

PLANNING STATEMENT

FOR

**REAR EXTENSION TO EXISTING LOWER GROUND FLOOR;
INTERNAL ALTERATIONS INCLUDING PART LOWERING
OF EXISTING LOWER GROUND FLOOR LEVEL TO MATCH
EXISTING LEVELS; REBUILDING OF EXISTING 3-STOREY
REAR OUTRIGGER AND ALTERATION OF OUTRIGGER
ROOF; REAR DORMER EXTENSION TO PRINCIPAL ROOF.**

TO

**59 WOODLAND GARDENS
LONDON
N10 3UE**

BY OPEN LONDON

JULY 2023

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1 EXECUTIVE SUMMARY

This Planning Statement has been produced as part of the planning application with regards proposals to 59 Woodland Gardens N10 3UE.

The proposals briefly comprise the following:

- Single storey rear extension to the existing lower ground floor level, along with part lowering of existing internal floor level to match existing internal levels;
- Internal alterations including new internal stair and part alteration of internal floor/ceiling heights.
- Rebuilding of existing 3 storey rear outrigger and alteration of outrigger roof.
- Rear dormer extension to principal roof.

The above proposals to extend and internally reconfigure the property, along with sympathetic renovations, will allow for the property to have a sustainable and flexible future as a long term family home.

2 SITE ANALYSIS

2.1 Site Location

The site is located on Woodland Gardens, a primarily residential road south of Muswell Hill and close to Highgate Wood.

The property is situated on the north side of Woodland Gardens and is not in a Conservation Area, nor is it statutory listed or locally listed.

The closest underground station is Highgate and the closest mainline rail station is Hornsey. The area, like much of London, benefits from a decent bus network.

The site is not indicated to be in Flood Zone 2 or 3. The property is within a Critical Drainage Area.

2.2 Property Description

The property is an attractive semi-detached double fronted, two/three storey Edwardian era building with a handsome red brick facade with white painted decorative elements, timber sash windows and pitched slate roof.

Due to the slope of the site, the property appears as two-storey to the front, but has a lower ground level which creates a third storey to the rear at garden level. There is no lightwell to the rear as the site levels do not dictate the requirement of one. The material palette to the rear is of a yellow London Stock type brick with red brick quoins and banding. Openings to the rear elevation are less consistent with varying sizes and shapes.

The street is formed of short terraces with the properties having pitched gable roofs. Many of the properties have rooflights to the front and dormer extensions to the rear. Whilst the street facing scene has a level of consistency, the rear elevations are significantly more varied, with a mix of styles and architectural detailing.

The property is a family home, with three

bedrooms - a comparatively small number of bedrooms when compared to properties of similar size on the street.

Internally the property suffers from an awkward layout with multiple half levels created by the level change to the site and historic works.

The property benefits from generous front and rear gardens.

2.3 Planning History

The application property is subject to the following planning historical records:

HGY/2004/1557: Increased excavation of basement, creation of lightwell at front of property and insertion of door to rear elevation. Approve with Conditions. 13/08/2004.

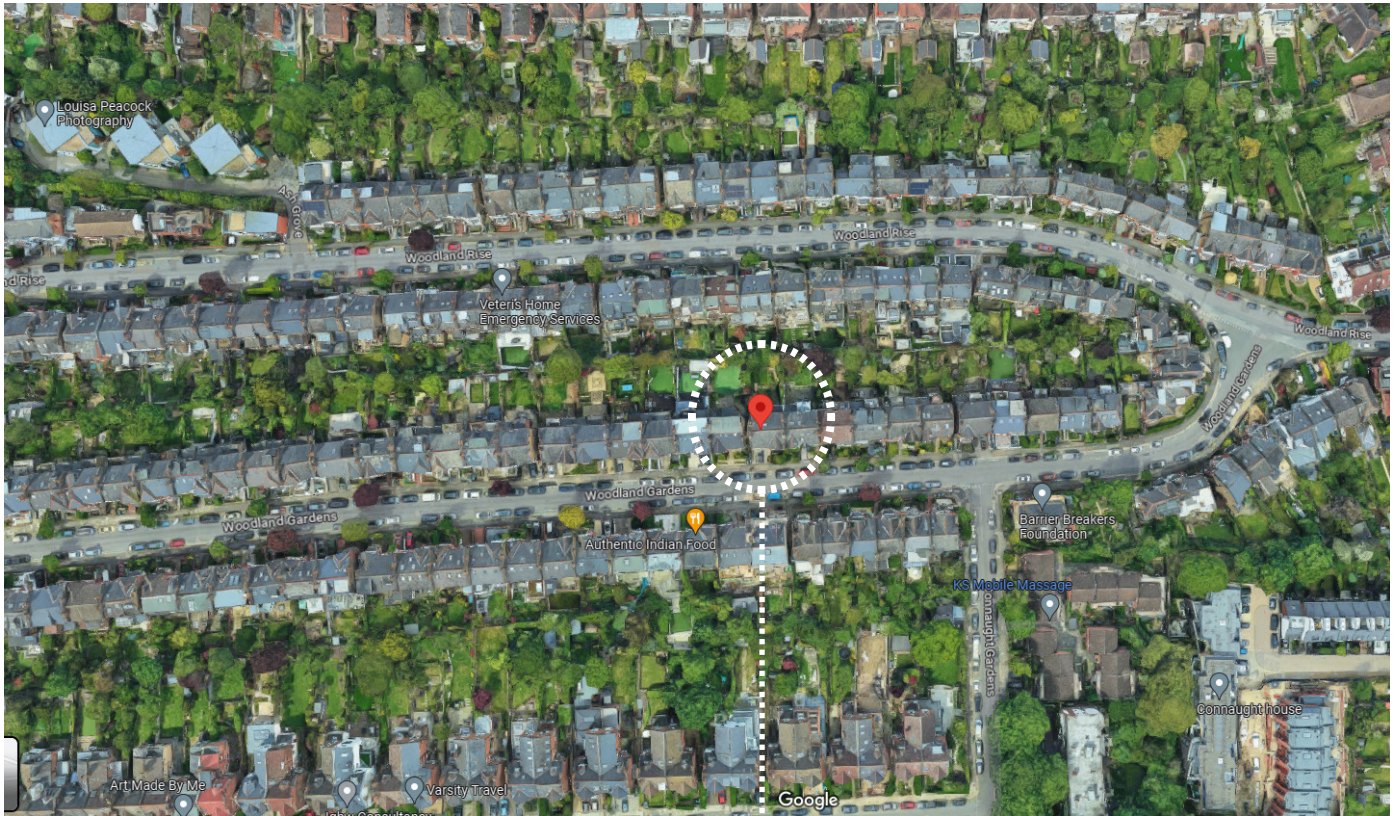
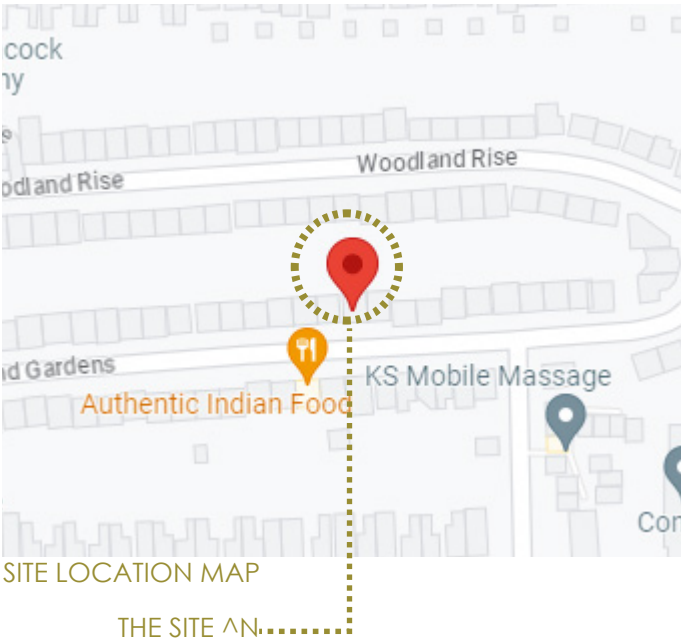
Nearby application include:
Number 57 Woodland Gardens.

HGY/2023/1259: Proposed two storey rear extension. Refurbishment and alterations to the rear façade and associated works. Changes to existing fenestration. Approve with Conditions. 05/07/2023.

HGY/2023/0430: Proposed lower ground floor rear extension. Refurbishment and alterations to the rear façade and associated works. Changes to existing fenestration. Approve with Conditions. 11/04/2023.

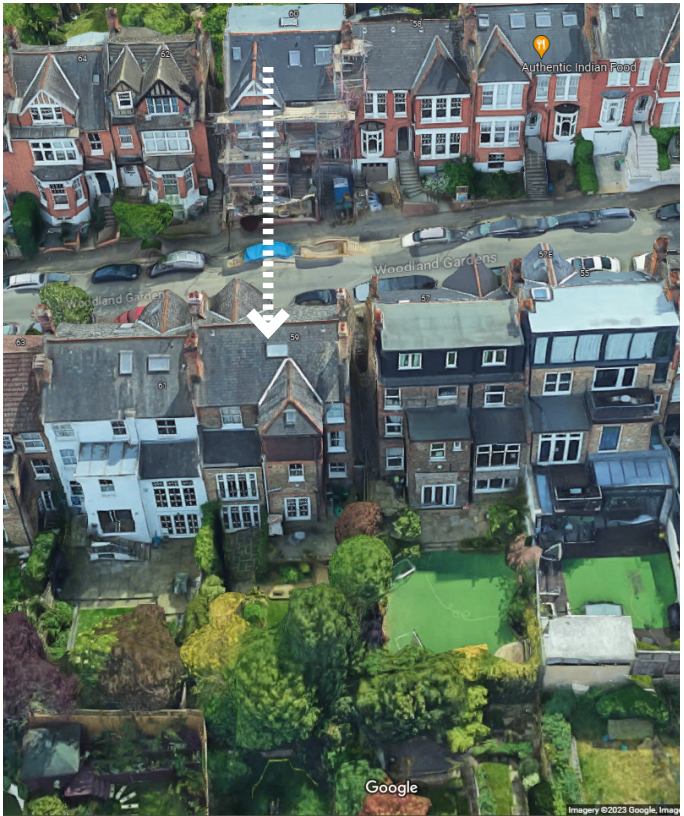
Number 55 Woodland Gardens

HGY/2014/0249: Erection of a side return extension and demolition of existing rear extension at basement level and replacement with new construction; replacement of various windows and doors to rear elevation; addition of balcony at rear ground floor level over part of the existing lower ground extension; creation of roof over existing void at front basement level; insertion of additional window to front basement elevation (Amended Description and Amended Plans) Approve with Conditions. 11/04/2014.



AERIAL PHOTOGRAPH OF SITE

THE PROPERTY





(Pink spheres visible from survey walk through)

1. Front of property. 2. Rear of property. 3. Rear of property. 4. Split in levels to garden. 5. Aerial view showing 59 and neighbouring dormers.

3 THE BRIEF & PROPOSAL

3.1 Brief

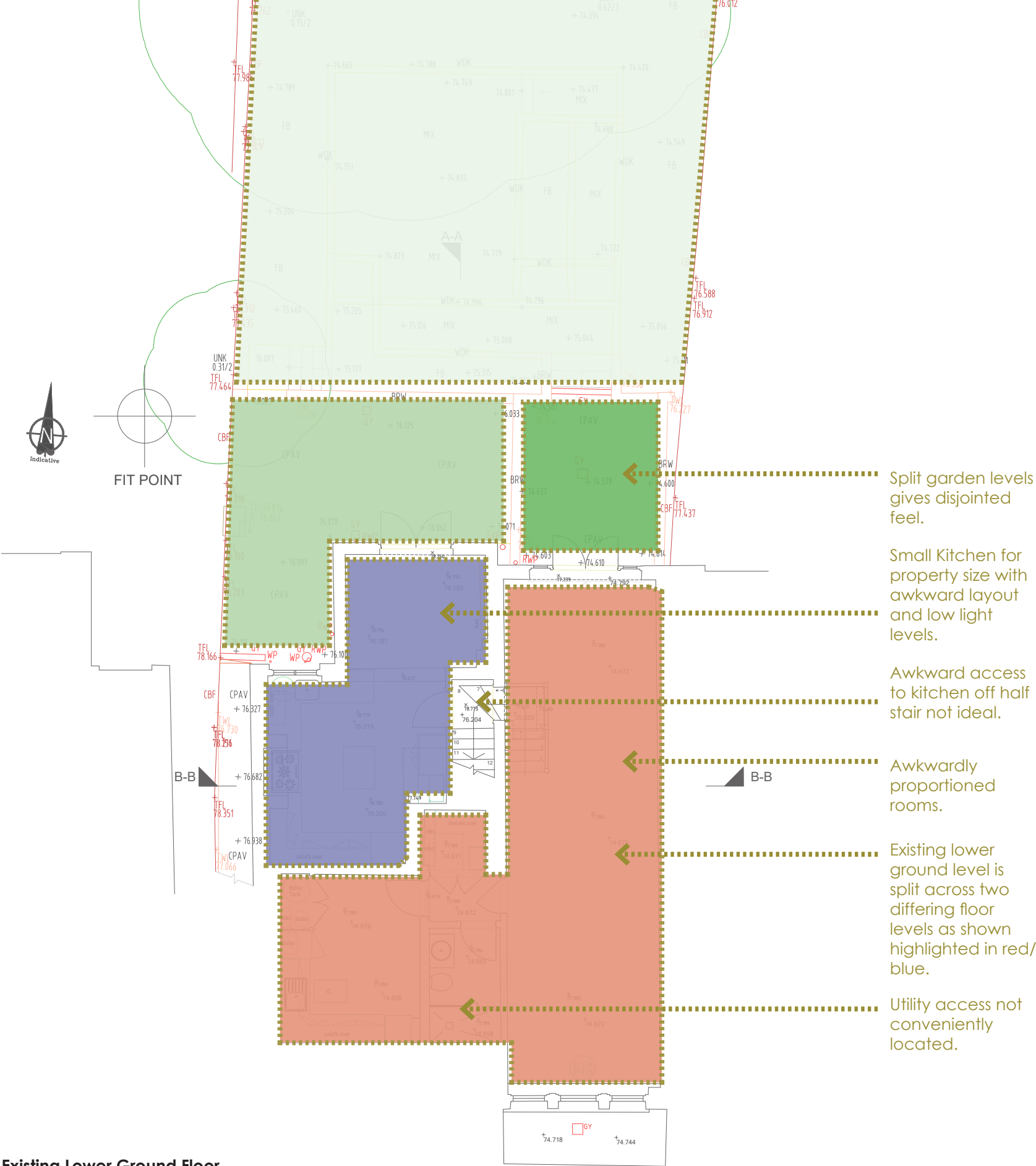
The client brief is to rationalise the internal layouts to reduce the number of half levels and better unify the ceiling levels, and to provide the space required to allow 59 Woodland Gardens to have a sustainable future as their long term family home.

The brief is to achieve this primarily through the following:

- Creation of a single storey rear extension to the existing lower ground floor level, along with part lowering of existing stepped internal floor level to match existing internal levels.
- Internal alterations including new internal stair and part alteration of internal floor/ceiling heights.
- Rebuilding of the existing rear outrigger and alteration of outrigger roof to remove the pitched element and replace with a flat roof more in keeping with precedent on the street.
- Rear dormer extension to principal roof to allow the creation of an additional bedroom suite.

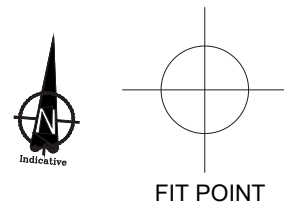
The brief is to utilise high quality materials to create a proposal that compliments the existing building, ensuring a design, size and scale that is sympathetic to the existing property and surrounding area.

3.3 Diagrammatic Analysis of Existing Floor Plans



Existing Lower Ground Floor

 z u r v e y s	CAD Surveys Ltd. Suite 2 KPC House Canterbury Road Willesborough Ashford TN24 0BP		
	www.cadsurveys.co.uk		01233 635089
Project :			
		59 WOODLAND GARDENS, MUSWELL HILL, LONDON N10 3UE	
Drawing title :			
TOPOGRAPHICAL SURVEY & LOWER GROUND FLOOR PLAN			
Job No. :	CAD/WG/01	Dwg No. :	T13/01/A
		Surveyed by :	B.D
Scale :	1:100 at A1	Date :	FEB 2022
		Drawn by :	M.S

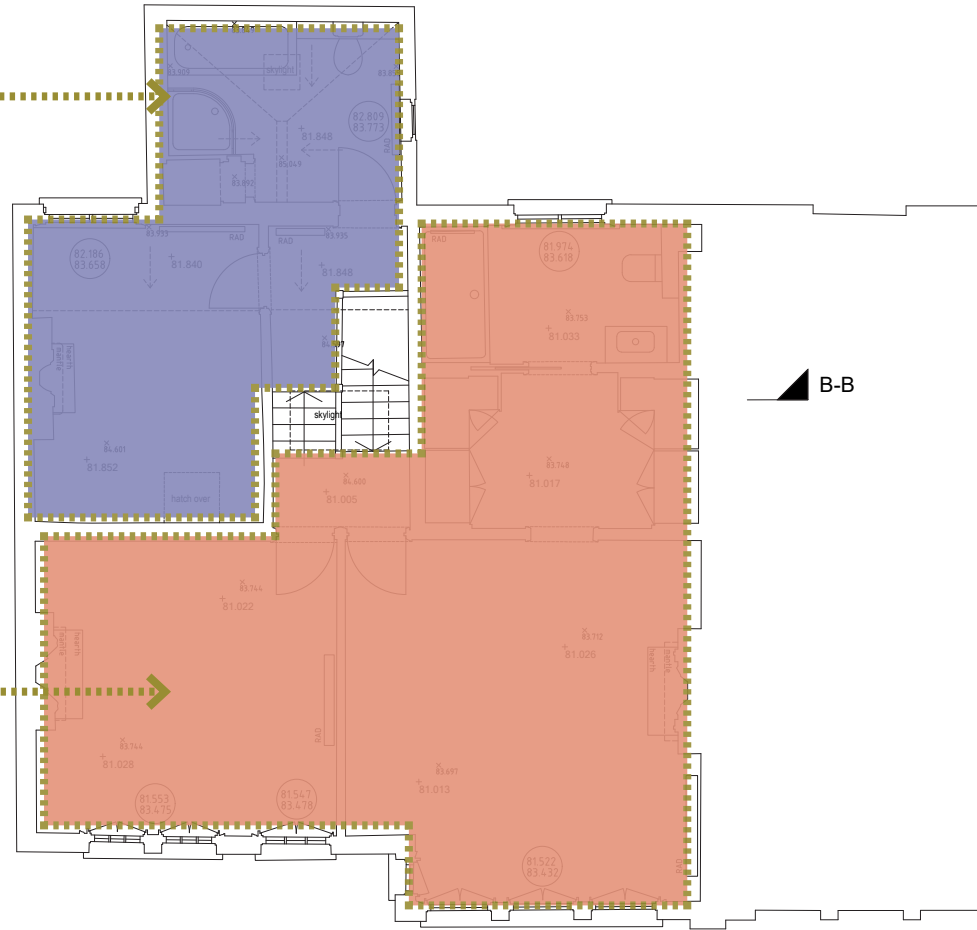


FIT POINT

First floor cladding to outrigger not sympathetic.

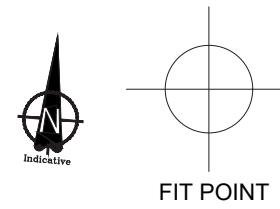
B-B

Levels split across First Floor.

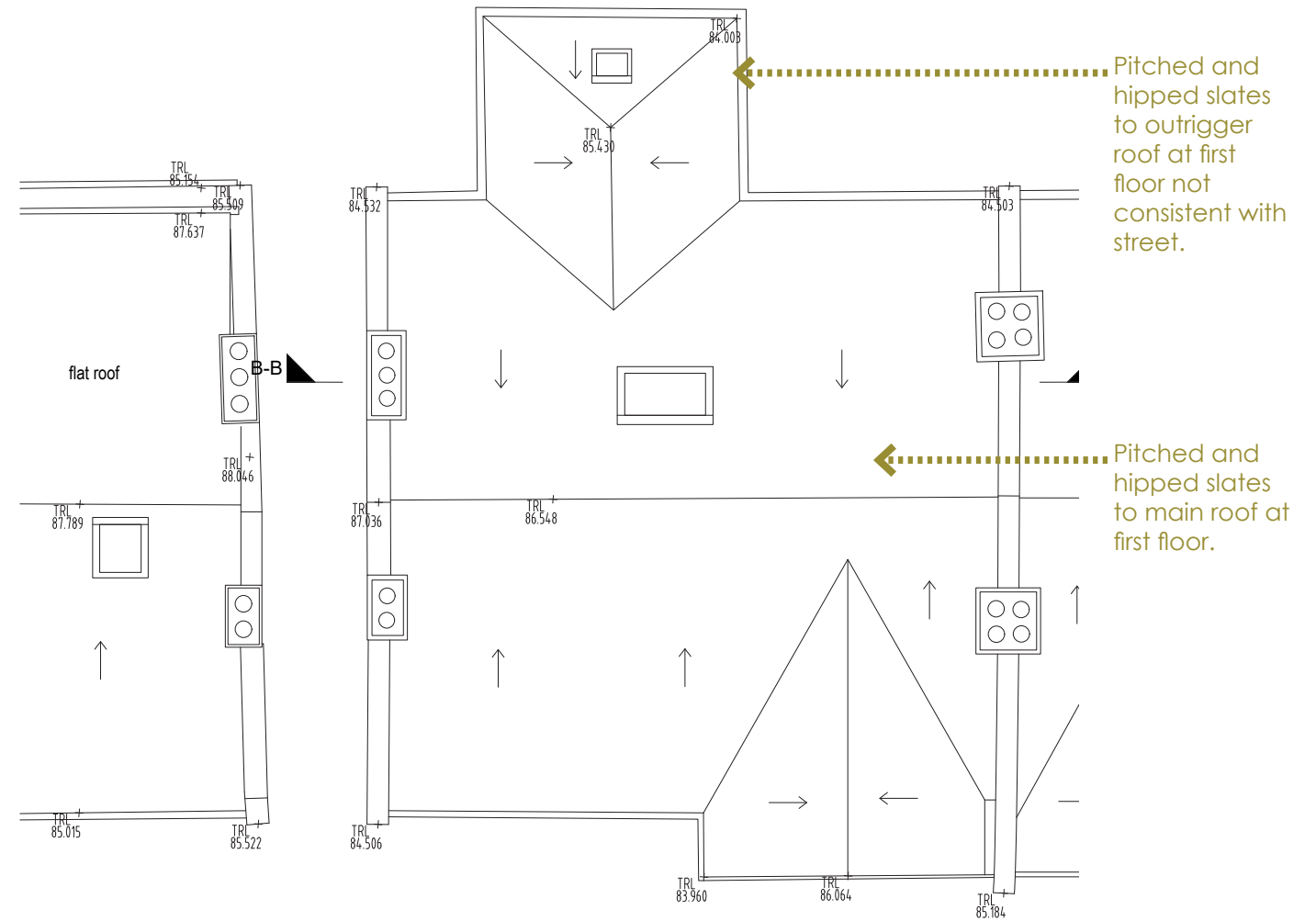


A-A

Existing First Floor



FIT POINT



A-A

Existing Roof

CAD Surveys Ltd. Suite 2 KPC House Canterbury Road Willesborough Ashford TN24 0BP		
www.cadsurveys.co.uk 01233 635089		
Project : 59 WOODLAND GARDENS, MUSWELL HILL, LONDON N10 3UE		
Drawing title : FIRST FLOOR PLAN		
Scale: 1:100 @ A4	Date : 07/02/2022	Drawn by : MS

CAD Surveys Ltd. Suite 2 KPC House Canterbury Road Willesborough Ashford TN24 0BP		
www.cadsurveys.co.uk 01233 635089		
Project : 59 WOODLAND GARDENS, MUSWELL HILL, LONDON N10 3UE		
Drawing title : ROOF PLAN		
Scale: 1:100 @ A4	Date : 07/02/2022	Drawn by : MS

3.2 The Proposal

Lower Ground Floor

It is proposed that improvements to the lower ground floor are implemented through internal reconfiguration and extension.

The extension to the existing lower ground level is proposed as a single storey rear extension. It is proposed to stop short of full width at 8m wide, and will be approximately 3.3m deep from the existing rear outrigger line.

Removal of the existing rear outrigger external walls (enclosed by the proposed extension) will allow the creation of a generous Kitchen/ Dining space, more suited to the size and style of the property. It will also improve the room proportions at this level.

It is proposed that the extension finished floor level will match that of the existing lower ground play room/utility floor levels (c74.67) and is therefore proposed that the existing Kitchen floor level (76.20) is dropped to match this. This is indicated by the hatched area on plan. This will create a uniform level throughout the lower ground floor, remove the awkward access from the half stairs and also improve the connection with the rear garden which will now have uniform level access.

Ground Floor

It is proposed that the ground floor is largely improved through internal alterations.

A welcoming entrance hall is created by opening up the existing front Study, and the WC is relocated from the rear so that it can be accessed via the principal ground floor level.

It is proposed that the floor structure to the rear is renewed and lowered to reduce the number of steps between the two areas of the Ground Floor. A flexible space is created to the rear with a Guest Bed/Home Office area proposed. The existing outrigger walls will be rebuilt and a small terrace created to the extension flat roof. As the terrace will be at Ground Floor Level it will not have negative impact on neighbouring properties and there are examples of similar on the street.

First Floor

It is proposed that the first floor is also largely improved through internal alterations. The level change is omitted through the replacement of the existing raised section of floor to match that of the principal bedrooms, and the rear bedroom and bathroom locations are flipped to

allow stair access to the newly created dormer bedroom above. Externally improvements are made to the appearance of the existing outrigger through rebuilding of the external walls in a sympathetic stock brick, adding fenestration to minimise the blank rear elevation at this level, and replacing the pitched slate roof with a low profile flat roof. This gives the outrigger form a subservient relationship with the host dwelling by returning it to eaves level of the principal roof and is in keeping with the typical forms of the street.

Loft Level

It is proposed that a dormer extension is constructed to the rear roof slope, similar to those of the neighbouring properties at numbers 57 and 55. As the property is not within a conservation area, the characteristics of the proposed rear dormer would be permissible under Permitted Development rights. The addition of the rear dormer, along with the proposed rooflights allows for the creation of a fourth bedroom with en-suite.

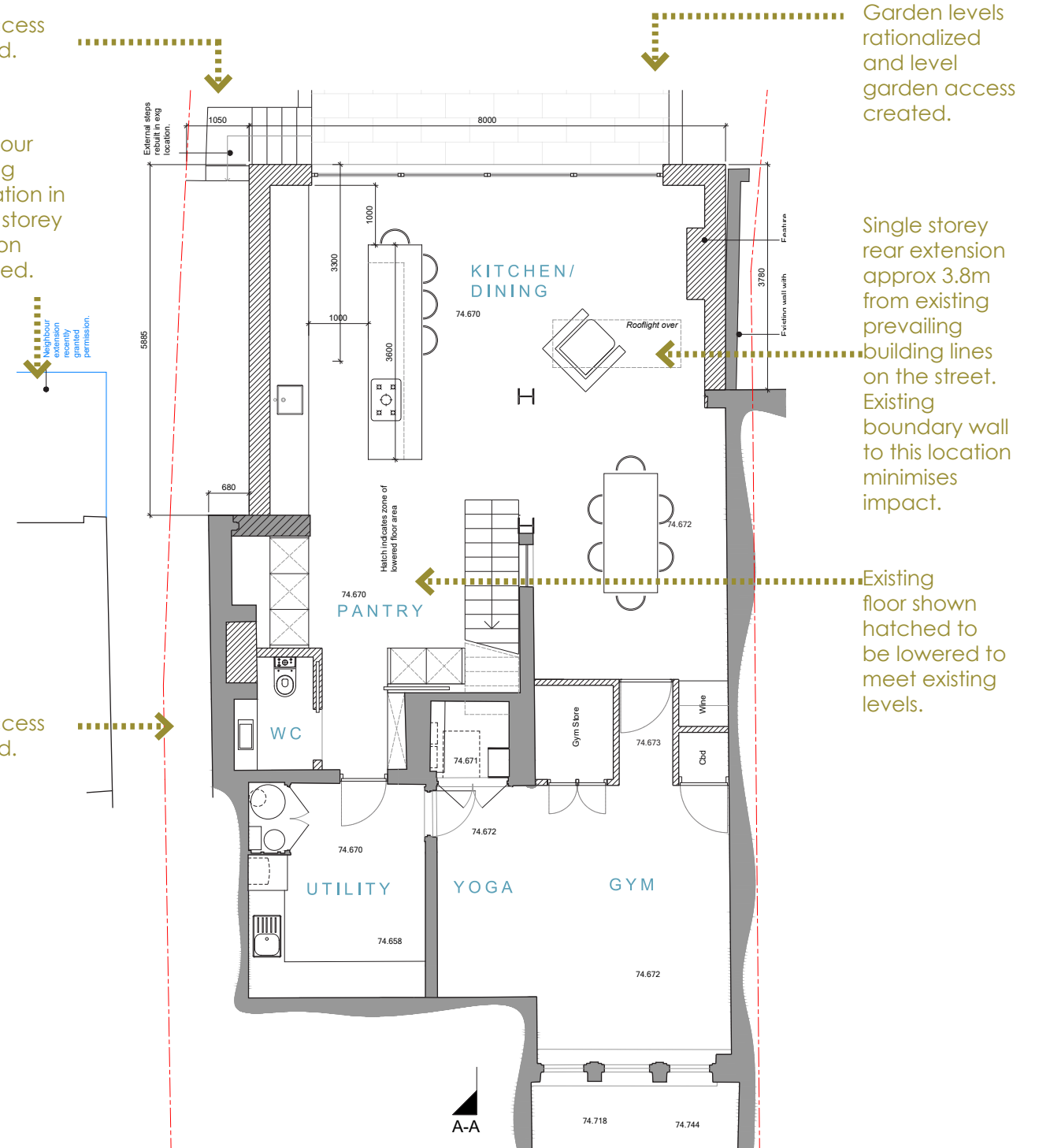
3.3 Diagrammatic Analysis of Proposed Floor Plans

Proposed Lower Ground Floor

Side access retained.

Neighbour planning application in for two storey extension approved.

Side access retained.



Neighbour
planning
application in
for two storey
extension
approved.



Small terrace created on flat roof. Terrace will be at ground level and not overbearing.

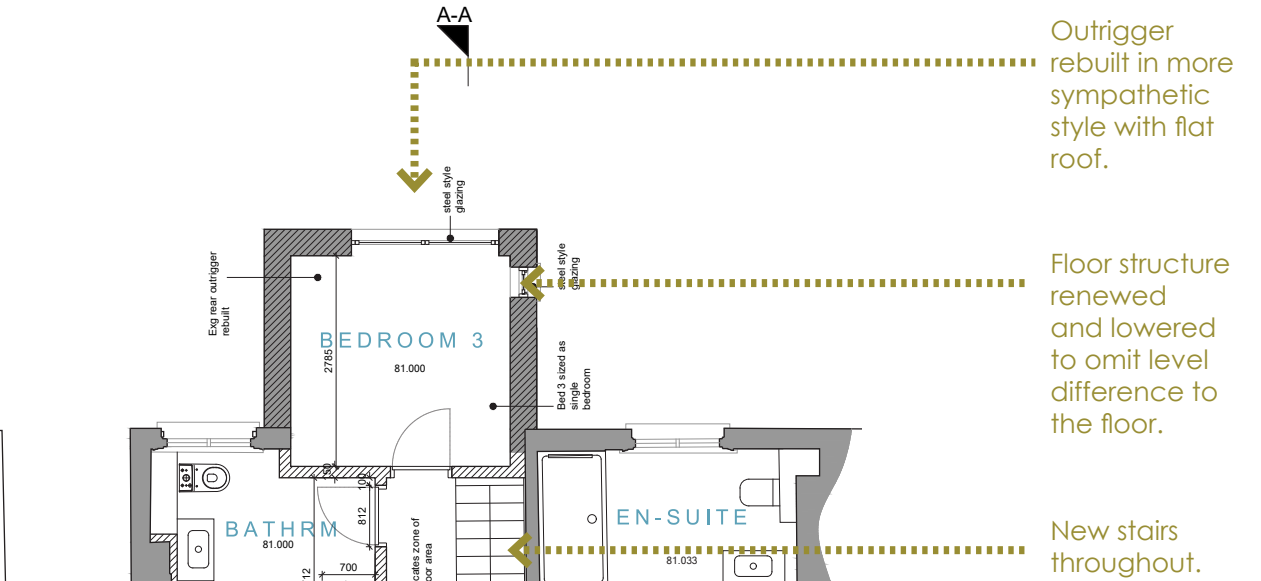
Floor structure renewed and lowered to improve level difference to the floor.

Welcoming entrance created with level access WC.

Architectural floor plan of the first floor, showing the layout of Bedroom 3, Bathrm, and En-suite. The plan includes dimensions, room names, and annotations for structural changes. A section line A-A is indicated at the top. Annotations include:

- Outrigger rebuilt in more sympathetic style with flat roof.
- Floor structure renewed and lowered to omit level difference to the floor.
- New stairs throughout.

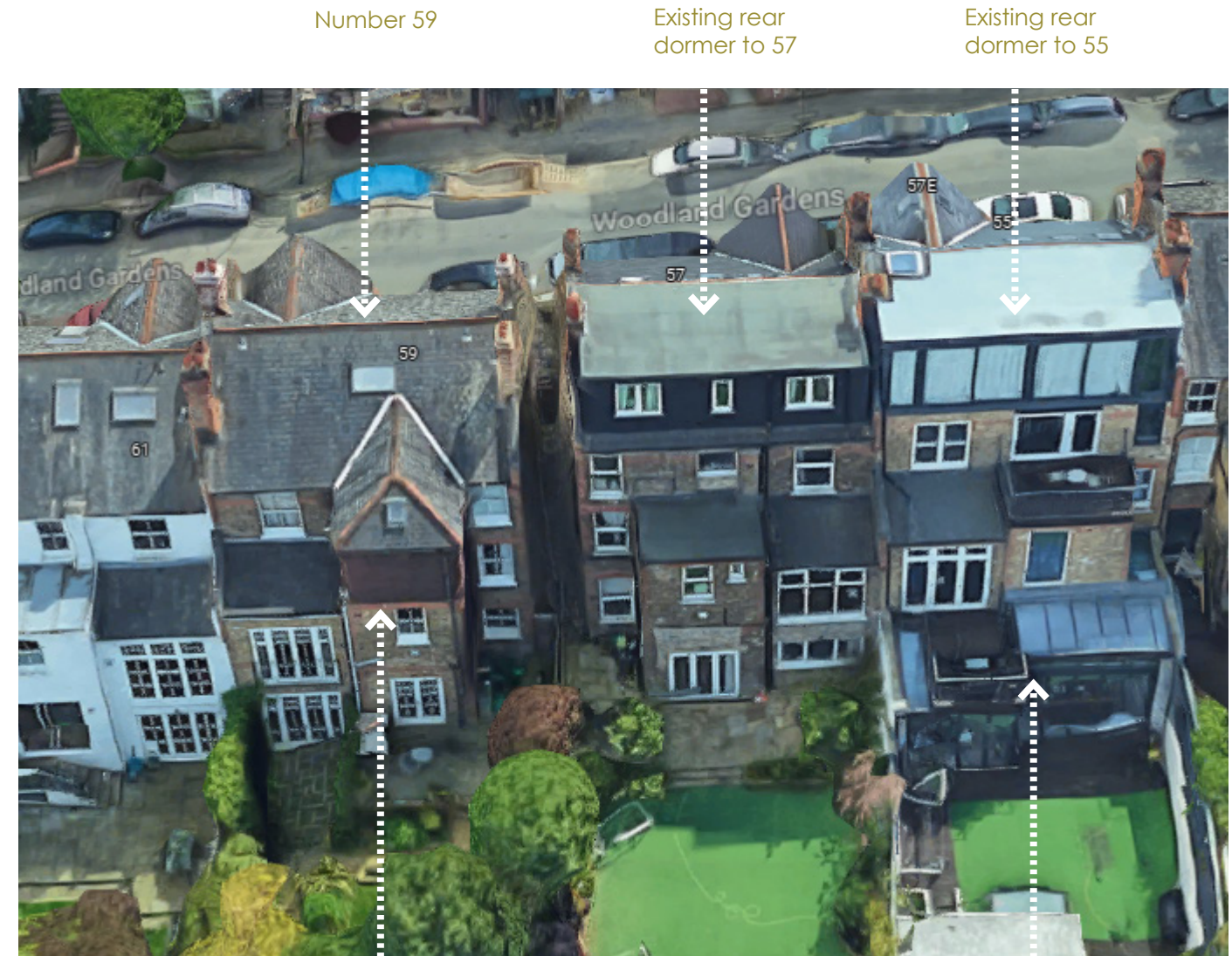
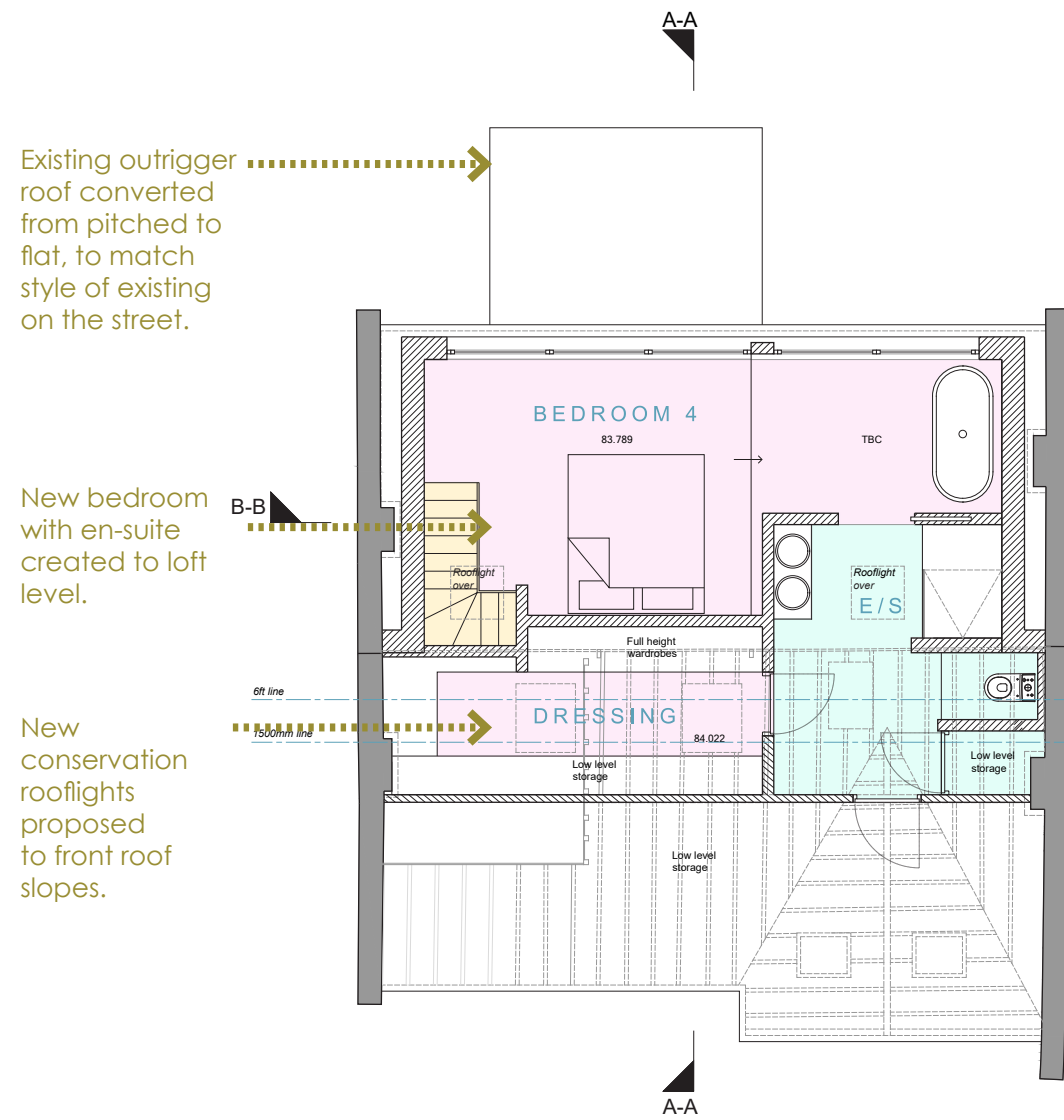
Other labels on the plan include: Exg rear outrigger rebuilt, BEDROOM 3, BATHRM, EN-SUITE, stairs zone of car area, and dimensions: 2785, 81.000, 812, 700, 12, and 81.033.



Floor structure renewed and lowered to omit level difference to the floor.

New stairs
throughout.

Proposed Loft Level



Outrigger to be rebuilt in sympathetic brick and with flat roof at principal roof eaves level.

Terraces to 55.

4 DESIGN - MATERIALS

4.1 Design - Materials

The current design proposal has been carefully developed with high quality materials proposed throughout.

The extension proposed is single storey to minimise impact, and the use of glazing and brick detailing has been carefully considered to break up the visual mass.

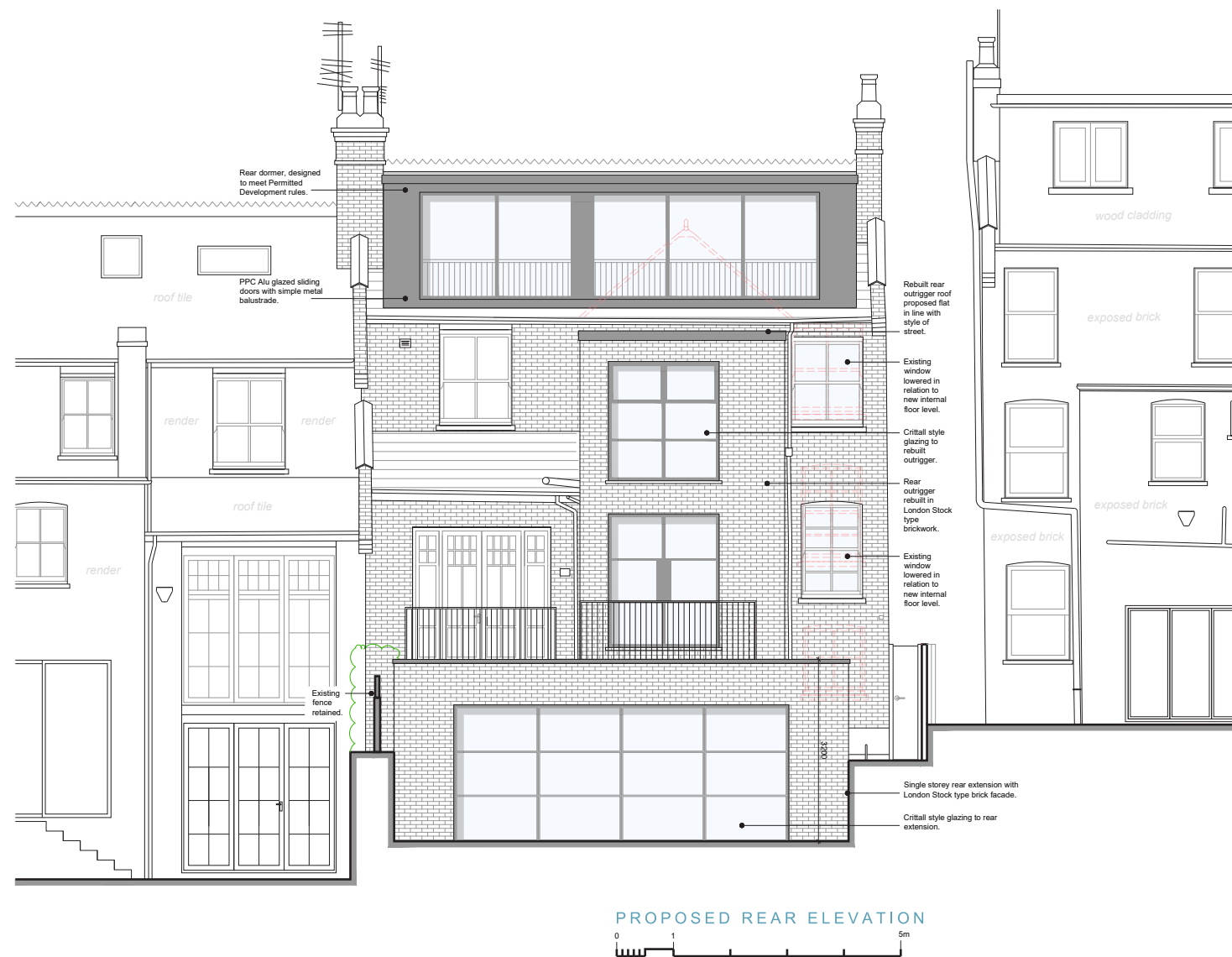
A high quality brick finish is proposed for the extension façades in a traditional London Stock

appearance, continuing a simple palette of materials. We propose that the brick selection could be confirmed via condition if required, but suggest utilising London Stock bricks to match existing (with bricks reclaimed from the demolition works where viable).

The rebuilt outrigger is also proposed to utilise London Stock type bricks to match the existing.

Glazing will be high quality crittall style to the lower levels and PPC Aluminium to the dormer.

Changes to fenestration will provide a contemporary appearance and relate to the rear elevation only, not affecting the front which will remain as existing.



Existing bricks to rear.



Proposed steel style door style.



Proposed PPC Alu dormer door style.

5 POLICY & GUIDANCE

Planning law requires that planning applications are determined in accordance with the development plan unless material considerations determine otherwise. The Courts have determined that conflict with one policy does not justify a refusal and it is necessary to consider the development plan as a whole.

The following policies and guidance have been considered in forming the proposal for the site:

- Haringey Local Plan 2017
- Haringey DM DPD 2017
- Haringey Sustainable Design SPD 2013
- The London Plan
- NPPF

In developing the proposal particular attention has also been paid to Haringey's Planning Advice for Common Projects.

5.1 Haringey Local Plan 2017

The following policies have been identified as relevant to the proposals and responded to as follows:

SP4: Working towards a Low Carbon Haringey.

The proposal will meet or exceed the latest building regulations with regard reduction of CO2 emissions and energy usage. Sustainability is further discussed later in this document with reference to Haringey's Sustainable Design SPD.

SP5: Water Management and Flooding

The proposal will not increase risk of flooding due to the small scale of the development to an existing building. The rear extension will cover areas of existing hard-standing and the proposed dormer will not affect the levels of surface water.

SP11: Design

Be of the highest standard of design that respects its local context and character and historic significance

The proposals have been designed to ensure minimal impact to the existing street scene with most alterations proposed to the rear elevations. High quality and sympathetic materials are proposed such as London Stock type brickwork and slender profiled Crittall style glazing.

The proposals have been designed to be proportionate and subordinate to the host

dwelling and in keeping with the pattern of development in the area. Therefore we feel that the local character and visual amenity will be protected.

Seek the highest standards of access in all buildings and places:

Although the building is an existing domestic dwelling, the proposals do allow for an improvement of access through the rationalization of the internal levels, level access to a WC on the principal floor and level access to the garden at the rear.

Ensure buildings are designed to be flexible and adaptable.

The proposals allow for a flexible and sustainable future as a family home by improving the quality of the spaces throughout. The existing kitchen is undersized for the type of property and the balance between the number of bedrooms and other habitable spaces is skewed. The enlargement of the kitchen area to the Lower Ground Floor and the creation of the fourth bedroom to the loft addresses this balance along with the flexible home office space at Ground Floor.

5.2 Haringey DM DPD 2017

Policy DM1:

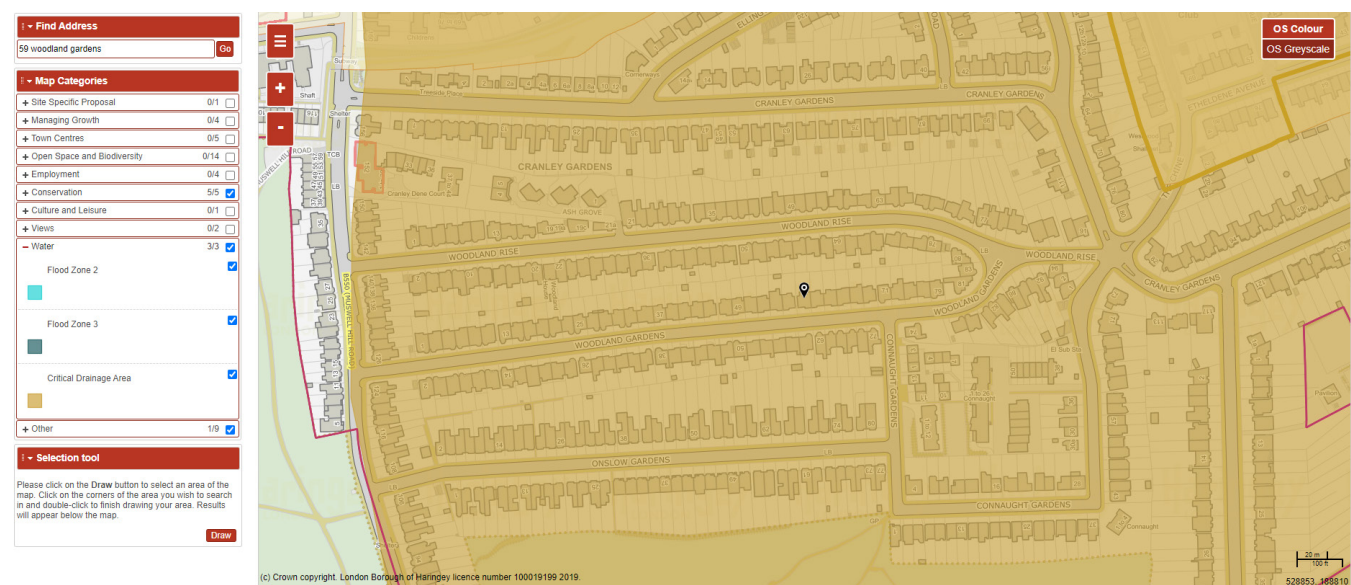
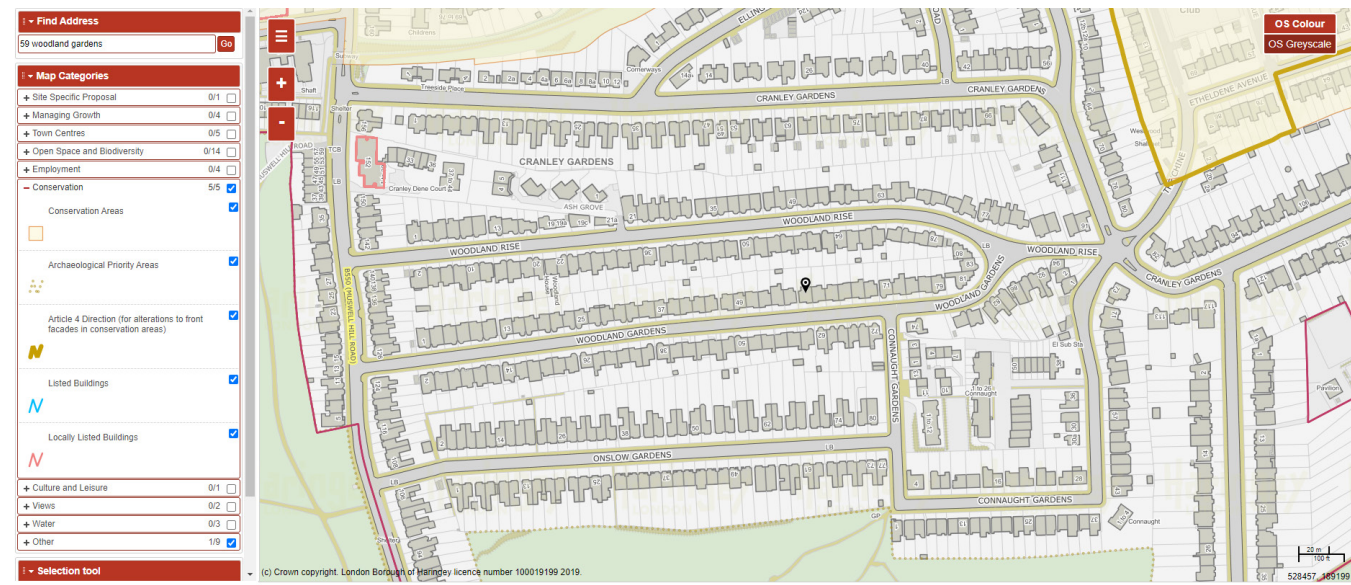
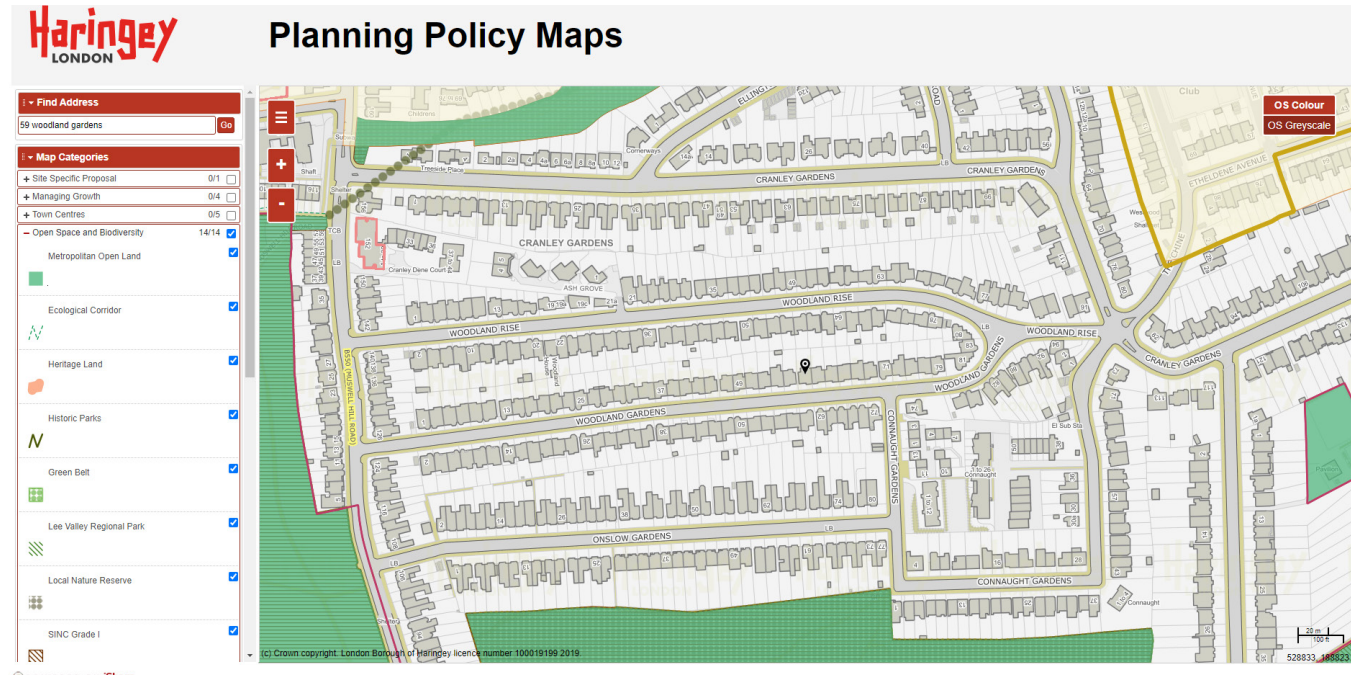
Delivering High Quality Design

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.

The proposal has been developed with high quality design in mind. The single storey extension to the rear is proposed to utilise high quality London Stock type brickwork and Crittall style glazing. The scale and form relates to the existing street pattern with precedent examples nearby.

The design of the existing outrigger is improved through the rebuilding of the external walls in brickwork to match the existing property and removal of the large pitched roof, in favour of a flat roof that sits visually subservient to the principle roof and is in keeping with the rear street scene.

The dormer proposed will sit below the existing ridge line and is in line with the existing dormers to the neighbouring properties at 57 and 59 Woodland Gardens. The materials proposed to the dormer are again in keeping and of high quality.



The above extracts from Haringey's online Policy Maps confirm that the property is not within a conservation area, open land policy area, nor is it listed or within Flood Zones 2 or 3.

It is important to note that the property is not in a conservation area and so would be afforded certain permitted development rights with regards the dormer positioning and size. The positioning and size of the proposed rear dormer would meet Permitted Development requirements as:

- The volume added in cubic meters is below the maximum of 50m³ (39.01m³).
- The proposal will be set back from the eaves by minimum 200mm.
- The proposal does not increase the ridge height.
- The proposal utilises materials similar to the host dwelling.

Character of development

B Development proposals should relate positively to their locality

The proposals have considered the locality and have been designed to consider the existing forms, scale and massing of the street.

The proposal for a single storey rear extension is a common feature of the residential setting, as is the proposed rear dormer with examples as nearby as numbers 55 and 57 Woodland Gardens.

The proposals also improve the existing rear facade by reducing the mass of the (presumably) previously extended outrigger - removing the alien hipped roof and replacing it with a flat roof at the level of the principal roof eaves level which is more in keeping with the outrigger roof profiles of the street.

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

The proposals ensure the protection and improvement of the existing sunlight, daylight and open aspects of the property.

Natural light levels will be improved to the existing lower ground levels through the glazing design proposals. The sense of open aspects will be improved through the improved connection with the rear garden.

The single storey rear extension depth and height is not overbearing and is of similar height and depth to the existing retaining wall/fence/planting that separates numbers 59 and 61, resulting in minimal impact.

Therefore the height and depth of the extension

should not result in a material loss of sunlight or daylight or have overbearing appearance to the neighbouring properties - in part due to the existing and proposed site levels - and we feel is therefore acceptable in amenity terms.

Unifying the existing internal levels will result in the alteration of a number of the existing rear window levels. However, these changes are small scale and will not impact neighbour amenity.

A small terrace is proposed to a section of the proposed lower ground floor extension flat roof, however this has been kept to a minimum to preserve privacy. It is also important to note that extension is at lower ground level and so the terrace will be more in line with the property's ground floor level.

The dormer will have a glazing to the rear facade, however this is a common feature of the street and is not out of keeping with the area. Glazing to rear elevations is to be expected and does not increase overlooking over and above the existing rear facade glazing. Again, due to the property's location outside of and designated land, the rear dormer element would be classed as permitted development.

Policy DM6:

Building Heights

A. For all development proposals, the Council expects building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1.

As already discussed the proposed heights are in keeping with the host dwelling and local context. The dormer does not exceed the existing ridge line and the single storey rear extension height is similar to the existing boundary treatment between numbers 59 and 61.

Policy DM12:

Housing Design and Quality

A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

As covered in the preceding paragraphs, the proposals have been designed to a high level of quality and take into account the privacy and

amenity of the neighbouring properties.

All minimum internal and external space standards are met or exceeded.

Residential Extensions

E Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

As previously discussed the design for the proposed has been developed as a site specific response with the local context considered.

High quality materials are proposed throughout and improvements are suggested to the existing building fabric in addition to the extension proposals.

The scale and massing is appropriate for the locality and host dwelling, resulting in a cohesive scheme that sits within the existing framework of the street.

Policy DM18:

Residential Basement Development and Light Wells

The proposal is for a single storey extension to the existing lower ground floor level. Due to the existing site levels at the rear of the property, the proposal does not result in basement development per se and no light wells are proposed. This is consistent with the approach of other planning decisions on the street, where rear extensions to the lower ground floor are not classed as basement development.

It is proposed that the existing internal level of 74.67 is used as the finished floor level throughout the proposed lower ground floor level. This will result in lowering a section of the existing internal floor level as indicated. A section of the current external patio to be covered by the extension will also be reduced to allow for the newly proposed internal floor level, however this will result in the extension finished floor level meeting the current garden levels at the threshold point. Therefore the proposal results in a more traditional rear extension construction, rather than a basement style development.

A structural engineer has already been appointed to produce a structural strategy that will not adversely affect the existing or surrounding buildings.

The proposal will not increase the flood risk to the property or area - this is covered further in the following paragraphs under DW26 - nor will it adversely impact the amenity of adjoining properties given there is already a lower ground floor level with uses as per the proposed.

Policy DM26:

Critical Drainage Areas

A All proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.

Statement confirming how flood risk issues have been addressed.

The proposal has three main elements to be considered with regards flood risk.

1: Proposed dormer

The proposed dormer is to an existing roof slope and is deemed not to significantly alter the levels of rainwater catchment. Drainage will connect to the existing system.

2: Alterations to existing rear outrigger roof

It is proposed to alter the existing hipped roof to the rear outrigger and replace it with a flat roof to the same location, with drainage connecting to the existing. Due to this aspect of the proposal replacing an existing roof, it is deemed not to significantly alter the levels of rainwater catchment.

3: Proposed single storey extension

The rear extension is proposed to have a flat roof, with rain water to be taken to the existing surface water drainage. As the proposed footprint of the extension covers areas of existing hard-standing it is deemed that the extension will not affect the levels of rainwater catchment.

Due to the relatively minor nature of the proposals in relation to surface water run off, there does not appear to be any impact to the critical drainage area.

The site levels are also such that significant levels of excavation are not required - the main areas of excavation will be in leveling the existing lower ground floor level to have a continuous internal FFL, rather than the current split level. A full basement dig is not required and existing levels can be largely utilised. Therefore we feel there will not be any impact on groundwater movement.

5.3 Haringey Sustainable Design SPD 2013

As part of the design process the Haringey Sustainable Design SPD has been reviewed and considered. Although the building is existing and the proposals comparatively minor, a number of actions can be taken to ensure a sustainable design.

The first is that the proposals allow for the building to have a sustainable and flexible future as a family home.

Secondly, and as per the SPD, home extensions best practice standards for energy efficiency in relation to design and specifications should be considered for home extensions. In this regard the proposals will be upgrading the existing building fabric and will meet or exceed all building regulations with regards energy efficiency.

In addition, simple cost effective energy efficiency measures to the existing house will also be considered including:

- upgrading the loft insulation as part of the rear dormer extension.
- rebuilding of the existing rear outrigger walls will allow for cavity insulation to be provided.
- new and replacement windows will improve draft proofing
- upgrading heating controls
- low energy light bulbs fitted as standard
- boiler upgrade

The proposals also seek to maximise natural light levels to the lower ground floor which will allow for improved solar gain to this north elevation, reducing heating requirements, and allowing for higher natural light levels.

Material choice also greatly impacts sustainability and the proposed utilizes high quality external materials that are self finishing and will be durable far into the future.

The proposal will also seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.

5.4 London Plan

Policy D4 Delivering good design

The design of the proposals has been carefully considered to ensure the delivery of high quality design. This has been discussed in previous paragraphs relating to Haringey Policies SP11/DM12.

Policy D6 Housing quality and standards

The proposals ensure that all newly created rooms exceed the minimum guidelines as set out in the London Plan Policy D6.

5.5 NPPF

At a national level, the revised NPPF makes clear that development should “add to the overall quality of the area” and “respond to local character and history and reflect the identity of local surroundings”.

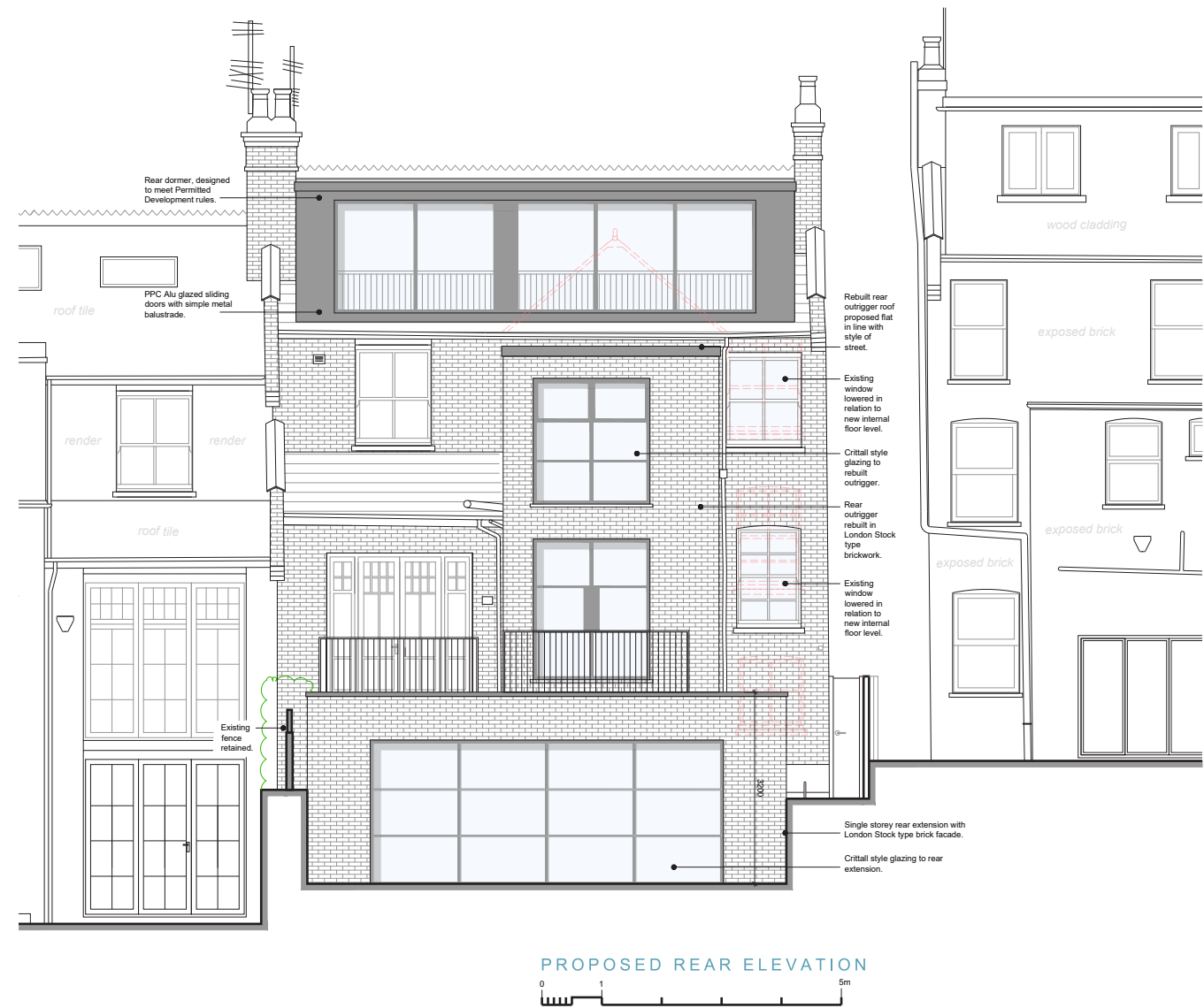
Through careful consideration, as outlined on the previous pages, the proposal will meet this requirement. The proposal is for high quality extensions of an existing structure. We feel its design is contextually sensitive and aims to have minimal impact on neighbouring dwellings.

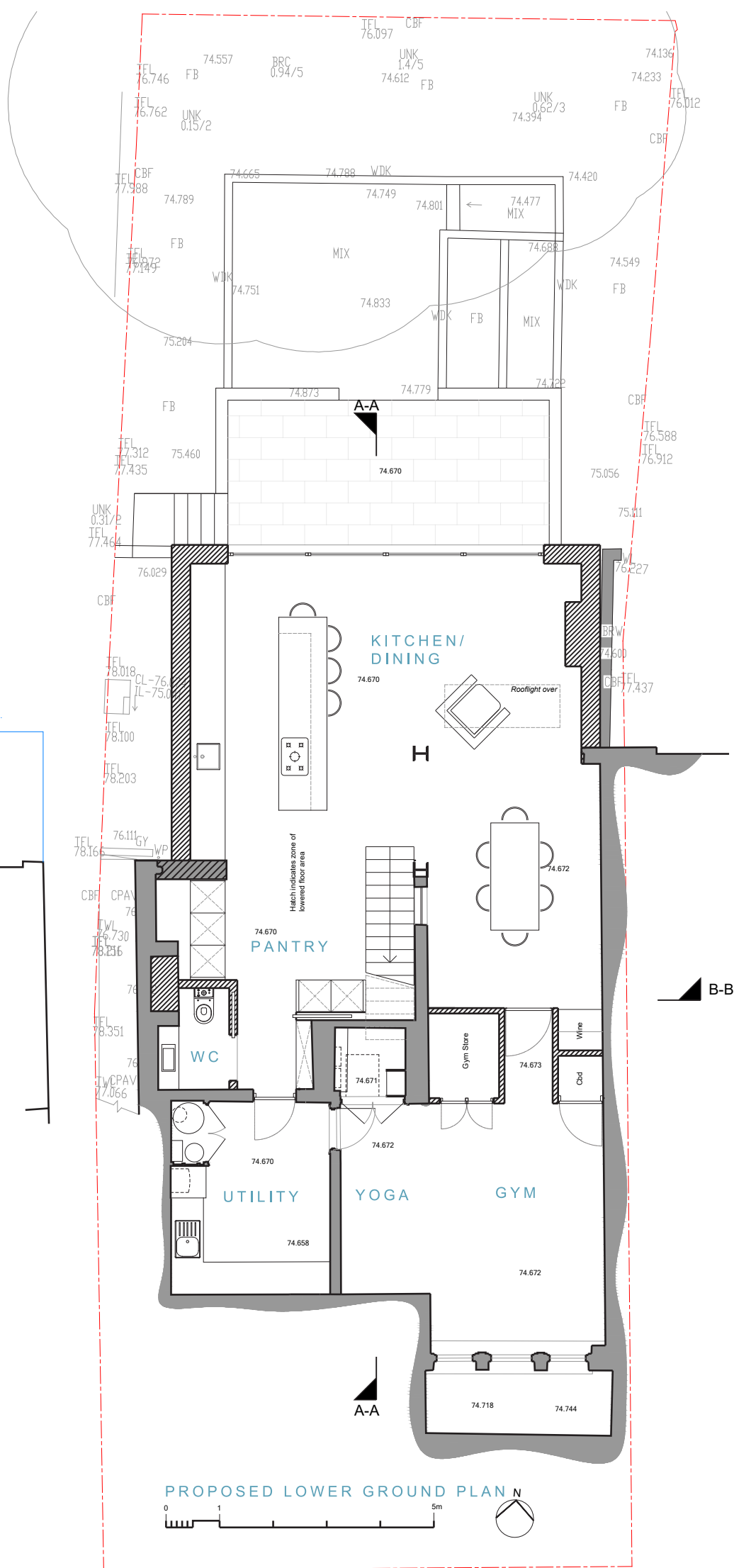
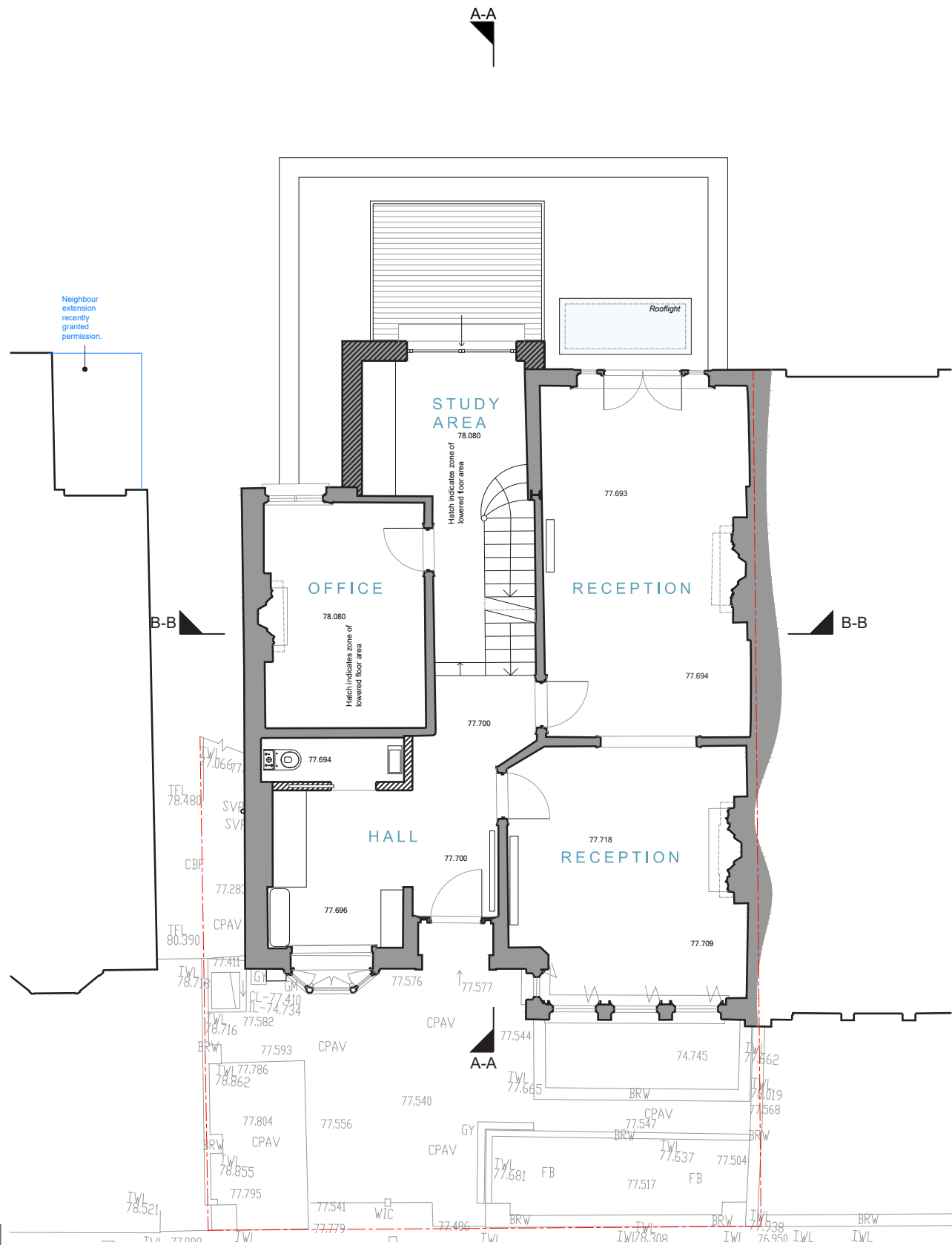
6 SUMMARY

In conclusion we feel that the proposals have been carefully considered to ensure that sensitive and sympathetic additions to the property are created through extension and reconfiguration, which importantly meets all of the Council's policy and guidance.

The proposals still allow for the typical pattern of development to the rear elevations to be retained, whilst also improving the property and allowing it to meet the needs of the owner occupiers.

It is important to note that the guidance states each proposal will be considered on its individual circumstances/merits and we therefore hope that the council can view the proposals favourably under their delegated powers.





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Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the architect for comment prior to fabrication.

This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

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Mermaid House
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project
**59 WOODLAND GARDENS
LONDON N10 3UE**
client

drawing title
**PROPOSED
LGF & GF SITE PLAN**
drawing status

PLANNING

scale	date	drawn by	checked by
1:100 @ A3	18.07.23		
1:50 @ A1			
job no.	drawing no.	revision	
23011	100	P2	

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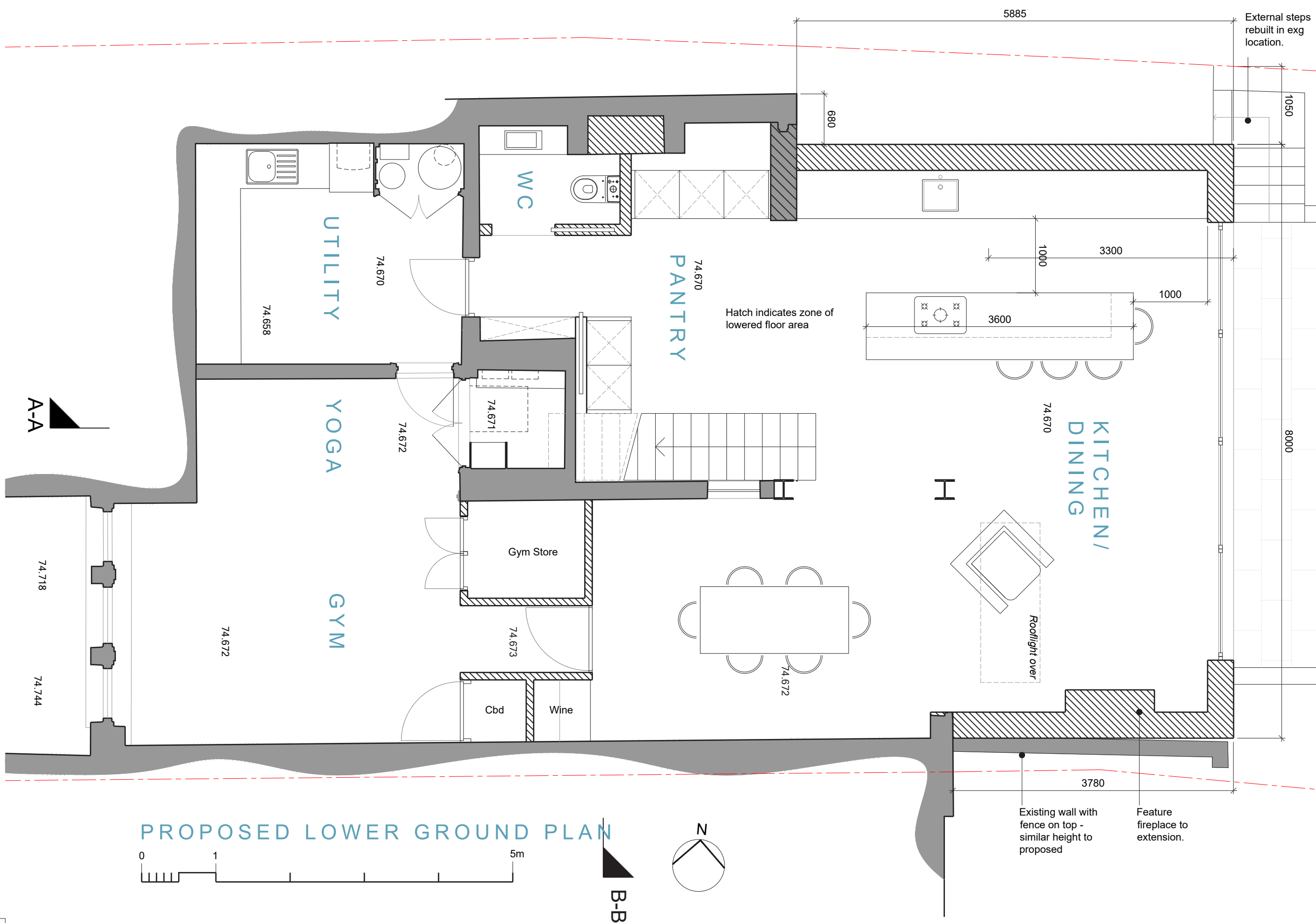
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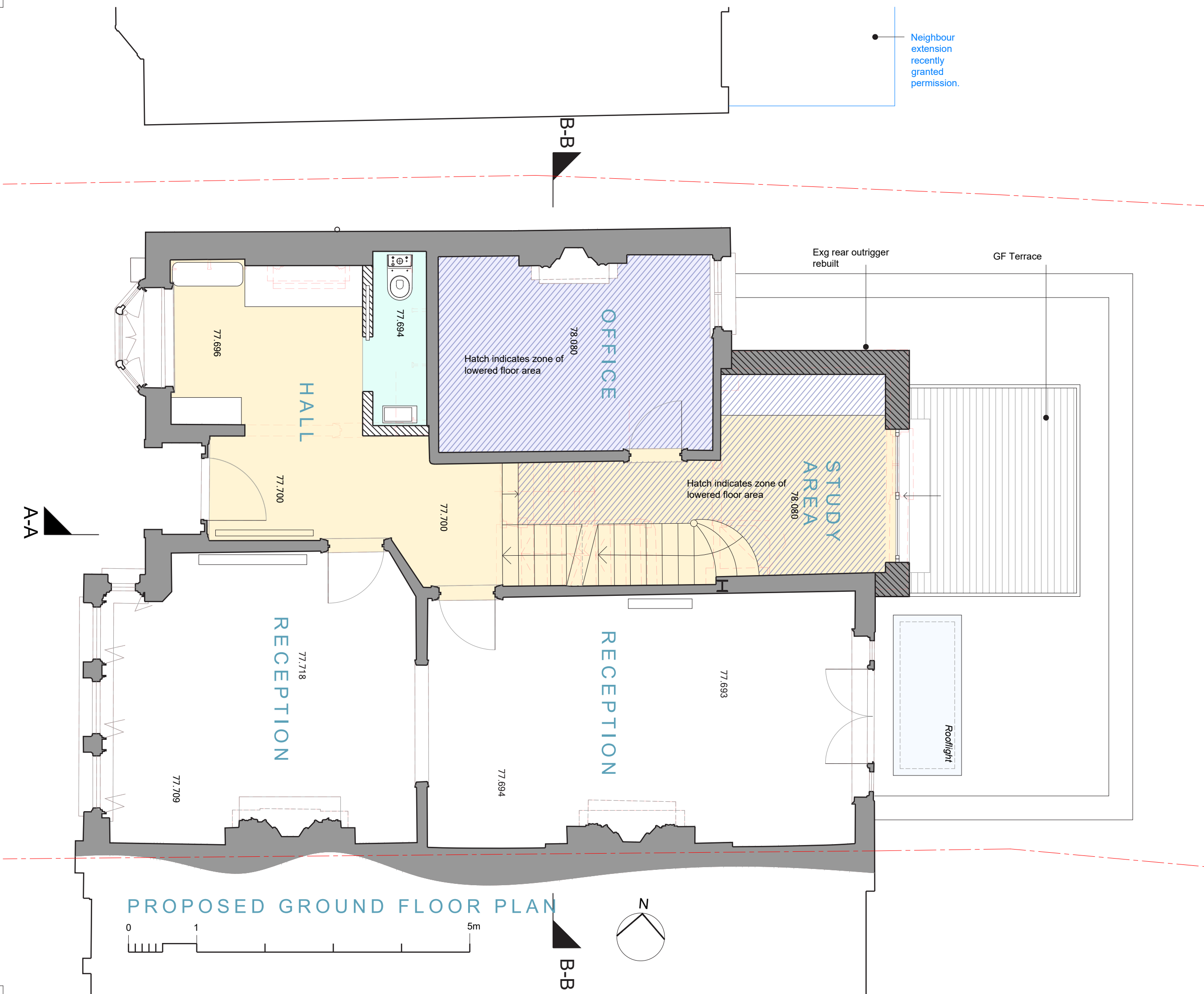
project
59 WOODLAND GARDENS
LONDON N10 3UE
client

drawing title
**PROPOSED
LGF PLAN**
drawing status

PLANNING

scale	date	drawn by	checked by
1:50 @ A3	18.07.23		
1:25 @ A1			

job no.	drawing no.	revision
23011	101	P2



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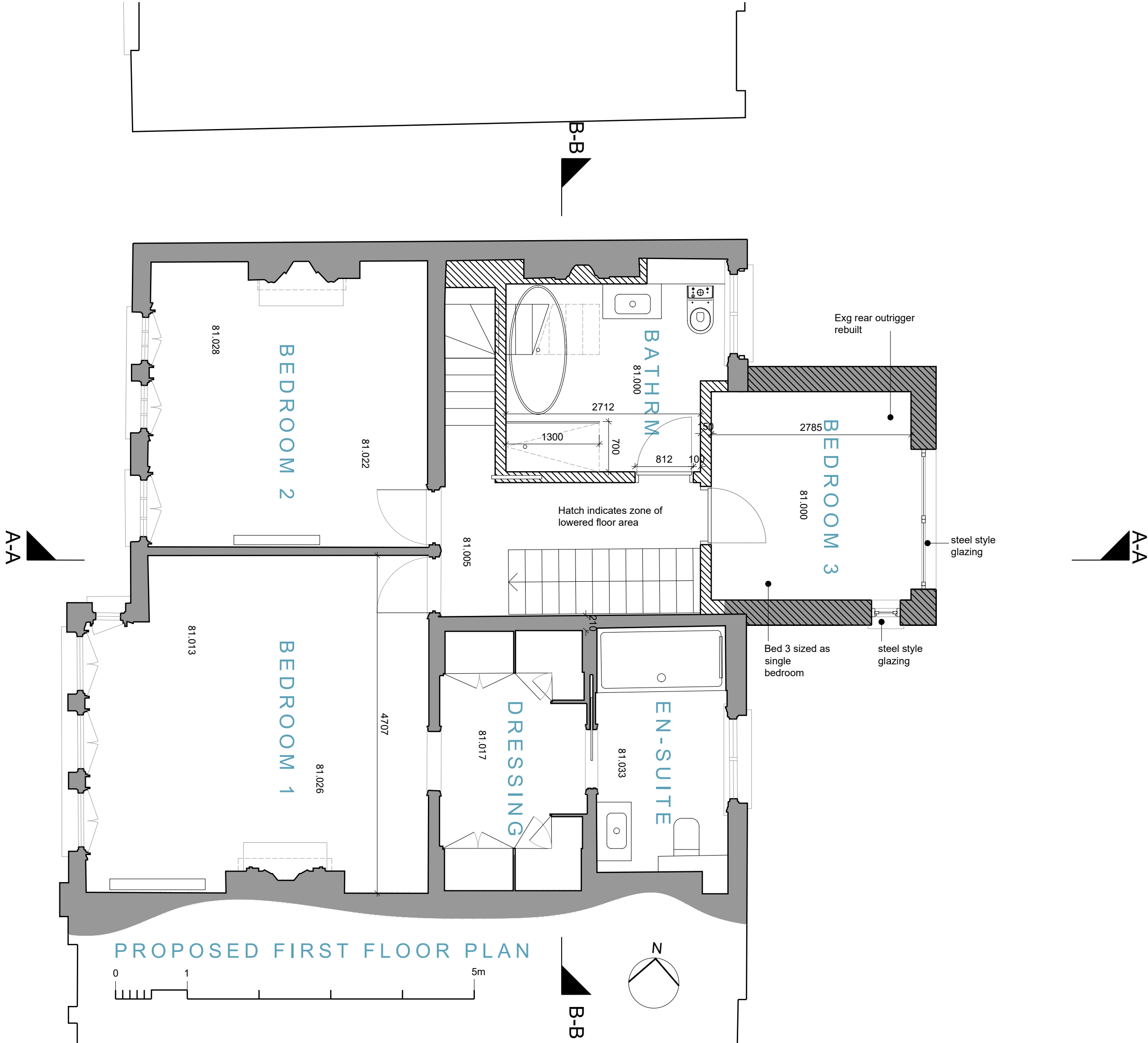
drawing title
PROPOSED
GF PLAN
drawing status

PLANNING

scale	date	drawn by	checked by
1:50 @ A3	18.07.23		
1:25 @ A1			
job no.	drawing no.	revision	
23011	102	P1	

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client

drawing title
PROPOSED
FF PLAN
drawing status

PLANNING

scale	date	drawn by	checked by
1:50 @ A3	18.07.23		
1:25 @ A1			

job no.	drawing no.	revision
23011	103	P3

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020 7332 2888

59 WOODLAND GARDENS
LONDON N10 3UE

PROPOSED
LOFT PLAN

scale	date	drawn by	checked by
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job no.	drawing no.	revision
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23011 104 P1

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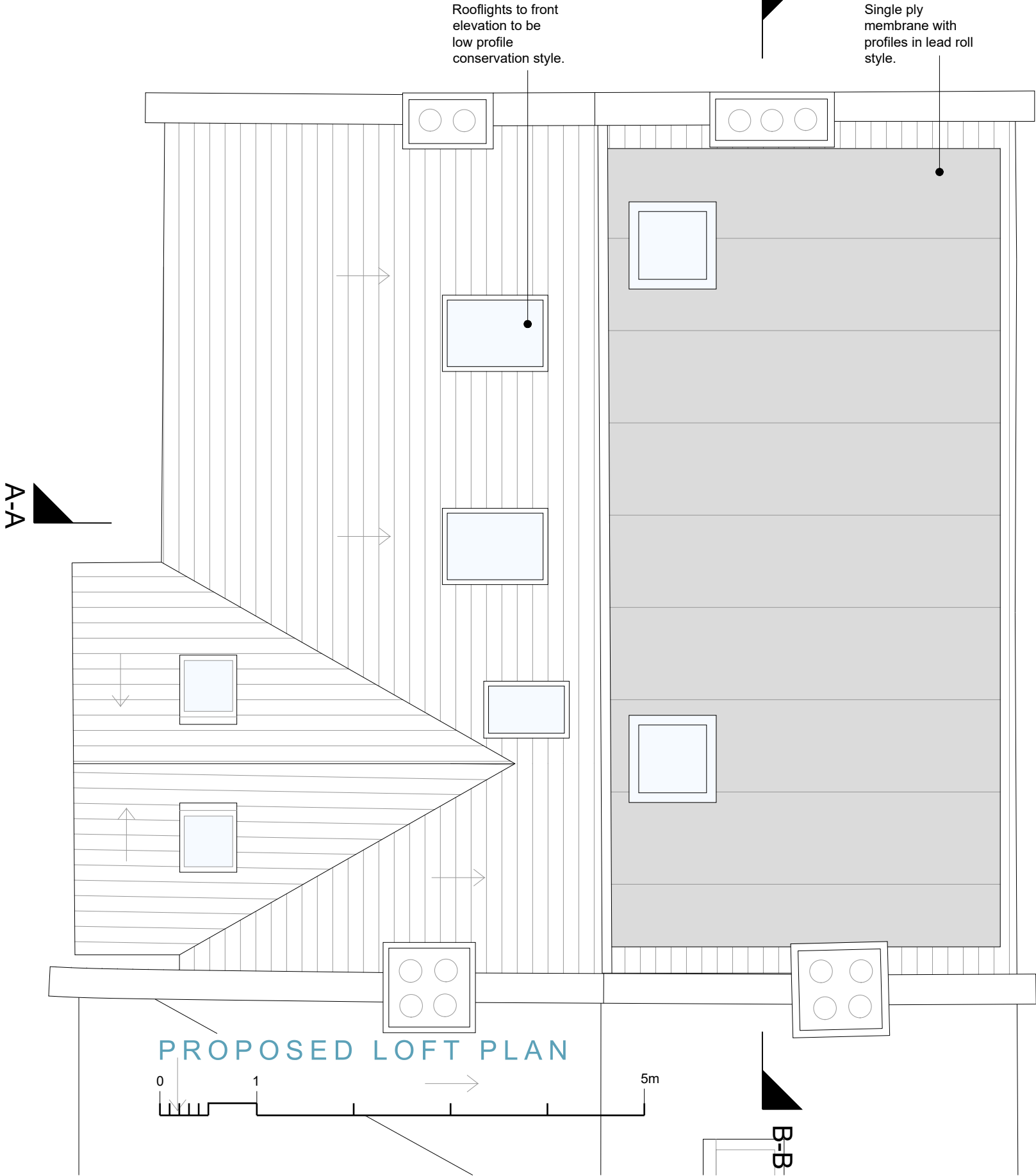
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LONDON N10 3UE
client

drawing title
**PROPOSED
ROOF PLAN**
drawing status

PLANNING

scale	date	drawn by	checked by
1:50 @ A3	18.07.23		
1:25 @ A1			

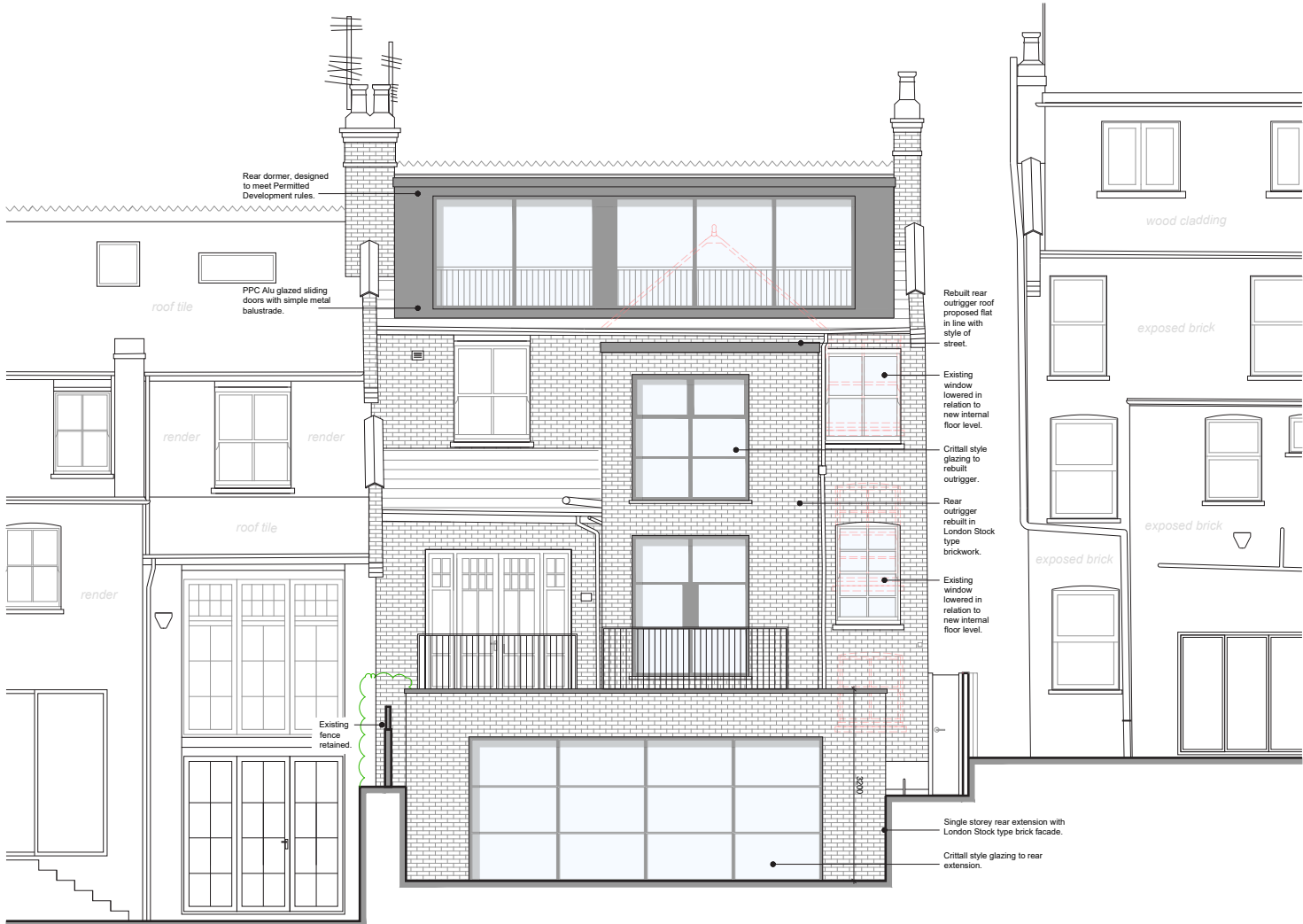
job no.	drawing no.	revision
23011	105	P1

000'68
000'88
000'28
000'98
000'98
000'98
000'88
000'48
000'38
000'28
000'18
000'08
000'62
000'82
000'22
000'72
000'92
000'92



PROPOSED FRONT ELEVATION

89.000
88.000
87.000
86.000
85.000
84.000
83.000
82.000
81.000
80.000
79.000
78.000
77.000
76.000
75.000
74.000



PROPOSED REAR ELEVATION

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project
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client

drawing title
**PROPOSED
FRONT AND REAR ELEVATIONS**
drawing status

PLANNING
scale date drawn by checked by
1:100 @ A3 18.07.23
1:50 @ A1
job no. drawing no. revision
23011 106 **P1**

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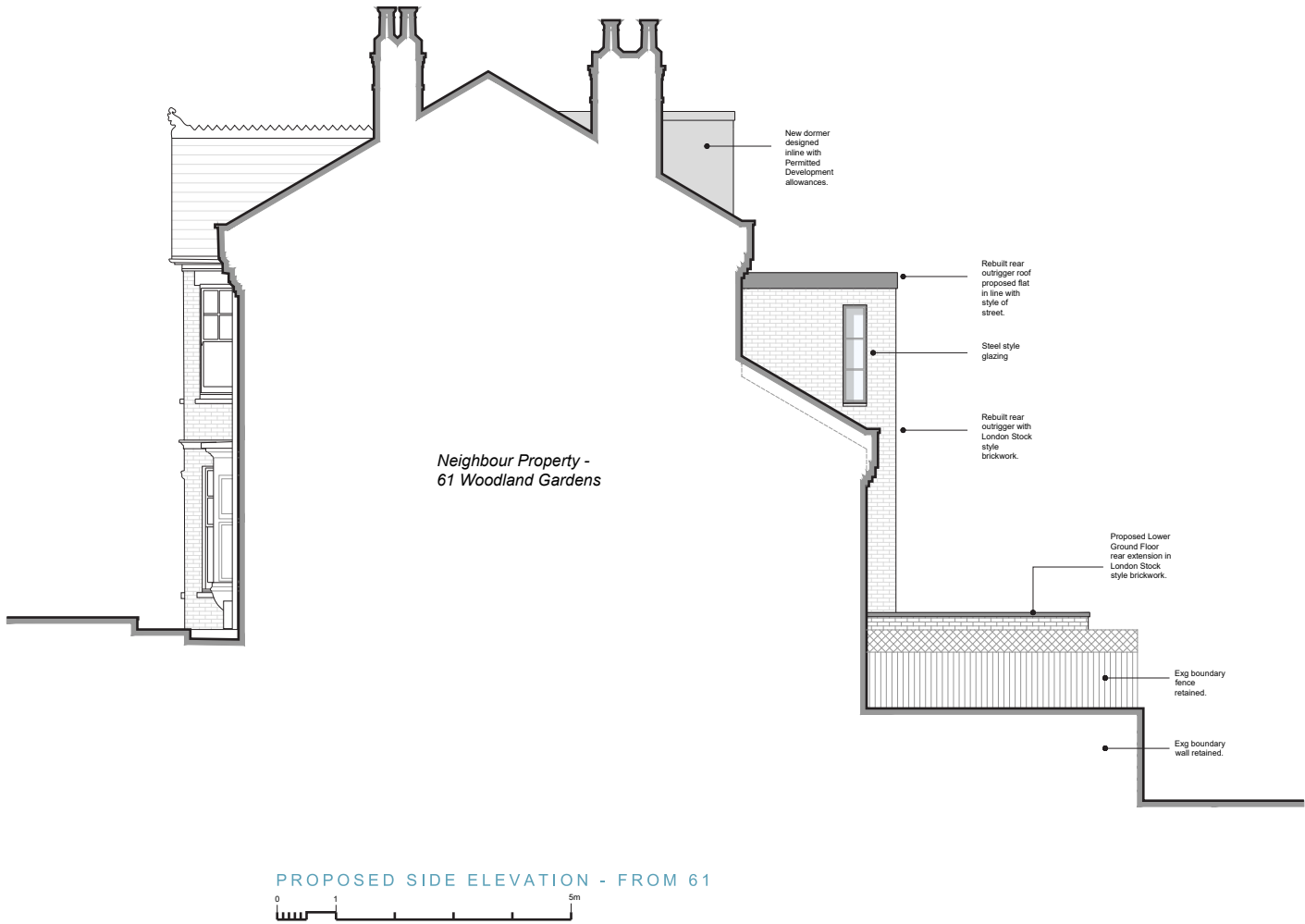
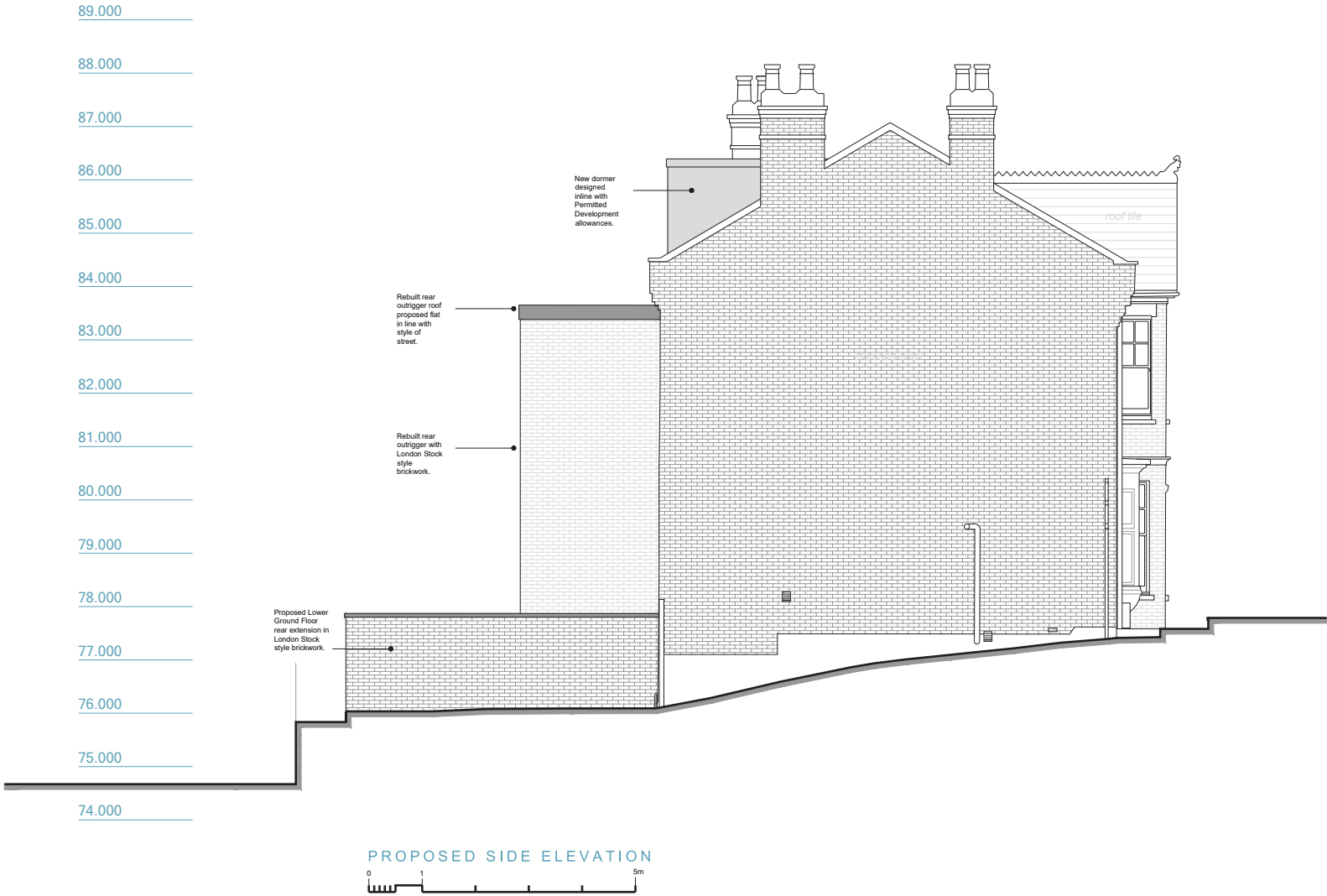
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project 59 WOODLAND GARDENS LONDON N10 3UE			
client			
drawing title PROPOSED SIDE ELEVATION			
drawing status PLANNING			
scale 1:100 @ A3 1:50 @ A1	date 18.07.23	drawn by	checked by
job no. 23011	drawing no. 107	revision P3	

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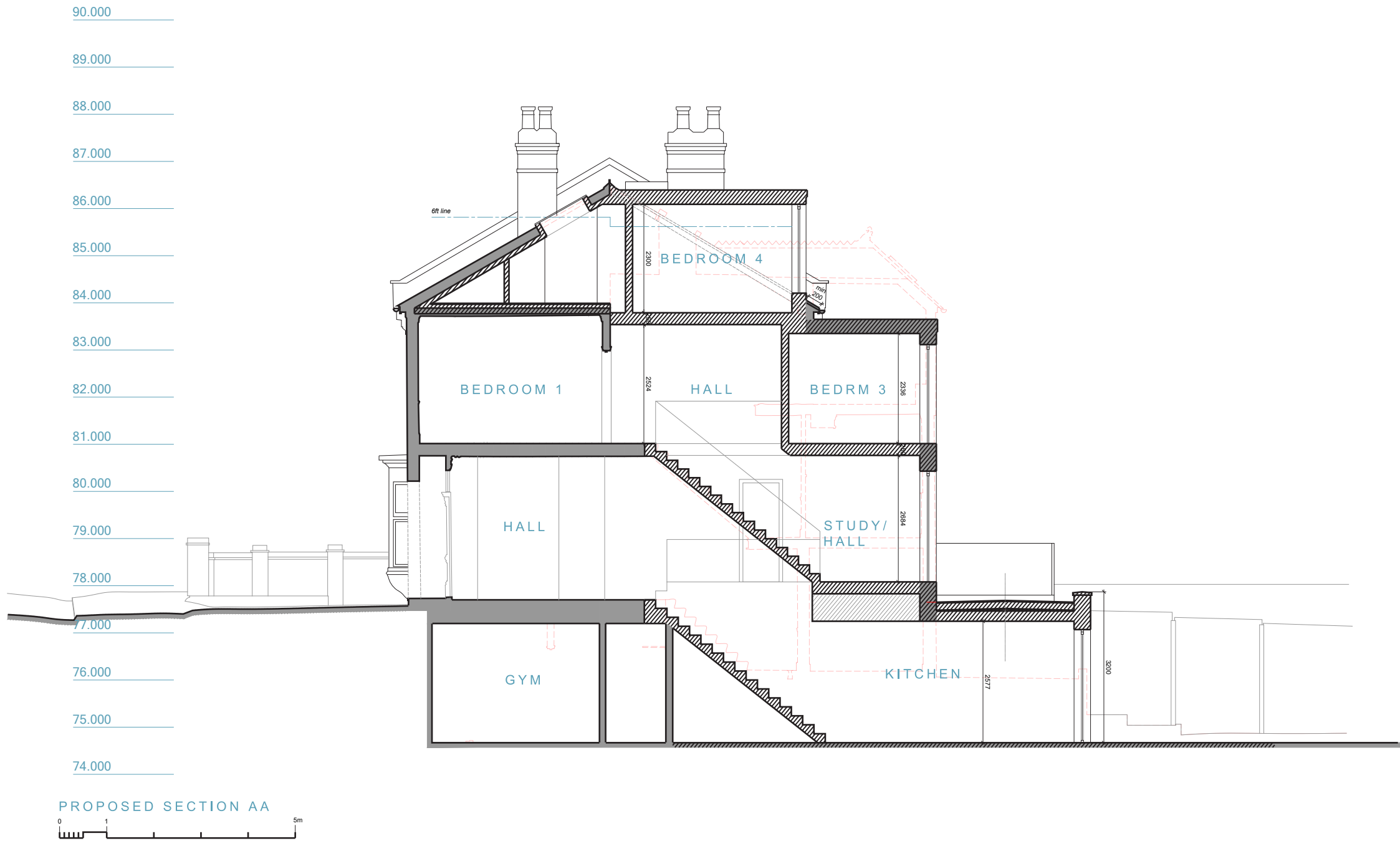
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drawing title
PROPOSED SECTION AA
drawing status

PLANNING

scale date drawn by checked by
1:100 @ A3 18.07.23
1:50 @ A1

job no. drawing no. revision
23011 108 **P1**