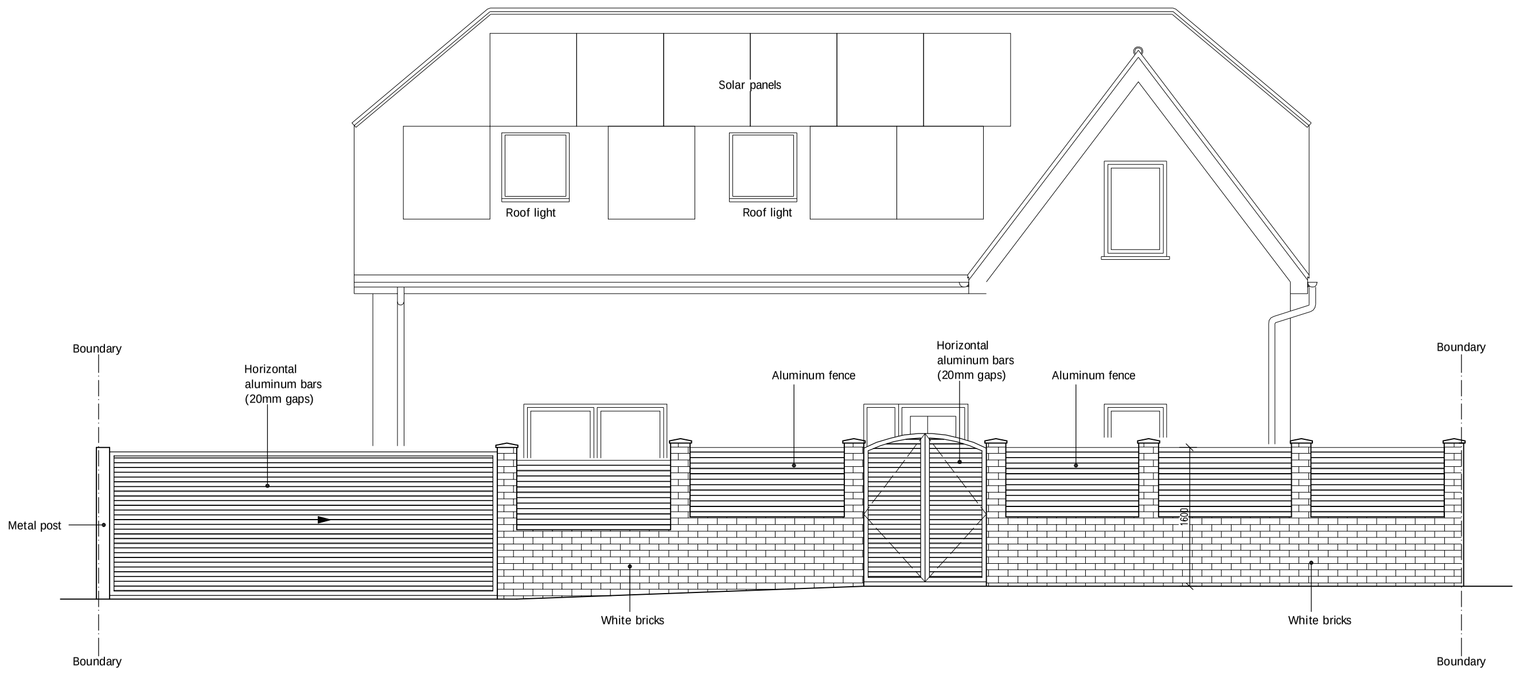
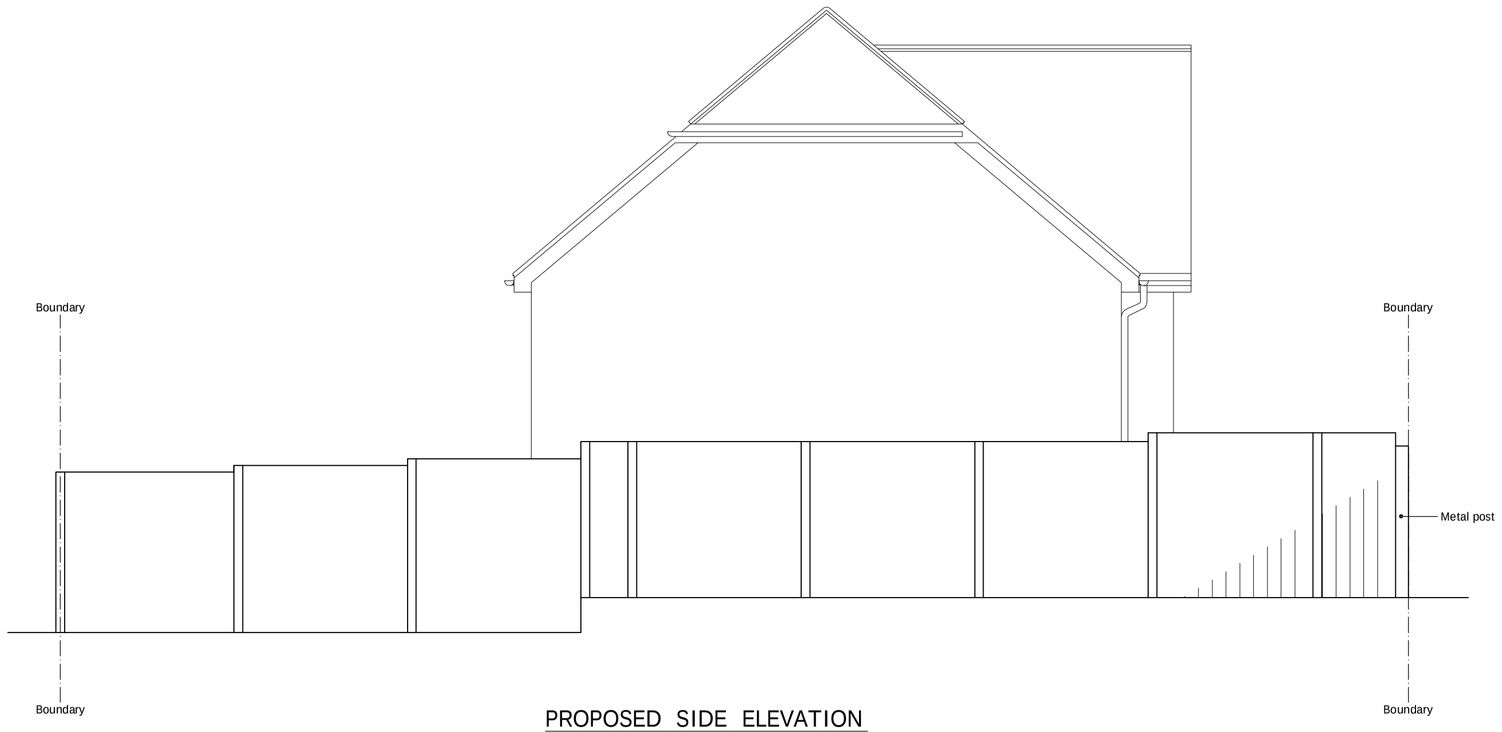


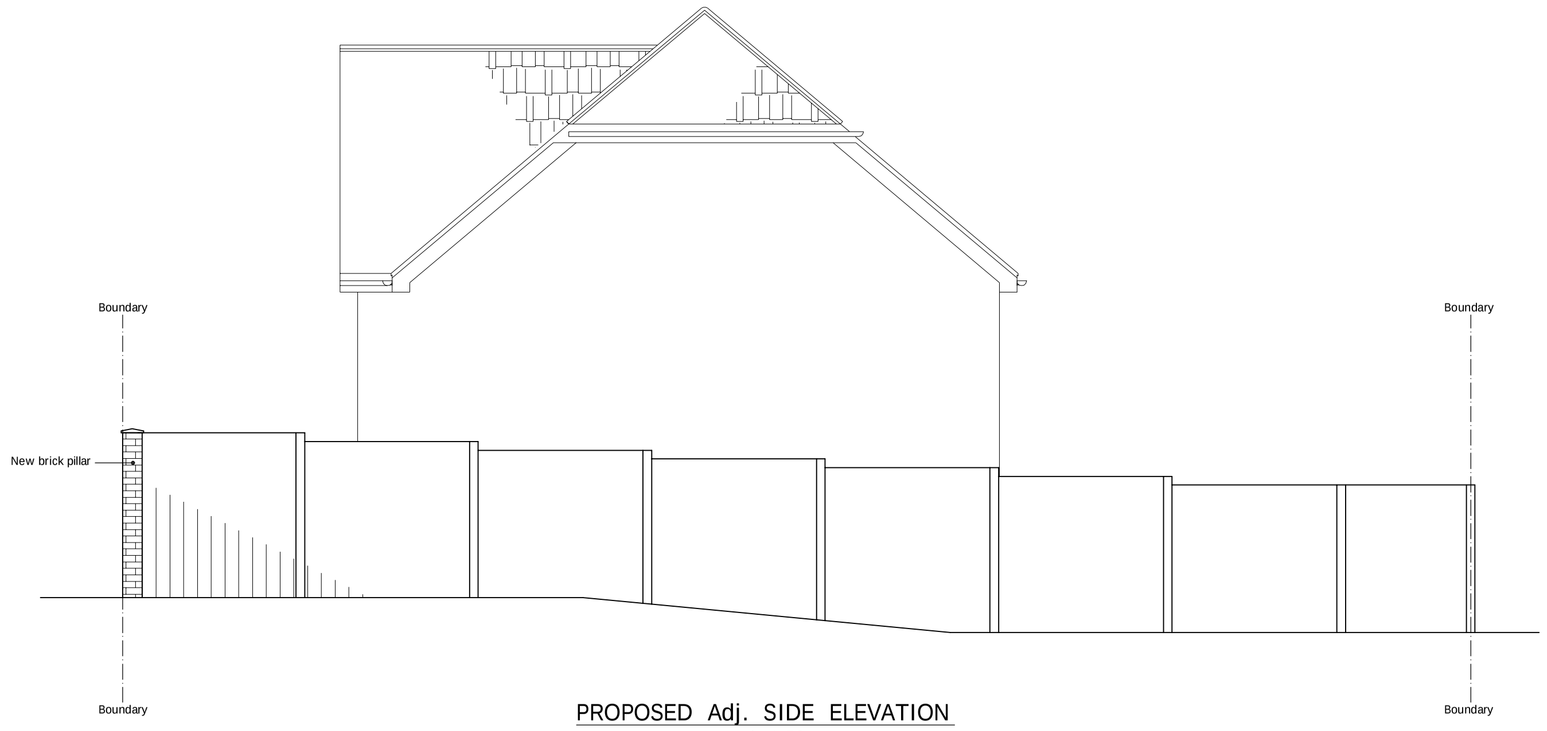
PROPOSED FRONT ELEVATION

scale 1:50



PROPOSED SIDE ELEVATION

scale 1:50



PROPOSED Adj. SIDE ELEVATION

scale 1:50

1:50

1m 0 1m 2m 3m 4m 5m

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ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE, THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER's CONSIDERATION.

DRAWING STATUS		CONSTRUCTION	
REV.	DATE	NAME	DESCRIPTION

PORTICO DESIGN LTD

127-129 Turnpike Lane,
Hornsey,
London,
N8 0DU

020 8342 8289

GENERAL NOTES:
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 Engineers calculations and any specialist suppliers drawings.
Any discrepancies to be brought to the attention of the homeowner is responsible and should:–
1. 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.
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.
3. Verify boundary lines & ground conditions including dropping positions and new connections of all gas, electric, water, drainage and services drainage. Any damage to public or private property caused as a result of excavations during its execution is the responsibility of the homeowner/contractor. 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.
4. Ensure that all necessary permissions are in place before commencing any work on adjoining property. The client is responsible for works being carried out on a building notice. No project should start without 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 start to end of building works requested by building control or any other third party's instruction during building works.
6. Request a copy of the Party Wall Award where works affect party wall or invoke excavations within 3 meters of adjoining buildings or building over a public sewer. (clients responsibility)
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"
8. Works carried out under a building notice or prior to approval of drawings are at the contractors/owners risk. (all Portico Design drawings must be approved before works commence on site). Portico Design are not responsible for any decisions made by building control departments are fully responsible for the likelihood of condemned works.
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. Failure to do so will result in the responsible party/parties bearing the cost of any work on site then this will need to be brought to Portico Design attention straight away before works commence and purchase of materials be made so an alternative design can be researched and approved by building control or the engineer before works can commence.
10. All of Portico Design structural designs are subject to findings being 1m deep, 8 meters away from neighbouring properties, on clay soil with a 1.5 bearing. If not, or if the existing foundation type and building control will need to advise on a different method of construction. If repeated by building control eigher a raft or piled foundation, then this will be an additional cost to the homeowner/contractor.
11. All wall'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 Portico Design on the design/materials charged for these steel's.

OTHER NOTES:
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed skylights to be flush fitting to the roof unless specified otherwise. Any windows shown on this drawing which overlook other property's are designed to be non 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.

An inspection of the underground drainage are not possible on survey. Contractor should check drainage runs before any work is carried out. Portico Design are not responsible for any damage caused and liable for any additional costs. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

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 invoking person-working 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 against Portico Design. Portico Design ltd hold full copyright of these materials and have the full right to control the use of the drawing's and information contained within. Any use of these drawing's for purposes other than those agreed to be brought against them, albeit excepting these terms now agreed on all the above by signing contract between both party's and undertakes that no refunds can be given.

12. All drainage connections is assumed & is subject for approval by Thames Water. Any connections made without approval from that and surface connections should be approved by thames water before works commence.

THIS DRAWING CONTENT INCLUDING NOTES IS BOND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD

PRINT @ A3 SHEET SIZE

SITE ADDRESS
63 WOODFIELD WAY, NEW
SOUTHGATE, LONDON, N11 2NR

DRAWING TITLE
PROPOSED DRAWINGS

DRAWN AT	HEAD OFFICE	DRAWN BY	
SCALE	as shown @ A3	29. MAY. 2024	
DRAWING No.	02 .	REVISION	C