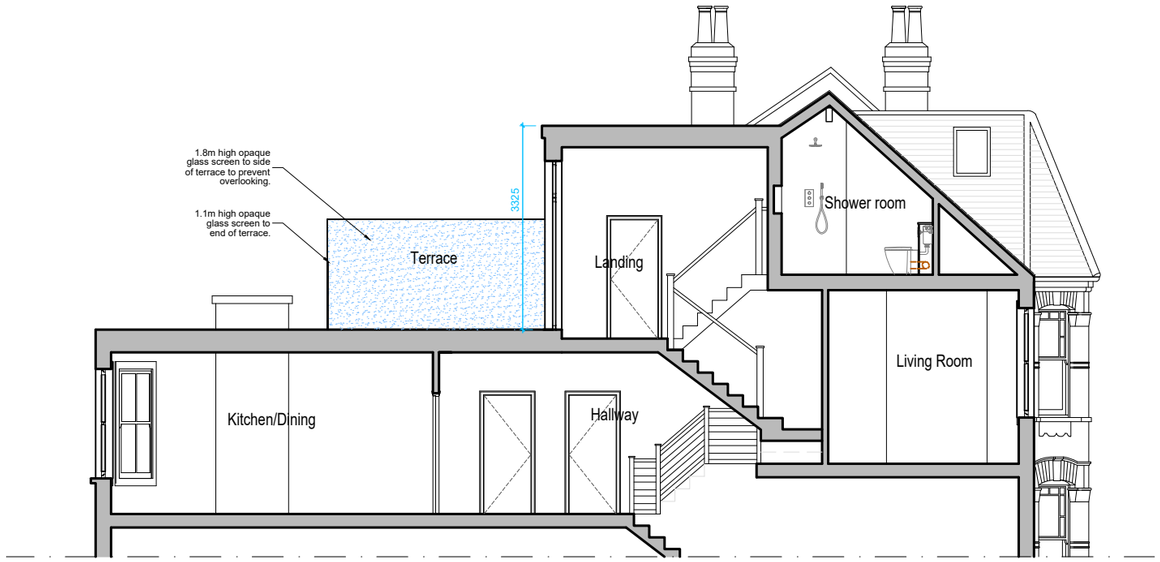
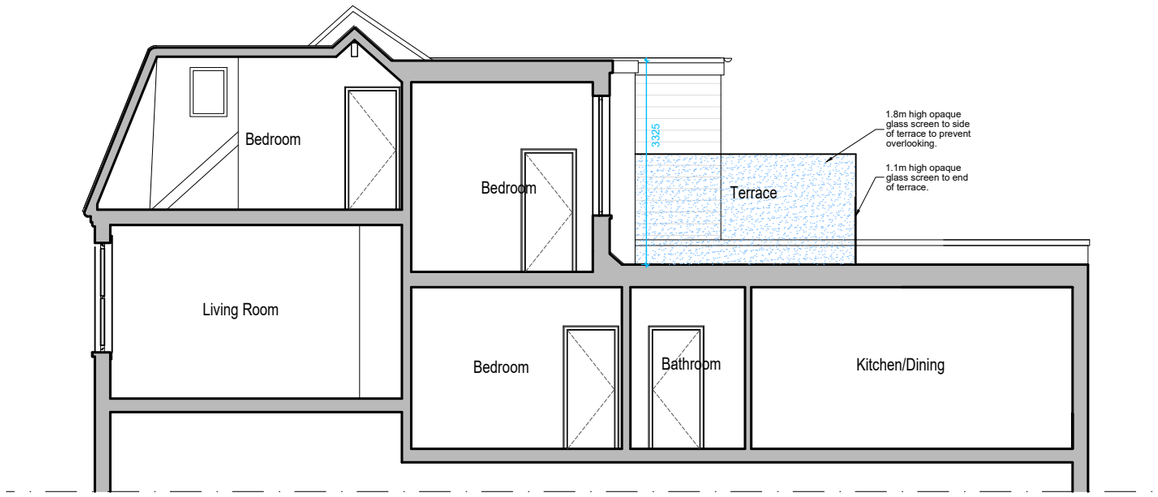
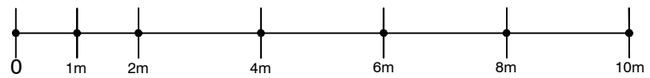


Proposed Section AA
Scale - 1:100



Proposed Section BB
Scale - 1:100



NOTES

1. This drawing is to be used for planning purposes only and should not be used for construction purposes.
2. Although this is a digital survey the accuracy and amount of detail shown is only commensurate with the graphical scale of the mapping as specified. Care should be exercised when working to larger scales.
3. Whilst every effort has been made to achieve accuracy on this plan CRUCIAL clearance dimensions, levels and invert levels should be checked prior to construction.
4. Copyright: This drawing may not be reproduced without permission.

NOTES

PROPOSED MATERIALS

Walls: Existing - Red painted brickwork to front elevation, fletton bricks to rear elevation.
Proposed - No changes to existing elevations, grey tile cladding to dormer walls.

Fenestration: Existing - Single glazed timber sash windows with stonework window cills.
Proposed - Existing windows to remain, new windows and doors to dormer loft extension to be double glazed aluminium framed.
Conservation style Velux roof lights to front elevation.

Roof: Existing - Concrete interlocking tiles to main pitched roof, mineral felt to rear flat roof.
Proposed - Single ply membrane to dormer roof.

Rainwater goods: Black uPVC

PROPOSED AREAS (GIA)

Ground floor: 6.4 sqm (includes communal area)

First floor: 62.5 sqm

Second floor: 29.3 sqm (useable height with min head height of 1200mm)

Total: 98.2sqm

Roof Terrace: 12.2 sqm

REV	DATE	
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Project :
Loft Conversion with Rear Dormer

Applicant :
Lorraine Coady

Location :
First Floor, 236 Victoria Road, London, N22 7XQ

Stage :
Planning

Drawing :
Proposed Sections AA & BB

Drawing No:
2025_Victoria Road_P103

Scale:	1:100 @ A3	Drawn By:	HC
Date:	5th October 2025	Revision:	-