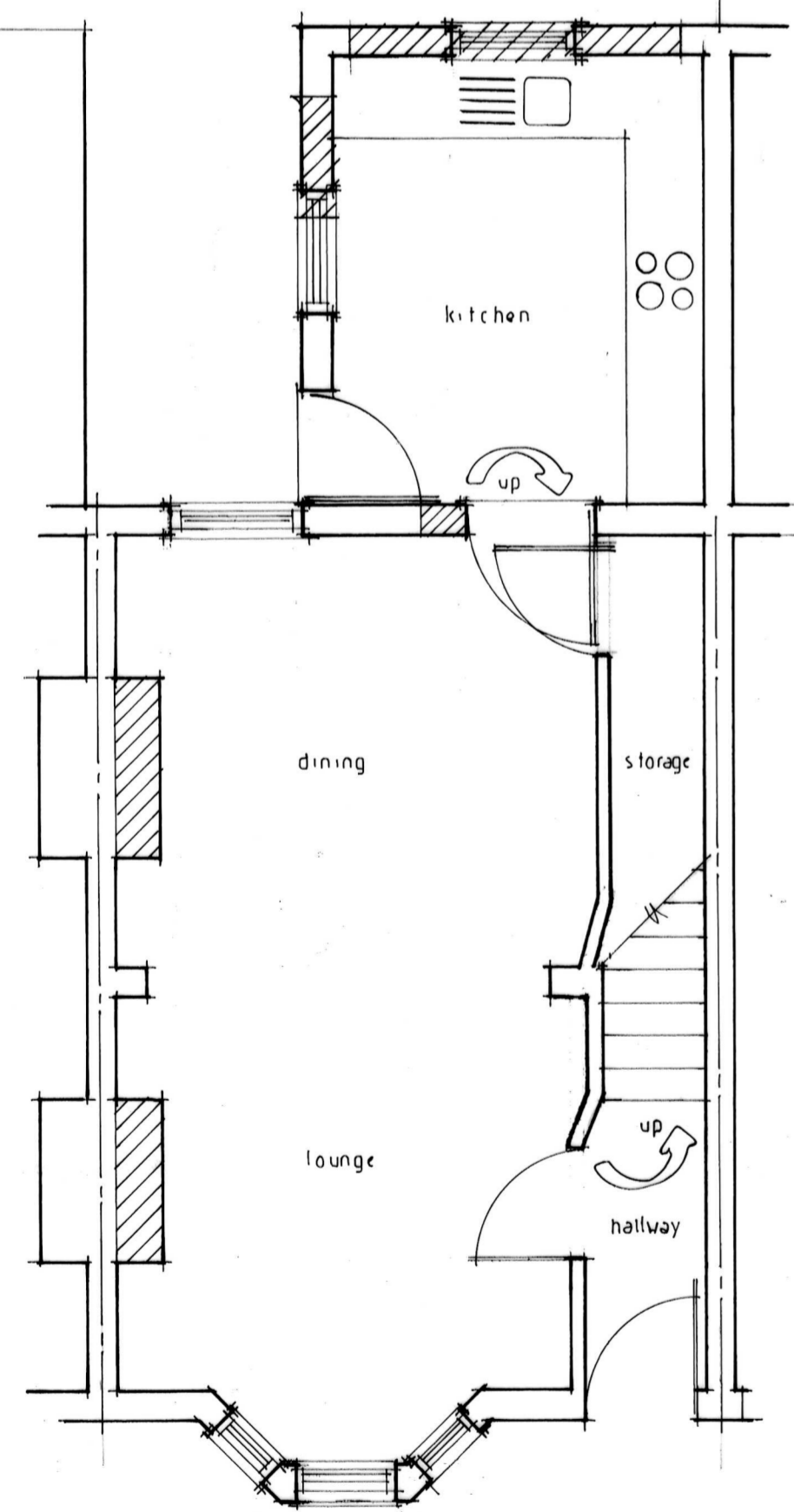
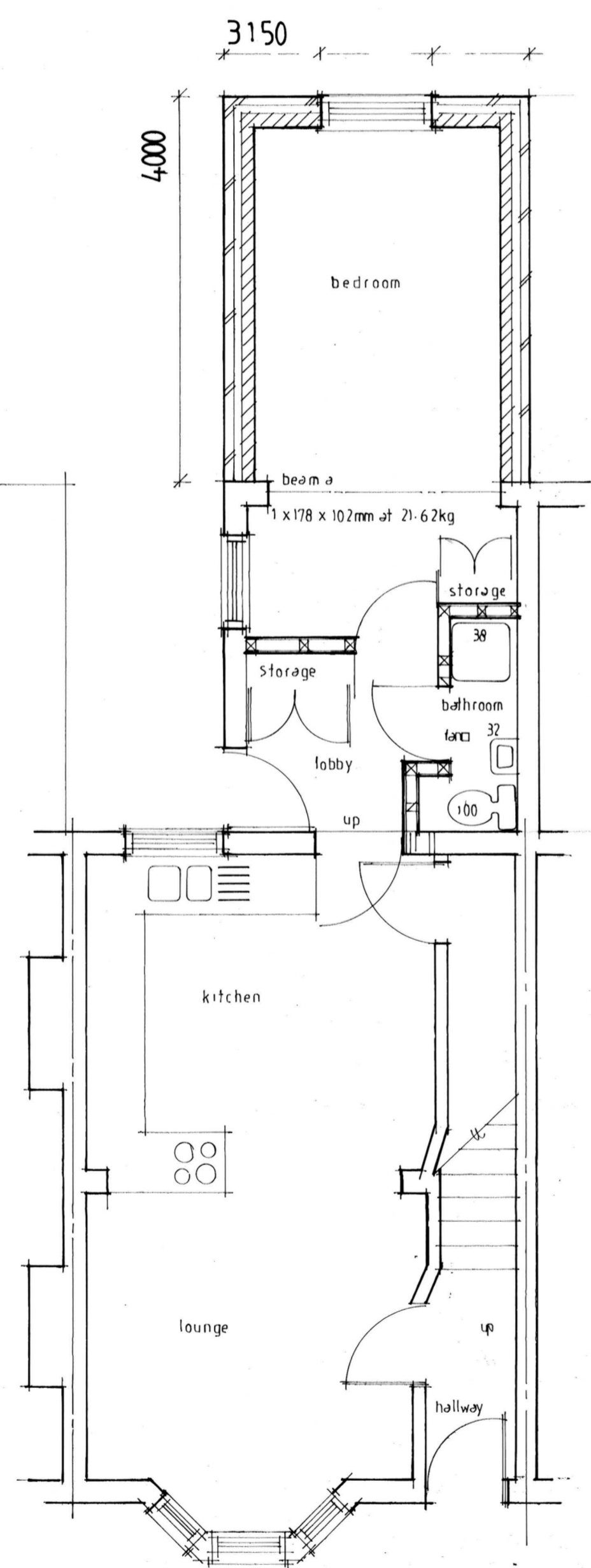


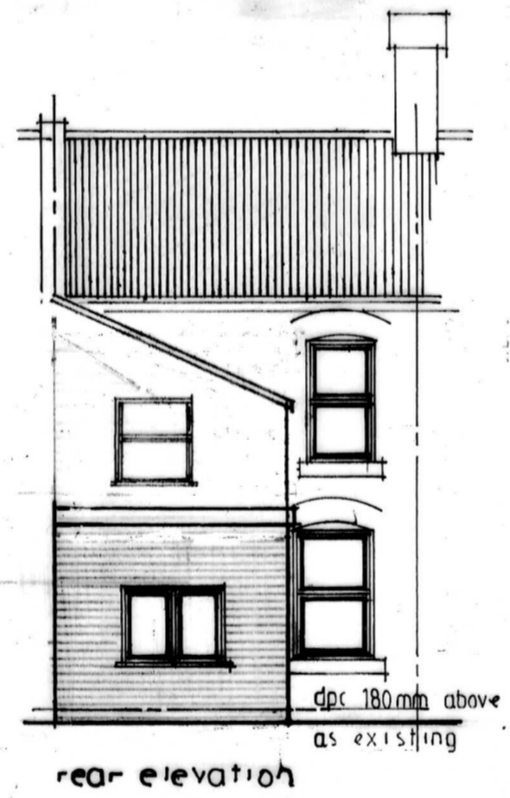
area to be removed as part of proposal



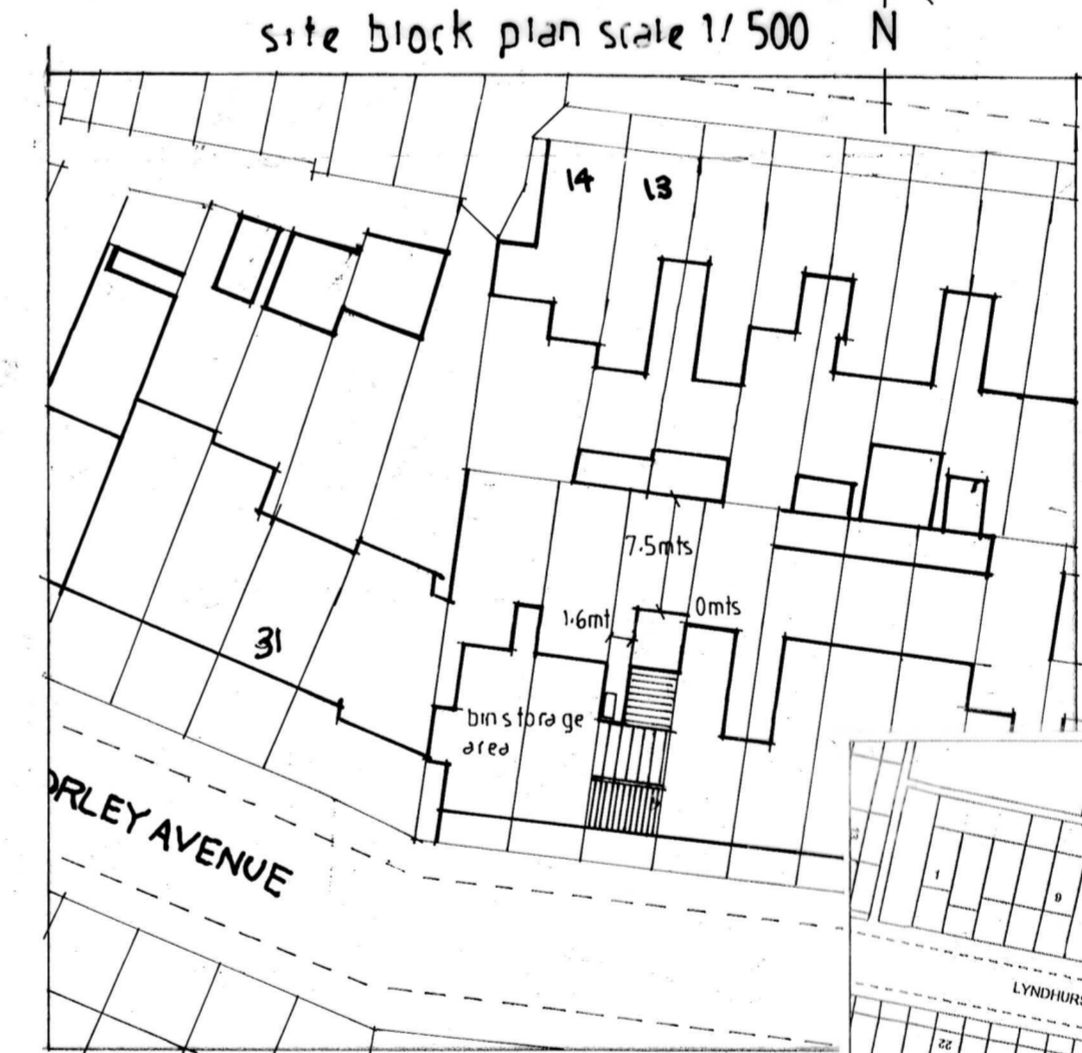
existing ground floor scale 1/50



proposed ground floor plan scale 1/50



rear elevation



site block plan scale 1/500

- 1 no public rights of way across the site
- 2 no trees on site
- 3 all external surface to remain as existing (hard standing)
- 4 no changes to boundary treatments

**FLOOD RISK STATEMENT**

According to GeoData, N18 2QU is in a no flood risk area. The nearest flood risk area is 54 metres away in N18 2QA. However, we have provided finished floor levels on the revised drawing. The proposed extension is less than 16 square metres and will have minimum impact on the surrounding area and will not increase flood risk elsewhere.



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Prior to commencement of work, the contractor and client are to check on-site all exterior dimensions, setting out positions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.

The requirement of the "Party Wall Act 1996" will apply to certain schemes. If the proposed work affects the Party Wall or is within 3 meters and deeper than the foundations of the nearby building the "Building Owner" has a responsibility to inform (in writing) and agree the works with the "Adjoining Owner(s)". If an agreement cannot be made, then it may be necessary to engage a Party Wall Surveyor. Rick Cobham Design Ltd takes no responsibility for this.

The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences. Any proposed building works within 3 metres of a public sewer will require a "building over/close to" application to be submitted and approved by the water authority prior to work commencing.

All work to comply with CDM 2015. The principal contractor (for projects with more than one contractor) must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client's duties must be carried out by the contractor in control of the construction work.  
 This drawing is to be read in conjunction with any structural engineers' drawings and details.

**CLIENT:** Mr N Puri  
**LOCATION:** 23 Morley Avenue, Edmonton, London, N18 2QU  
**PROJECT:** Single storey rear extension & internal reconfiguration  
**DRAWING TITLE:** Existing & proposed elevations, floor plans, site location plan and site block plan  
**DRAWING NUMBER:** RS/NP/25/08/23/01  
**REVISION:** A 16/08/23 B 12/12/23  
**SCALE:** 1/50, 1/100, 1/500 & 1/1250  
**BY:** Rick Somersby **DATE:** 25<sup>th</sup> August 2023  
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