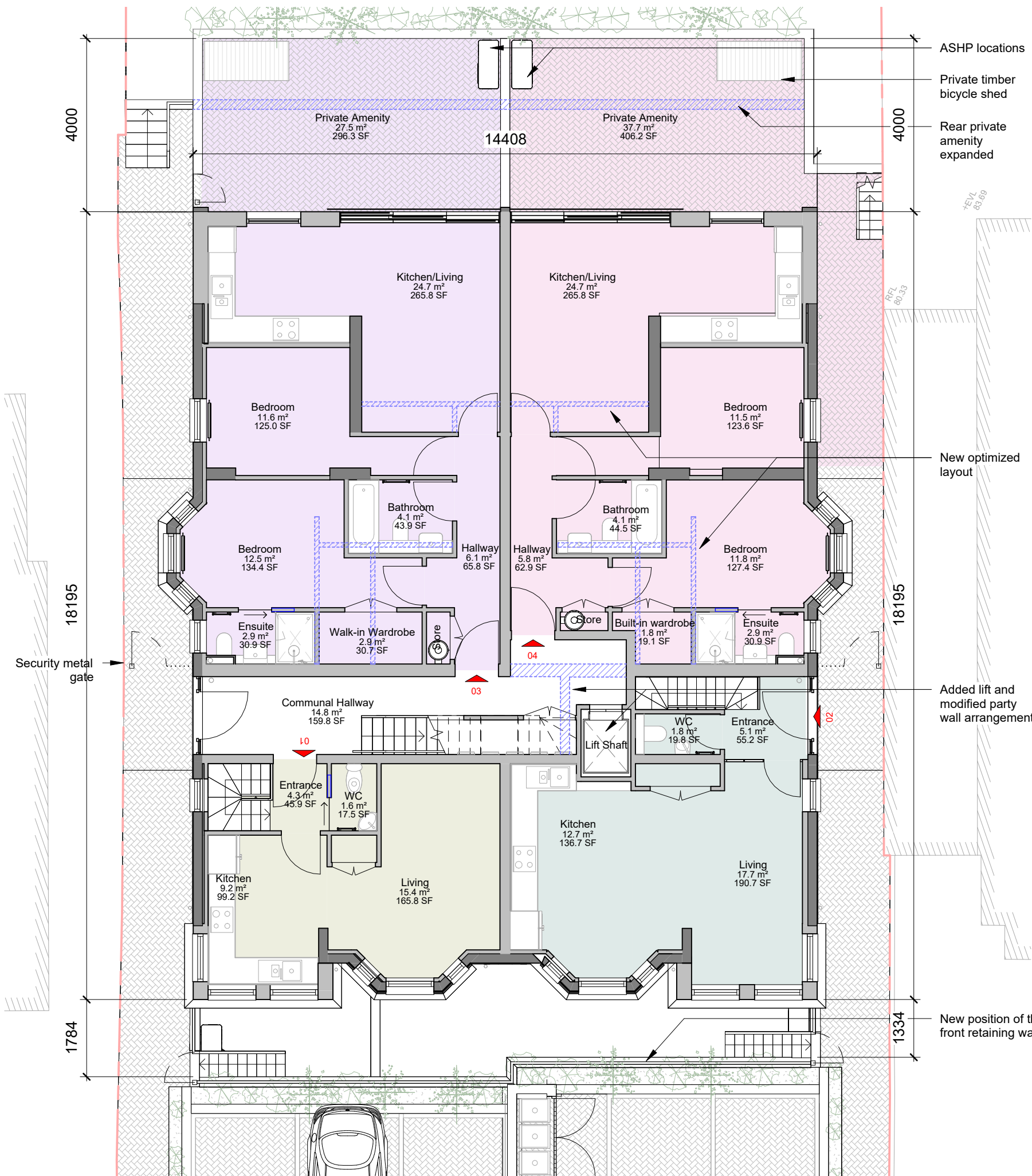




ASHP locations

Private timber bicycle shed

Rear private amenity expanded

New optimized layout

Added lift and modified party wall arrangement

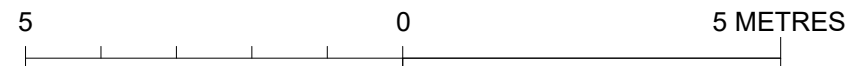
New position of the front retaining wall

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

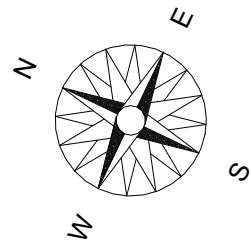
Area Schedule (GIA Proposed)				
Number	Level	Name	Area	Occupancy
01	Level -1	Unit 01 Lower Ground Floor	29.2 m ²	1bed 2p
01	Level 0	Unit 01 Ground Floor	33.6 m ²	1bed 2p
			62.7 m ²	
02	Level -1	Unit 02 Lower Ground Floor	63.9 m ²	3bed 6p
02	Level 0	Unit 02 Ground Floor	41.3 m ²	3bed 6p
			105.2 m ²	
03	Level 0	Unit 03	70.5 m ²	2bed 3p
			70.5 m ²	
04	Level 0	Unit 04	68.9 m ²	2bed 3p
			68.9 m ²	
05	Level 1	Unit 05	51.8 m ²	1bed 2p
			51.8 m ²	
06	Level 1	Unit 06	50.6 m ²	1bed 2p
			50.6 m ²	
07	Level 1	Unit 07	42.4 m ²	1bed 1p
			42.4 m ²	
08	Level 1	Unit 08	40.1 m ²	1bed 1p
			40.1 m ²	
09	Level 2	Unit 09	97.5 m ²	3bed 6p
			97.5 m ²	
Grand total			589.8 m ²	

Ancillary Spaces		
Number	Name	Area
	Communal Rear Garden	494.2 m ²
		494.2 m ²
01	Private Amenity	7.9 m ²
		7.9 m ²
02	Private Amenity	18.1 m ²
		18.1 m ²
03	Private Amenity	27.5 m ²
		27.5 m ²
04	Private Amenity	37.7 m ²
		37.7 m ²
05	Private Amenity	7.5 m ²
		7.5 m ²
06	Private Amenity	7.5 m ²
		7.5 m ²
09	Private Amenity	22.0 m ²
		22.0 m ²

KEY	
	Existing walls
	New walls
	Previously approved



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
B	s73 council request	31/08/2023	FP	BR
A	s73 application	16/08/2023	FP	BR



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

0203 189 1619
info@aurahomes.co.uk
www.aurahomes.co.uk

© 2017
ALL RIGHTS RESERVED

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	Detail Design
TITLE	Proposed Plans

JOB	DRAWING	REVISION
21552	(S73)003	B

1 PROPOSED GROUND FLOOR PLAN

1 : 100