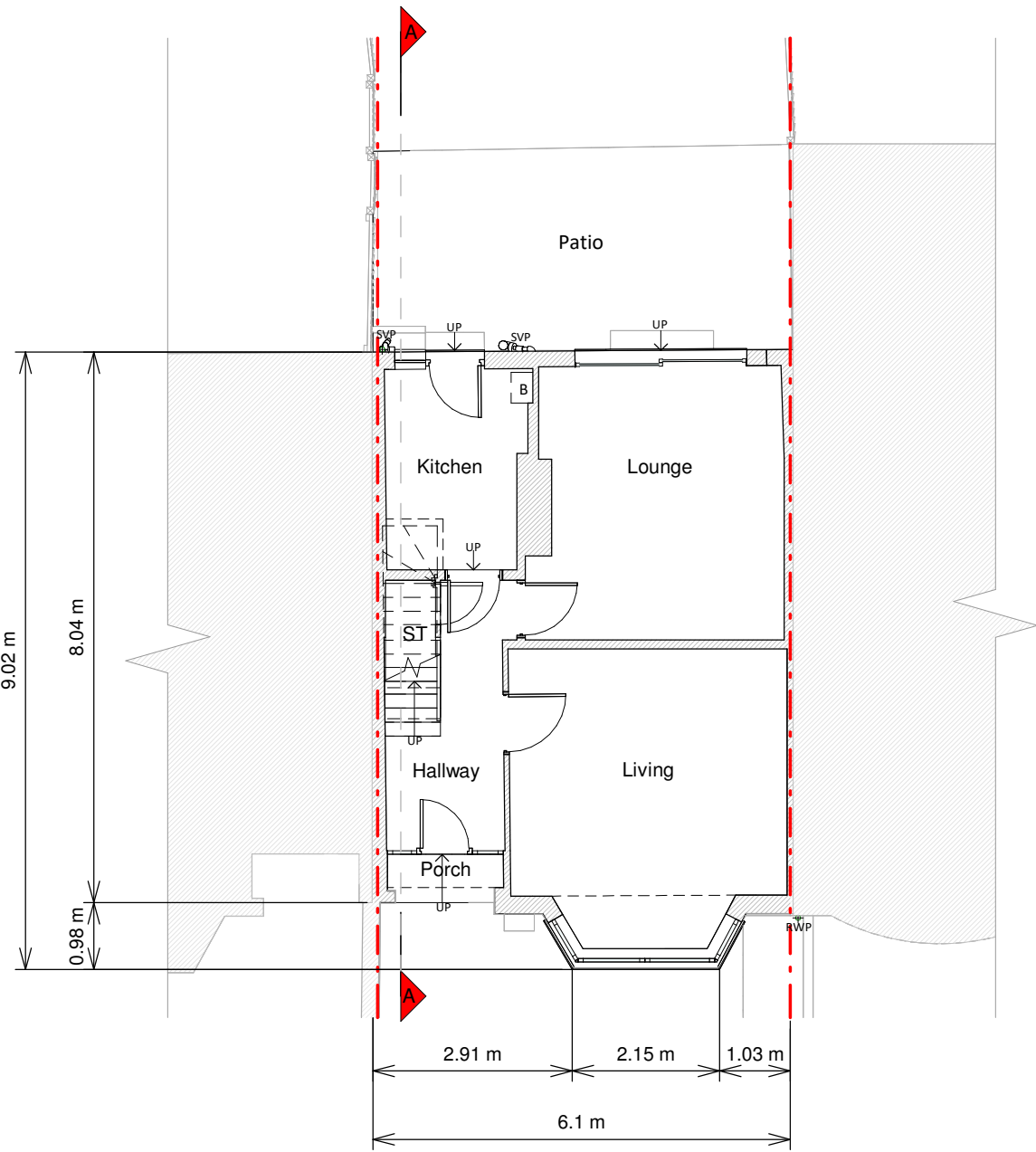
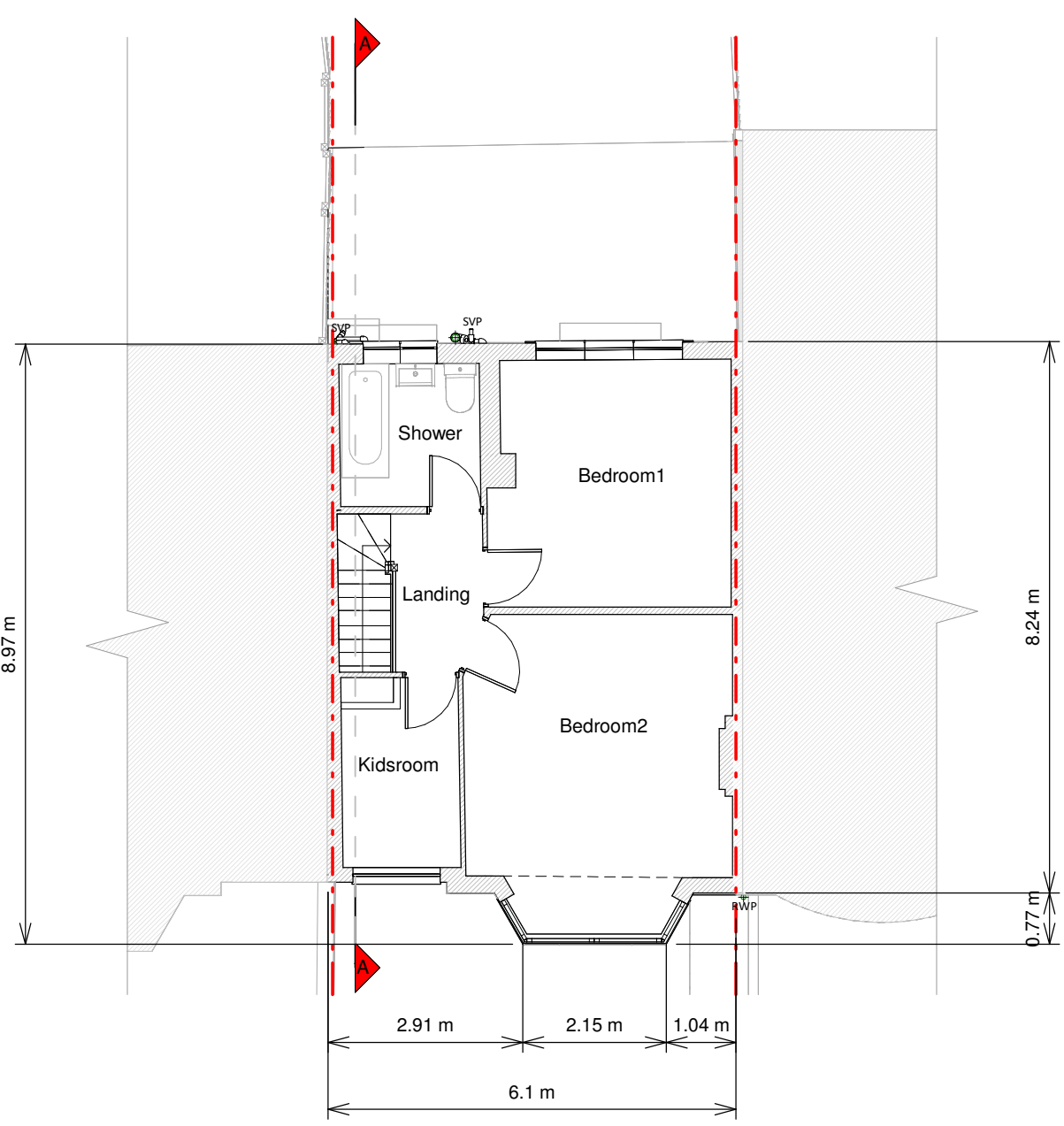
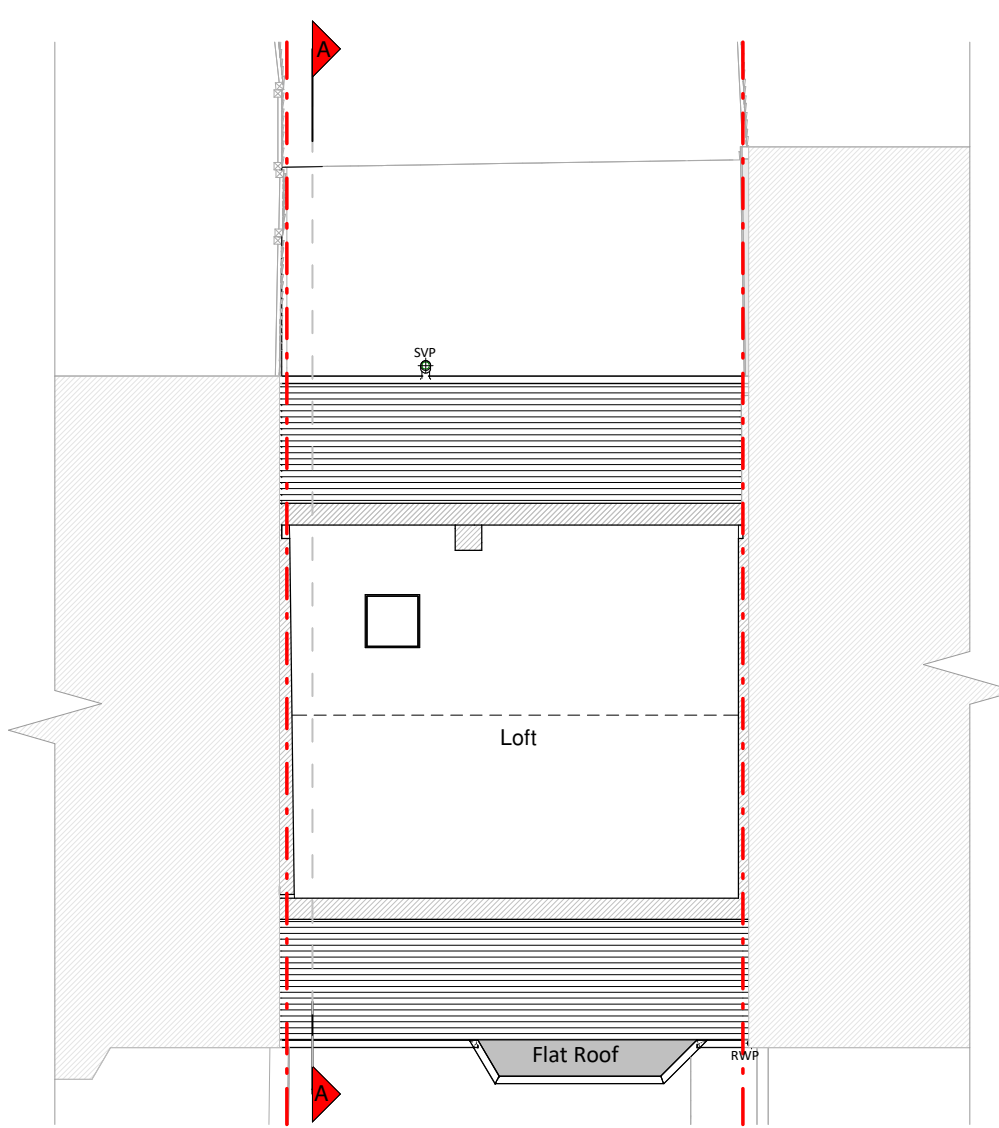




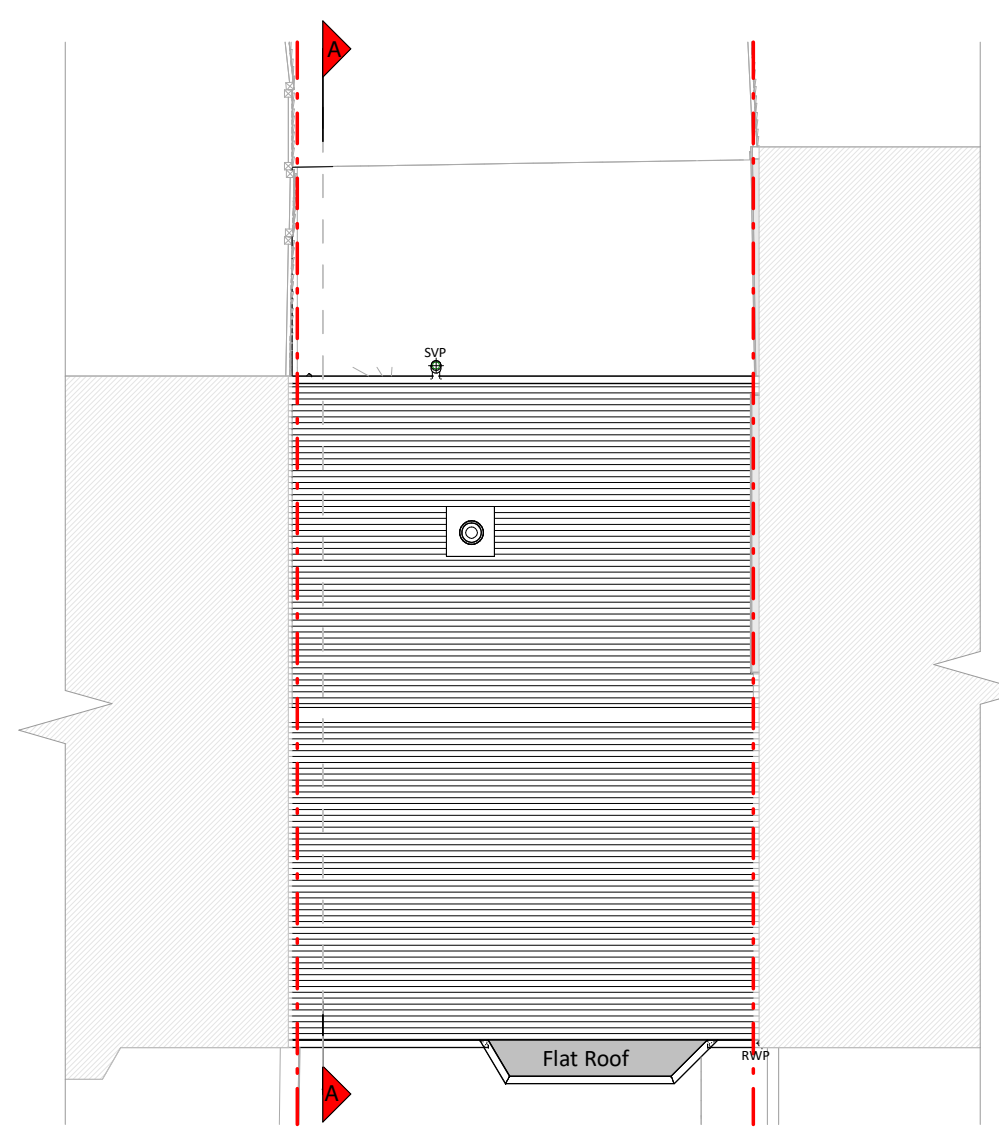
Ground Floor Plan



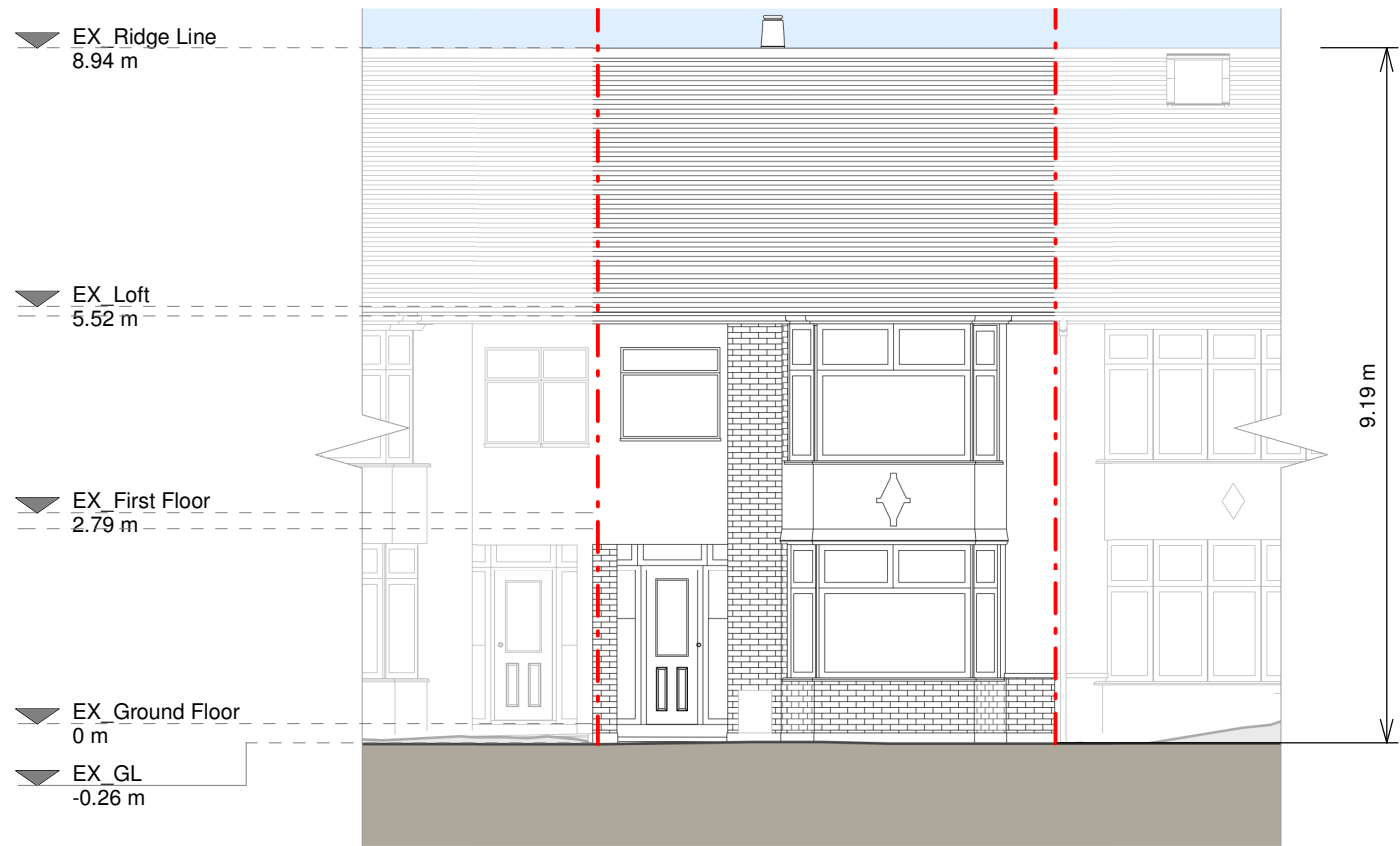
First Floor Plan



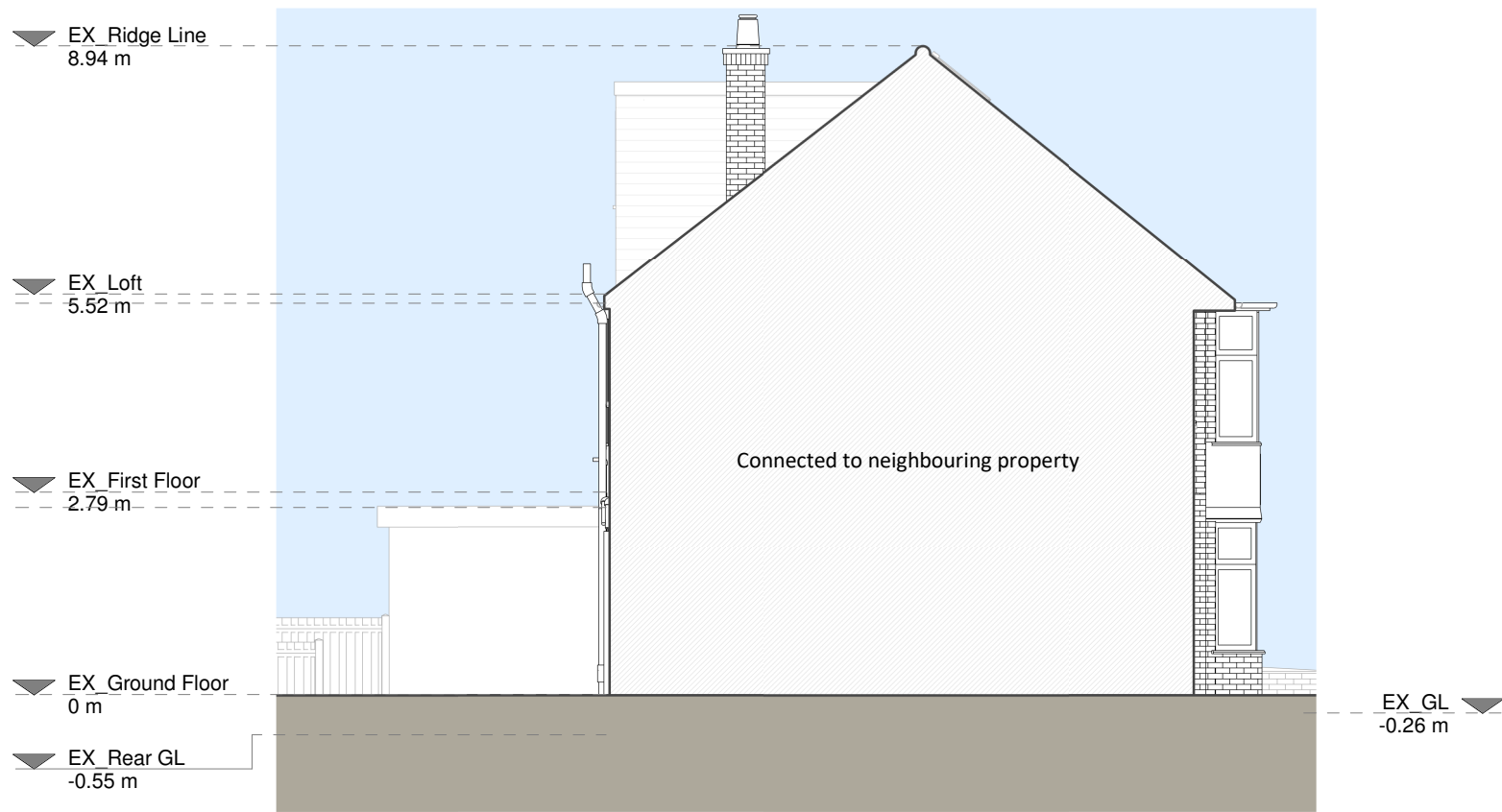
Loft Plan



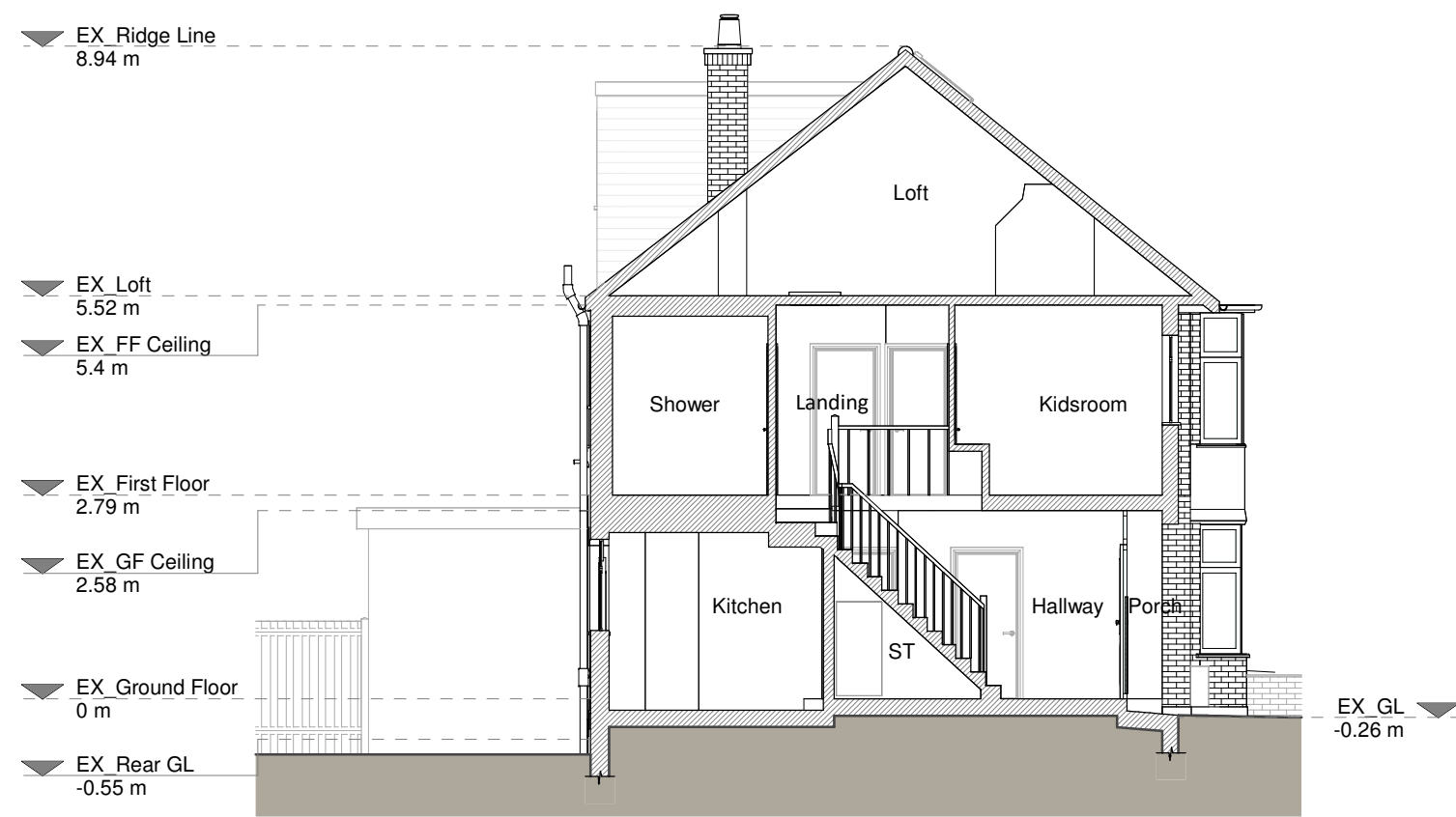
Roof Plan



Front Elevation



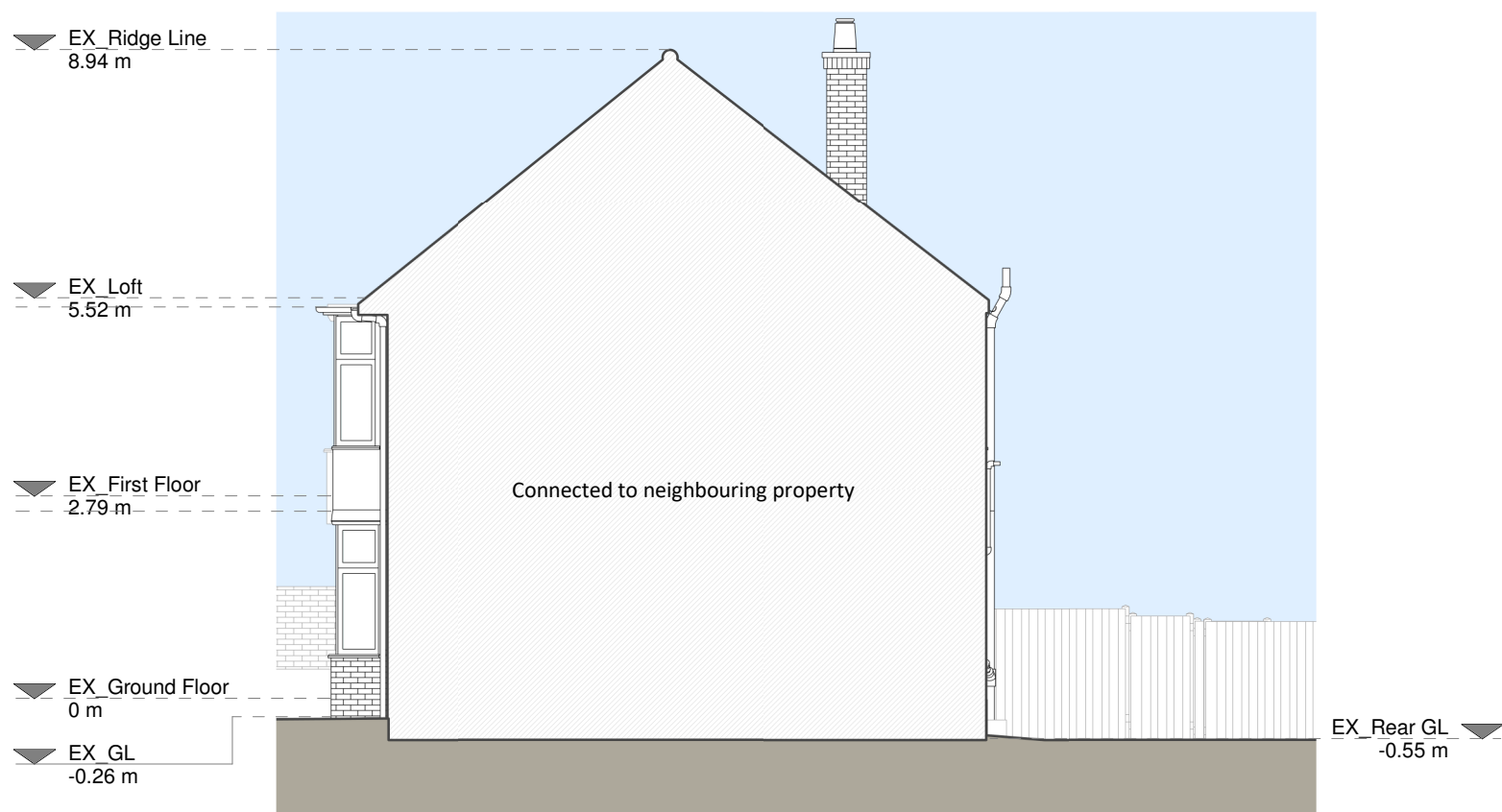
Left Side Elevation



Section A - A



Rear Elevation



Right Side Elevation

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Print out to actual scale. Do not scale, except where for Planning purposes. All dimensions to be cross checked on site prior to construction and completion. Any discrepancies to be reported to RESI immediately.

Existing Materials:

Brickwork / walls - White painted pebbledash, red brick, pebbledash

Pitched roof - Clay tiles

Windows - White uPVC frame windows, white painted timber frame windows

Doors - White painted timber frame glazed door, white uPVC frame glazed doors

Boundary treatment - Timber fence

RWP / Gutters / Fascias - Black uPVC downpipes and guttering, cast iron downpipes, black painted timber fascias

KEY

- Existing walls
- Existing furniture
- Boundary line
- Level line
- 1.5m head height
- 1.8m head height

Revision		
Rev	Notes	Date
A	Planning Issue	23/01/2026

RESI
Grow your home

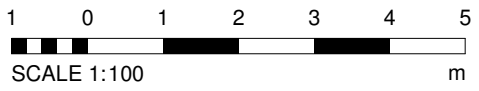
Job Title:
Proposed loft conversion with main dormer, floor plan redesign and all associated works at 107 Higham Road, N17 6NU

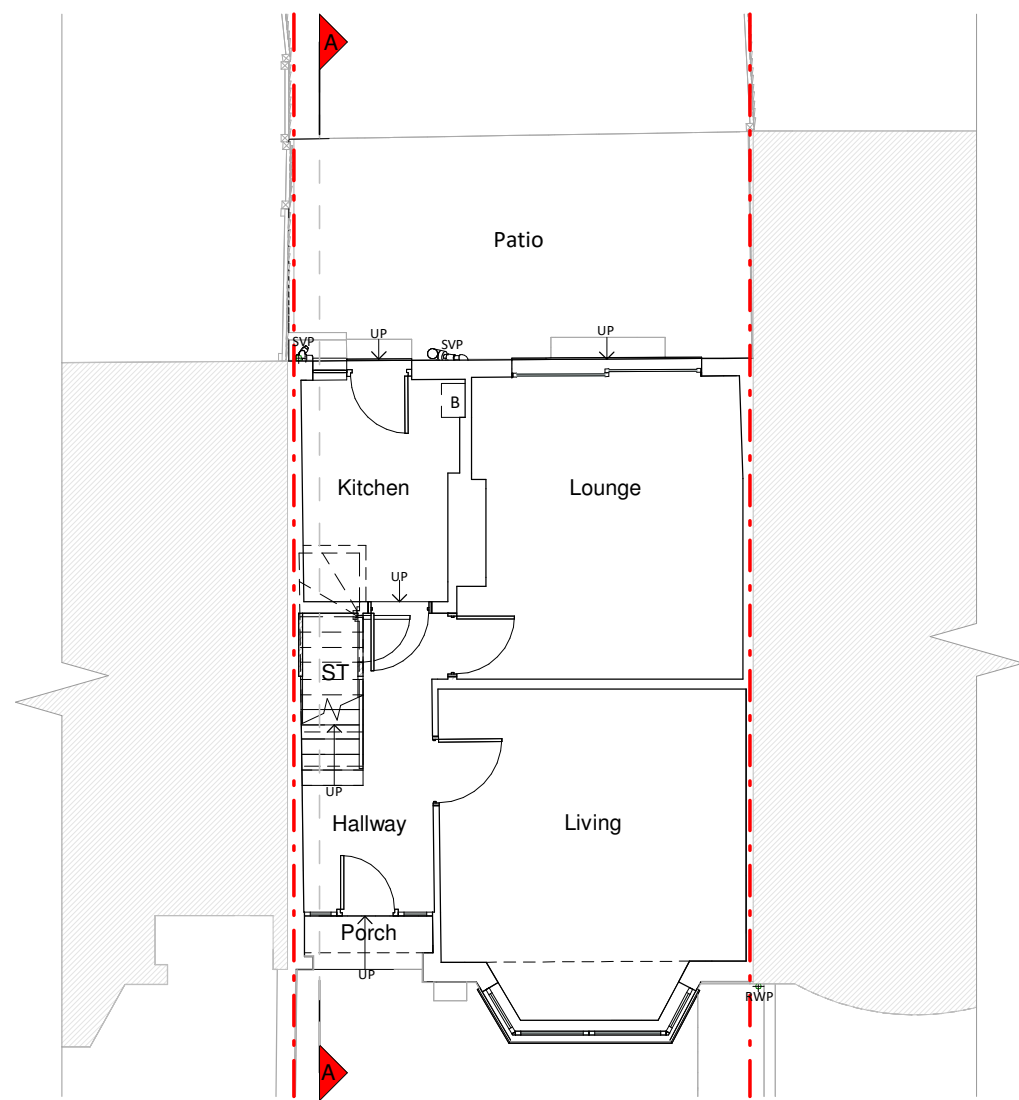
Drawing Status:
Planning Drawings

Client:
Richard Van Arkel

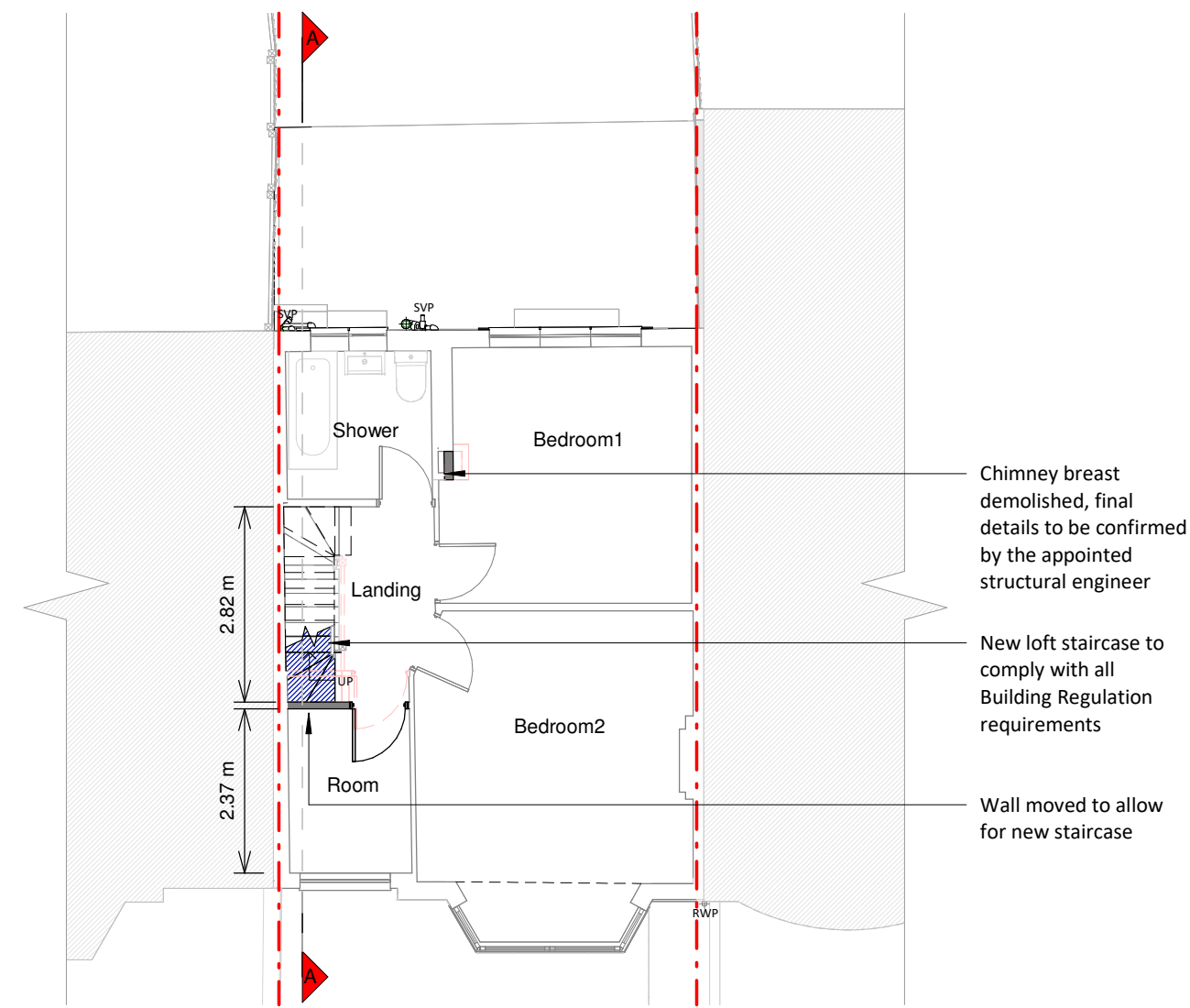
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Existing Drawings

Scale: 1:100 @ A1	Drawn: AR
Date: Jan 2026	Checked: AN
Drawing No: 8328219-02-1100	Rev: A

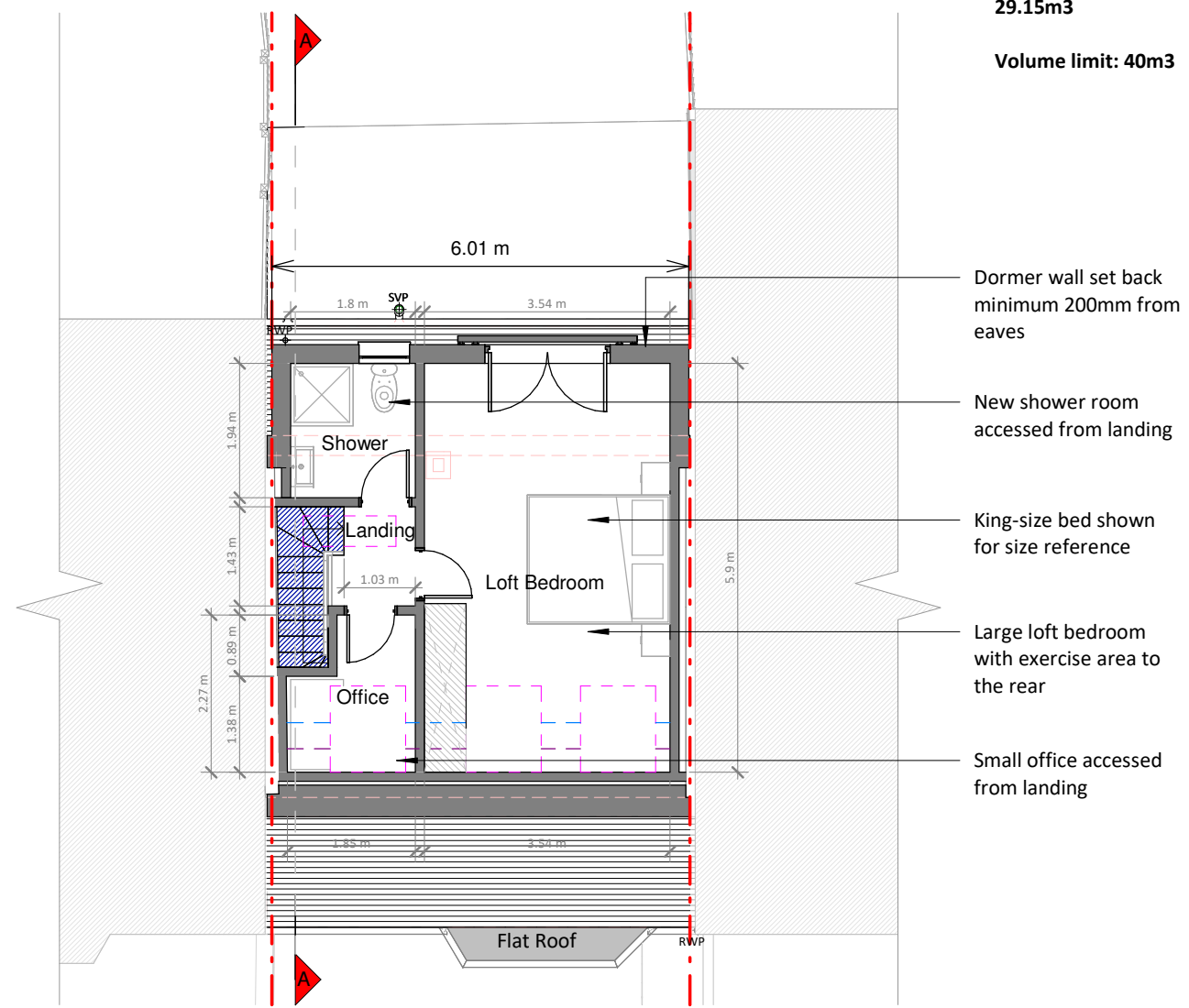




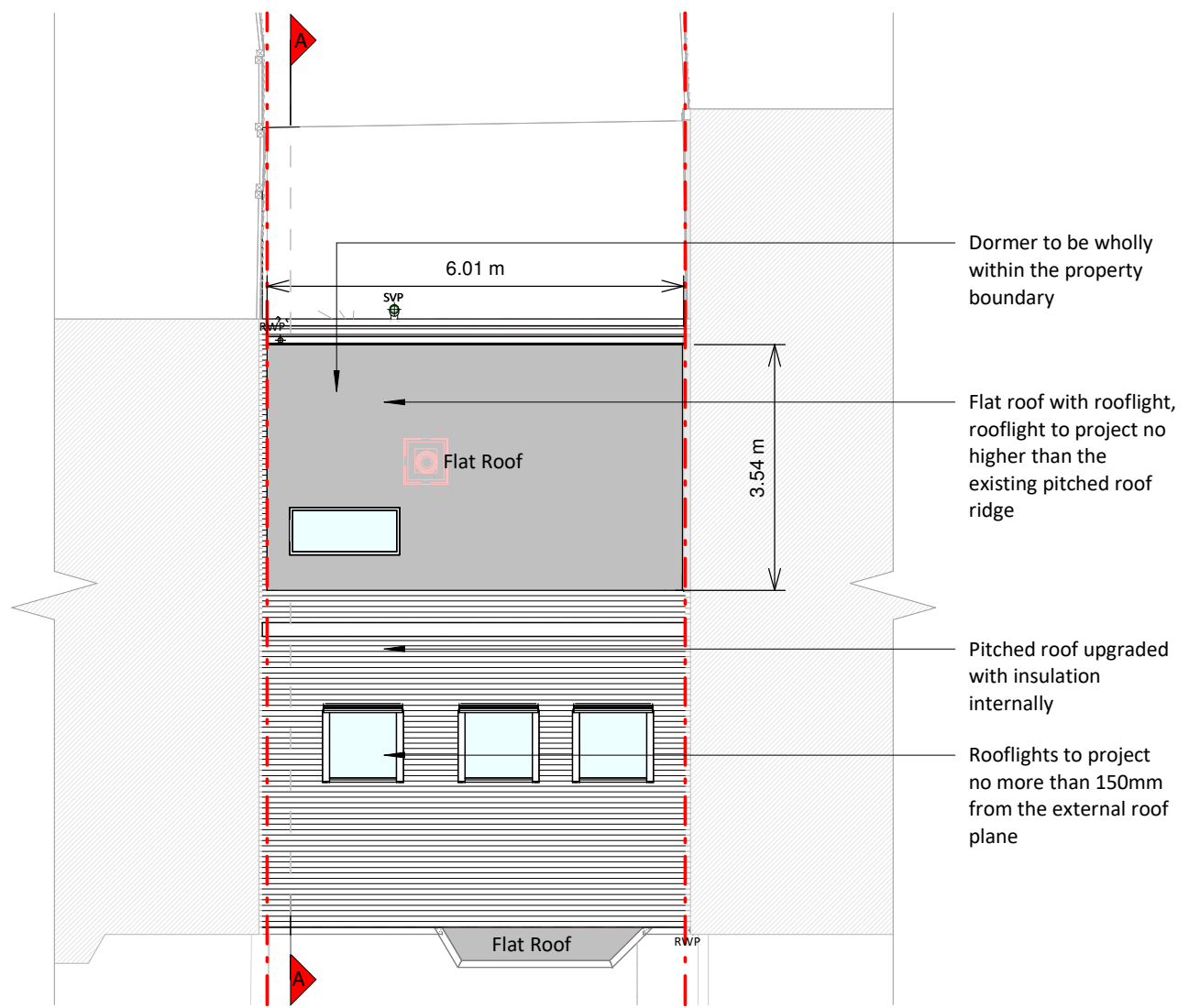
Ground Floor Plan



First Floor Plan



Loft Plan



Roof Plan

Dormer volume:

$((3.54\text{m} \times 2.74\text{m})/2) \times 6.01\text{m}$
 $(9.7\text{m}^2/2) \times 6.01\text{m}$
 $4.85\text{m}^2 \times 6.01\text{m}$
 29.15m^3

Volume limit: 40m³

Dormer wall set back minimum 200mm from eaves

New shower room accessed from landing

King-size bed shown for size reference

Large loft bedroom with exercise area to the rear

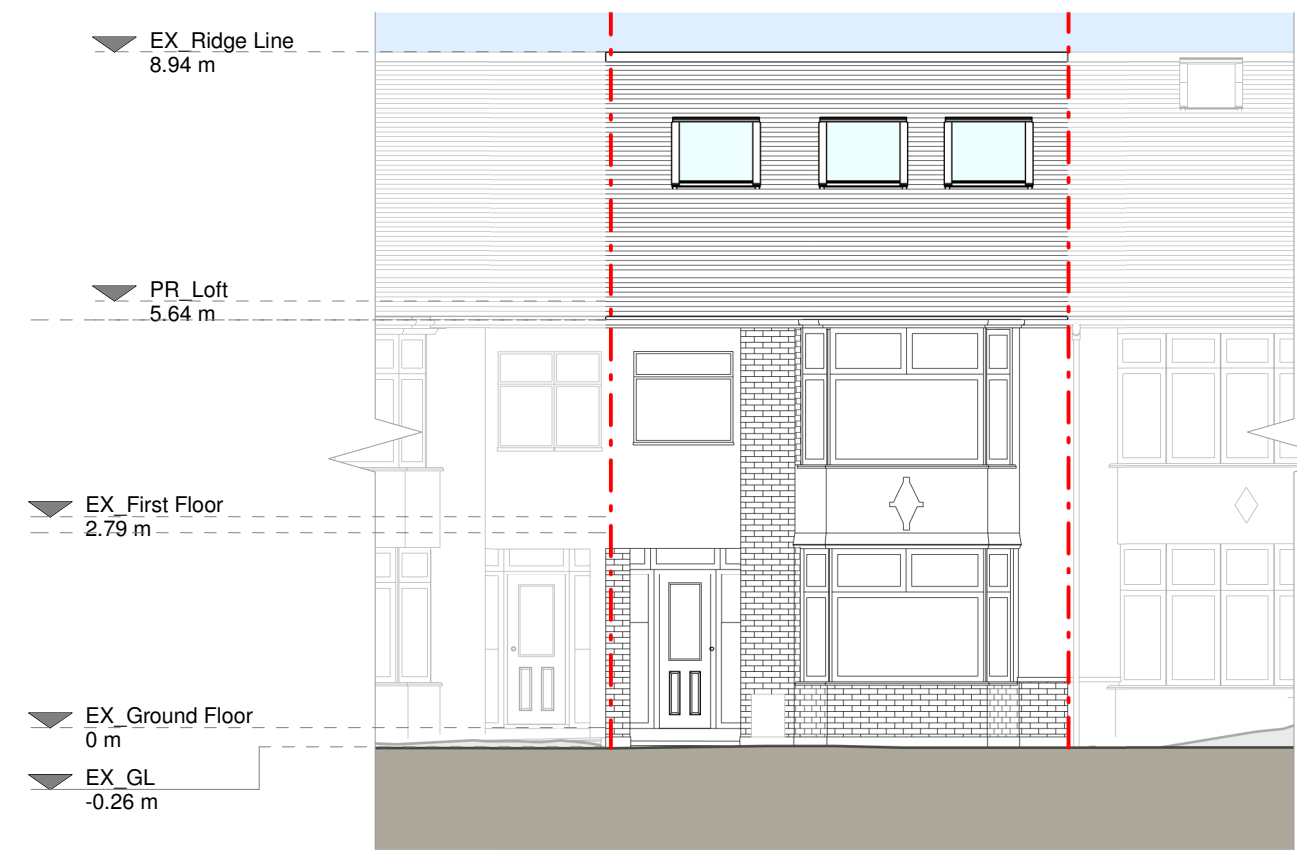
Small office accessed from landing

Dormer to be wholly within the property boundary

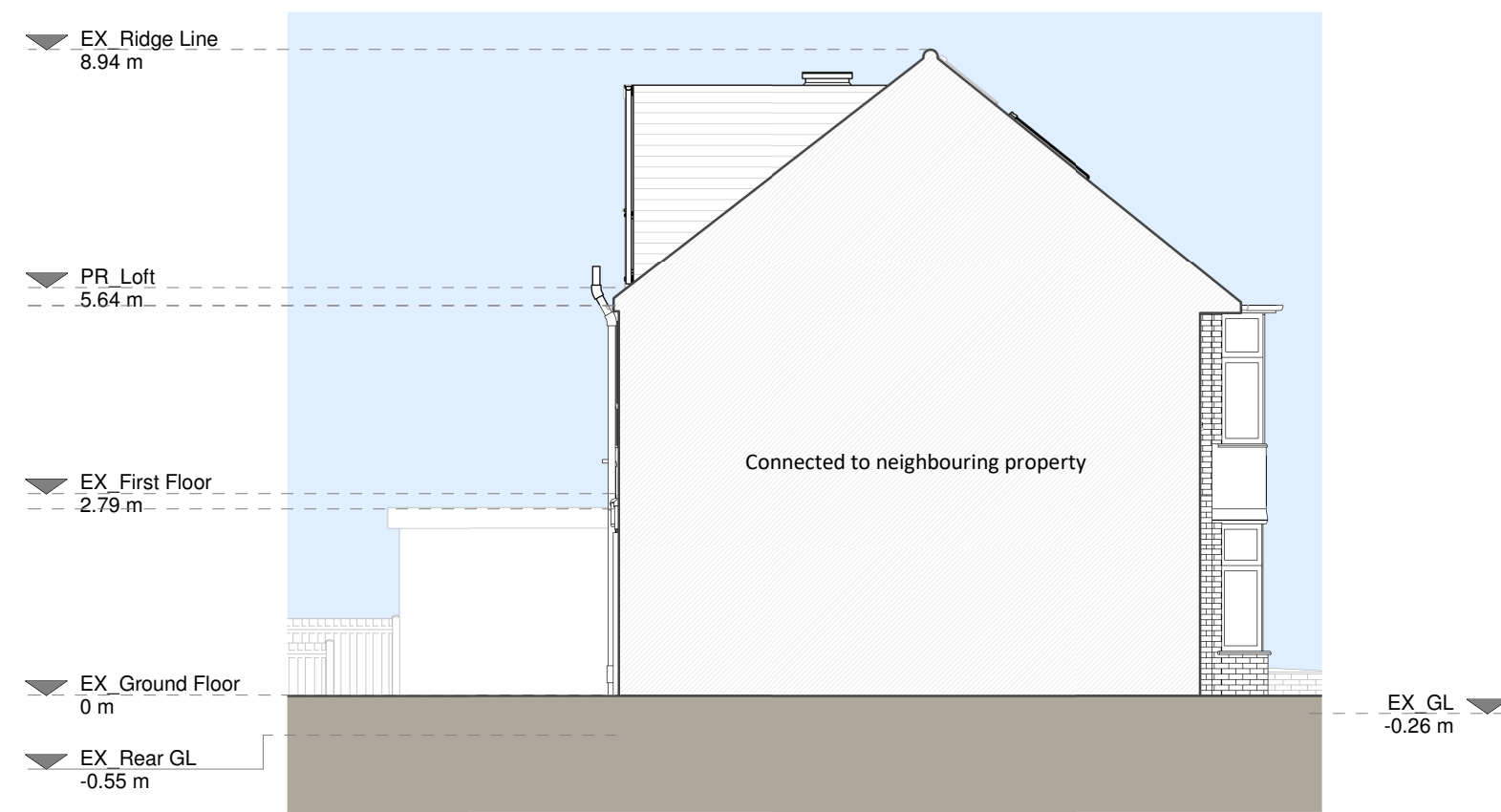
Flat roof with rooflight, rooflight to project no higher than the existing pitched roof ridge

Pitched roof upgraded with insulation internally

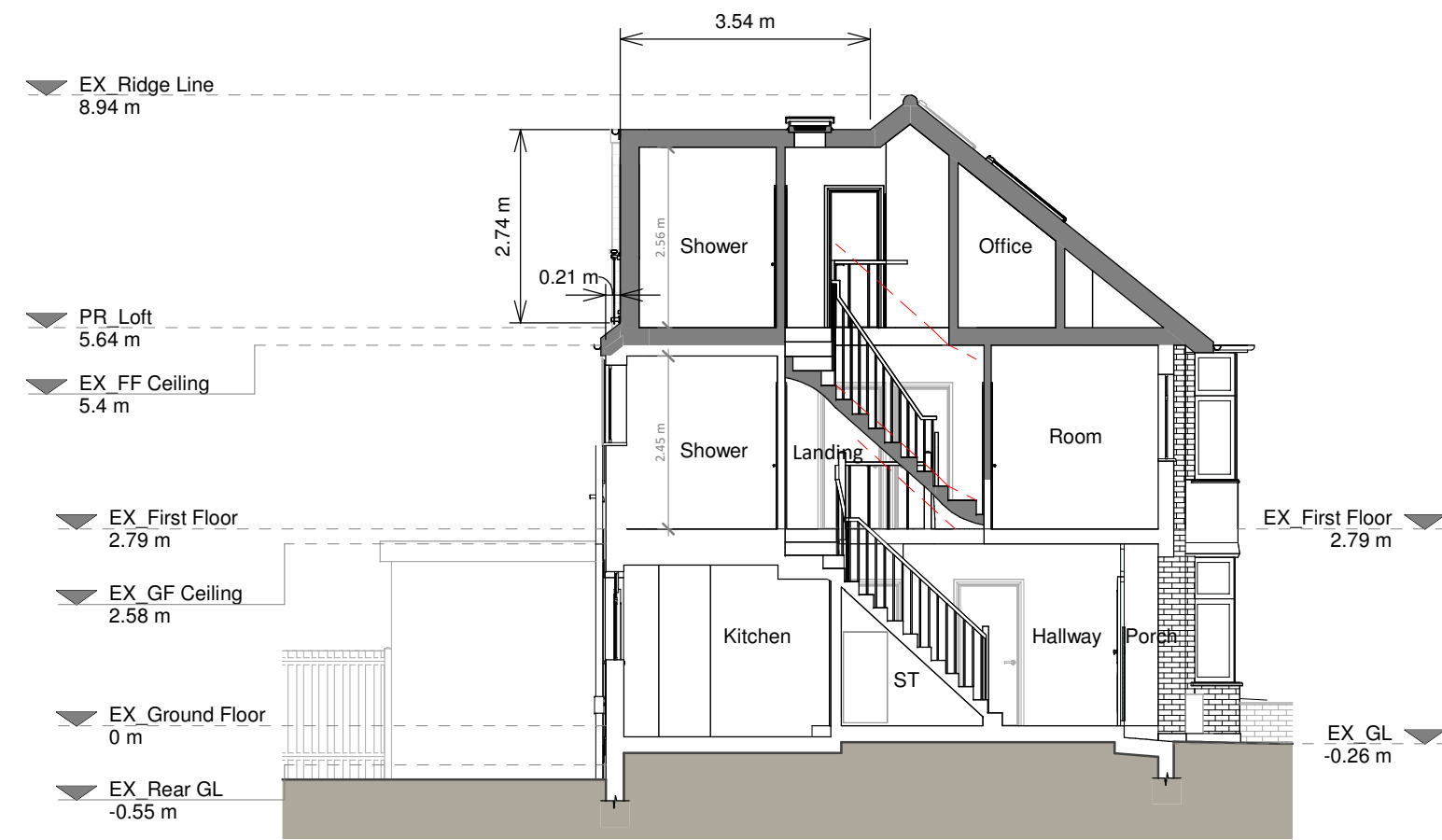
Rooflights to project no more than 150mm from the external roof plane



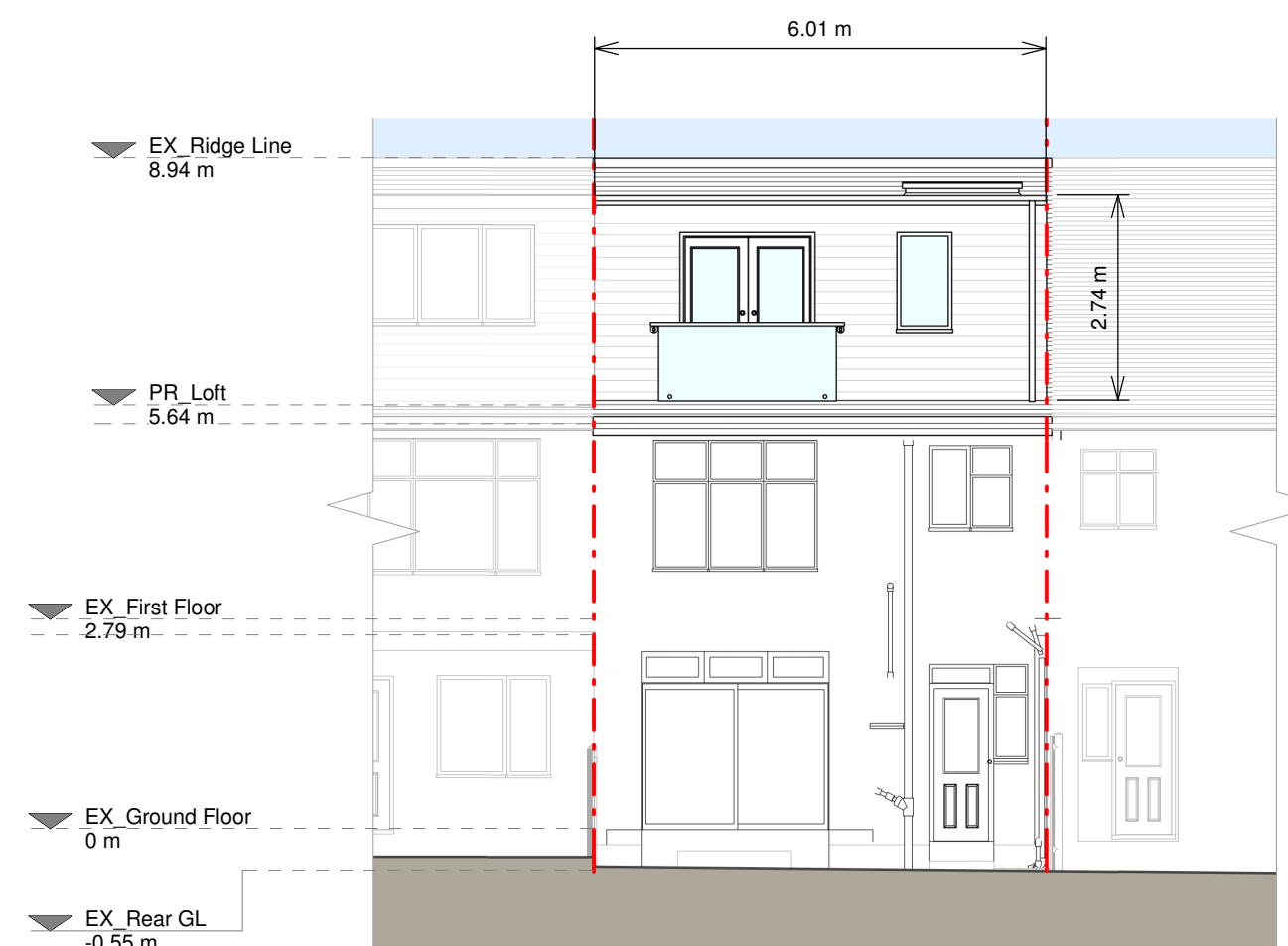
Front Elevation



Left Side Elevation



Section A - A



Rear Elevation



Right Side Elevation

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Point not to actual scale. Do not scale, except where for Planning purposes. All dimensions to be cross-checked on site prior to construction and completion. Any discrepancies to be reported to RESI immediately.

Proposed Materials:
Brickwork / walls - Wall-hung tiles to dormer walls to match existing roof tiles
Flat roof - Fibreglass
Windows - White uPVC frame windows to match existing, aluminium frame rooflights
Doors - White uPVC frame glazed doors to match existing
RWP / Gutters / Fascias - Black uPVC downpipes and guttering to match existing, black painted timber fascias to match existing

KEY
Existing walls
Proposed walls
Proposed furniture
Proposed staircase
Proposed windows
Proposed rooflight
Boundary line
Proposed beam
Proposed drainage
Existing removed
1.5m head height
1.8m head height

Revision		
Rev	Notes	Date
A	Planning Issue	23/01/2026

RESI
Grow your home
Job Title:
Proposed loft conversion with main dormer, floor plan redesign and all associated works at 107 Higham Road, N17 6NU

Drawing Status:
Planning Drawings
Client:
Richard Van Arkel
Drawing Title:
Proposed Drawings

Scale: 1:100 @ A1	Drawn: AR
Date: Jan 2026	Checked: DS
Drawing No: 8328219-02-3100	Rev: A

