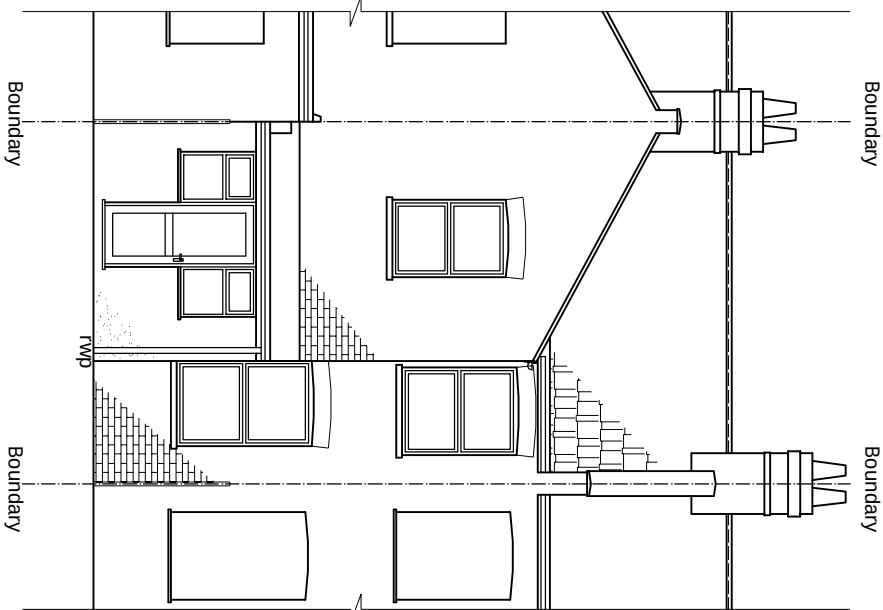




This architectural site plan shows a school building with several rooms and outdoor areas. The building is divided into several sections by walls. Key features include:

- Rooms:** A large rectangular room on the left, a smaller rectangular room in the center, a large rectangular room on the right, and a small rectangular room at the bottom right.
- Outdoor Areas:** A large rectangular area at the top, a large rectangular area in the center, and a large rectangular area at the bottom.
- Boundaries:** The plan is bounded by a dashed line labeled "Boundary" on the left, a dashed line labeled "Boundary" on the right, and a dashed line labeled "Boundary" at the bottom.
- Other Features:** A small rectangular area at the top left is labeled "Solar panels". A compass rose is located at the bottom right, indicating North (N).

DRAWING STATUS	CONSTRUCTION

GENERAL NOTES:

1. Do not scale from this drawing; any dimensions shown are indicative only and are subject to verification by the contractor. All dimensions shall be taken from the center of the hole or the center of the shaft. The contractor to set out, check and co-ordinate all dimensions on site during the course of the work and prior to setting out on site. This drawing to be read in conjunction with all other drawings and Engineer's drawings, Structural Engineers calculations and any specialist supplier's drawings.
2. Prior to commencement of building works the contractor/owner shall provide a programme of works to the Building Control or Planning Department and that they are the current revised drawings before any works start on site.
3. Inform the Building control department that the works are about to commence on site after receiving the necessary permission.

[illegible]

1. All new proposed roof and wall finishes on this drawing to match existing materials.
2. All new proposed skylights shown on this drawing will be designed not provide more than 150mm clear opening.
3. All new proposed windows shown on this drawing which overlook other property are designed to be non opening and of obscure glazing.
4. For a permitted development loft design the dormer designed on this drawing is set back from the rear elevation by 200mm, this note is a confirmation that it is.
5. All works to be carried out in accordance with the current building regulations and to comply with current building regulations.

1. All new proposed roof and wall finishes on this drawing to match existing materials.
2. All new proposed skylights shown on this drawing will be designed not provide more than 150mm clear opening.
3. All new proposed windows shown on this drawing which overlook other property are designed to be non opening and of obscure glazing.
4. For a permitted development loft design the dormer designed on this drawing is set back from the rear elevation by 200mm, this note is a confirmation that it is.
5. All works to be carried out in accordance with the current building regulations and to comply with current building regulations.

info@uksmartbuild.com

DRAWING TITLE EXISTING DRAWINGS

SCALE	as shown @ A3	DATE11. AUGUST. 2023
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01.

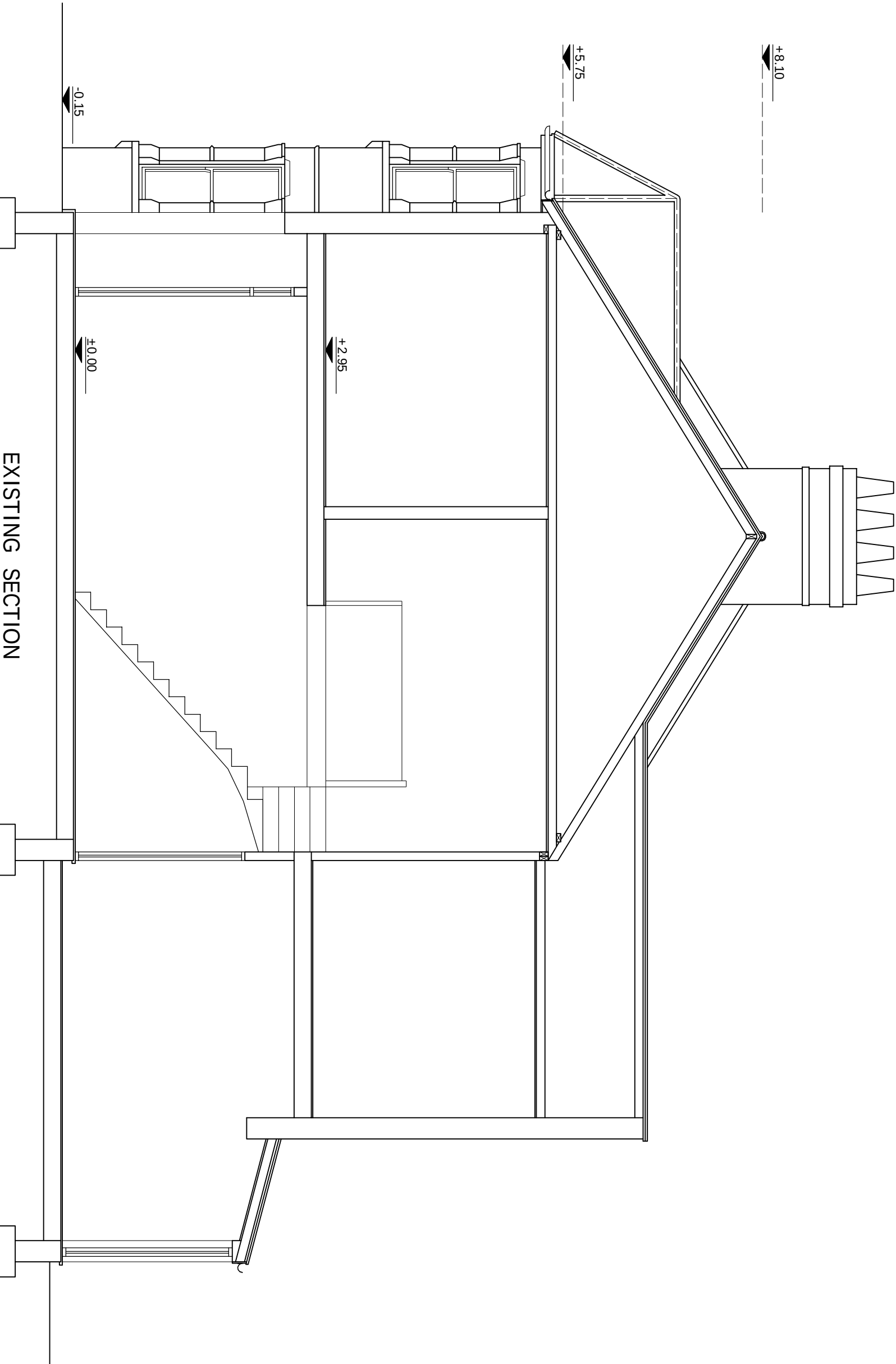
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+5.75

+2.95

-0.15

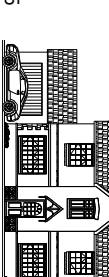
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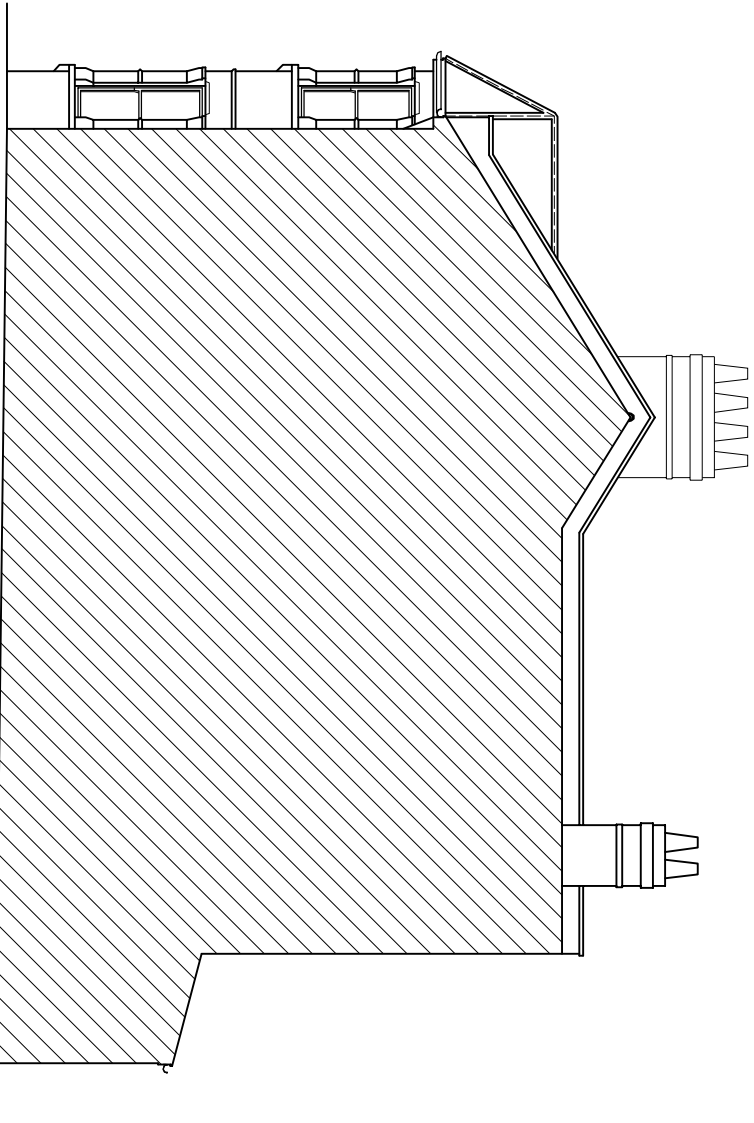
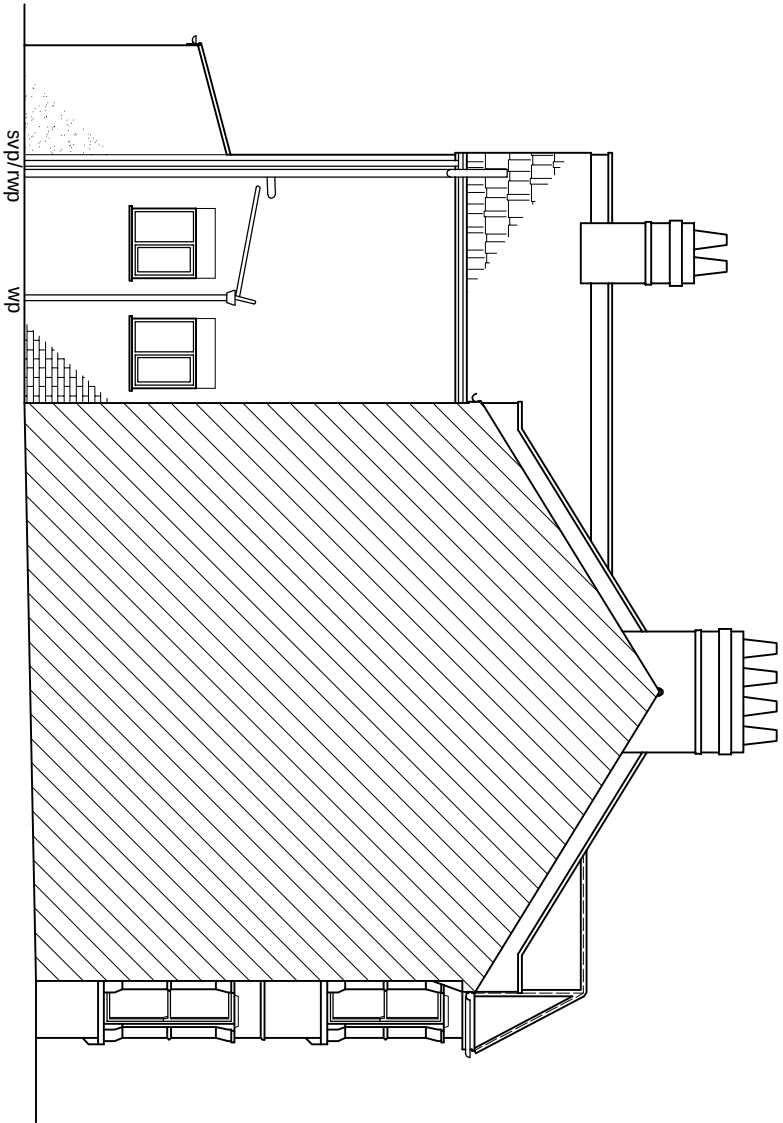


1:50



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DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION
UK Smart Build LTD			
9 Cheapside North Circular Road London N13 5BD			
020 888 44 11 5			
			
GENERAL NOTES: Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of construction. This drawing is to be used in conjunction with all other drawings and specifications. Structural drawings may be subject to change without notice. All dimensions are given in Imperial units unless otherwise stated. Any specialist equipment or materials to be used must be specified in the Bill of Materials. Prior to commencement of building works the contractor/owner should:- 1. Ensure that all working drawings and calculations are approved by Building Control or Planning Department & that they are the current revised drawings before any works start on site. 2. Inform the Building Control Department that the works are about to commence on site after receiving an approved decision from building control in writing. 3. Verify boundary lines & ground conditions including checking positions and connections of all gas, electrical, water & other services drainage etc. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as UKSB are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor. 4. UKSB are not responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works required. 5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works required. 6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings. 7. Where works involve demolition to ensure that all elements of the building and its contents are accounted for and that all necessary propping and temporary supports are in place. 8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk. (all UKSB drawings must be approved before works commence) 9. Any discrepancies, either between written and site dimensions or between this drawing and other documents, shall be referred to the architect for resolution. 10. All of UKSB structure designs are subject to footings being 1m deep, if however the existing foundation is different a trial-hole will need to be dug to establish the construction type and building control will need to do so on a different method of construction. 11. All well/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel's should not be ordered. No refund or claim can be given against UKSB on the design/materials changed for these steel/s.			
PLANNING NOTES: 1. All new proposed roof and wall finishes on this drawing to match existing materials. 2. All new proposed daylight shown on this drawing will be designed not provide more than 150mm from the existing roof profile. 3. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. 4. For a permitted development lift design the former base of the lift is to be removed and the new lift base to be designed to be a minimum of 200mm from the existing structure. 5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.			
PRINT @ A3 SHEET SIZE www.uksmartbuild.com info@uksmartbuild.com			
SITE ADDRESS		155 DOWSETT ROAD, TOTTENHAM, LONDON, N17 9DN	
DRAWING TITLE		EXISTING DRAWINGS	
DRAWN AT HEAD OFFICE		DRAWN BY	
SCALE AS SHOWN @ A3		DATE 11. AUGUST. 2023	
DRAWING NO.		02.	
REVISION		-	



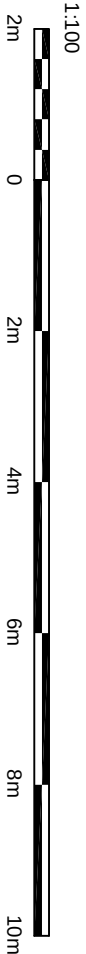
EXISTING SIDE ELEVATION

scale 1:100

EXISTING AND PROPOSED Adj. SIDE ELEVATION

(NO CHANGE)

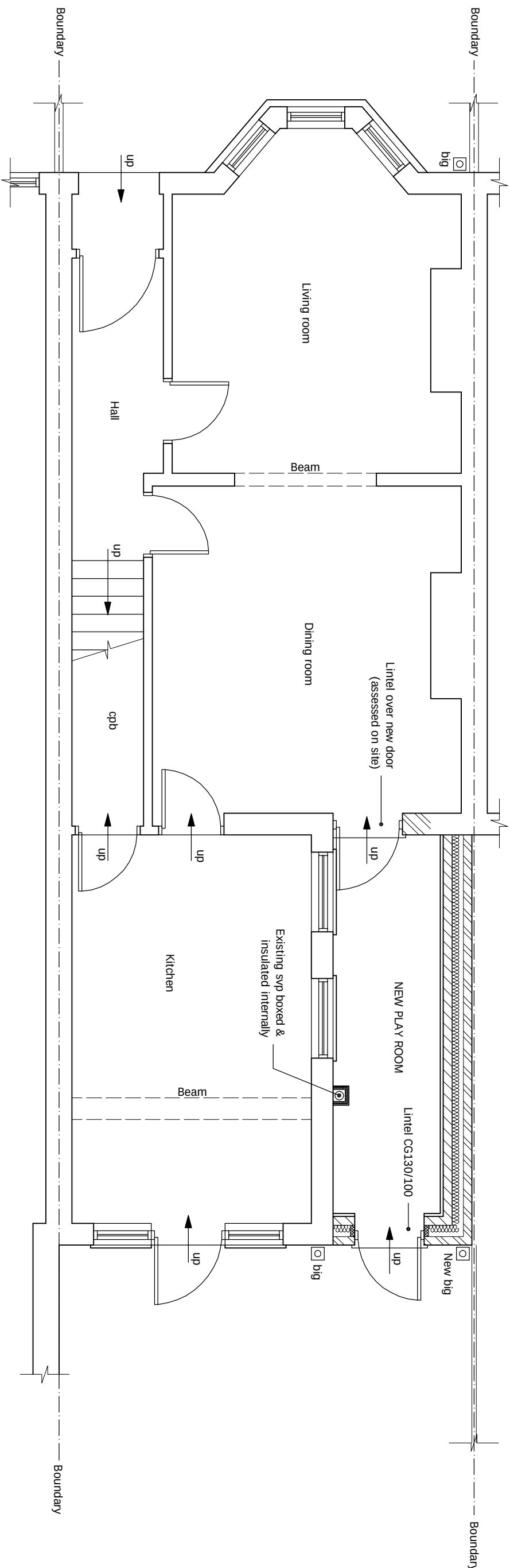
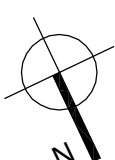
scale 1:100



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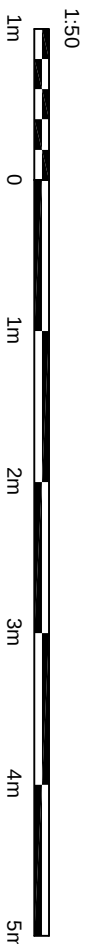
DRAWING STATUS	CONSTRUCTION	GENERAL NOTES:	SITE ADDRESS
REV.	DATE	NAME	DESCRIPTION
UK	Smart Build LTD		
9 Cheapside North Circular Road London N13 5BD	020 888 44 11 5		
		7. Where works involve demolition to ensure that all elements of the building and its contents are accounted for and that all necessary propping and temporary supports are in place. 8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk. (all UKSB drawings must be approved before works commence) 9. Builders building without plans being approved by planning & building control will be liable for any costs incurred by the contractor/owner in connection with the building notice or prior to approval of drawings. 10. Any discrepancies, either between written and site dimensions or between this drawing and other documents, shall be referred to the architect or structural engineer for resolution. 11. All drawings must be submitted to the architect or structural engineer for approval before works commence. 12. This includes types of materials, methods shown on drawings do not match those specified in the contract documents. 13. For a permitted development, the design of the building must be in accordance with the relevant regulations. 14. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations. 15. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.	155 DOWSETT ROAD, TOTTENHAM, LONDON, N17 9DN
		1. All new proposed roof and wall finishes on this drawing to match existing materials. 2. All new proposed daylight shown on this drawing will be designed not to provide more than 150mm of daylight. 3. All new proposed windows on this drawing which overlook other property's are designed to be non opening and of obscure glazing. 4. For a permitted development, the design of the building must be in accordance with the relevant regulations. 5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.	DRAWING TITLE EXISTING DRAWINGS
		1. All new proposed roof and wall finishes on this drawing to match existing materials. 2. All new proposed daylight shown on this drawing will be designed not to provide more than 150mm of daylight. 3. All new proposed windows on this drawing which overlook other property's are designed to be non opening and of obscure glazing. 4. For a permitted development, the design of the building must be in accordance with the relevant regulations. 5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.	DRAWN AT HEAD OFFICE
		1. All new proposed roof and wall finishes on this drawing to match existing materials. 2. All new proposed daylight shown on this drawing will be designed not to provide more than 150mm of daylight. 3. All new proposed windows on this drawing which overlook other property's are designed to be non opening and of obscure glazing. 4. For a permitted development, the design of the building must be in accordance with the relevant regulations. 5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.	SCALE as shown @ A3
		1. All new proposed roof and wall finishes on this drawing to match existing materials. 2. All new proposed daylight shown on this drawing will be designed not to provide more than 150mm of daylight. 3. All new proposed windows on this drawing which overlook other property's are designed to be non opening and of obscure glazing. 4. For a permitted development, the design of the building must be in accordance with the relevant regulations. 5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.	DATE 11. AUGUST. 2023
		1. All new proposed roof and wall finishes on this drawing to match existing materials. 2. All new proposed daylight shown on this drawing will be designed not to provide more than 150mm of daylight. 3. All new proposed windows on this drawing which overlook other property's are designed to be non opening and of obscure glazing. 4. For a permitted development, the design of the building must be in accordance with the relevant regulations. 5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.	REVISION
		1. All new proposed roof and wall finishes on this drawing to match existing materials. 2. All new proposed daylight shown on this drawing will be designed not to provide more than 150mm of daylight. 3. All new proposed windows on this drawing which overlook other property's are designed to be non opening and of obscure glazing. 4. For a permitted development, the design of the building must be in accordance with the relevant regulations. 5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.	03 .

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. THE DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY THE CONTRACTOR.



PROPOSED GROUND FLOOR PLAN

scale 1:50



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DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION

GENERAL NOTES:

- [illegible]

7. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are provided.
8. Workers carried out under a building notice or prior to approval of drawings are at the contractor's/owner's risk. (all UKSIS drawings must be approved before works commence)
9. The building control officer will be responsible for approving by pointing & endorsing the documents are fully responsible for the method of conducting work.
10. All drawings submitted for approval must include details of the drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of UKSIS before executing the structural, electrical, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match those specified on drawings. If there is a discrepancy between the drawings and the actual works commence so an alternative design can be suggested and approved by building control before works can commence.
11. All of UKSIS structural designs are subject to footings being 1m deep, if however the existing foundation type and building control will need to be asked to establish the existing foundation type and building control will need to choose a different method of construction.
12. All walls which have been designed to be removed on plan are to be checked on all drawings to ensure they are not required for load bearing or non-load bearing status before purchase of steel/s, if non-load bearing then steel should not be ordered. No return beams or columns are to be used as part of the design/materials changed for these steel/s or column can be given against UKSIS on the design/materials changed for these steel/s or column can be given against UKSIS on the design/materials changed for these steel/s or

PLANNING NOTES:

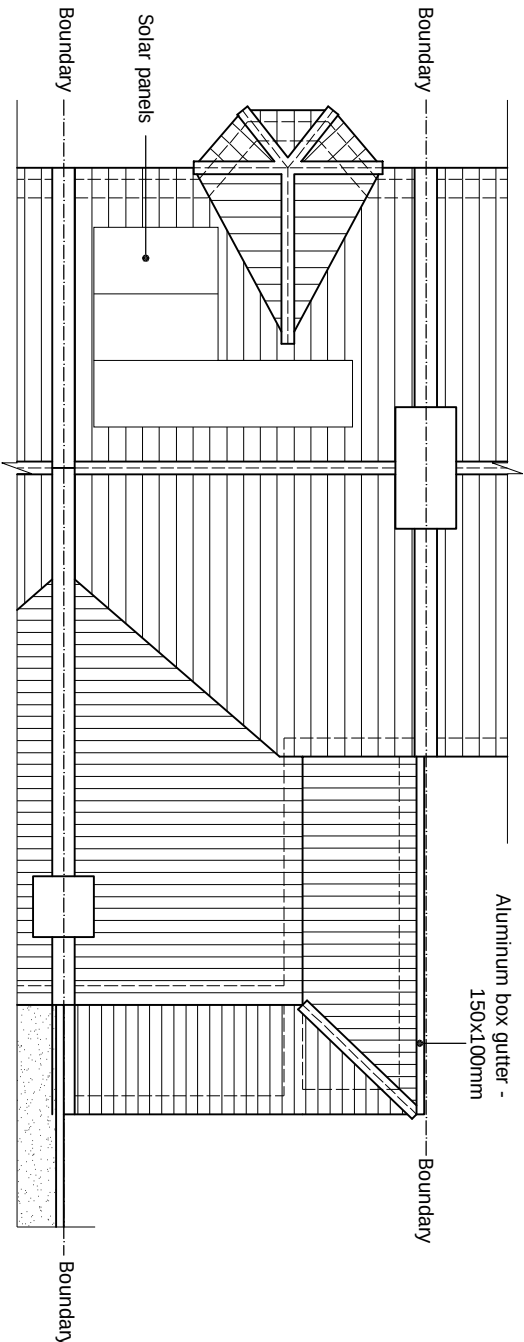
1. All new proposed roof and roof finishes are in conformance to match existing materials.
2. All new proposed skylights shown on this drawing will be designed not protrude more than 150mm from the existing roof surface.
3. All new proposed windows shown on this drawing which overtook other property's are designed to be non protruding and of obscure glazing.
4. For a permitted development loft design the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is.
5. All works to be carried out in accordance with the Building Regulations and to comply with the appropriate building practice and to comply with the relevant building regulations.

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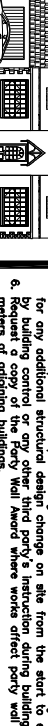
info@uksmartbuild.com

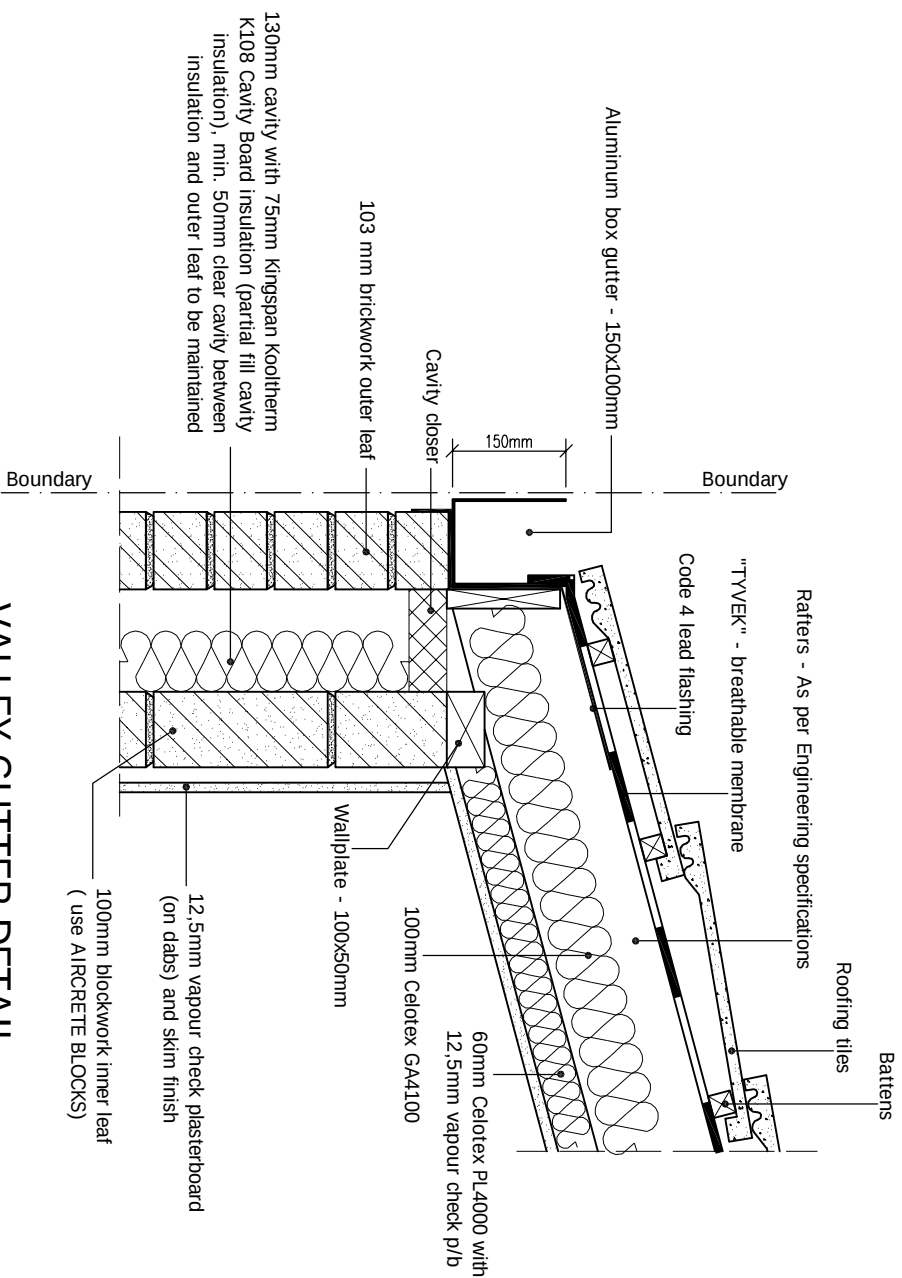
SITE ADDRESS	
155 DOWSETT ROAD, TOTTENHAM, LONDON, N17 9DN	
DRAWING TITLE	
PROPOSED DRAWINGS	
DRAWN AT HEAD OFFICE	DRAWN BY
SCALE as shown @ A3	DATE 11 AUGUST 2023



scale 1:100

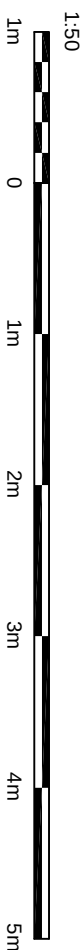
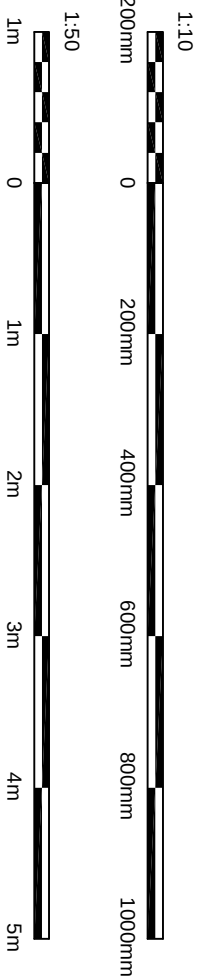


DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION
UK Smart Build LTD			
9 Cheapside North Circular Road London N13 5ED			
020 888 44 11 5			
			
GENERAL NOTES: Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of construction. The drawings are issued in accordance with the contract conditions and the Architect's and Engineer's drawings. Structural Engineers' calculations and any specialist supplied drawings. Prior to commencement of building works the contractor/owner should:- 1. Ensure that all working drawings and calculations are approved by Building Control or Planning Department and that they are the current revised drawings before any works start on site. 2. Approved design from building control in writing. 3. Verify boundary lines & ground conditions including checking positions and connections of all gas excavations. Owner is responsible for establishing any boundary lines as UKSB are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor. 4. Responsible for works being carried out on a building notice. 5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the submitted and all building works required to be carried out in accordance with the building notice. 6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings. 7. All building works should be carried out in accordance with the building notice. 8. control, fuel and surface connections should be approved by Thames water before works commence. 9. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place. 10. Contractors are not permitted to alter or apply to drawings on site at the contractors own risk. (All UKSB drawings must be approved before works commence). Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works. 11. Any discrepancies, either between written and site dimensions or between this drawing and the drawings submitted, shall be the responsibility of the contractor. Attention of UKSB being drawn to the drawings, do not match which is on site then this will need to be brought to UKSB attention straight away. This includes types of materials if materials shown on drawings do not match the drawings. UKSB will not be responsible for any errors or omissions or for any attention of UKSB being drawn to the drawings, do not match which is on site then this will need to be brought to UKSB attention straight away. This includes types of materials if materials shown on drawings do not match the drawings. UKSB will not be responsible for any errors or omissions or for any building control before works can commence. 12. All of UKSB structural designs are subject to footings being 1m deep, if however the existing foundation is different a trial-hole will need to be dug to establish the existing foundation type and building control will need to discuss on a different method of construction. 13. All walls which have been designed to be removed on plans are to be checked on site purchase of steel/a, if non-load bearing then steels should not be ordered. No refund or claim can be given against UKSB on the design/materials changed for these steels/a. 14. All walls of UKSB have been designed to be removed on plans are to be checked on site purchase of steel/a, if non-load bearing then steels should not be ordered. No refund or claim can be given against UKSB on the design/materials changed for these steels/a. 15. All works to be carried out in accordance with the building notice and to comply with current building regulations.			
PLANNING NOTES: 1. All new proposed roof and wall materials. 2. All new proposed roof and wall materials. 3. All new proposed roof and wall materials. 4. All new proposed roof and wall materials. 5. All new proposed roof and wall materials. 6. All new proposed roof and wall materials. 7. All new proposed roof and wall materials. 8. All new proposed roof and wall materials. 9. All new proposed roof and wall materials. 10. All new proposed roof and wall materials. 11. All new proposed roof and wall materials. 12. All new proposed roof and wall materials. 13. All new proposed roof and wall materials. 14. All new proposed roof and wall materials. 15. All new proposed roof and wall materials.			
DRAWING TITLE 155 DOWSETT ROAD, TOTTENHAM, LONDON, N17 9DN			
PROPOSED DRAWINGS			
DRAWN AT HEAD OFFICE		DRAWN BY	
SCALE AS SHOWN @ A3		DATE 11. AUGUST. 2023	
DRAWING NO. 05.			
REVISION -			



VALLEY GUTTER DETAIL

scale 1:10



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DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION

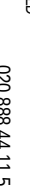
GENERAL NOTES:

1. Do not scale from this drawing; any dimensions shown are indicative only and are subject to verification on site. The contractor to check and co-ordinate all dimensions on site during the course of the work and prior to setting out on site. This drawing to be read in conjunction with all other drawings and specifications.
2. Inform the Building Control department that the works are about to commence on site after receiving approval from the Building Control department.
3. Prior to commencement of building works the contractor/owner should:-
 - a) Obtain approval from the Building Control department.
 - b) Obtain approval from the relevant authorities for any proposed works.
 - c) Obtain approval from the relevant authorities for any proposed works.
 - d) Obtain approval from the relevant authorities for any proposed works.
4. Departments & that they are the current revised drawings before any works start on site.
5. Inform the Building Control department that the works are about to commence on site after receiving approval from the Building Control department.

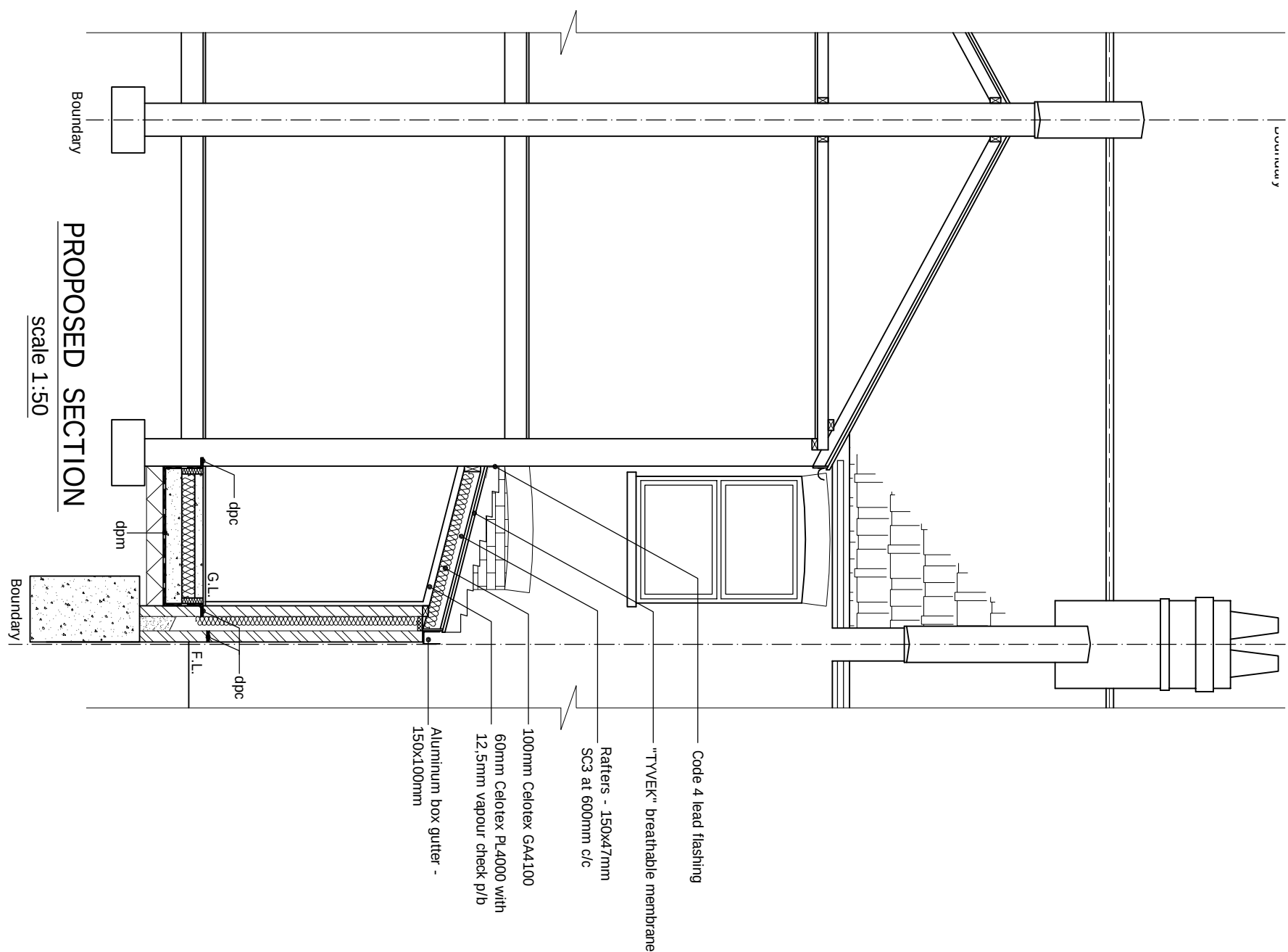
UK Smart Build LTD

9 Cheapside
North Circular Road
London
N13 5ED

020 886 44 11 5



1. On proposed design of building structure in which electrical, water & other services drainage etc., including the site prior to the commencement of construction. Owner is responsible for establishing any boundary lines as UJESB are not responsible for such determinations. If uncertainty is and search should be carried out by the homeowner/contractor.
2. UJESB are not responsible for building's changing design methods from proposed works. The client is responsible for such changes.
3. On proposed design of building structure, including the site prior to the commencement of construction. Owner is responsible for establishing any boundary lines as UJESB are not responsible for such determinations. If uncertainty is and search should be carried out by the homeowner/contractor.
4. On proposed design of building structure, including the site prior to the commencement of construction. Owner is responsible for establishing any boundary lines as UJESB are not responsible for such determinations. If uncertainty is and search should be carried out by the homeowner/contractor.
5. On proposed design of building structure, including the site prior to the commencement of construction. Owner is responsible for establishing any boundary lines as UJESB are not responsible for such determinations. If uncertainty is and search should be carried out by the homeowner/contractor.
6. On proposed design of building structure, including the site prior to the commencement of construction. Owner is responsible for establishing any boundary lines as UJESB are not responsible for such determinations. If uncertainty is and search should be carried out by the homeowner/contractor.



PROPOSED SECTION

scale 1:50

PLANNING NOTES:

1. All new proposed roof and wall finishes on this drawing to match existing materials.
2. All new proposed skylights shown on this drawing will be designed not provide more than 150mm clear height above finished floor level.
3. All new proposed windows shown on this drawing which overlook other properties are designed to be

non opening and of obscure glazing.

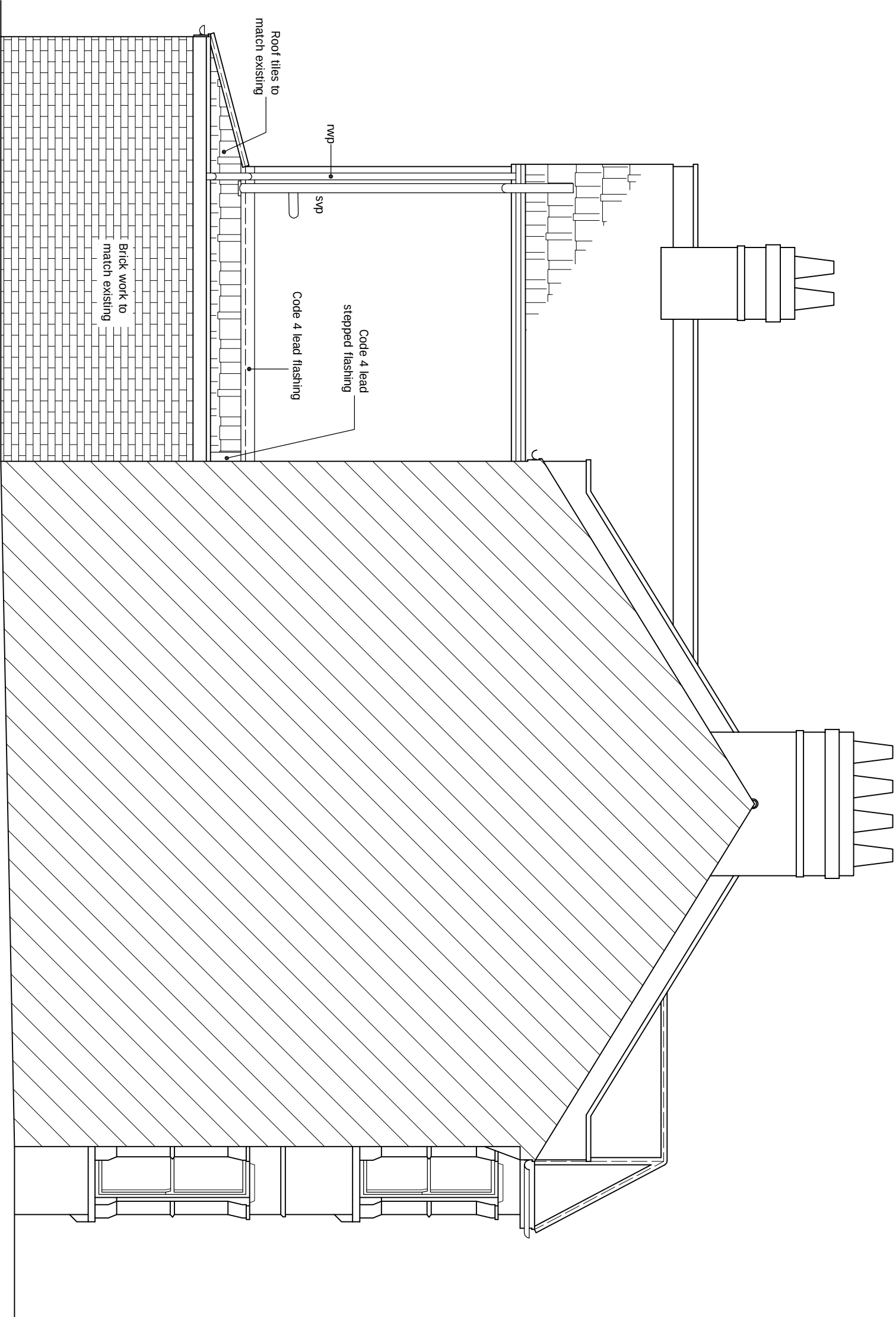
4. For a permitted development, just design the dormer to be made of translucent material and covered by 500mm, this note is a confirmation that it is.

5. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.

PRINT @ A3 SHEET SIZE

www.uksmatbuild.com info@uksmatbuild.com

DRAWING TITLE	
155 DOWSETT ROAD, TOTTENHAM, LONDON, N17 9DN	
PROPOSED DRAWINGS	
DRAWN AT	HEAD OFFICE
SCALE as shown	@ A3
DATE 11. AUGUST. 2023	
DRAWING NO.	REVISION
06.	-

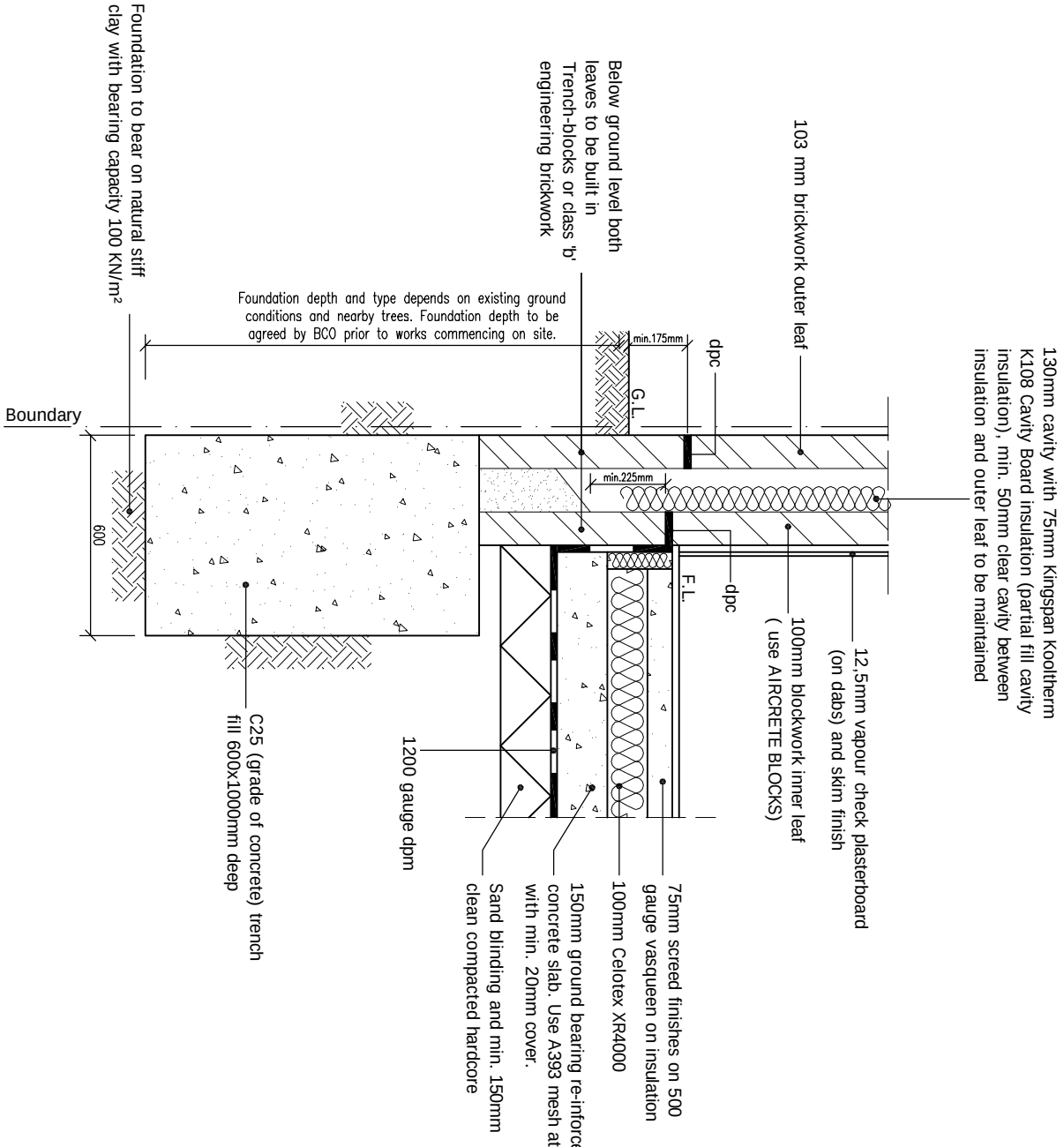
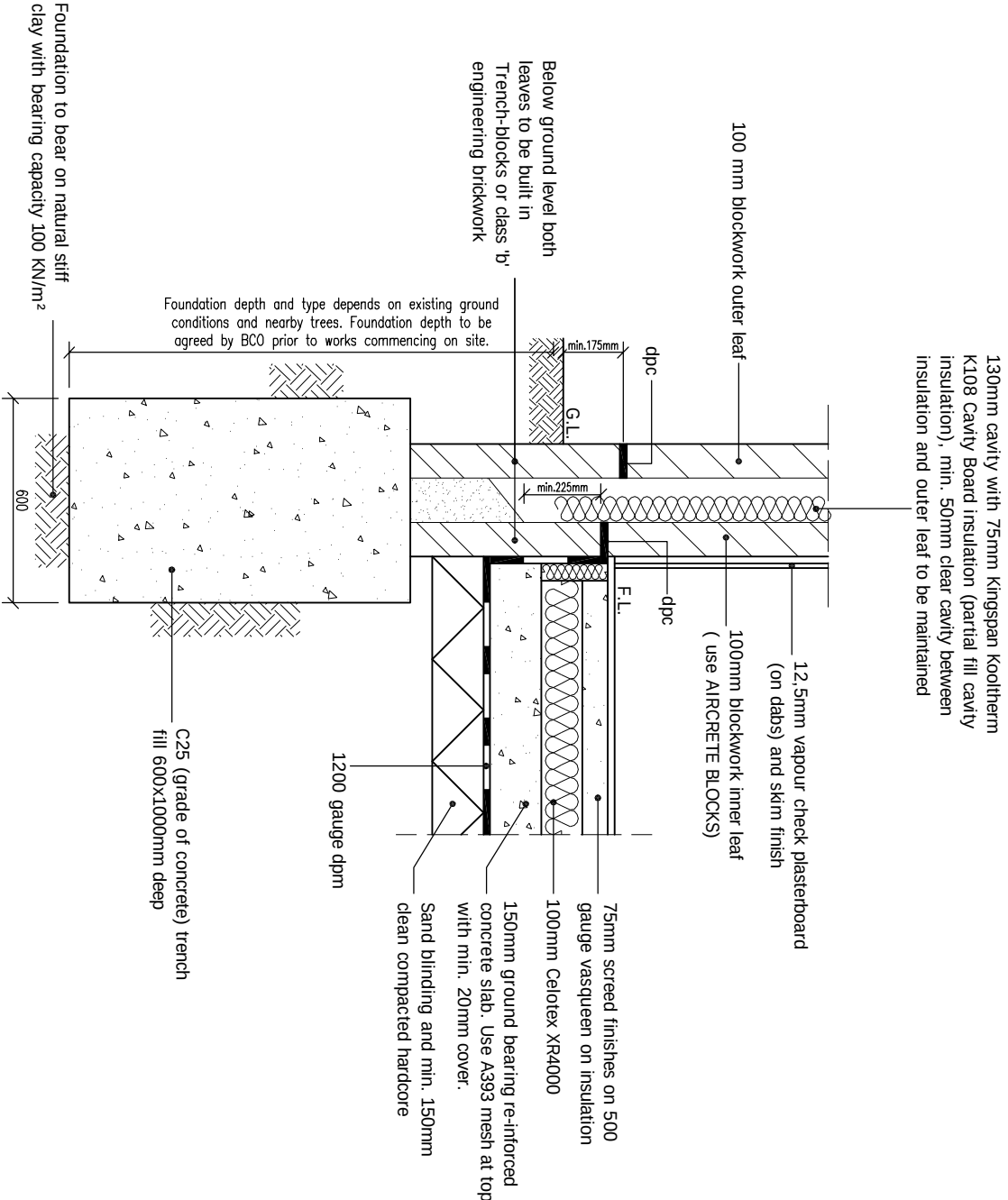


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PROPOSED SIDE ELEVATION

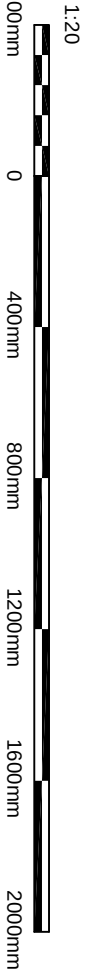
Scale 1:50

DRAWING STATUS	CONSTRUCTION	GENERAL NOTES:	PLANNING NOTES:	SITE ADDRESS
REV.	DATE	NAME	DESCRIPTION	
UK Smart Build LTD				155 DOWSETT ROAD, TOTTENHAM, LONDON, N17 9DN
9 Cheapside North Circular Road London N13 5BD				DRAWING TITLE PROPOSED DRAWINGS
020 888 44 11 5				DRAWN AT HEAD OFFICE
				SCALE as shown @ A3
				DATE 11. AUGUST. 2023
				DRAWN BY
				REVISION
				08 . -

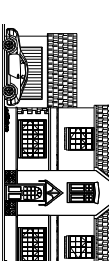


TYPICAL FOUNDATION DETAIL

Scale 1:20



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REV.	DATE	NAME	DESCRIPTION
UK Smart Build LTD			
9 Cheapside North Circular Road London N13 5BD			
020 888 44 11 5			
			
GENERAL NOTES: Do not scale from this drawing, any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of construction. The drawings are the property of UK Smart Build LTD and are not to be used for any other purpose without the written consent of UK Smart Build LTD. The drawings are the property of the Architect's and Engineer's drawings. Structural Engineers' calculations and any specialist supplier's drawings. Prior to commencement of building works the contractor/owner should:- 1. Ensure that all working drawings and calculations are approved by Building Control or Planning Department & that they are the current revised drawings before any works start on site. 2. Obtain a building notice or full planning permission from the local authority before starting. 3. Verify boundary lines & ground conditions including overhead positions and connections of all gas, electricity, water, drainage, sewerage, and other services before commencing work. 4. Obtain an approved decision from building control in writing. 5. Obtain a building notice or full planning permission from the local authority before starting. 6. Obtain a building notice or full planning permission from the local authority before starting. 7. Obtain a building notice or full planning permission from the local authority before starting. 8. Obtain a building notice or full planning permission from the local authority before starting. 9. Obtain a building notice or full planning permission from the local authority before starting. 10. Obtain a building notice or full planning permission from the local authority before starting. 11. Obtain a building notice or full planning permission from the local authority before starting. 12. 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7. Where works involve demolition to ensure that all elements of the building and its contents are accounted for and that all necessary propping and temporary supports are in place.	
8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk. (a) UKSB drawings must be approved before works commence) Builders building without plans being approved by planning & building control are at their own risk.	
9. Any discrepancies, either between written and site dimensions or between this drawing and other documents, shall be referred to the architect or structural engineer for clarification. This includes types of materials, methods shown on drawings do not match those on site. UKSB drawings are not to be used as a guide for construction. UKSB drawings are not to be used as a guide for construction. UKSB drawings are not to be used as a guide for construction.	
10. All of UKSB structural designs are subject to footings being 1m deep, if however the building control before works can commence.	
11. All well/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel/s should not be ordered, the relief or claim can be given against UKSB on the design/materials changed for these steel/s.	

PLANNING NOTES:	
1. All new proposed roof and wall finishes on this drawing to match existing materials.	
2. All new proposed details shown on this drawing will be designed not to protrude more than 150mm from the existing roof profile.	
3. All new proposed windows shown on this drawing which overtop other property's are designed to be non-opening and of obscure glazing.	
4. For a permitted development lift design the former base of the lift is to be designed to be a minimum of 200mm from the existing wall and in accordance with the latest appropriate codes of practice and to comply with current building regulations.	

SITE ADDRESS	
155 DOWSETT ROAD, TOTTENHAM, LONDON, N17 9DN	
DRAWING TITLE	
PROPOSED DRAWINGS	
DRAWN AT HEAD OFFICE	DRAWN BY
SCALE AS SHOWN @ A3	DATE 11. AUGUST. 2023
DRAWING NO.	REVISION
09.	-

