



Existing
Front Elevation

Existing
Rear Elevation

PROJECT ADDRESS 85 ERMINE ROAD LONDON N15 6DE	DWG TITLE EXISTING ELEVATIONS					PARTY WALL NOTICES: PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR BUILDING OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS. DIMENSIONS: ALL DIMENSIONS TO BE CHECKED ON SITE. CONTRACTOR TO VERIFY ALL BOUNDARY POSITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS, MAKING WORKMANSHIP DRAWINGS OR OBTAINING ANY MATERIALS.DO NOT TRACE OR COPIED FROM THIS DRAWING. DIMENSIONS STATED ARE FOR GUIDANCE ONLY.	NOTES : THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR COPIED IN ANY WAY OR FORM IN PART OR WHOLE BY ANY MEANS WHATSOEVER WITHOUT PRIOR WRITTEN CONSENT AND MAY ONLY BE USED BY THE PRESENT OWNER IN RELATION TO THE PROPERTY AS REFERRED TO ON THE DRAWING. THIS DRAWING MAY BE COPIED BY AN AUTHORISED OFFICER OF THE LOCAL AUTHORITY WITH THE SOLE PURPOSE TO ASSIST IN THE DETERMINATION OF A PLANNING OR BUILDING REGULATIONS APPLICATION AND MAY NOT BE USED FOR ANY OTHER PURPOSE UNLESS OTHERWISE AGREED IN WRITING. THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY, THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA, FLOOD ZONE, THE PREVIOUS PLANNING AND ENFORCEMENT HISTORY IS SUBJECT TO INFORMATION PROVIDED BY BUILDING OWNER.ANY DEVELOPMENT WITHOUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK. PRINCIPAL DESIGNER : THE BUILDING OWNER IS RESPONSIBLE FOR APPOINTING A PRINCIPAL DESIGNER BEFORE THE CONSTRUCTION PHASE. THE PRINCIPAL DESIGNER ENSURES THAT THE DESIGN MEETS ALL THE NECESSARY REGULATORY REQUIREMENTS IN THE BUILDING REGULATIONS. RESPONSIBILITIES MAY INCLUDE BUT ARE NOT LIMITED TO COORDINATING WITH VARIOUS STAKEHOLDERS (BUILDING CONTROL, ARCHITECT, ENGINEER, BUILDERS, PLUMBER, ELECTRICIAN ETC)	PLAN CHECK FROM BUILDING CONTROL: NO CONSTRUCTION WORK ON SITE SHOULD COMMENCE UNTIL A PLAN CHECK FROM BUILDING CONTROL IS OBTAINED. ANY WORK BEFORE AN APPROVAL OF BUILDING REGULATIONS DRAWINGS & STRUCTURAL CALCULATIONS WILL SOLELY BE AT BUILDING OWNER'S RISK. SITE SUPERVISION AND PROJECT MANAGEMENT : SMART SKILLS LTD IS NOT RESPONSIBLE OR ACTING FOR ANY SITE SUPERVISION AND PROJECT MANAGEMENT BEFORE OR DURING THE CONSTRUCTION PHASE. THE ABOVE BUILDING WORK DRAWINGS HAVE BEEN PRODUCED SO IT WOULD COMPLY WITH THE BUILDING REGULATION AT THE DESIGN PHASE ONLY. SMART SKILLS LTD IS NOT ACTING AS A PRINCIPAL DESIGNER UNLESS IT IS SEPARATELY ARRANGED OR AGREED IN WRITING BY THE BUILDING OWNER BEFORE COMMENCEMENT OF CONSTRUCTION WORK.	
	SCALE	DATE	DWG #	ISSUE	DRAWN BY				
	1:100@A3	06/05/2026	N.A/85ER/204	A	AA				
									
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