

PROPOSED FRONT ELEVATION
SCALE 1:50



EXISTING AMENDED
ROOF LINE AND
ATTACHMENT TO
NO. 1A/B REMOVED

RAISED REAR SPINE
WALL LINE TO
MATCH 1A/B TO
PROVIDE PRIVACY
TO/FROM TERRACE

NEW RECON STONE
COPING AT 1100MM
FROM FFL

TERRACE LEVEL
BEHIND NEW WALL

NEW
FACING
BRICK TO
MATCH
REAR
GARDEN
WALLS

EXISTING
RENDER

NEW TIMBER
SIDE ACCESS
GATE

EXISTING DOOR
REMOVED AND INFILLED
WITH FACING BRICK

NEW 6 PANEL TIMBER DOOR IN
KEEPING WITH PROPERTY
PERIOD SET WITHIN
SUBORDINATE ENTRANCEWAY
(SUBJECT TO DETAILED DESIGN)

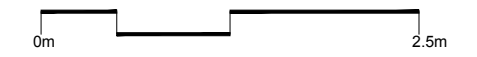
EXISTING WINDOW THERMALLY
UPGRADED AND CILL HEIGHT
ADJUSTED AND ENHANCED TO
MATCH WINDOWS ABOVE AND
PROVIDE SPACE FOR KITCHEN
BEYOND

REFUSE AND RECYCLING
PROVISION ACCESSED VIA NEW
METAL OPENING GATES AS PER
NO. 25 ADJACENT

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Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials. No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulations purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions. Prior to commencing works the contractor must verify with the client that no underpinning of the property has been carried out and that no structural survey has been undertaken reporting that structural and/or ground problems exist. Prior to commencing works the contractor must obtain verification from the client or his legal adviser that no restrictive covenants exist or that any "right of light" will not be infringed and if so that reasonable steps have been taken by the client to comply with them. Prior to commencing works the contractor must have sight of the Planning and Building Regulations approval and must note any conditions thereon, in particular, the Planning Consent will require samples of the facing materials to be submitted to the Planning Authority for their written approval prior to installation on site. All materials and workmanship to comply with the current Building Regulations and all relevant British Standards and Codes of Practice. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES.

No: Revision: Date:



larikorchitects

project:	25A MORNINGTON CRESCENT, KINGS CROSS, LONDON, NW1 7RE		
drawing title:	PROPOSED FRONT ELEVATION		
status:	PLANNING		
scale:	1:50@A3	date:	19.04.19
drawing no:	P200	job ref:	19_006
		drawn by:	SL
		rev:	-