

DRAWING ISSUE REGISTER

PHASE: Planning

JOB NAME: Colney Hatch
108-110 Colney Hatch Lane,
London,
N10 1EA,
United Kingdom

JOB NUMBER: 21552



3 Lion Yard
Tremedoc Road, Clapham
London, SW4 7NQ

0203 189 1619
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DATE OF ISSUE

DAY

MONTH

YEAR

16

08

05

19

26

11

03

04

05

05

22

23

23

23

23

Distribution																			
CLIENT	XP Property	X	X	X	X	X													
MAIN CONTRACTOR	-																		
STRUCTURAL ENG	Justin Gathercole																		
MEP ENGINEER	-																		
PLANNING CONSULT.	TMP Planning Ltd	X	X	X	X	X													
QUANTITY SURVEYOR	-																		
BUILDING CONTROL	-																		

DOC / DWG No.	DOCUMENT / DRAWING TITLE	SCALE	SIZE	ISSUE															
(PA) 001	Location and Existing plan	1:1250	A3	01	02	03	03	03											
(PA) 002	Existing Plans	1:100	A3	01	02	03	03	03											
(PA) 003	Existing Plans	1:100	A3	01	02	03	03	03											
(PA) 004	Site Plan	1:200	A3	01	02	03	04	04											
(PA) 005	Proposed Plans	1:100	A3	01	02	03	04	04											
(PA) 006	Proposed Plans	1:100	A3	01	02	03	04	05											
(PA) 007	Proposed Plans	1:100	A3	01	02	03	03	03											
(PA) 008	Proposed Plans	1:100	A3	01	02	03	03	03											
(PA) 009	Proposed Plans	1:100	A3	01	02	03	03	03											
(PA) 010	Proposed Elevations	1:100	A3	01	02	03	03	04											
(PA) 011	Proposed Elevations	1:100	A3	01	02	03	04	05											
(PA) 012	Proposed Elevations	1:100	A3	01	02	03	03	04											
(PA) 013	Proposed Elevations	1:100	A3	01	02	03	04	05											
(PA) 014	Proposed Sections	1:100	A3	01	02	03	04	05											
(PA) 015	Proposed Sections	1:100	A3	01	02	03	04	04											
(PA) 016	3D views	NTS	A3	01	02	03	03	04											

DAS	Design and Access Statement	01																	
PS01	Project Specifics																		
PS02	Product Supply Schedule																		
RDS	Room Data Sheet																		
S01	Door Schedule																		
S02	Window Schedule																		
BR01	Building Regulation Notes																		

DOCUMENT STATUS: P - PRELIMINARY, I - INFORMATION, T - TENDER, C - CONSTRUCTION,

P

P

P

P

P

MEDIA TYPE: P - PRINT, E - ELECTRONIC

E

E

E

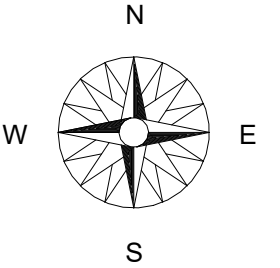
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E

DATE PRINTED: 22/09/22

NOTES:

1. These plans are subject to Planning and Building Department Approval of any other statute in place before building work commences.
2. Drawings to be read in conjunction with relevant Building Regulations and Approved Documents and civil/structural engineers calculations before building work commences.
3. Drawings marked 'Preliminary' or 'Draft' are not to be built or manufactured from.
4. Only local Authority Planning departments may issue a valid Planning Permission.
5. Any discrepancies or ambiguities found in these drawings should be reported immediately to the architect or structural engineer.
6. The design or specification may be made by the Contractor even if directly instructed by the Client without prior written consent from the architect or structural engineer. The Clients and Contractors interests. Any alterations should be approved by Aura Homes Ltd and Building Control before construction commences.
7. The Client agrees that the Contractor will not be held responsible for work that has not been carried out in strict accordance with these drawings unless otherwise expressly stated.
8. The Client is to ensure all Party Wall Agreements are in place before starting works.
9. These drawings should be read in conjunction with the relevant Construction Specification produced by Aura Homes.



PLANNING

REV.	DESCRIPTION	DATE	BY	CHK
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR

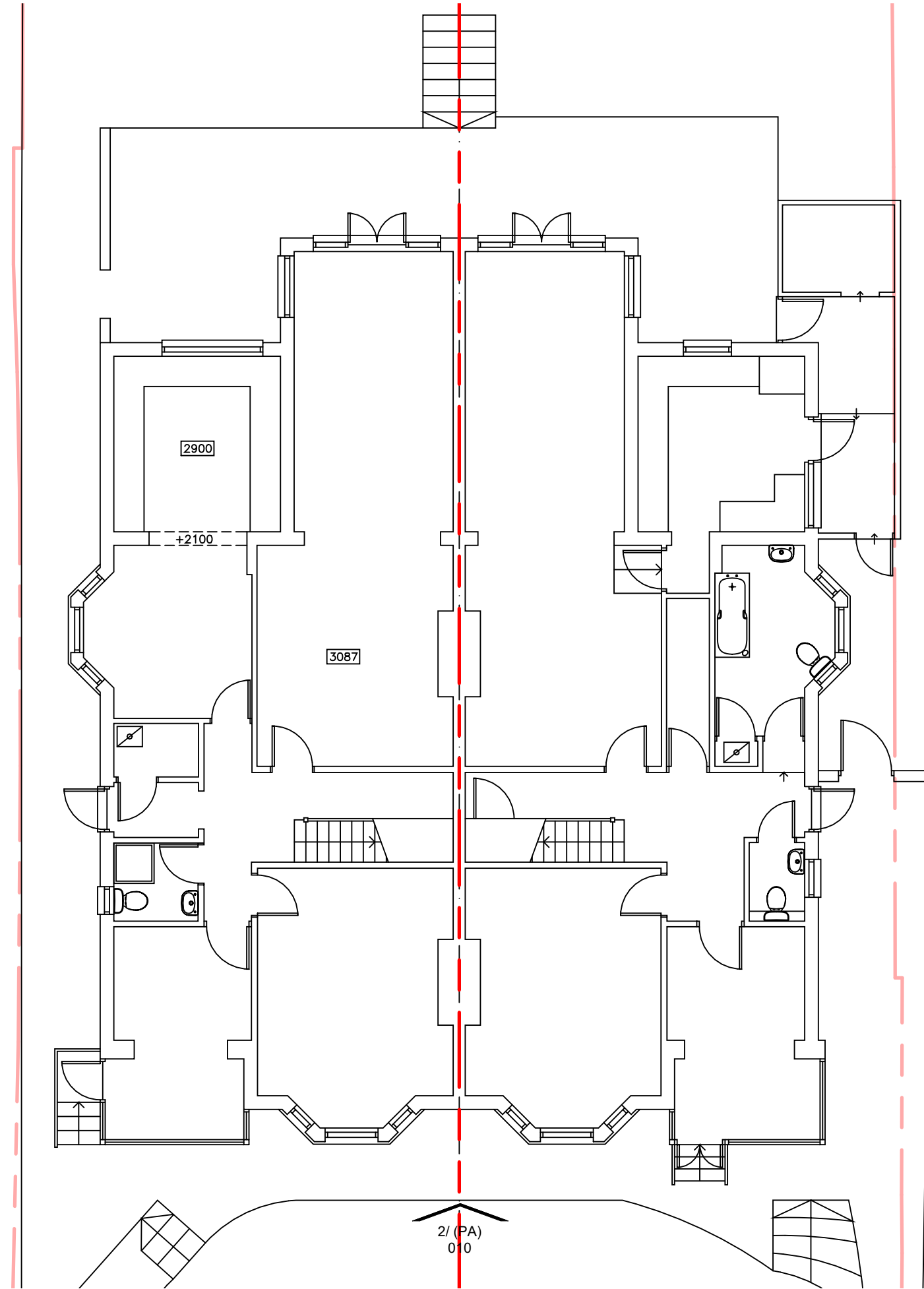


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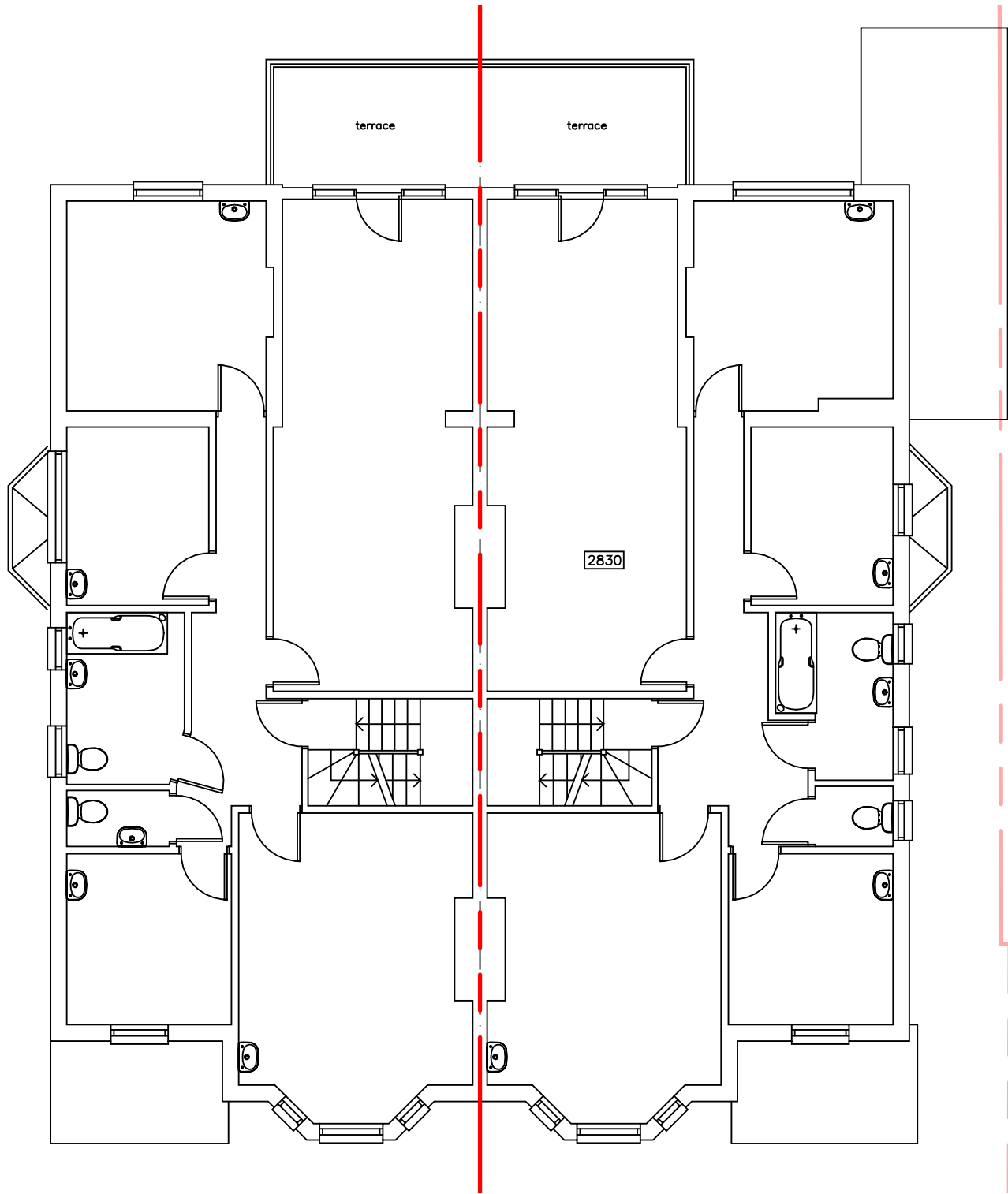
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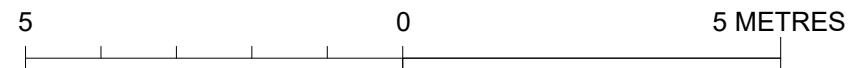
CLIENT	XP Property	
PROJECT	Colney Hatch 108-110 Colney Hatch Lane, London, N10 1EA, United Kingdom	
DATE	09/07/22	
SCALE	1 : 1250 @A3	
ISSUE	Planning	
TITLE	Location and Existing plan	
JOB	DRAWING	REVISION
21552	(PA) 001	C



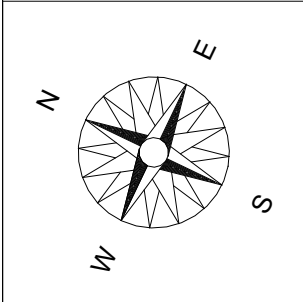
1 Existing Ground Floor
1 : 100



2 Existing First Floor
1 : 100



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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR

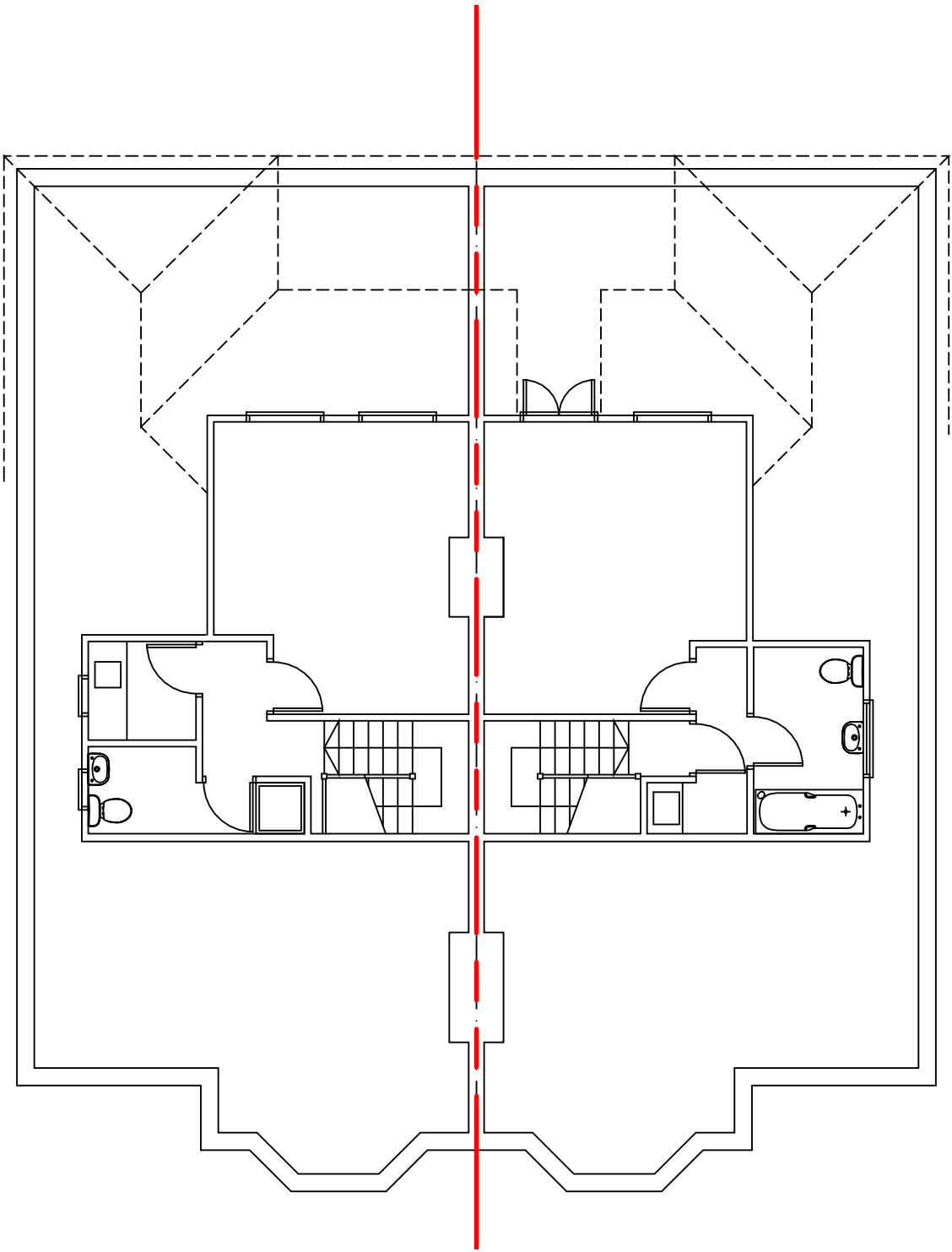


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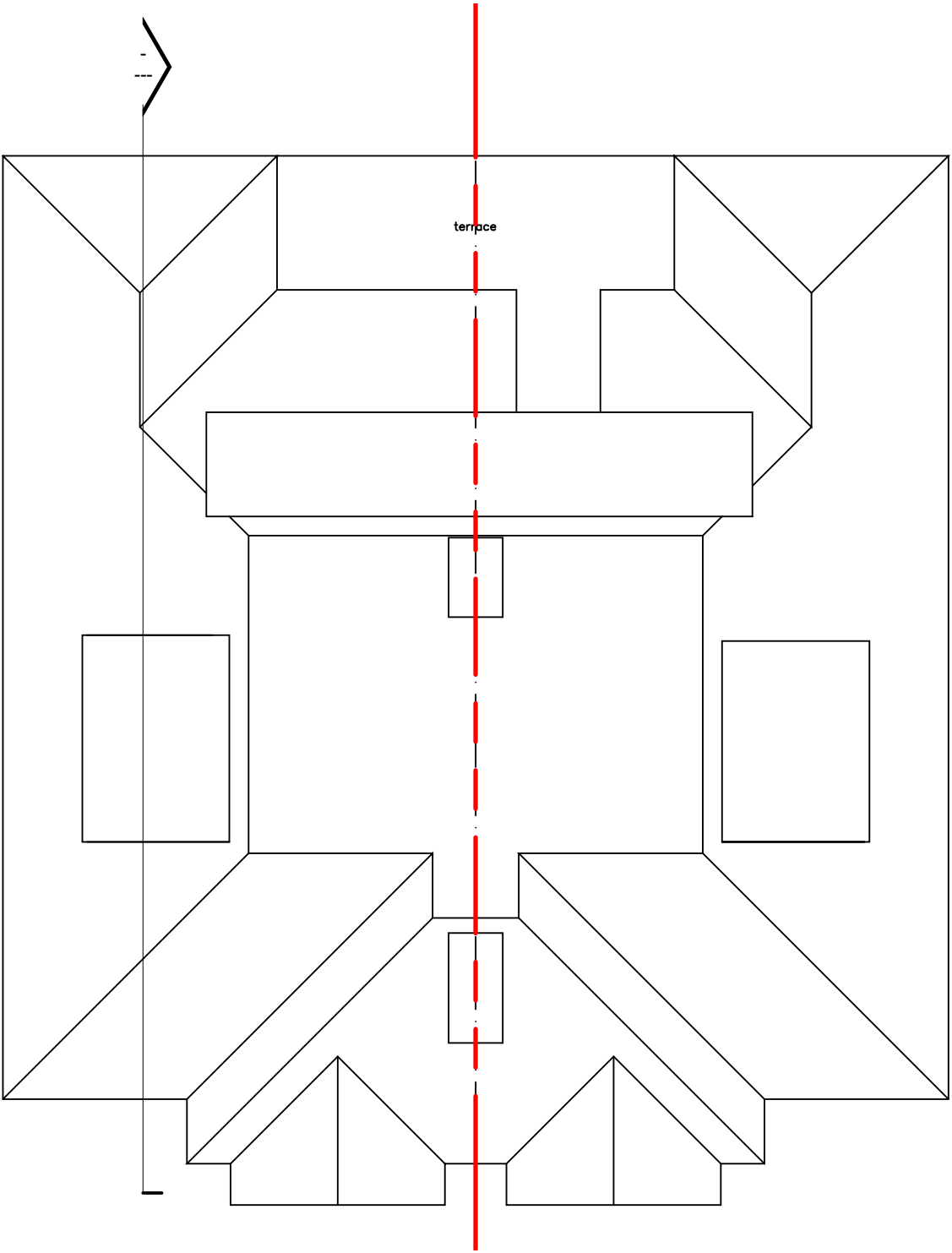
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CLIENT	XP Property	
PROJECT	Colney Hatch 108-110 Colney Hatch Lane, London, N10 1EA, United Kingdom	
DATE	09/27/22	
SCALE	1 : 100 @A3	
ISSUE	Planning	
TITLE	Existing Plans	
JOB	DRAWING	REVISION
21552	(PA) 002	C



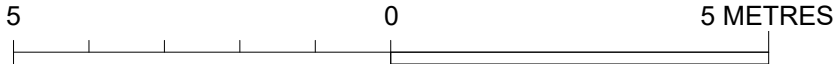
1 Existing Loft Floor

1 : 100

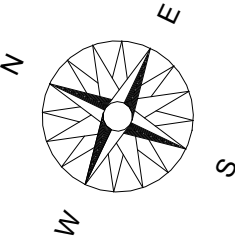


2 Existing Roof Plan

1 : 100



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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR



AURA HOMES

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CLIENT XP Property

PROJECT Colney Hatch
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United Kingdom

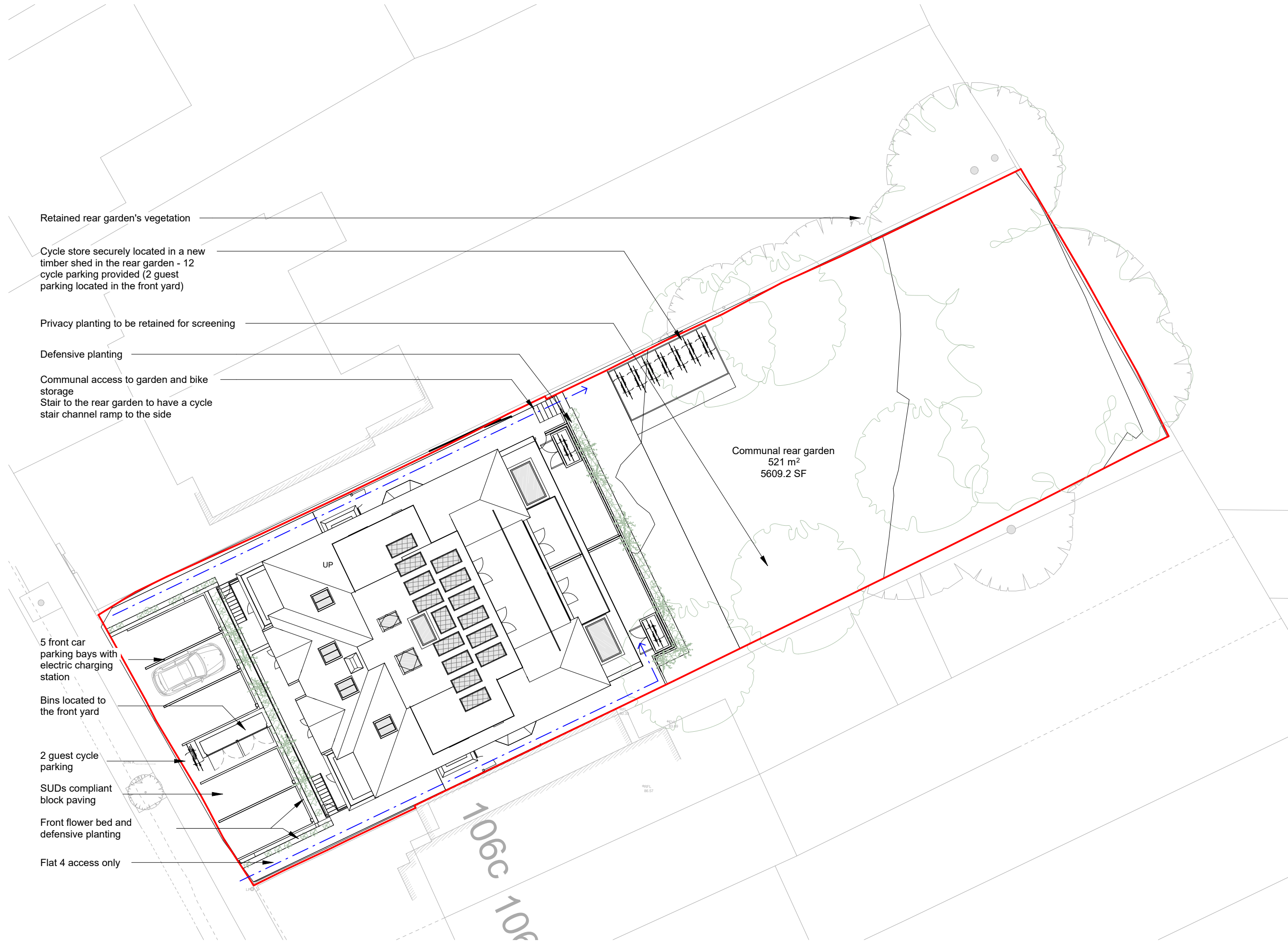
DATE 09/07/22

SCALE 1 : 100 @A3

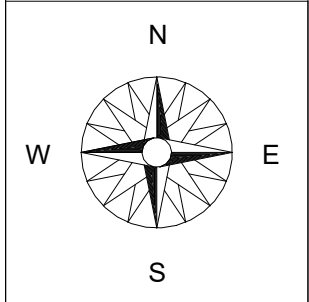
ISSUE Planning

TITLE Existing Plans

JOB	DRAWING	REVISION
21552	(PA) 003	C



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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
D	Lower Ground Floor & Bike store comments	19/05/2023	FP	BR
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR

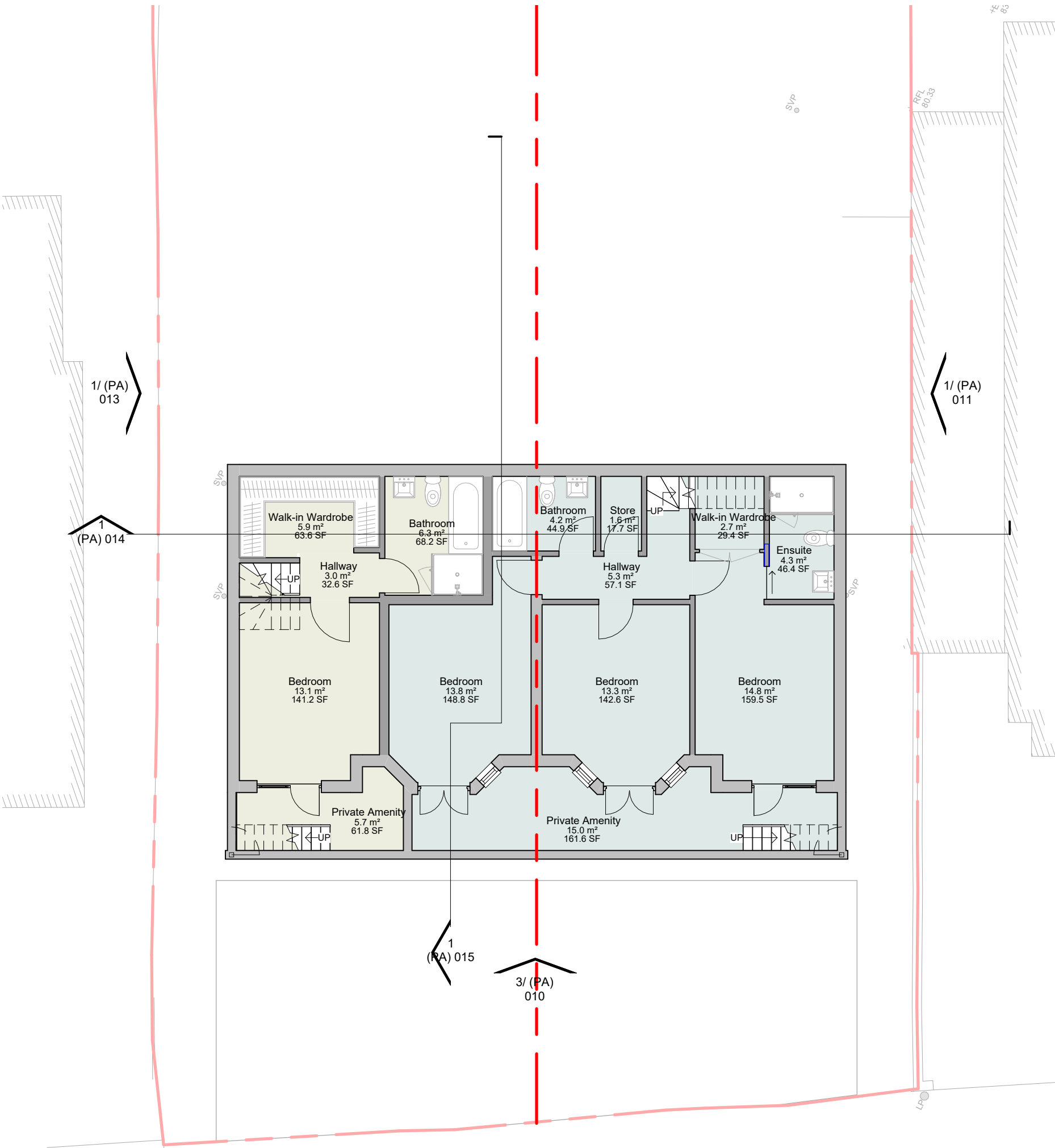


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CLIENT	XP Property	
PROJECT	Colney Hatch 108-110 Colney Hatch Lane, London, N10 1EA, United Kingdom	
DATE	09/05/22	
SCALE	1 : 200 @A3	
ISSUE	Planning	
TITLE	Site Plan	
JOB	DRAWING	REVISION
21552	(PA) 004	D



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	30.4 m ²	1bed 2p
01	Level 0	Unit 01 Ground Floor	34.5 m ²	1bed 2p
			64.9 m ²	
02	Level -1	Unit 02 Lower Ground Floor	65.2 m ²	3bed 6p
02	Level 0	Unit 02 Ground Floor	46.5 m ²	3bed 6p
			111.7 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	53.4 m ²	1bed 2p
			53.4 m ²	
06	Level 1	Unit 06	54.4 m ²	1bed 2p
			54.4 m ²	
07	Level 1	Unit 07	43.0 m ²	1bed 1p
			43.0 m ²	
08	Level 1	Unit 08	43.9 m ²	1bed 1p
			43.9 m ²	
09	Level 2	Unit 09	96.3 m ²	3bed 6p
			96.3 m ²	
Grand total			612.0 m ²	

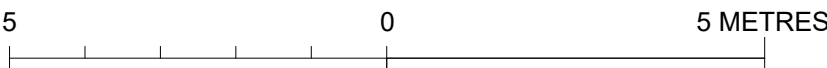
Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	521.1 m ²
		521.1 m ²
01	Private Amenity	5.7 m ²
		5.7 m ²
02	Private Amenity	15.0 m ²
		15.0 m ²
03	Private Amenity	14.7 m ²
		14.7 m ²
04	Private Amenity	25.1 m ²
		25.1 m ²
05	Private Amenity	7.1 m ²
		7.1 m ²
06	Private Amenity	7.0 m ²
		7.0 m ²
09	Private Amenity	14.9 m ²
		14.9 m ²

KEY

Existing walls

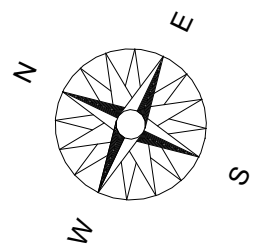
New walls

Demolitions



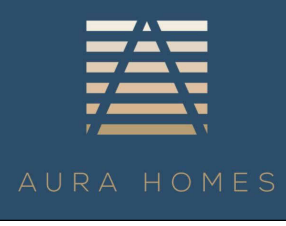
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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
D	Lower Ground Floor & Bike store comments	19/05/2023	FP	BR
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR

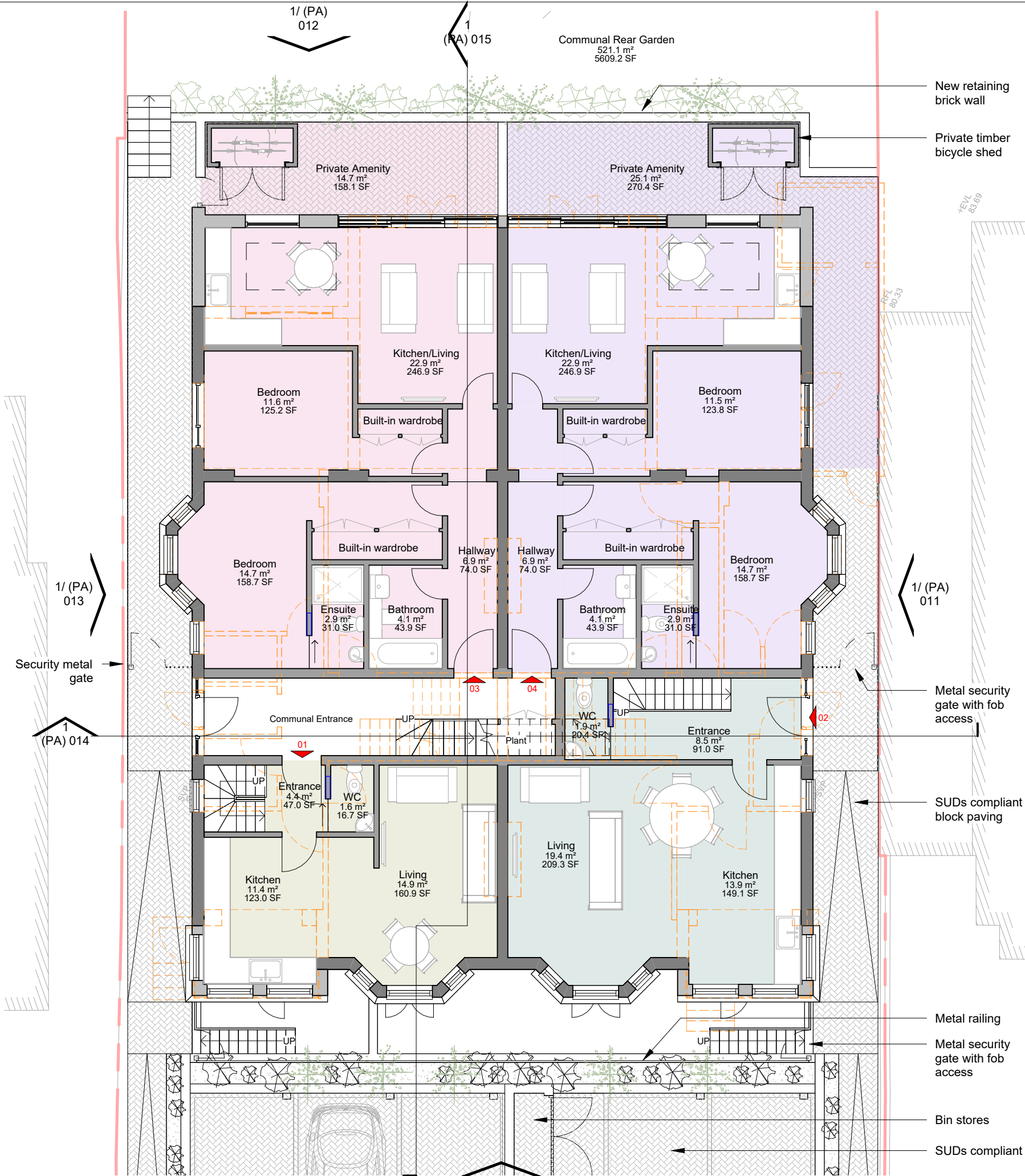


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CLIENT	XP Property		
PROJECT	Colney Hatch 108-110 Colney Hatch Lane, London, N10 1EA, United Kingdom		
DATE	01/23/07		
SCALE	1 : 100 @A3		
ISSUE	Planning		
TITLE	Proposed Plans		
JOB	DRAWING	REVISION	
21552	(PA) 005	D	



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	30.4 m ²	1bed 2p
01	Level 0	Unit 01 Ground Floor	34.5 m ²	1bed 2p
			64.9 m ²	
02	Level -1	Unit 02 Lower Ground Floor	65.2 m ²	3bed 6p
02	Level 0	Unit 02 Ground Floor	46.5 m ²	3bed 6p
			111.7 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	53.4 m ²	1bed 2p
			53.4 m ²	
06	Level 1	Unit 06	54.4 m ²	1bed 2p
			54.4 m ²	
07	Level 1	Unit 07	43.0 m ²	1bed 1p
			43.0 m ²	
08	Level 1	Unit 08	43.9 m ²	1bed 1p
			43.9 m ²	
09	Level 2	Unit 09	96.3 m ²	3bed 6p
			96.3 m ²	
Grand total			612.0 m ²	

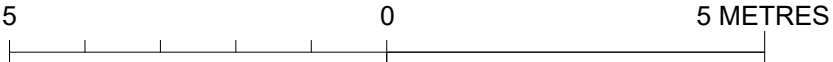
Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	521.1 m ²
		521.1 m ²
01	Private Amenity	5.7 m ²
		5.7 m ²
02	Private Amenity	15.0 m ²
		15.0 m ²
03	Private Amenity	14.7 m ²
		14.7 m ²
04	Private Amenity	25.1 m ²
		25.1 m ²
05	Private Amenity	7.1 m ²
		7.1 m ²
06	Private Amenity	7.0 m ²
		7.0 m ²
09	Private Amenity	14.9 m ²
		14.9 m ²

KEY

Existing walls

New walls

Demolitions



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PLAN

PLANNING

REV	DESCRIPTION	DATE	BY	CHK
E	Side Entrance porticos amended	26/05/2023	FP	BR
D	Lower Ground Floor & Bike store comments	19/05/2023	FP	BR
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR



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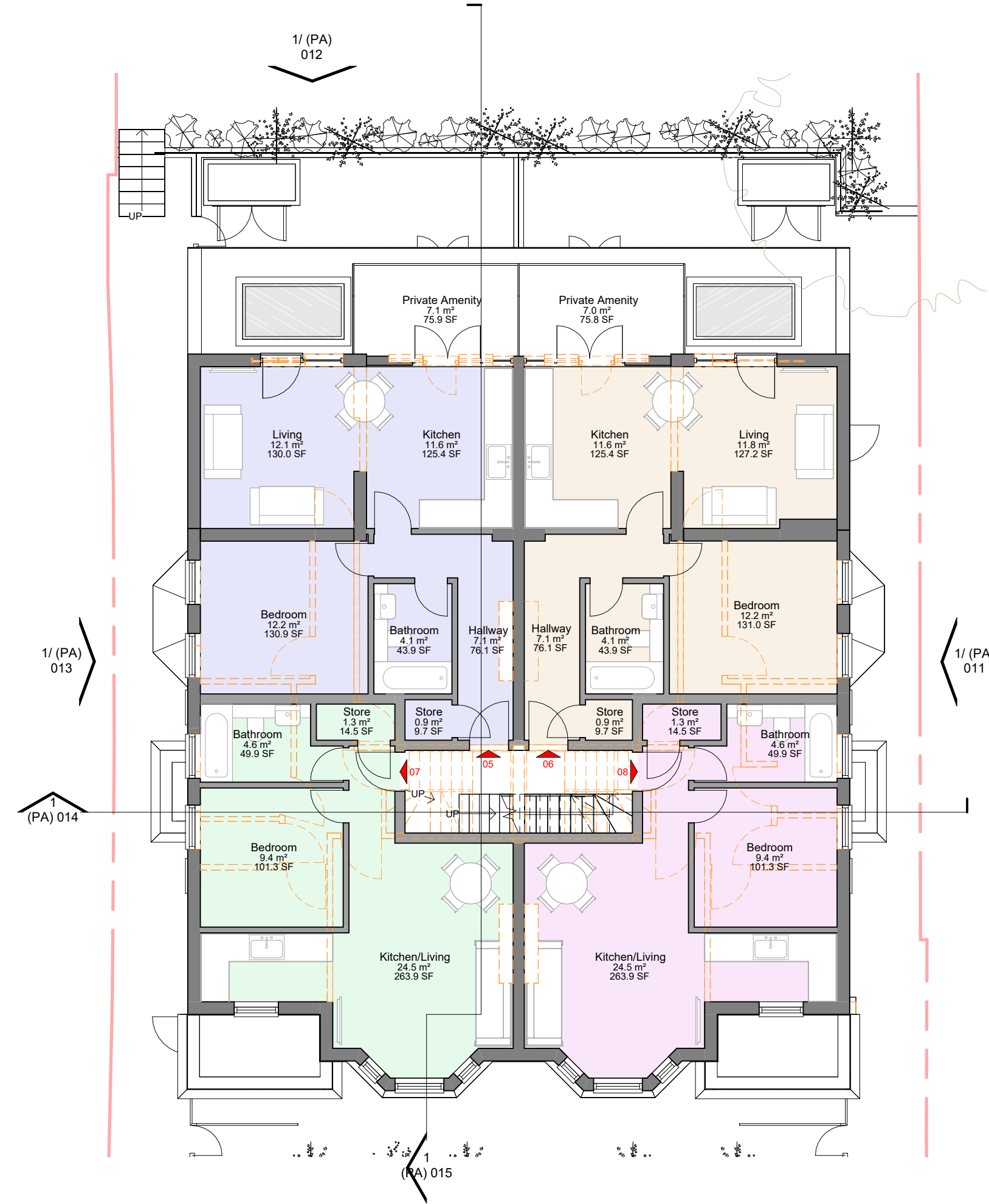
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CLIENT	XP Property
PROJECT	Colney Hatch 108-110 Colney Hatch Lane, London, N10 1EA, United Kingdom
DATE	01/15/20
SCALE	1 : 100 @A3
ISSUE	Planning
TITLE	Proposed Plans

JOB	DRAWING	REVISION
21552	(PA) 006	E

1 Proposed Ground Floor Plan

1 : 100



1 | Proposed First Floor Plan
1 : 100

Area Schedule (GIA Existing)			
Number	Level	Name	Area
1	Level 0	Unit 01 Ground Floor	114.6 m²
1	Level 1	Unit 01 First Floor	101.2 m²
1	Level 2	Unit 01 Loft Floor	32.5 m²
			248.2 m²
2	Level 0	Unit 02 Ground Floor	114.6 m²
2	Level 1	Unit 02 First Floor	101.2 m²
2	Level 2	Unit 02 Loft Floor	32.7 m²
			248.4 m²
Grand total			496.6 m²

Area Schedule (GIA Proposed)				
Number	Level	Name	Area	Occupancy
01	Level -1	Unit 01 Lower Ground Floor	30.4 m²	1bed 2p
01	Level 0	Unit 01 Ground Floor	34.5 m²	1bed 2p
			64.9 m²	
02	Level -1	Unit 02 Lower Ground Floor	65.2 m²	3bed 6p
02	Level 0	Unit 02 Ground Floor	46.5 m²	3bed 6p
			111.7 m²	
03	Level 0	Unit 03	71.9 m²	2bed 4p
			71.9 m²	
04	Level 0	Unit 04	72.5 m²	2bed 4p
			72.5 m²	
05	Level 1	Unit 05	53.4 m²	1bed 2p
			53.4 m²	
06	Level 1	Unit 06	54.4 m²	1bed 2p
			54.4 m²	
07	Level 1	Unit 07	43.0 m²	1bed 1p
			43.0 m²	
08	Level 1	Unit 08	43.9 m²	1bed 1p
			43.9 m²	
09	Level 2	Unit 09	96.3 m²	3bed 6p
			96.3 m²	
Grand total			612.0 m²	

Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	521.1 m²
		521.1 m²
01	Private Amenity	5.7 m²
		5.7 m²
02	Private Amenity	15.0 m²
		15.0 m²
03	Private Amenity	14.7 m²
		14.7 m²
04	Private Amenity	25.1 m²
		25.1 m²
05	Private Amenity	7.1 m²
		7.1 m²
06	Private Amenity	7.0 m²
		7.0 m²
09	Private Amenity	14.9 m²
		14.9 m²

KEY

Existing walls

New walls

Demolitions

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PLAN

PLANNING

REV	DESCRIPTION	DATE	BY	CHK
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR

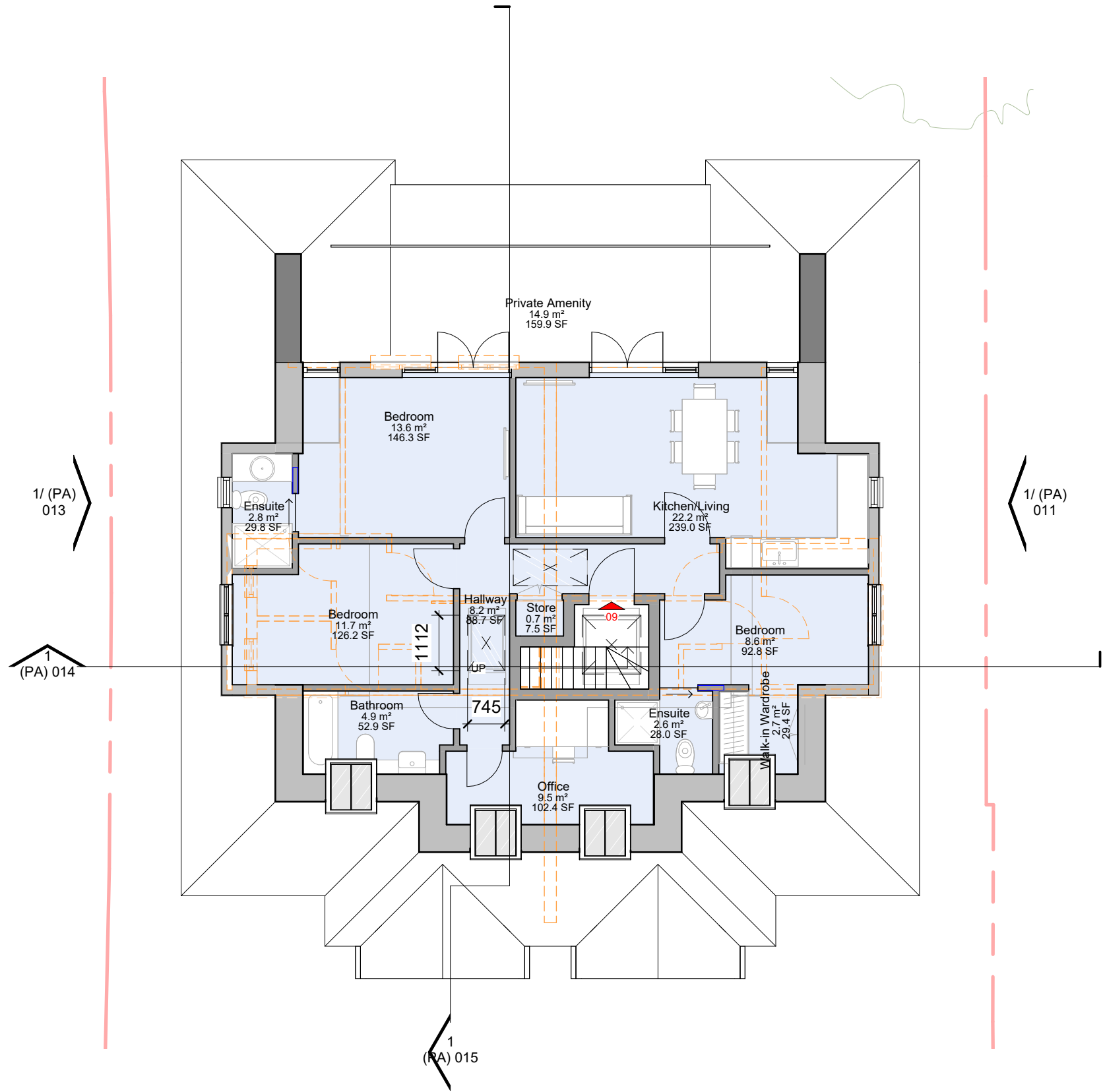
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CLIENT	XP Property	
PROJECT	Colney Hatch 108-110 Colney Hatch Lane, London, N10 1EA, United Kingdom	
DATE	08/04/22	
SCALE	1 : 100 @A3	
ISSUE	Planning	
TITLE	Proposed Plans	
JOB	DRAWING	REVISION
21552	(PA) 007	C



1 Proposed Loft Floor Plan

1 : 100

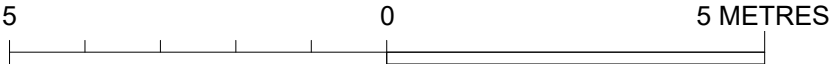
Area Schedule (GIA Existing)			
Number	Level	Name	Area
1	Level 0	Unit 01 Ground Floor	114.6 m ²
1	Level 1	Unit 01 First Floor	101.2 m ²
1	Level 2	Unit 01 Loft Floor	32.5 m ²
			248.2 m ²
2	Level 0	Unit 02 Ground Floor	114.6 m ²
2	Level 1	Unit 02 First Floor	101.2 m ²
2	Level 2	Unit 02 Loft Floor	32.7 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	30.4 m ²	1bed 2p
01	Level 0	Unit 01 Ground Floor	34.5 m ²	1bed 2p
			64.9 m ²	
02	Level -1	Unit 02 Lower Ground Floor	65.2 m ²	3bed 6p
02	Level 0	Unit 02 Ground Floor	46.5 m ²	3bed 6p
			111.7 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	53.4 m ²	1bed 2p
			53.4 m ²	
06	Level 1	Unit 06	54.4 m ²	1bed 2p
			54.4 m ²	
07	Level 1	Unit 07	43.0 m ²	1bed 1p
			43.0 m ²	
08	Level 1	Unit 08	43.9 m ²	1bed 1p
			43.9 m ²	
09	Level 2	Unit 09	96.3 m ²	3bed 6p
			96.3 m ²	
Grand total			612.0 m ²	

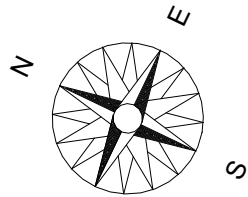
Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	521.1 m ²
		521.1 m ²
01	Private Amenity	5.7 m ²
		5.7 m ²
02	Private Amenity	15.0 m ²
		15.0 m ²
03	Private Amenity	14.7 m ²
		14.7 m ²
04	Private Amenity	25.1 m ²
		25.1 m ²
05	Private Amenity	7.1 m ²
		7.1 m ²
06	Private Amenity	7.0 m ²
		7.0 m ²
09	Private Amenity	14.9 m ²
		14.9 m ²

KEY

- Existing walls
- New walls
- Demolitions



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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR



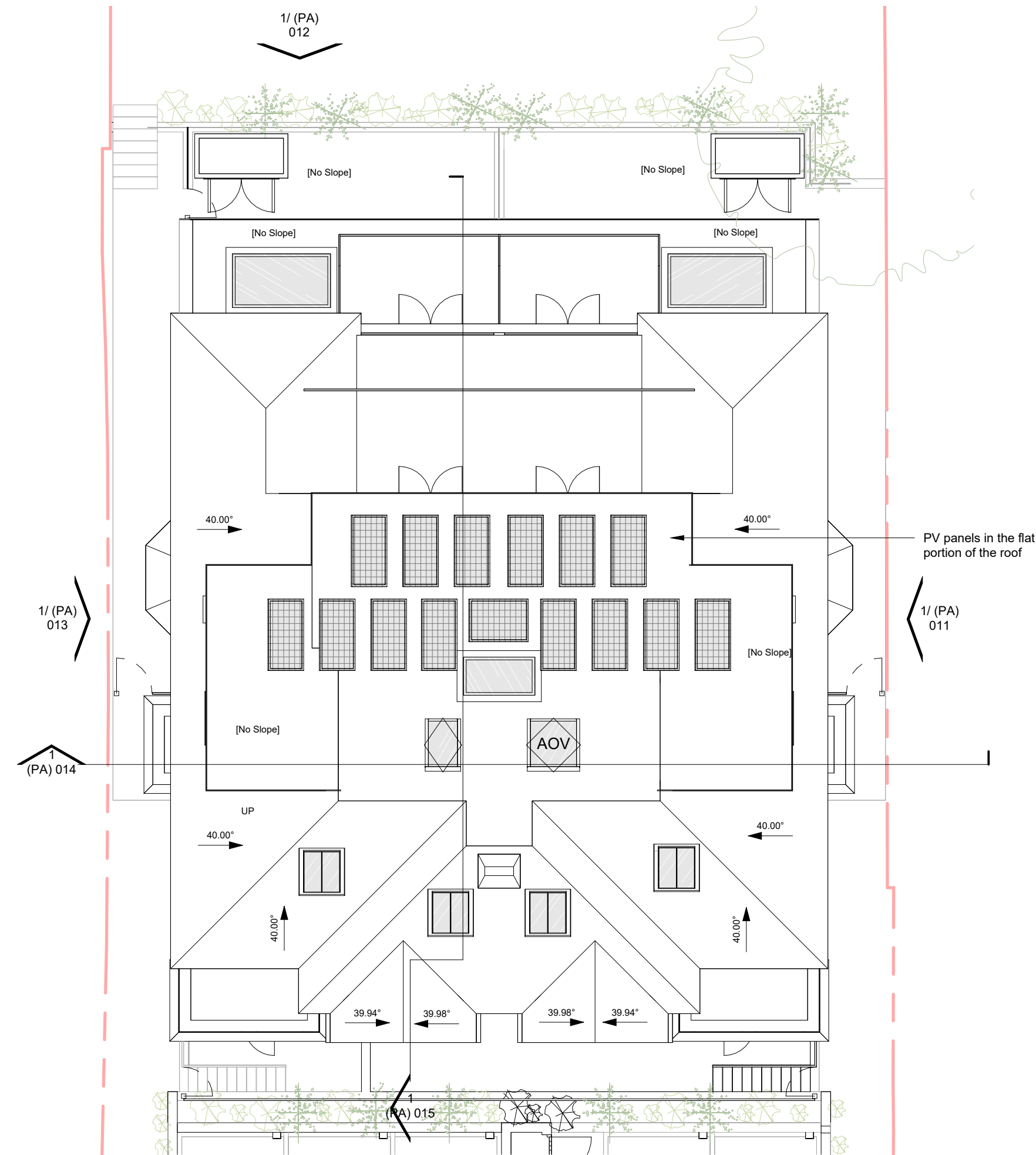
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DATE	08/04/22	
SCALE	1 : 100 @A3	
ISSUE	Planning	
TITLE	Proposed Plans	
JOB	DRAWING	REVISION
21552	(PA) 008	C



1 | Proposed Roof Plan
1 : 100

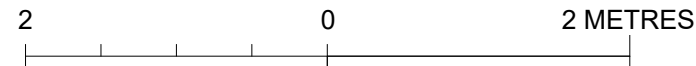
Area Schedule (GIA Existing)			
Number	Level	Name	Area
1	Level 0	Unit 01 Ground Floor	114.6 m ²
1	Level 1	Unit 01 First Floor	101.2 m ²
1	Level 2	Unit 01 Loft Floor	32.5 m ²
			248.2 m ²
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			248.4 m ²
Grand total			496.6 m ²

Area Schedule (GIA Proposed)				
Number	Level	Name	Area	Occupancy
01	Level -1	Unit 01 Lower Ground Floor	30.4 m ²	1bed 2p
01	Level 0	Unit 01 Ground Floor	34.5 m ²	1bed 2p
			64.9 m ²	
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			111.7 m ²	
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			43.0 m ²	
08	Level 1	Unit 08	43.9 m ²	1bed 1p
			43.9 m ²	
09	Level 2	Unit 09	96.3 m ²	3bed 6p
			96.3 m ²	
Grand total			612.0 m ²	

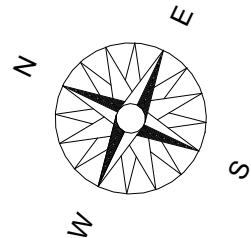
Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	521.1 m ²
		521.1 m ²
01	Private Amenity	5.7 m ²
		5.7 m ²
02	Private Amenity	15.0 m ²
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03	Private Amenity	14.7 m ²
		14.7 m ²
04	Private Amenity	25.1 m ²
		25.1 m ²
05	Private Amenity	7.1 m ²
		7.1 m ²
06	Private Amenity	7.0 m ²
		7.0 m ²
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		14.9 m ²

KEY

- Existing walls
- New walls
- Demolitions



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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
D	Lower Ground Floor & Bike store comments	19/05/2023	FP	BR
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR



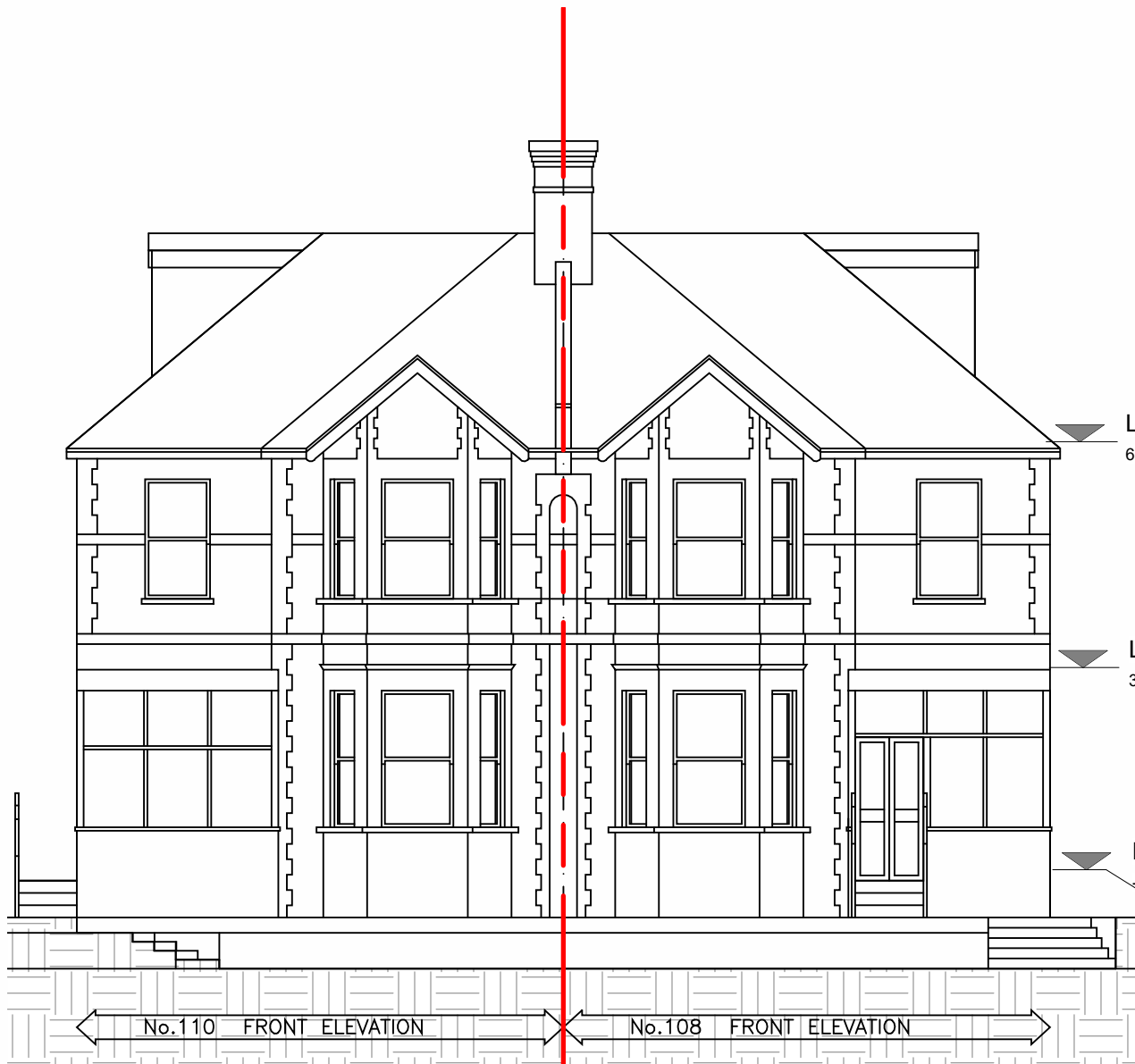
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DATE	09/16/22	
SCALE	1 : 100 @A3	
ISSUE	Planning	
TITLE	Proposed Plans	
JOB	DRAWING	REVISION
21552	(PA) 009	D



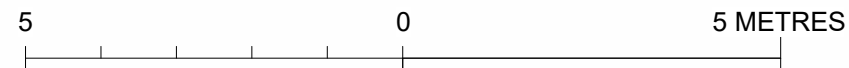
2 Existing Front Elevation
1 : 100



1 Proposed Front Elevation
1 : 100



3 Proposed Below Ground Front Elevation
1 : 100



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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
D	Side Entrance porticos amended	26/05/2023	FP	BR
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR



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DATE	08/04/22		
SCALE	1 : 100 @A3		
ISSUE	Planning		
TITLE	Proposed Elevations		

JOB	DRAWING	REVISION
21552	(PA) 010	D

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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
E	Side Entrance porticos ammended	26/05/2023	FP	BR
D	Lower Ground Floor & Bike store comments	19/05/2023	FP	BR
C	Rear Elev. Comments	05/04/2023	FP	BR
B	Council comments	08/03/2023	FP	BR
A	Planning Application	16/11/2022	FP	BR



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PROJECT Colney Hatch
108-110 Colney Hatch Lane,
London,
N10 1EA,
United Kingdom

DATE 08/04/22

SCALE 1 : 100 @A3

ISSUE Planning

TITLE Proposed Elevations

JOB	DRAWING	REVISION
21552	(PA) 011	E

2 Existing South-East (Side Elevation)

1 : 100

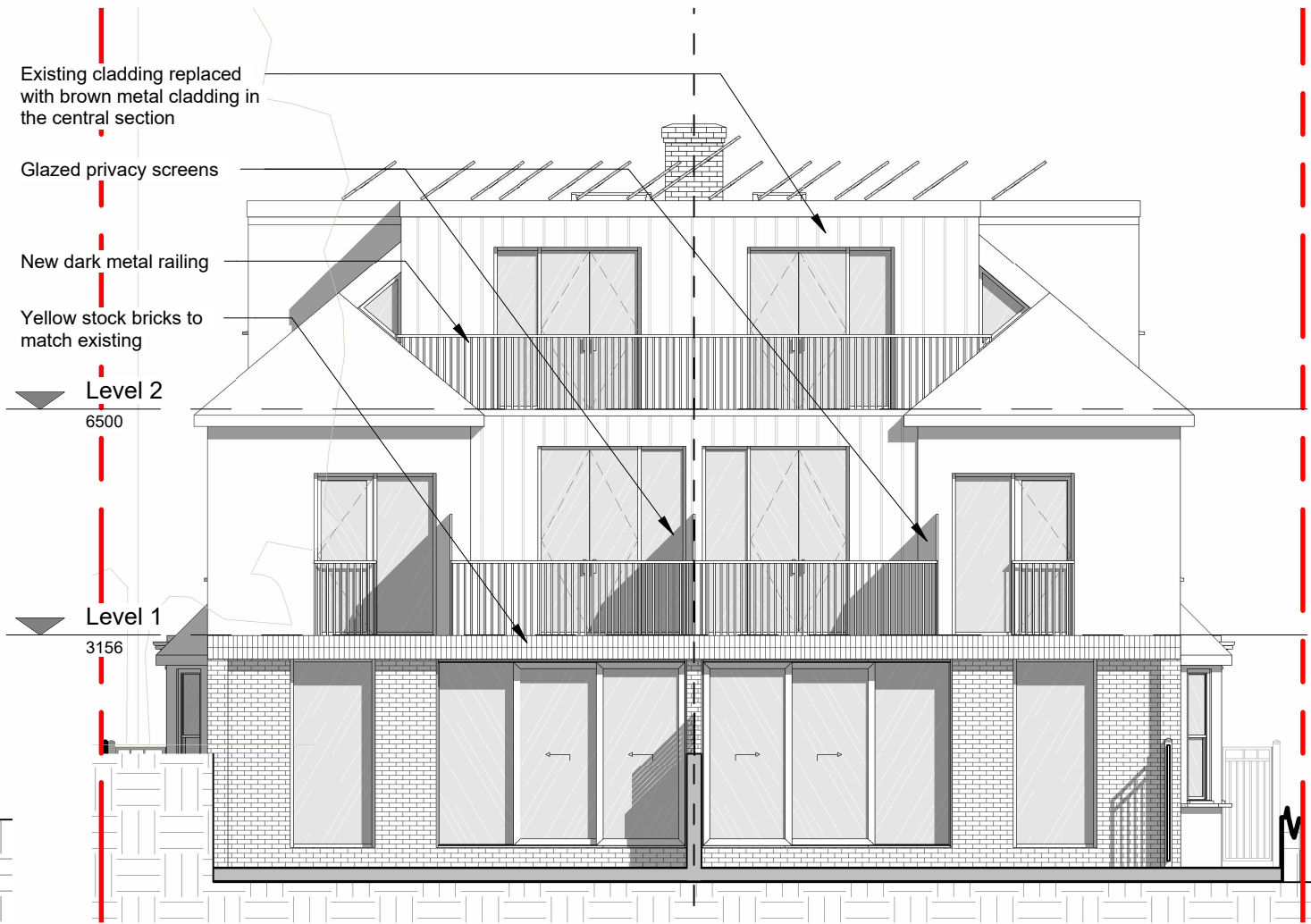


1 Proposed South-East (Side Elevation)

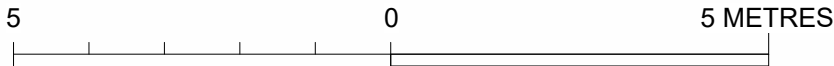
1 : 100



2 Existing Rear Elevation
1 : 100



1 Proposed Rear Elevation
1 : 100



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PLANNING

REV	DESCRIPTION	DATE	BY	CHK
D	Side Entrance porticos ammended	26/05/2023	FP	BR
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United Kingdom

DATE 08/04/22

SCALE 1 : 100 @A3

ISSUE Planning

TITLE Proposed Elevations

JOB	DRAWING	REVISION
21552	(PA) 012	D



2 Existing North-West (Side Elevation)

1 : 100



1 Proposed North-West (Side Elevation)

1 : 100

NOTES:
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PLANNING

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E	Side Entrance porticos amended	26/05/2023	FP	BR
D	Lower Ground Floor & Bike store comments	19/05/2023	FP	BR
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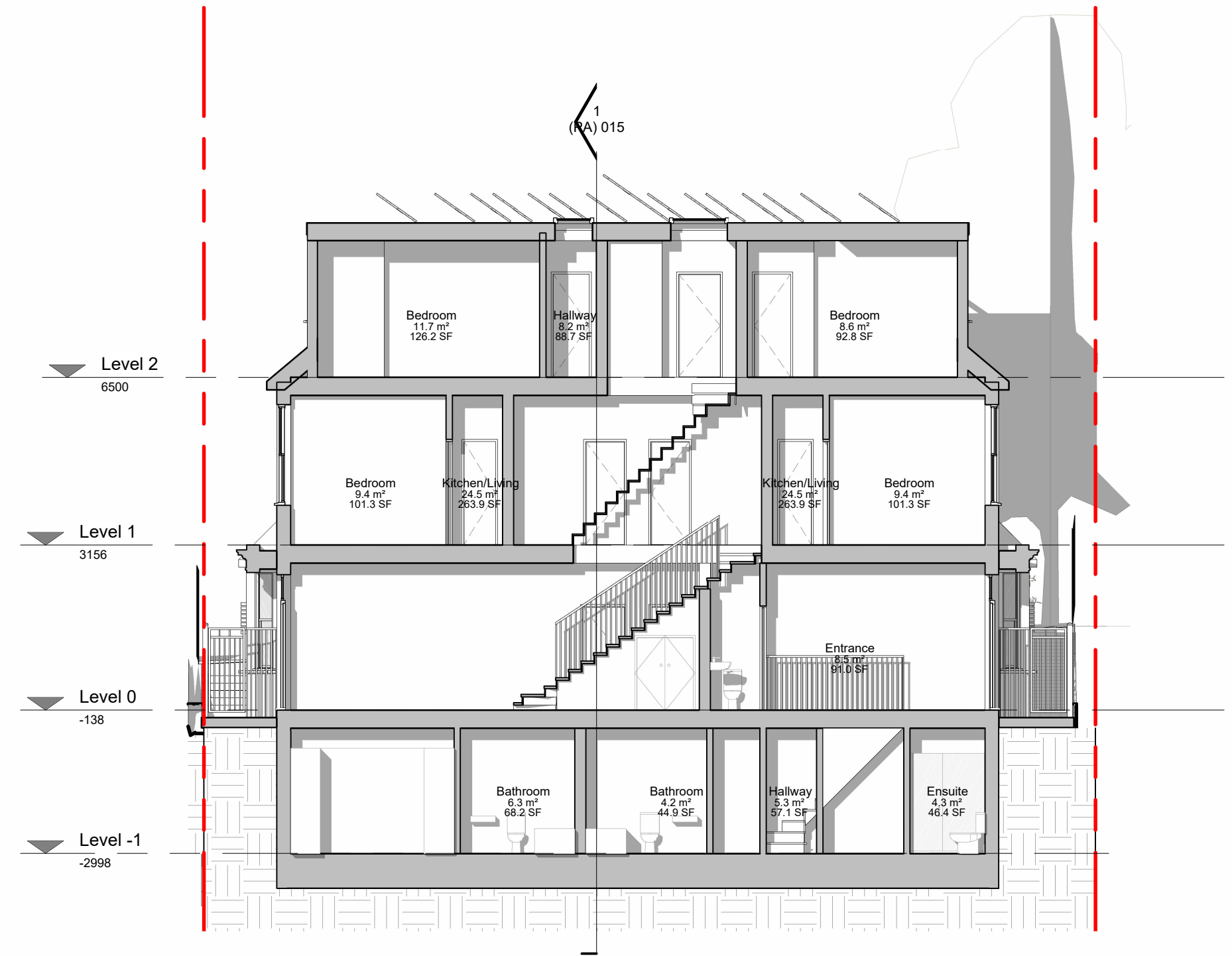
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DATE	09/06/22		
SCALE	1 : 100 @A3		
ISSUE	Planning		
TITLE	Proposed Elevations		
JOB	DRAWING	REVISION	
21552	(PA) 013	E	



1 | Short Section
1 : 100

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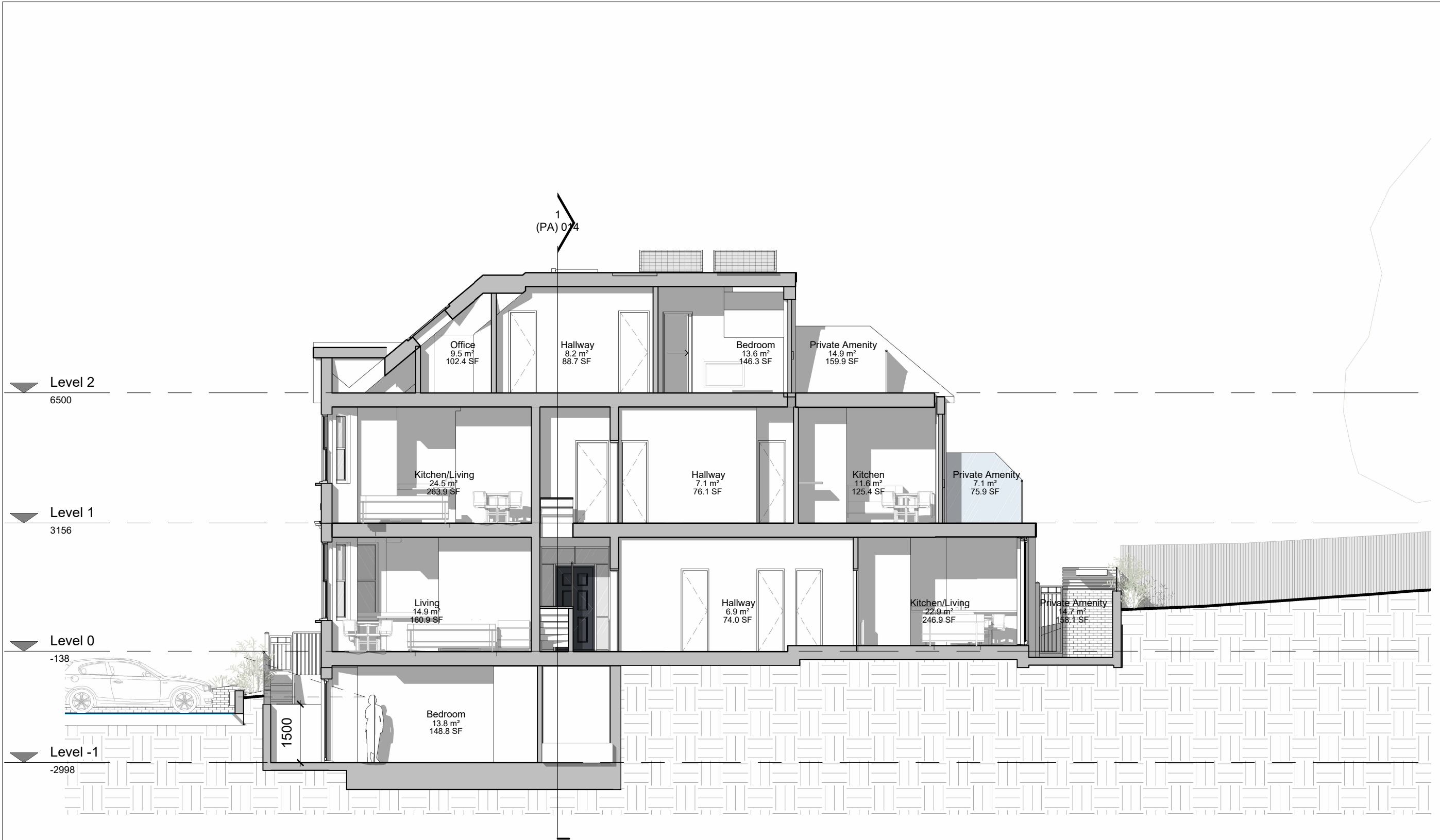


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DATE	08/12/22	
SCALE	1 : 100 @A3	
ISSUE	Planning	
TITLE	Proposed Sections	
JOB	DRAWING	REVISION
21552	(PA) 014	E



1 | Long Section
1 : 100

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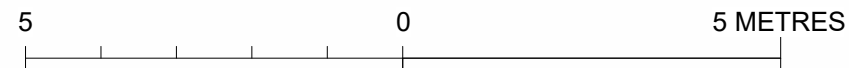
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DATE	08/12/22	
SCALE	1 : 100 @A3	
ISSUE	Planning	
TITLE	Proposed Sections	

JOB	DRAWING	REVISION
21552	(PA) 015	D





1 View from Colney Hatch Lane

2 View from the rear garden



3 View from neighbour's property

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DATE	08/12/22		
SCALE	@A3		
ISSUE	Planning		
TITLE	3D views		
JOB	DRAWING	REVISION	
21552	(PA) 016	D	