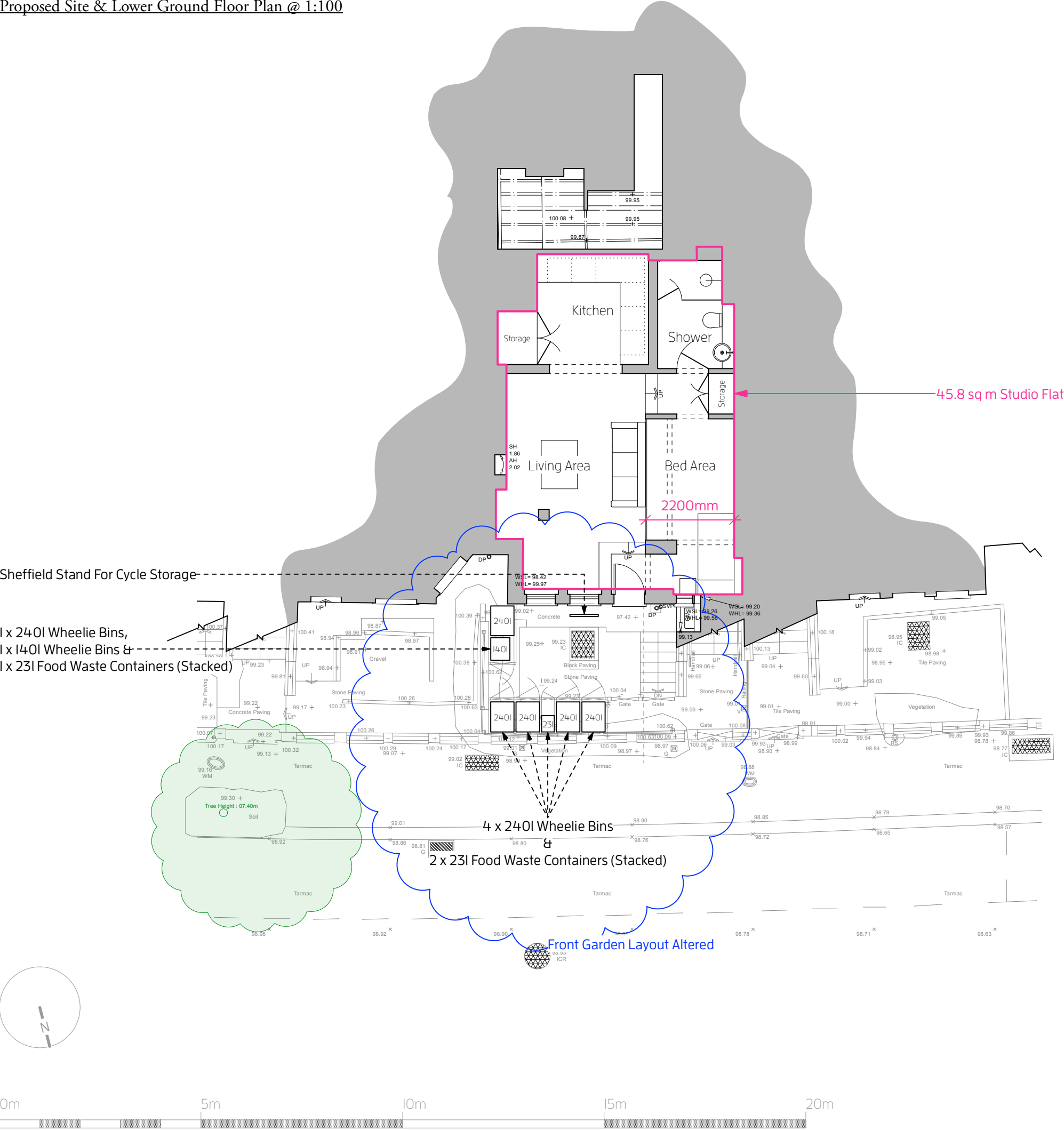


- 1) The proposed unit has been reduced to a Studio Flat with a floor area of 45.8 sq m. The minimum floor area of such units with a shower is 37.0 sq m;
- 2) The proposed unit is now open plan so all the windows serve both the living area and the bed area. Furthermore the proposed bed area is no immediately adjacent to these windows to provide better access to light and an outlook;
- 3) The proposed bin and cycle storage is included in the plans;
- 4) The bin storage of the existing flats is shown in the plans to demonstrate that the excavation of the front light-well, resulting in the reduction of the front garden space, will not impact upon this.



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24 Rosebery Gardens

Site: Lower Ground Floor, 24 Rosebery Gardens, London N8 8SH. Job No: 084
Drawing No: 084 / AP_02
Title: Prop. Site & Lwr. Ground Floor Plan Revision: B
Date: 20/03/2023 Scale: 1:100 @ 100% A3 L