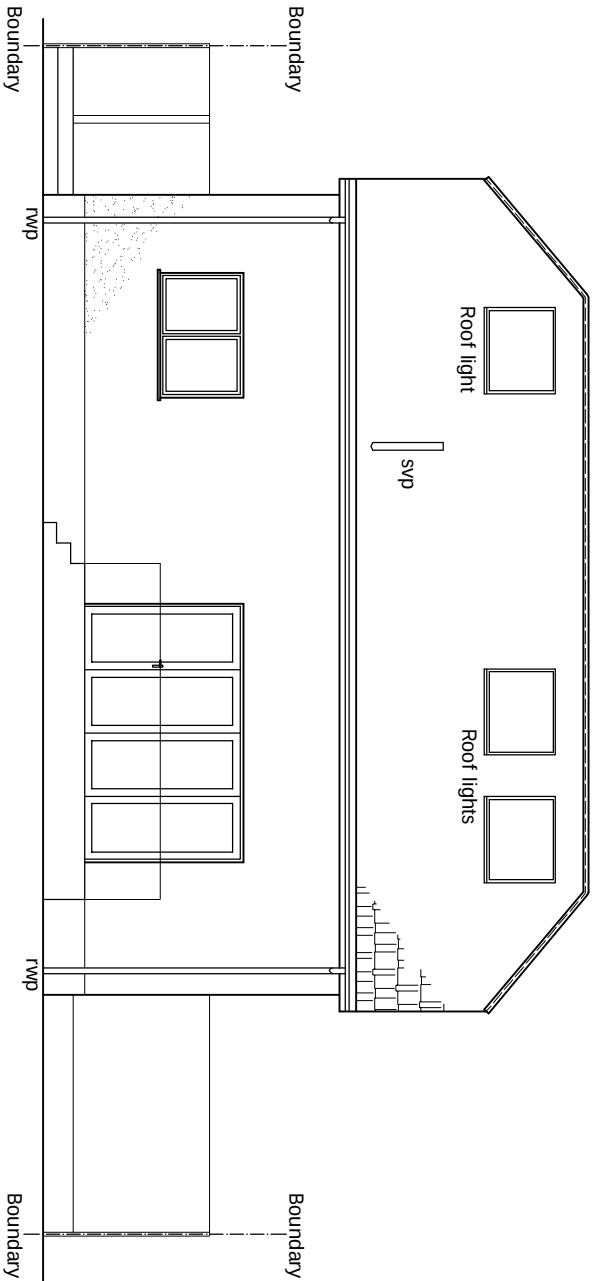
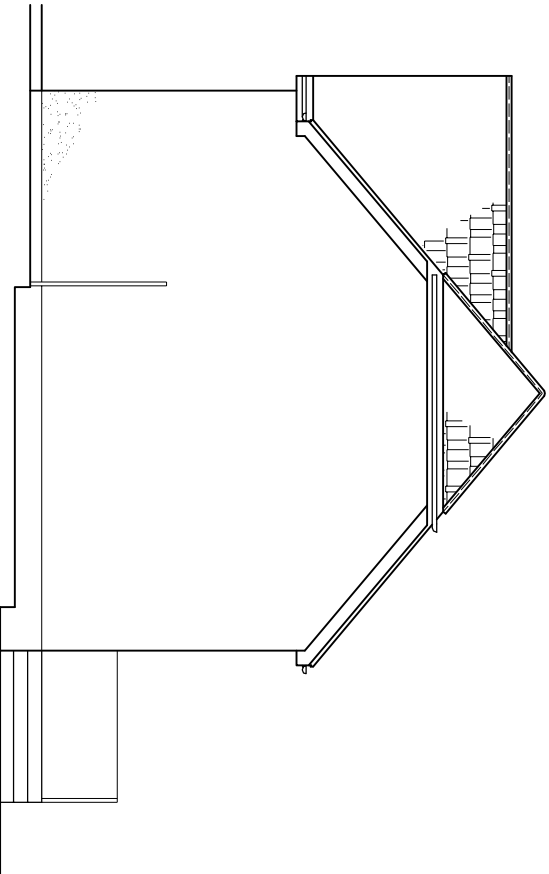




## EXISTING REAR ELEVATION

Scale 1:100



## EXISTING Adj. SIDE ELEVATION

Scale 1:100

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| © This drawing and the works shown are the copyright of PORTICO DESIGN LTD and may not be reproduced except by written permission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION. |                    |  |
| DRAWING STATUS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| PORTICO DESIGN LTD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| 127-129 Turnpike Lane,<br>Hornsey,<br>London,<br>N8 0DU<br>020 8342 8289                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| <b>GENERAL NOTES:</b><br>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 the works and prior to setting out on site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings, Structural Engineer's calculations and any specialist supplier's drawings. Homeowner is responsible and should ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.<br>2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works.<br>3. Verify boundary lines & ground conditions including checking positions and new connections of all gas, water, electricity, drainage, etc. before commencing works. If any of these are found to be incorrect, the Owner is responsible for establishing own boundary lines as Portico Design 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.<br>4. Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for ensuring that any changes to the design are agreed in writing with the architect.<br>5. Owner is responsible for providing additional materials and labour for any engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.<br>6. Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Clients responsibility)<br><br>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 in place. "Do not scale off this drawing as the scaling may be off"<br>8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk. (all Portico Design drawings must be approved before works commence and approved by Building Control or the engineer before works can commence.<br>9. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of Portico Design before executing the structural, drainage, mechanical and electrical works.<br>10. All of Portico Design structural designs are subject to loading being 75m deep. If the design is to be carried out by an engineer with an additional cost being implemented, the existing foundation type and building control will need to advise on a different method of construction. If requested by building control either a raft or piled foundation.<br>11. All wall / roof / floor / etc. work should be carried out by a competent person. The building control inspector/builder for load bearing or non-load bearing status before purchase of steel/a. If non-load bearing then steel's should not be ordered. No refund or claim can be given against Portico Design on the design/materials charged for these steel/a's.<br><br><b>OTHER NOTES:</b><br>All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed proposed windows shown on this drawing which overlook other property's are designed to be not opening and of obscure glazing. 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 designed this way. All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.<br><br>An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and ensure they are not blocked. If blocked, they should be cleared. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.<br><br>TERMS - this drawing has been created by Portico Design Ltd for the "client" only. A bound contract has been made between both party's in which a signed contract for creation of works involving person-sitting hours for this drawing has been made. no refund will be allowed or claim made of drawing and any other drawing's relating to this project for whatever reason can be made. If the client is not satisfied with the drawing, they should be subject to a refund of the drawing fee. If the client is not satisfied with the drawing, they should be subject to a refund of the drawing fee. If the client is not satisfied with the drawing, they should be subject to a refund of the drawing fee. If the client is not satisfied with the drawing, they should be subject to a refund of the drawing fee.<br>12. All drainage connections is assumed & is subject for checking by customer. Homeowner should be building control, drainage engineer, or other relevant authority before works commence.<br>THIS DRAWING'S CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD |              |             |                                                                                                                                                                                                                   |                    |  |
| SITE ADDRESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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DECEMBER, 2023 |  |
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