Front Elevation Drawing - Planning Notes

1. Existing pitched slate roof to front of property.
2. Repairs to pitched slate roof to front of property. All materials to match existing and to be replaced like for like.
3. Repointing and general repairs to existing masonry, window surrounds and rainwater goods. All materials to complement existing.
4. Proposed traditional timber sash windows to match existing style and arrangement. Glazing upgraded to be min. double glazed.
5. Existing non-original brickwork wall to front of property in bad state of repair.
6. Existing timber sash windows degraded. Current windows are non-compliant with building regulations and thermal performance standards.
7. Existing brickwork to front of property.
8. Dotted red line shown as indicative party wall line. All works subject to full party wall agreement before any works commence.
9. Existing wall retained at request of Haringey Planning Management.

1 Existing Front Elevation (North)
Scale: 1:50

0 1 2 3 4 5 M

2 Proposed Front Elevation (North)
Scale: 1:50

0 1 2 3 4 5 M

Revision	Date	Amendment
P01	23/01/2026	Issued for Planning Approval.
P02	30/06/2026	Revised to suit case officer comments.
P03	30/06/2026	Revised to suit further case officer comments.

Notes

DRAWING 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 (greywater recycling, solar PV, battery storage, air source heat pumps, etc.) subject to specialist 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, 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, 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/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. 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 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 **CIPHE** 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 (cills, jambs, heads) with proprietary closers. 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.

Client Scott and Luke
Project 80 Florence Road, Haringey, N4 4DP
Drawing Existing & Proposed Front Elevations

Scale 1:50 @ A1 (1:100 @ A3)
Date January 2026

Project Nº	Drawing Nº	Revision
FR-2025	FR25-DR-008	P03

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