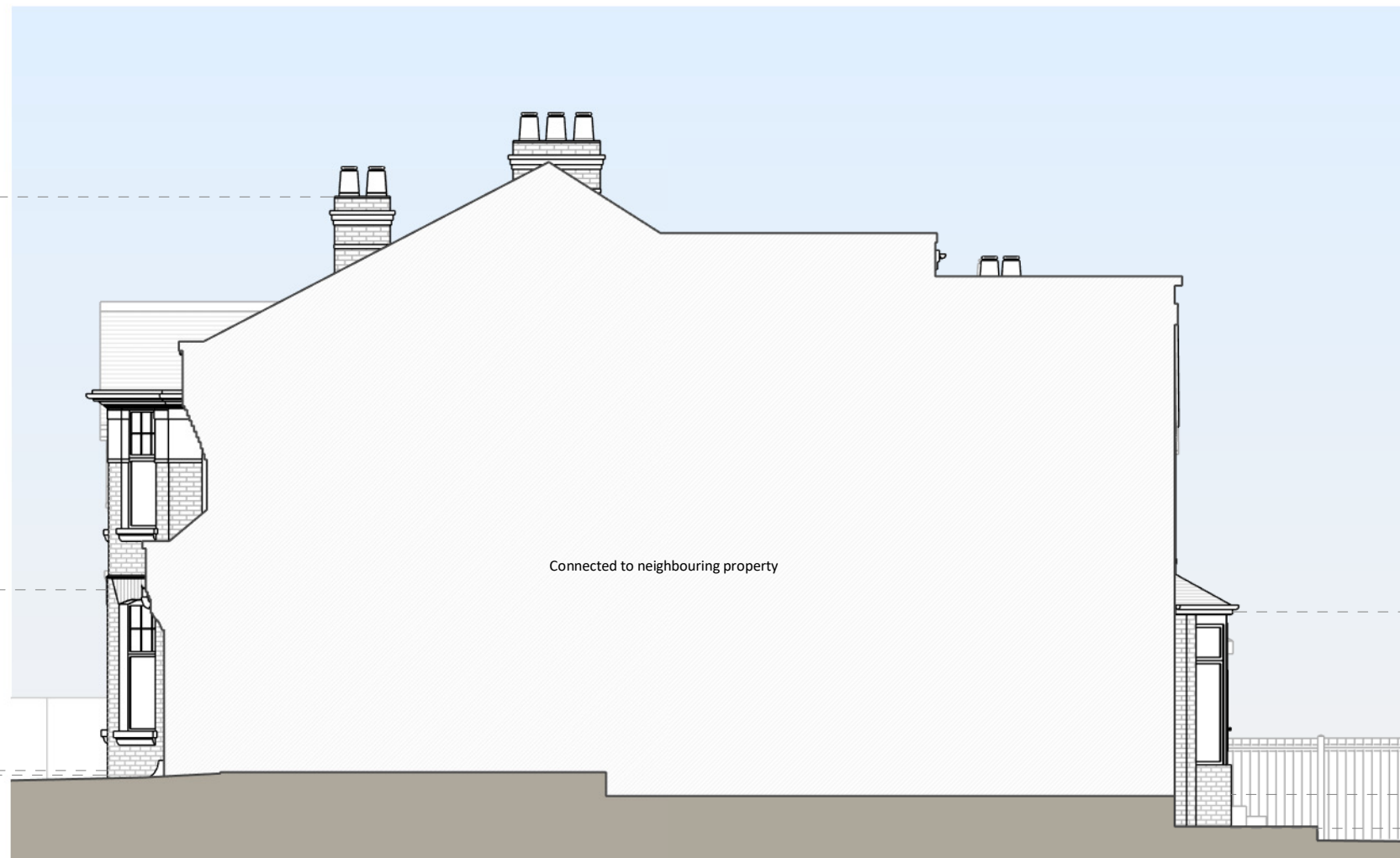
Section A-A



Left Side Elevation



Front Elevation

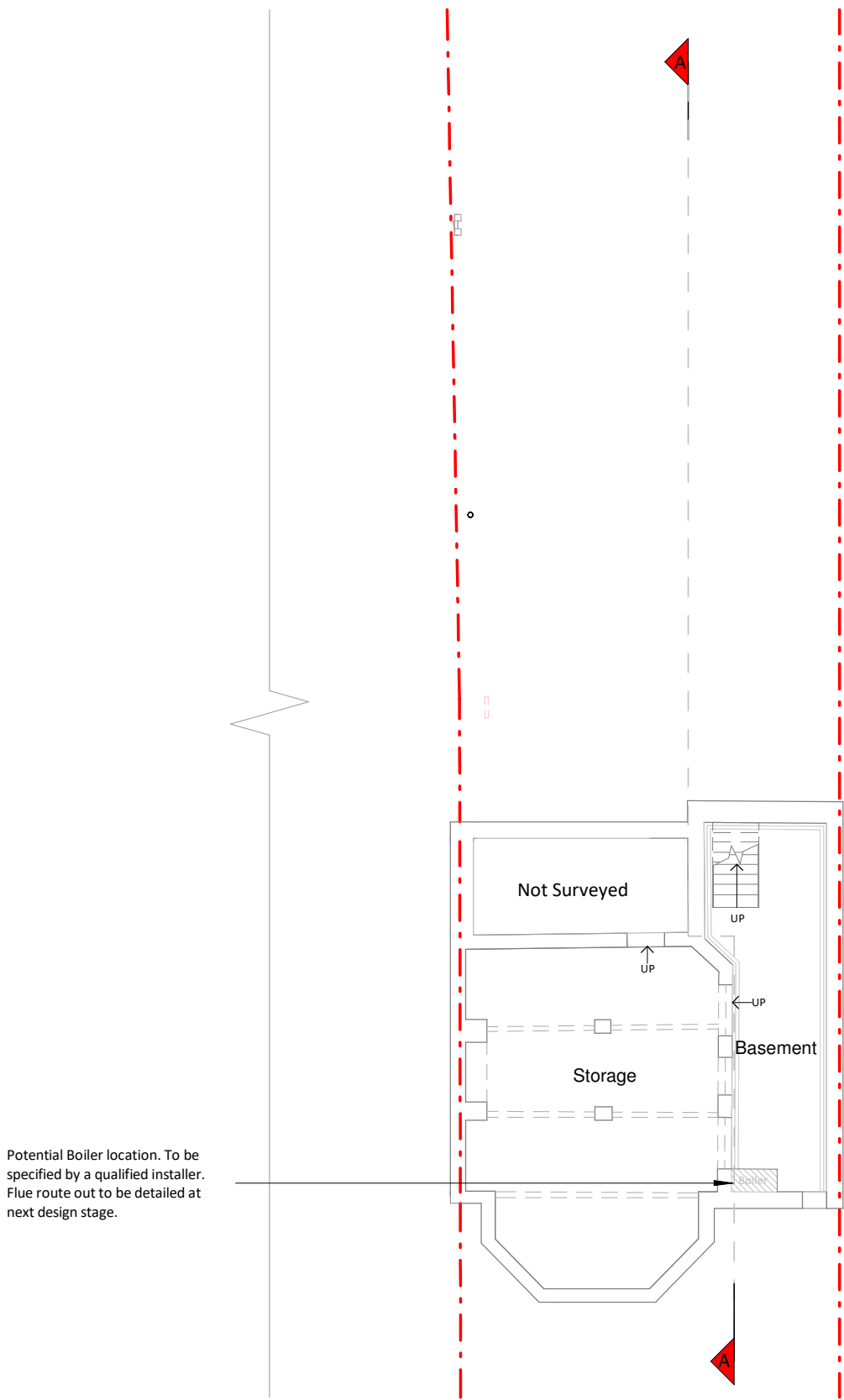


Right Side Elevation



Rear Elevation





Basement Floor

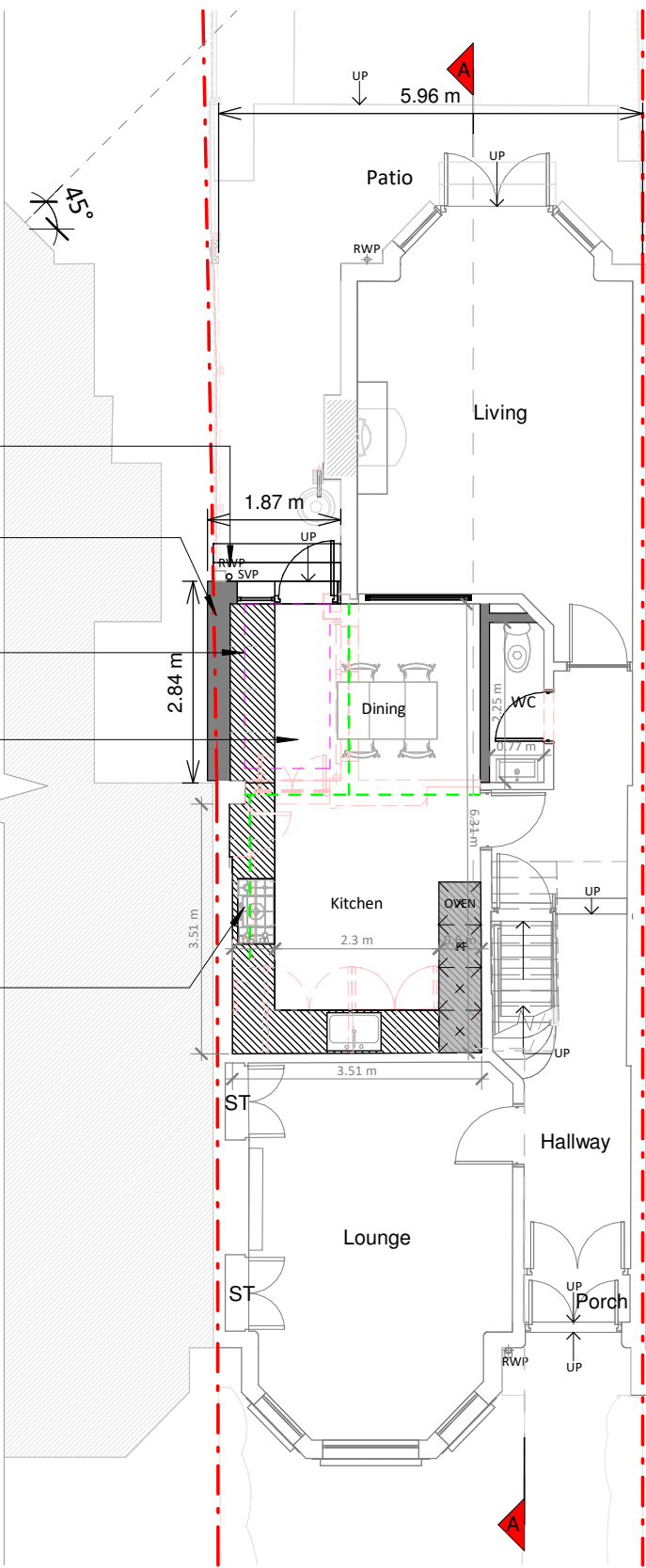
Existing drainage on the flank wall will need to be re-routed externally. Details to be confirmed at detail design stage.

Party wall proposed. Party wall agreements are required where foundations will be built within 3m of neighbouring properties.

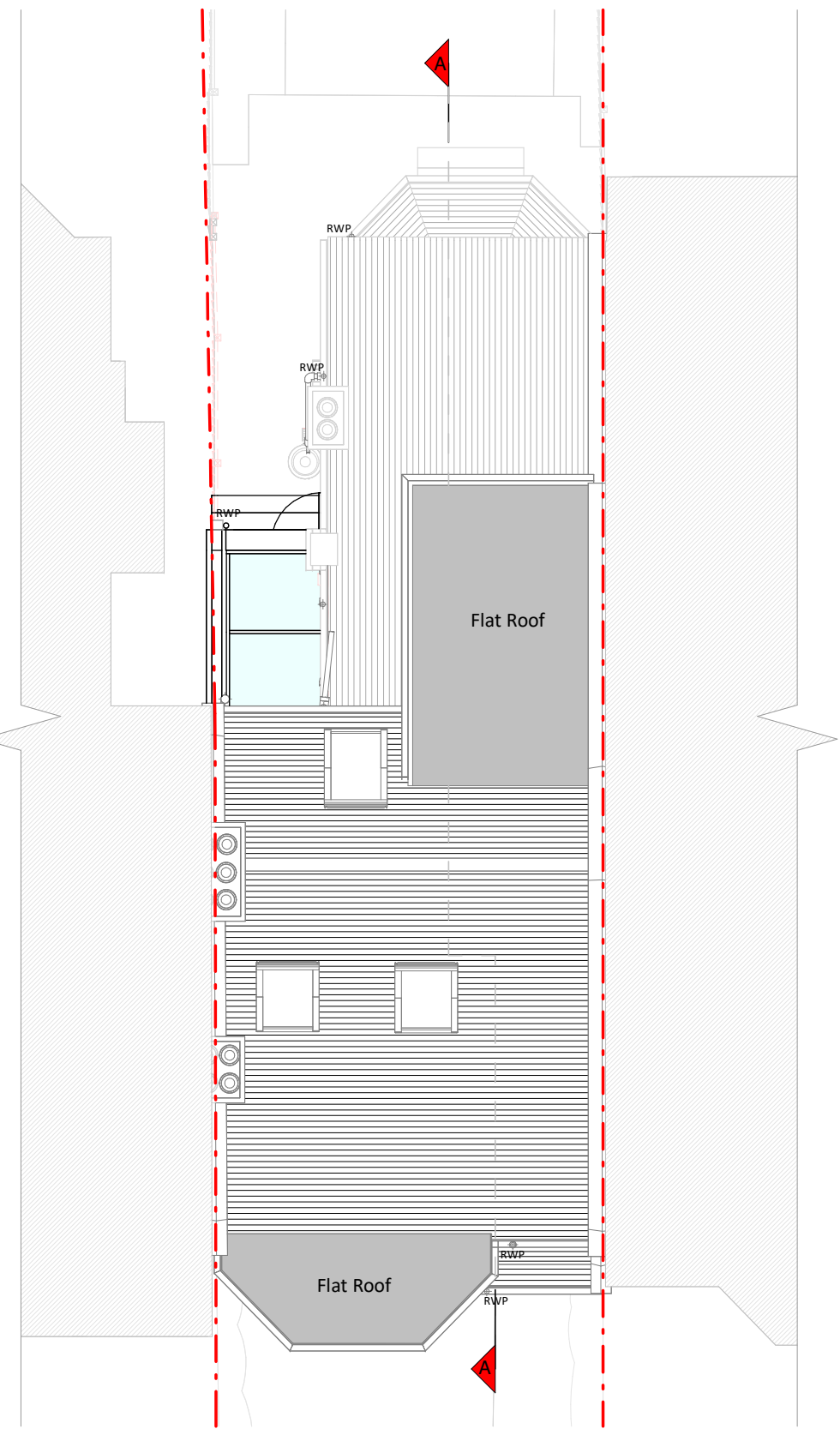
Height of 1.9m to the underside of the glazed roof. Upper cabinets are not possible due to pitch of roof.

Existing manhole to be relocated in the garden. Details TBC at detail design stage. A build over agreement with your local water authority may be required.

Chimney breast in kitchen removed. Structural and cost implications to be assessed at the next design stage.



Ground Floor Plan



Roof Plan



Front Elevation



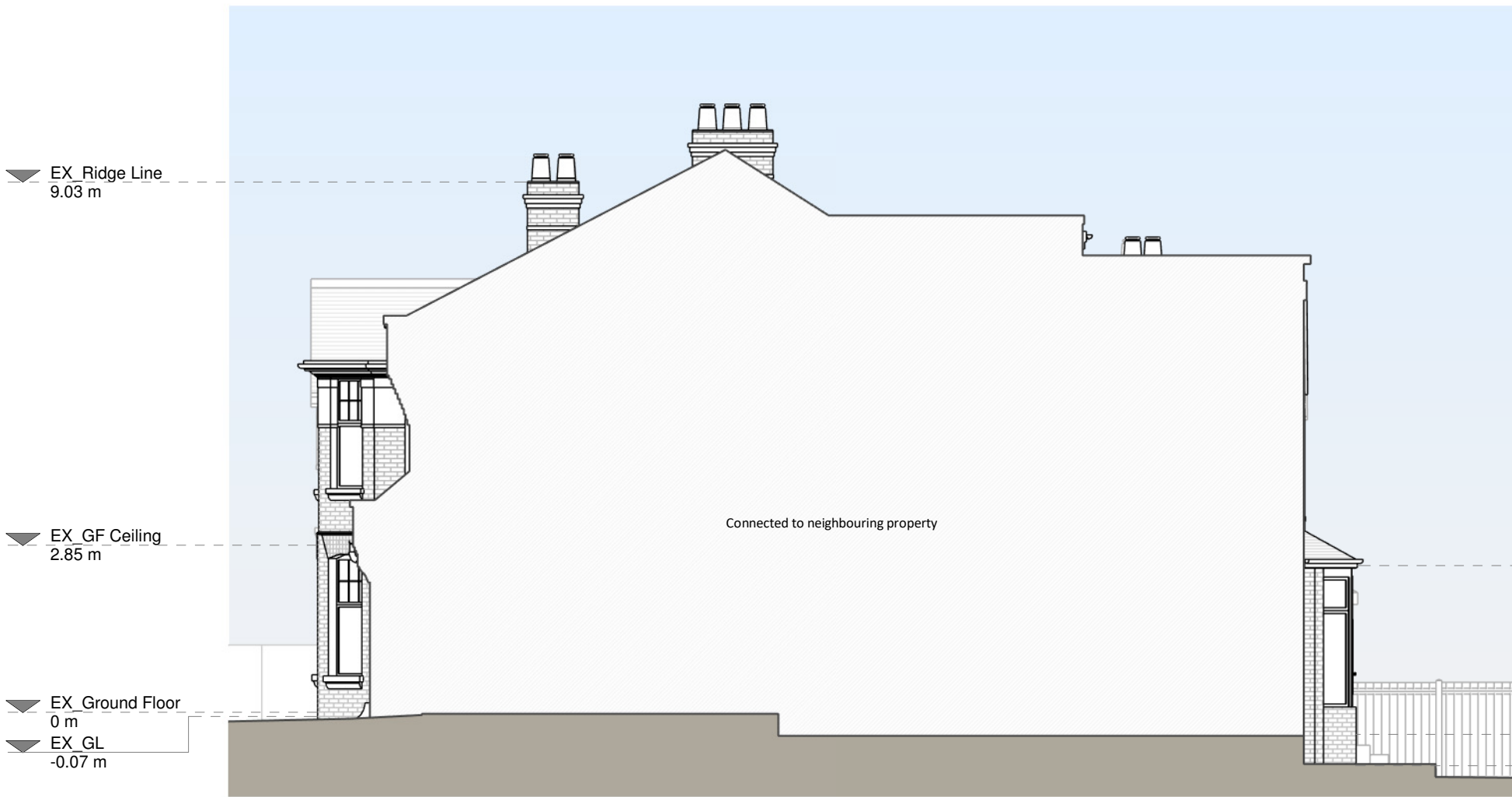
Left Side Elevation



Section A-A



Rear Elevation



Right Side Elevation

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Proposed Materials:

Brickwork / Walls - Brick to match existing

Pitched roof - Glass roof

Flat roof - n/a

Windows - Aluminium

Doors - n/a

RWP's / Gutter's / Fascia's - to match existing

KEY

- Existing walls
- Proposed walls
- Proposed furniture
- Proposed staircase
- Proposed windows
- Proposed rooflight
- Proposed rooflight
- Boundary line
- Proposed beam
- Proposed drainage
- Existing removed
- 1.5m head height
- 1.8m head height

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resi

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Proposed ground side infill extension, internal alterations and all associated works at 109 Dukes Avenue, London, N10 2QD

Drawing Status

Planning Drawings

Client

Alice Newman

Drawing Title

Proposed Drawings

Scale

1:100 @ A1

Drawn

SD

Date

March 2026

Checked

AM

Drawing No.

8351068-3100

Rev

A

