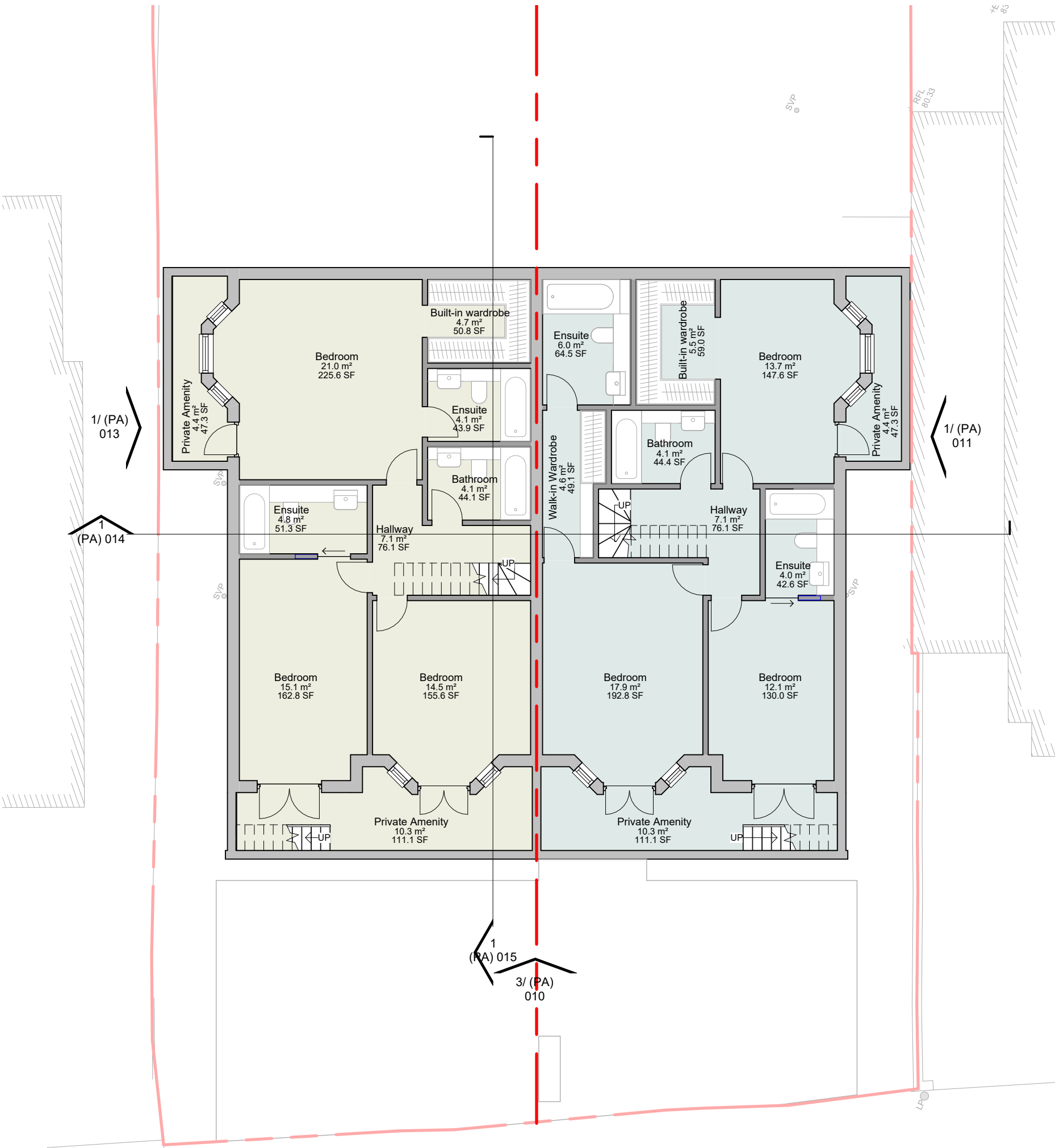




1 Proposed Lower Ground Floor Plan
1 : 100

Area Schedule (GIA Existing)			
Number	Level	Name	Area
1	Level 0	Unit 01 Ground Floor	114.6 m ²
1	Level 1	Unit 01 First Floor	101.2 m ²
1	Level 2	Unit 01 Loft Floor	32.5 m ²
			248.2 m ²
2	Level 0	Unit 02 Ground Floor	114.6 m ²
2	Level 1	Unit 02 First Floor	101.2 m ²
2	Level 2	Unit 02 Loft Floor	32.7 m ²
			248.4 m ²
Grand total			496.6 m ²

Area Schedule (GIA Proposed)				
Number	Level	Name	Area	Occupancy
01	Level -1	Unit 01 Lower Ground Floor	80.9 m ²	3bed 6p
01	Level 0	Unit 01 Ground Floor	34.5 m ²	3bed 6p
			115.4 m ²	
02	Level -1	Unit 02 Lower Ground Floor	80.9 m ²	3bed 6p
02	Level 0	Unit 02 Ground Floor	46.5 m ²	3bed 6p
			127.4 m ²	
03	Level 0	Unit 03	71.9 m ²	2bed 4p
			71.9 m ²	
04	Level 0	Unit 04	72.5 m ²	2bed 4p
			72.5 m ²	
05	Level 1	Unit 05	52.4 m ²	1bed 2p
			52.4 m ²	
06	Level 1	Unit 06	52.4 m ²	1bed 2p
			52.4 m ²	
07	Level 1	Unit 07	43.0 m ²	1bed 1p
			43.0 m ²	
08	Level 1	Unit 08	43.0 m ²	1bed 1p
			43.0 m ²	
09	Level 2	Unit 09	115.3 m ²	3bed 6p
			115.3 m ²	
Grand total			693.3 m ²	

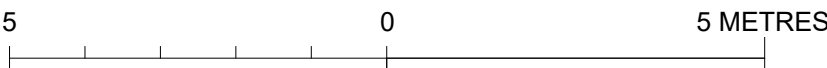
Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	521.1 m ²
		521.1 m ²
01	Private Amenity	10.3 m ²
01	Private Amenity	4.4 m ²
		14.7 m ²
02	Private Amenity	4.4 m ²
02	Private Amenity	10.3 m ²
		14.7 m ²
03	Private Amenity	14.7 m ²
		14.7 m ²
04	Private Amenity	14.7 m ²
		14.7 m ²
05	Private Amenity	6.9 m ²
		6.9 m ²
06	Private Amenity	6.9 m ²
		6.9 m ²
09	Private Amenity	14.5 m ²
		14.5 m ²

KEY

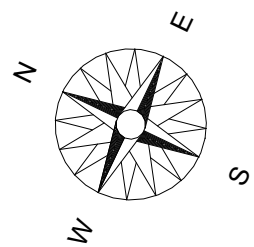
Existing walls

New walls

Demolitions

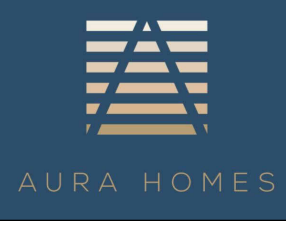


NOTES:
1. These plans are subject to Planning and Building Regulation Approval or any other statute in law before building work commences.
2. Drawings to be read in conjunction with relevant engineer's drawings and are subject to a qualified civil/structural engineers calculations before building work commences.
3. All drawings marked 'Preliminary' or 'Draft' are not to be built or manufactured from.
4. Any discrepancies or ambiguities found in these drawings should be reported immediately to the architect prior to construction or fabrication. No alterations to the design or specification may be made by the Contractor even if directly instructed by the Client without prior written consent by Aura Homes Ltd to protect both the Clients and Contractors interests. Any alterations should be approved by Aura Homes Ltd and Building Control before being implemented. Aura Homes Ltd will not be held responsible for work that has not been carried out in strict accordance with these drawings unless otherwise approved in writing.
5. The Client is to ensure all Party Wall Agreements are in place before starting works.
6. These drawings should be read in conjunction with the relevant 'Construction Specification' produced by Aura Homes.



PLANNING

REV	DESCRIPTION	DATE	BY	CHK
A	Planning Application	16/11/2022	FP	BR



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CLIENT	XP Property		
PROJECT	Colney Hatch 108-110 Colney Hatch Lane, London, N10 1EA, United Kingdom		
DATE	01/23/07		
SCALE	1 : 100 @A3		
ISSUE	Planning		
TITLE	Proposed Plans		
JOB	DRAWING	REVISION	
21552	(PA) 005	A	