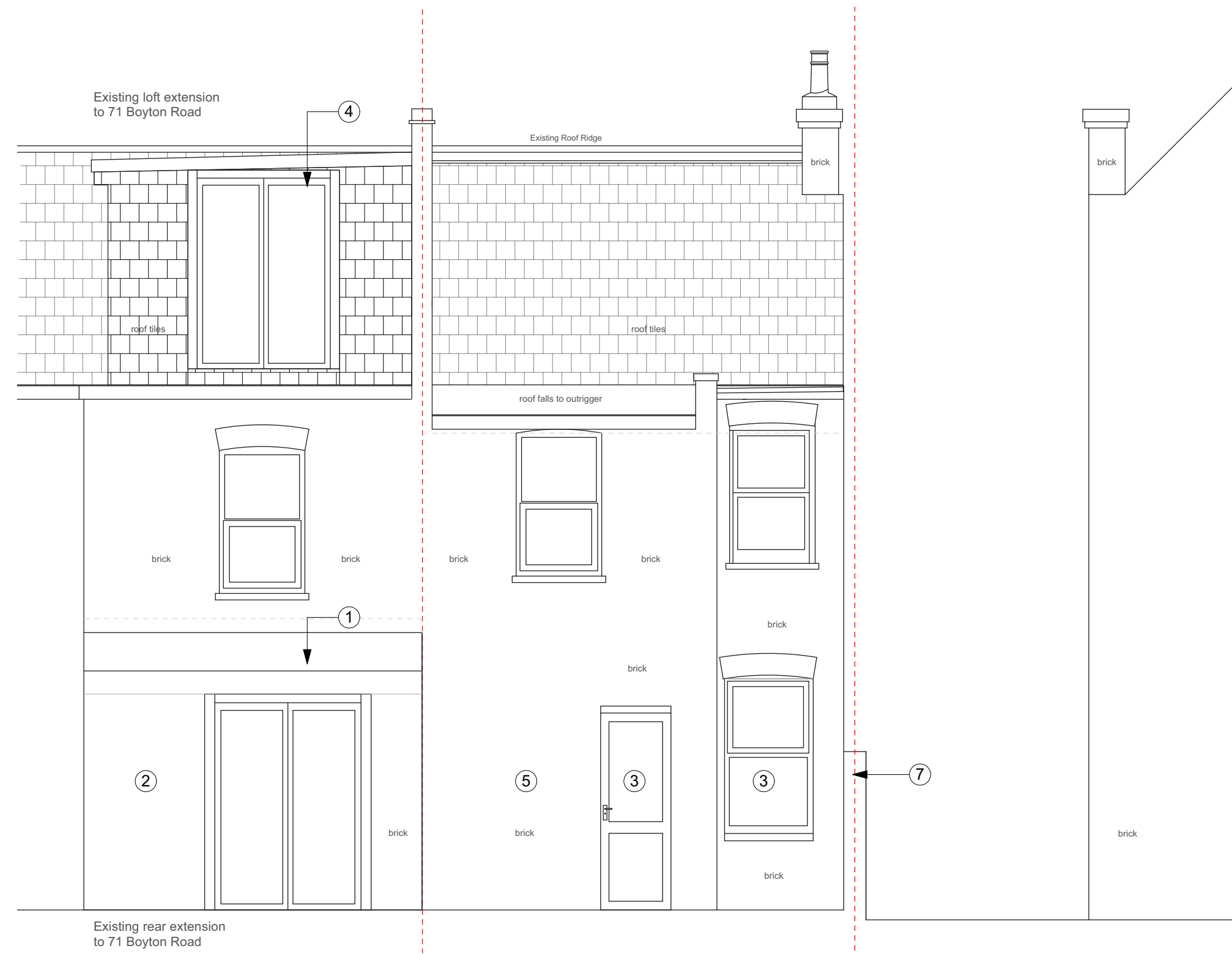


Section Drawings - Planning Notes

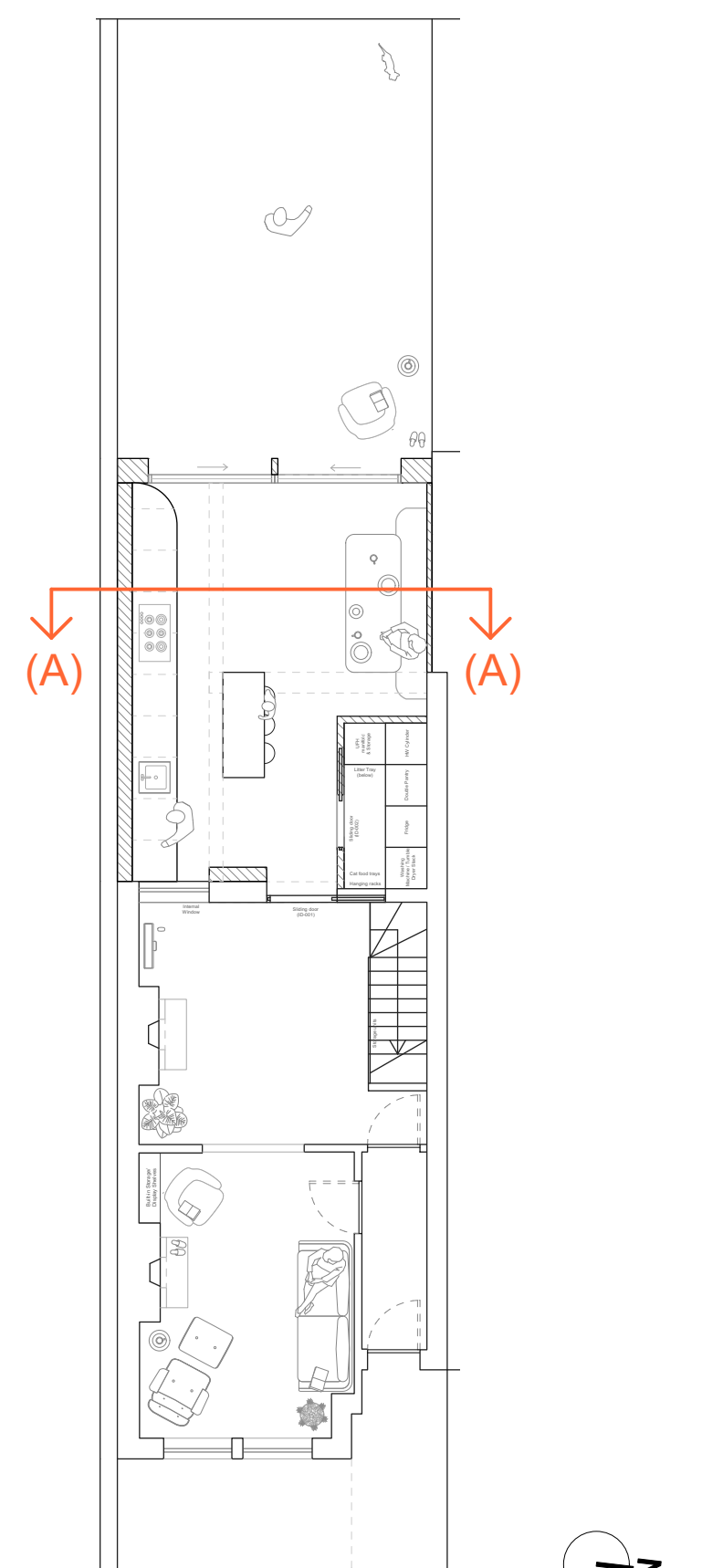
1. Existing rear extension to neighbouring property.
2. Existing rear extension to neighbouring house. Walls formed in brick.
3. Non-original uPVC windows and doors to house.
4. Existing loft conversion and extensions to neighbouring property.
5. Original brickwork walls to rear of house.
6. Proposed open plan kitchen living space.
7. Existing brickwork garden boundary wall retained and repaired.
8. Proposed brickwork external walls to complement existing.
9. Proposed high performance flat profile roof light to extension.



1 Existing Section AA
Scale: 1:50



2 Proposed Section AA
Scale: 1:50



3 Key Plan
Scale: 1:100



Revision	Date	Amendment	Notes		Client	Jamie Agnew
P01	04/05/2026	Issued for Planning Approval.	TENDER NOTES AND REQUIREMENTS: Party Wall Agreements to be fully agreed and signed by all relevant owners before any works commence on site. This is the responsibility of The Client. Sustainable technologies (energy storage, solar PV, battery storage, etc.) is subject to the condition that it is not copied, reproduced, retained, or disclosed to any unauthorised person, in whole or in part, without written consent. Drawings issued for tender purposes only – not for construction or Building Control submission. Design to be further developed post-tender for construction and Building Control approval. Contractor responsible for temporary works, sequencing, protection of retained elements, and compliance with the Construction (Design and Management) 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, approval 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/connections, and inspections before commencing related works. All external walls and roofs to be made breathable, 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 on site and reporting any discrepancies before proceeding. - This drawing is the property of the Architect. It is subject to the condition that it is not copied, reproduced, retained, or disclosed to any unauthorised person, in whole or in part, without written consent. - Drawings designed for co-ordination only. Thames Water to be consulted regarding build-over agreements. All drainage and rainwater goods 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 CIPSE 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 (gills, joints, headings with proprietary seals). 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. Contractor to ensure full compliance.	Project 69 Boyton Road, N8 7AE Drawing Existing & Proposed Sections Scale 1:50 @ A1 (1:100 @ A3) Date May 2026	info@AgnewArchitects.co.uk www.AgnewArchitects.co.uk Company name: Agnew Architecture Ltd.
					Project No BR-2026	Drawing No DRW-007
						Revision P01