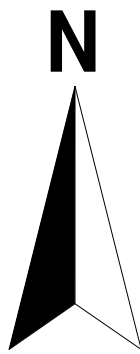
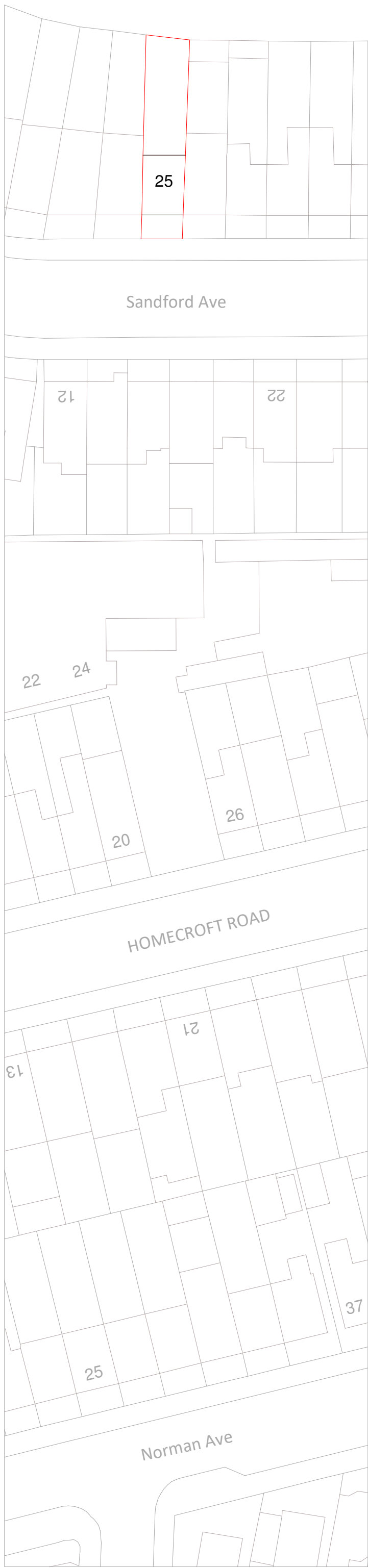
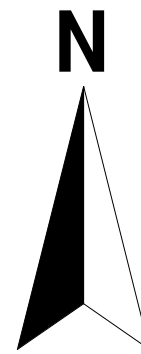
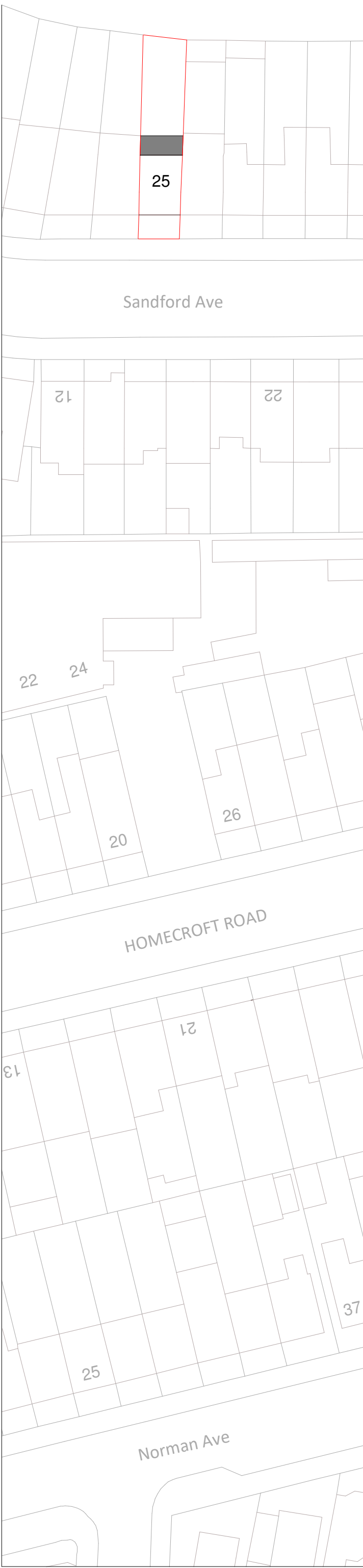


Location Plan
1 : 1250



Existing Block Plan
1 : 500



Proposed Block Plan
1 : 500



Note to Contractor: Contractor is recommended to carry out an intrusive site investigation prior to commencing works on site to ensure all details designed for this project are appropriate. Contractor to cross reference with Structural Calculations package for suitability, to assess site levels and confirm any design assumptions within the calculations package prior to works commencing on site. If the Contractor requires any additional information, please send a Request For Information to hello@planituk.co.uk before ordering materials and starting the works - requests will be acknowledged and responded to as soon as possible. Please ensure that the drawings have been submitted to Building Control for a Full Plans submission and the compliance report has been discharged before starting works on site. All dimensions must be checked and verified on site by the contractor prior to the commencement of any works. Any discrepancies or variations must be reported to Plan It UK immediately. Do not scale from this drawing. Drain location is an estimated location, contractor to investigate on site and allow a time and cost contingency for adjustments to drainage if required.

Drawn by:
AR

Title Number:

Project:
25 Sandford Avenue, N22 5EJ

Date:
12.03.2026

No:
26-2028

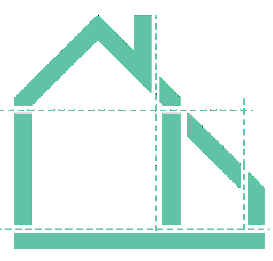
Rev:
02

Page:
D01

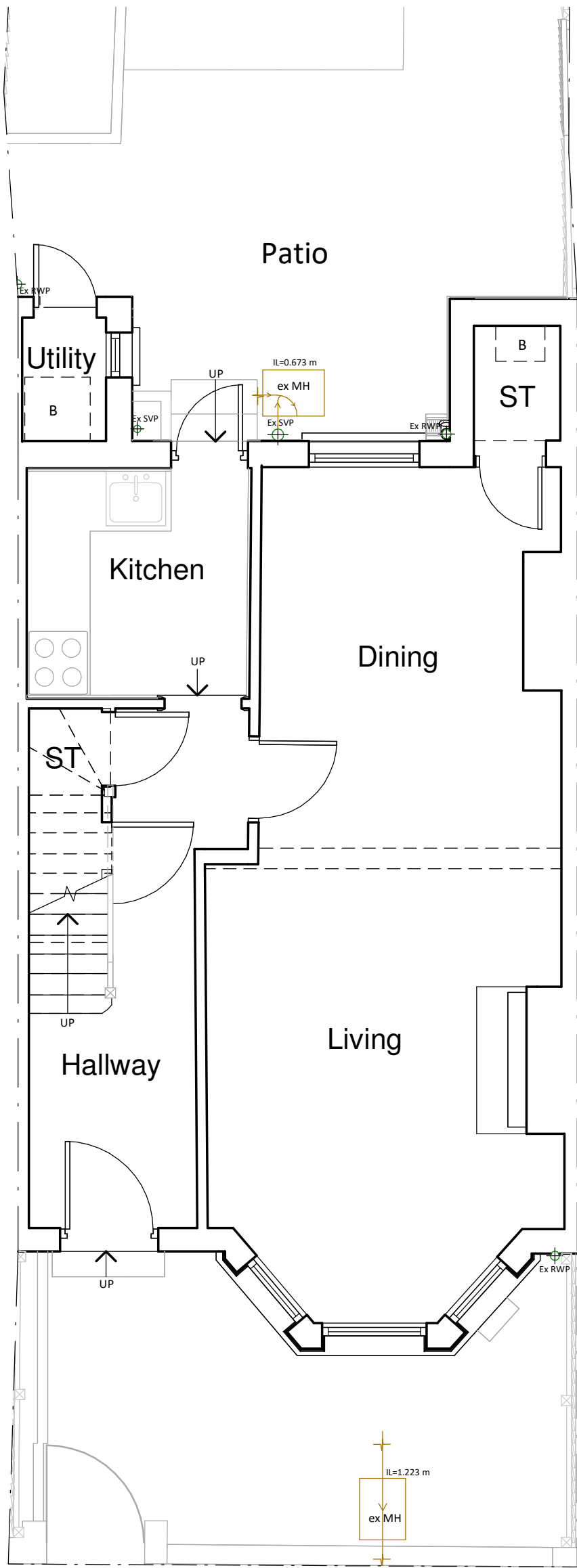
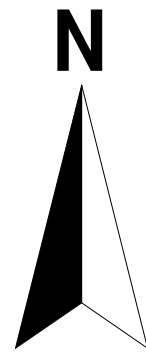
Client:
Ryan Baylis

Drawing Title:
EXISTING BLOCK PLAN, PROPOSED BLOCK PLAN, LOCATION PLAN

Scale:
1:500,1:1250 @A1,
1:1000,1:2500 @A3

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Enquiries@planituk.co.uk
Engineer: se@planituk.co.uk

EXISTING



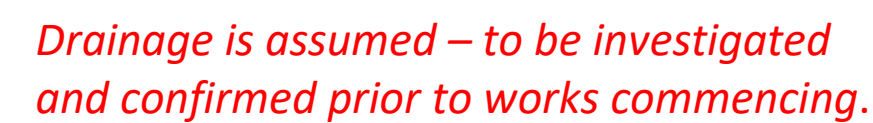
Drainage is assumed – to be investigated and confirmed prior to works commencing.

Ground Floor Plan
Area ca. 39.92 m²



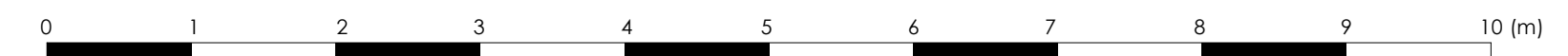
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Drawn by: AR	Title Number:	Project: 25 Sandford Avenue, N22 5EJ	Date: 12.03.2026	No: 26-2028	Plan It UK Architectural Services 7 Leigh House, Bexleyheath, DA7 4QP Enquiries@planituk.co.uk Engineer: se@planituk.co.uk
Client: Ryan Baylis	Drawing Title: EXISTING GROUND FLOOR PLAN	Scale: 1:50 @A1, 1:100 @A3	Rev: 02	Page: D02	



Area ca. 39.92 m²
Additional Area: 12.64 m²

Proposed Materials:
Ground Floor Walls: Brick to match existing (cavity)
Pitched Roof: Tiles to match existing
All new drainage to match materials of existing drainage



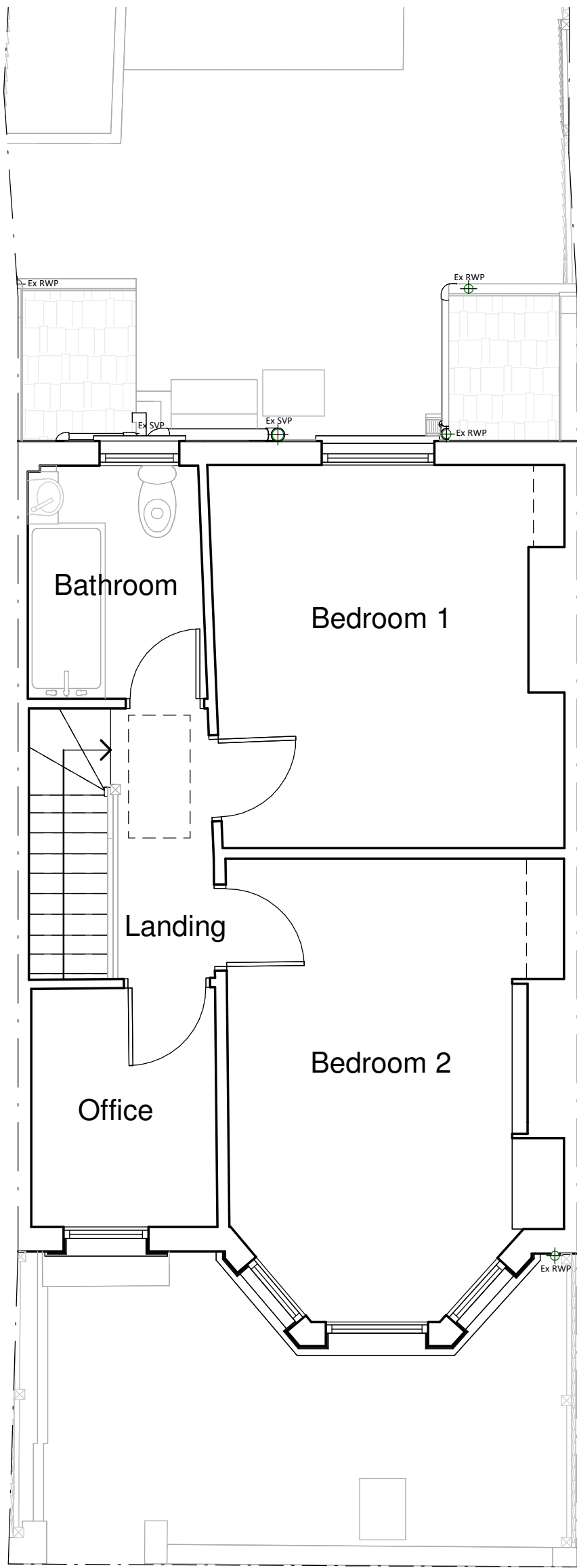
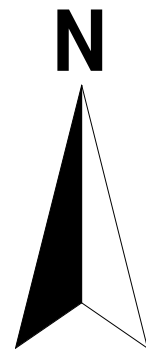
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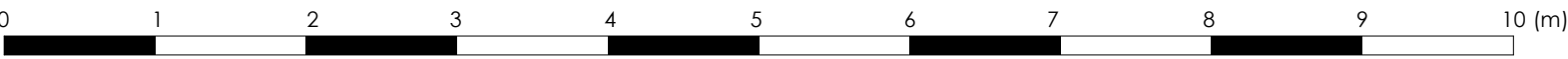
Enquiries@planituk.co.uk

Engineer: se@planituk.co.uk

EXISTING



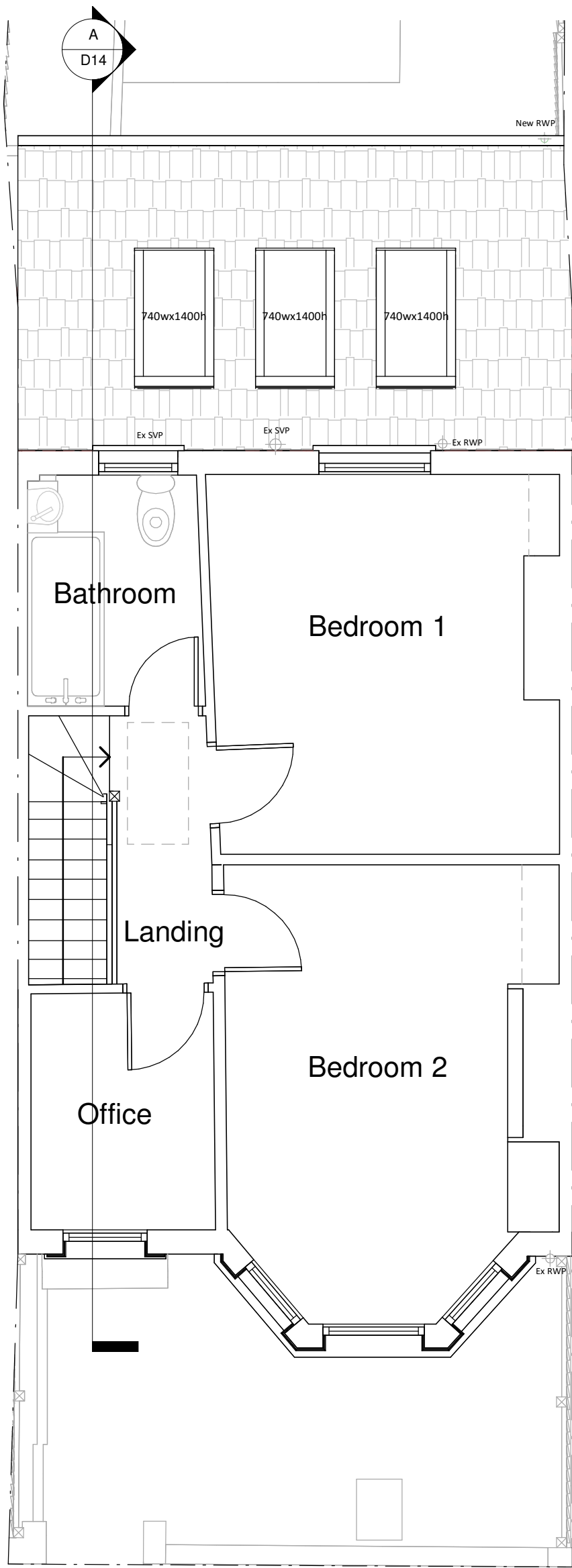
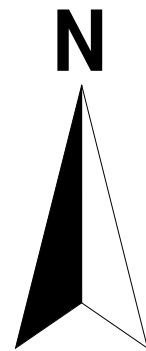
First Floor Plan
Area ca. 35.59 m²



Note to Contractor: Contractor is recommended to carry out an intrusive site investigation prior to commencing works on site to ensure all details designed for this project are appropriate. Contractor to cross reference with Structural Calculations package for suitability, to assess site levels and confirm any design assumptions within the calculations package prior to works commencing on site. If the Contractor requires any additional information, please send a Request For Information to hello@planituk.co.uk before ordering materials and starting the works - requests will be acknowledged and responded to as soon as possible. Please ensure that the drawings have been submitted to Building Control for a Full Plans submission and the compliance report has been discharged before starting works on site. All dimensions must be checked and verified on site by the contractor prior to the commencement of any works. Any discrepancies or variations must be reported to Plan It UK immediately. Do not scale from this drawing. Drain location is an estimated location, contractor to investigate on site and allow a time and cost contingency for adjustments to drainage if required.

Drawn by: AR	Title Number:	Project: 25 Sandford Avenue, N22 5EJ	Date: 12.03.2026	No: 26-2028	 7 Leigh House, Bexleyheath, DA7 4QP Enquiries@planituk.co.uk Engineer: se@planituk.co.uk
Client: Ryan Baylis		Drawing Title: EXISTING FIRST FLOOR PLAN	Scale: 1:50 @A1, 1:100 @A3	Rev: 02	
				Page: D04	

PROPOSED



First Floor Plan
Area ca. 35.59 m²

Symbol Key

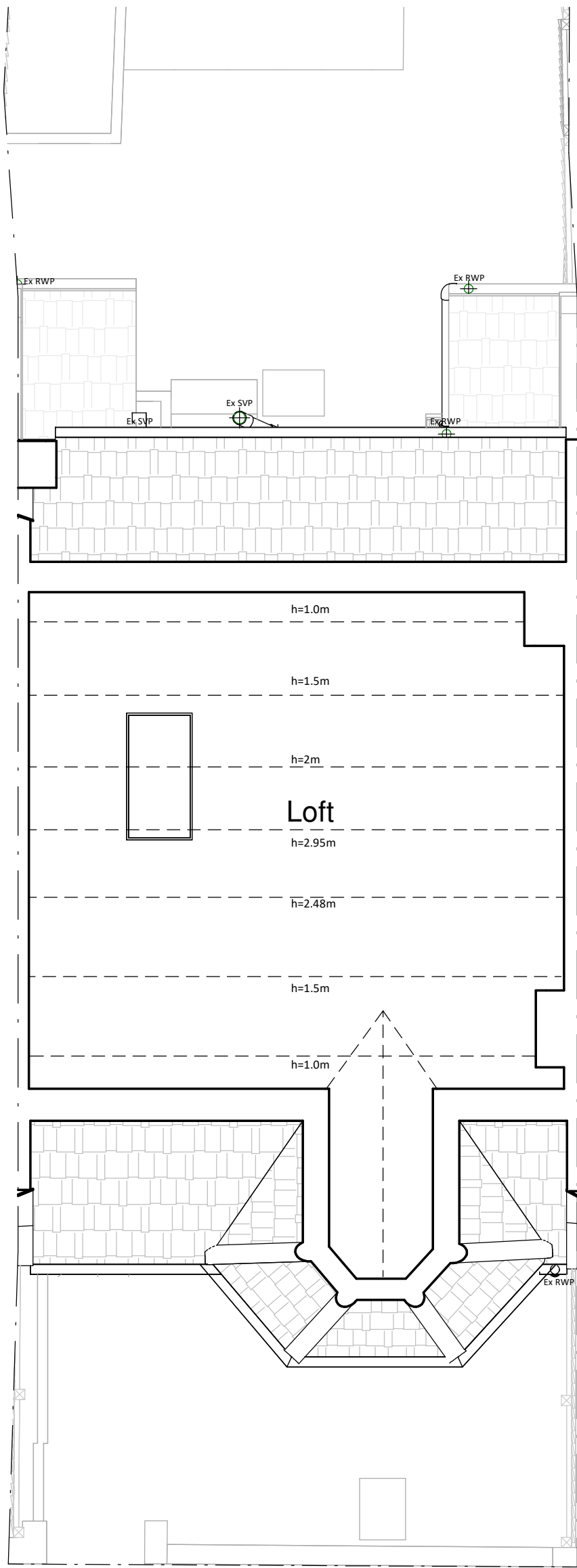
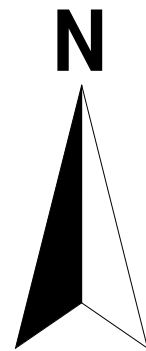
- Proposed wall
- Boundary Line
- Details above
- Waste drainage layout
- Demoilshed
- Rainwater layout

Proposed Materials:
Ground Floor Walls: Brick to match existing (cavity)
Pitched Roof: Tiles to match existing
All new drainage to match materials of existing drainage

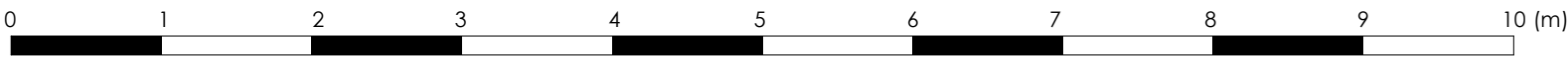
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Drawn by: AR	Title Number:	Project: 25 Sandford Avenue, N22 5EJ	Date: 12.03.2026	No: 26-2028	 7 Leigh House, Bexleyheath, DA7 4QP Enquiries@planituk.co.uk Engineer: se@planituk.co.uk
Client: Ryan Baylis		Drawing Title: PROPOSED FIRST FLOOR PLAN	Scale: 1:50 @A1, 1:100 @A3	Rev: 02	
				Page: D05	

EXISTING



Loft Plan
Area ca. 39.55 m²



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Drawn by:
AR

Title Number:

Project:
25 Sandford Avenue, N22 5EJ

Date:
12.03.2026

No:
26-2028

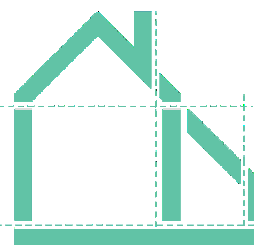
Rev:
02

Page:
D06

Client:
Ryan Baylis

Drawing Title:
EXISTING LOFT PLAN

Scale:
1:50 @A1, 1:100 @A3



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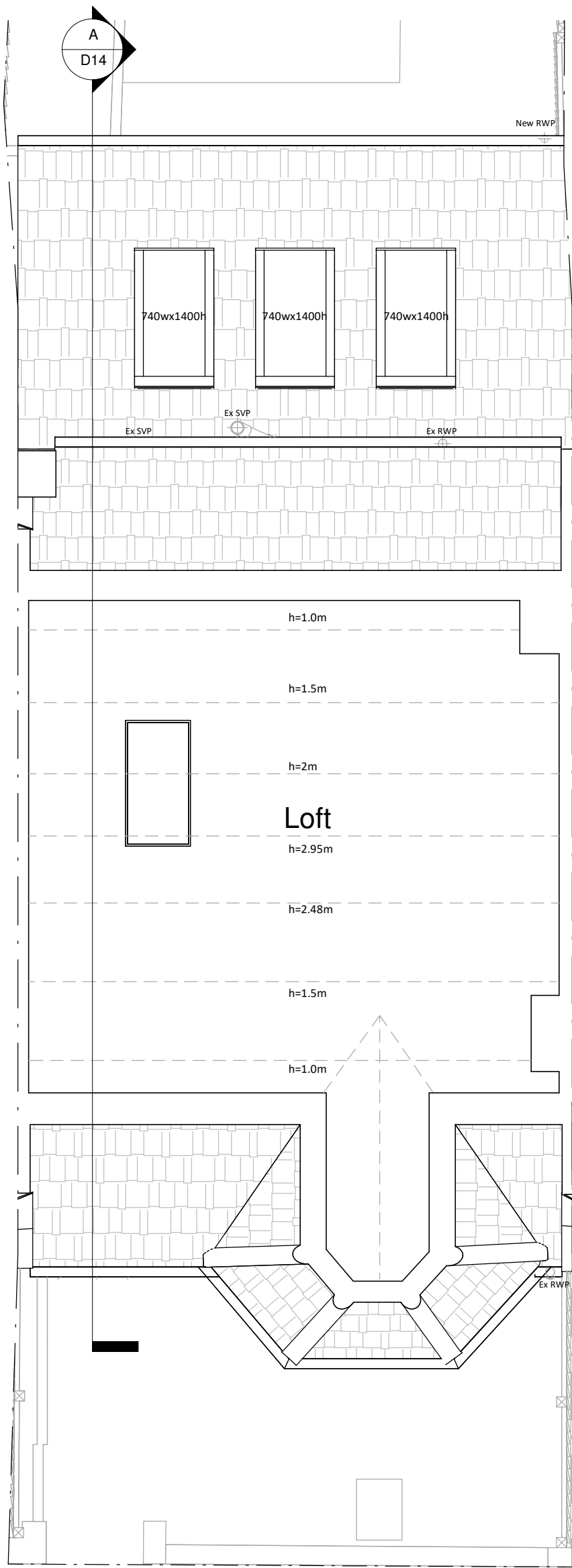
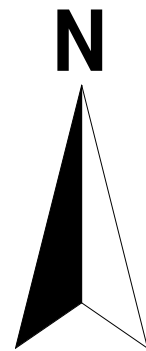
Architectural Services

7 Leigh House, Bexleyheath, DA7 4QP

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Engineer: se@planituk.co.uk

PROPOSED



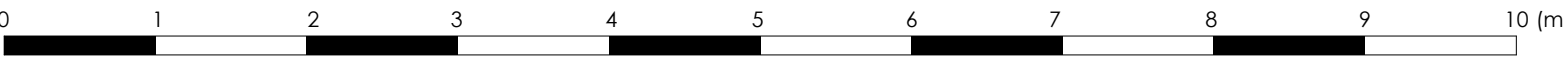
Loft Plan

Area ca. 39.55 m²

Symbol Key

- Proposed wall
- Boundary Line
- Details above
- Waste drainage layout
- Demoilshed
- Rainwater layout

Proposed Materials:
Ground Floor Walls: Brick to match existing (cavity)
Pitched Roof: Tiles to match existing
All new drainage to match materials of existing drainage



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Date:
12.03.2026

No:
26-2028

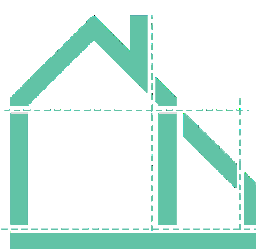
Rev:
02

Page:
D07

Client:
Ryan Baylis

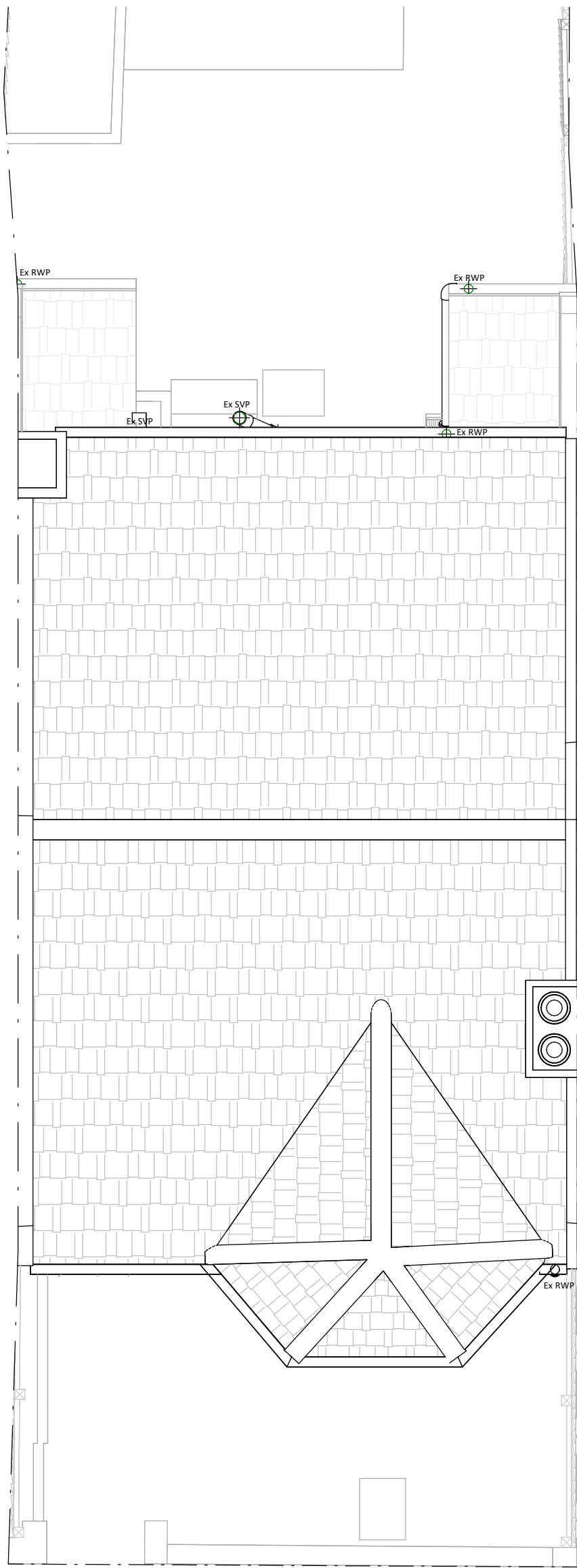
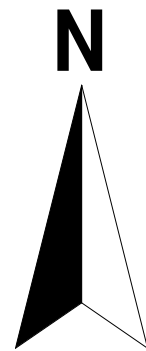
Drawing Title:
PROPOSED LOFT PLAN

Scale:
1:50 @A1, 1:100 @A3



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Engineer: se@planituk.co.uk

EXISTING



Roof Plan



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Drawn by:
AR

Title Number:

Project:
25 Sandford Avenue, N22 5EJ

Date:
12.03.2026

No:
26-2028

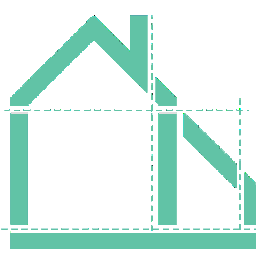
Rev:
02

Page:
D08

Client:
Ryan Baylis

Drawing Title:
EXISTING ROOF PLAN

Scale:
1:50 @A1, 1:100 @A3



Plan It UK

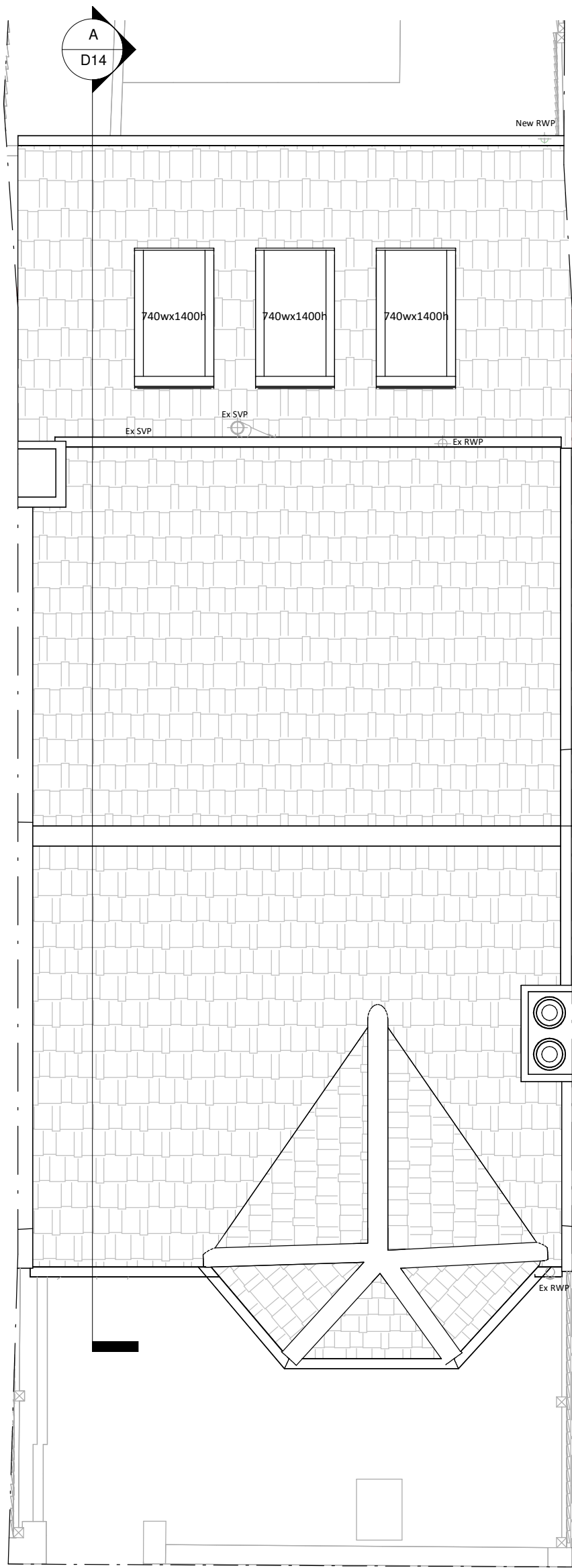
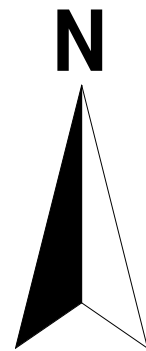
Architectural Services

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Engineer: se@planituk.co.uk

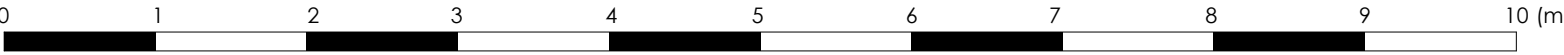
PROPOSED



Roof Plan

- Symbol Key
- Proposed wall
- Boundary Line
- Details above
- Waste drainage layout
- Demoilshed
- Rainwater layout

Proposed Materials:
Ground Floor Walls: Brick to match existing (cavity)
Pitched Roof: Tiles to match existing
All new drainage to match materials of existing drainage



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Drawn by:
AR

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Project:
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Date:
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No:
26-2028

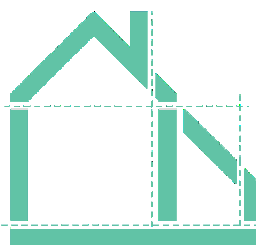
Rev:
02

Page:
D09

Client:
Ryan Baylis

Drawing Title:
PROPOSED ROOF PLAN

Scale:
1:50 @A1, 1:100 @A3



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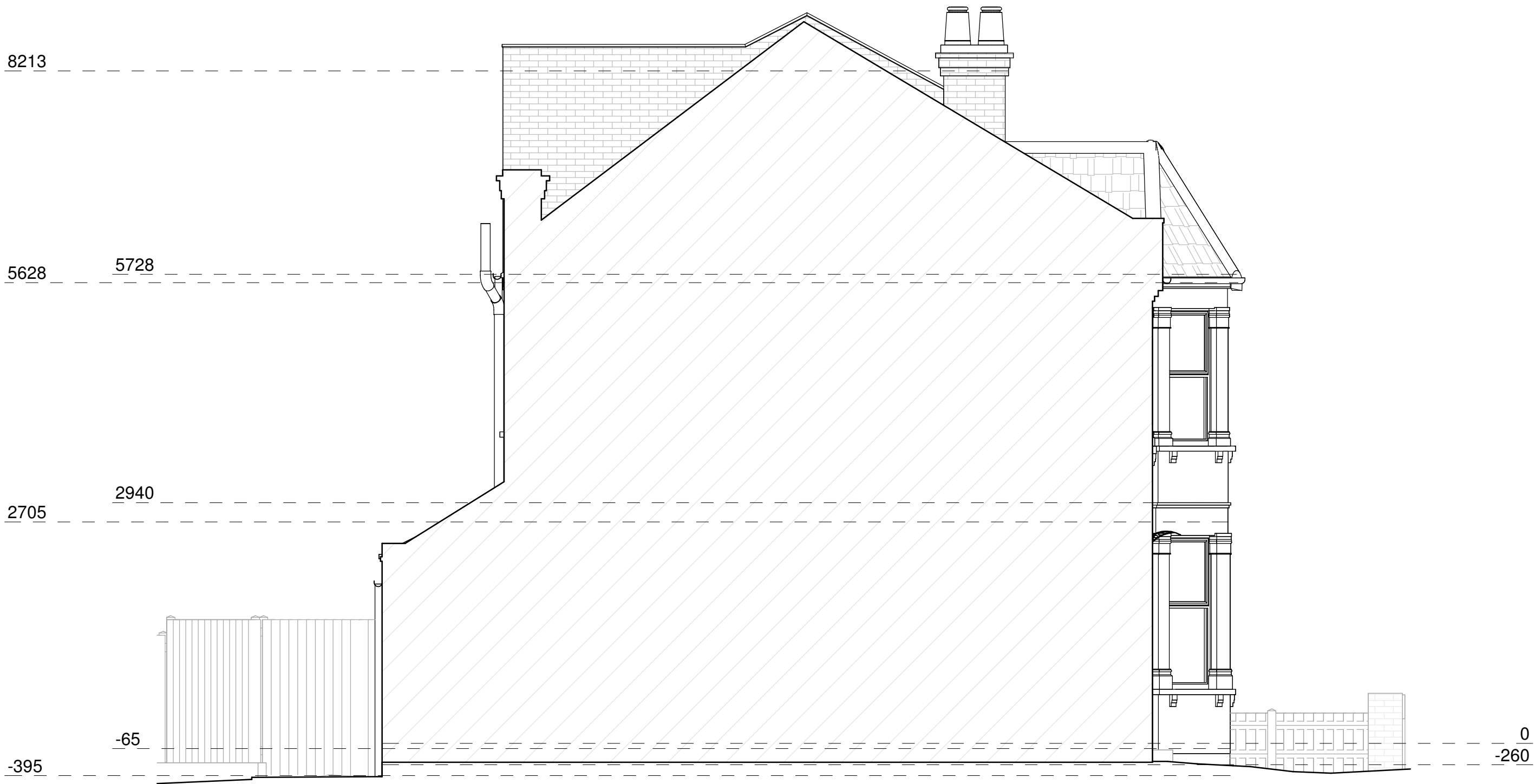
Enquiries@planituk.co.uk

Engineer: se@planituk.co.uk

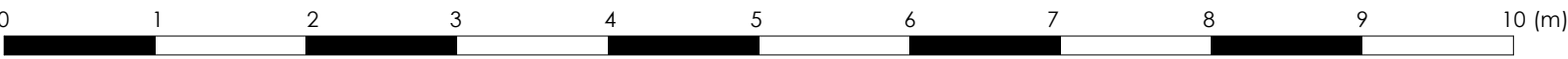
EXISTING



Front Elevation



Left Side Elevation



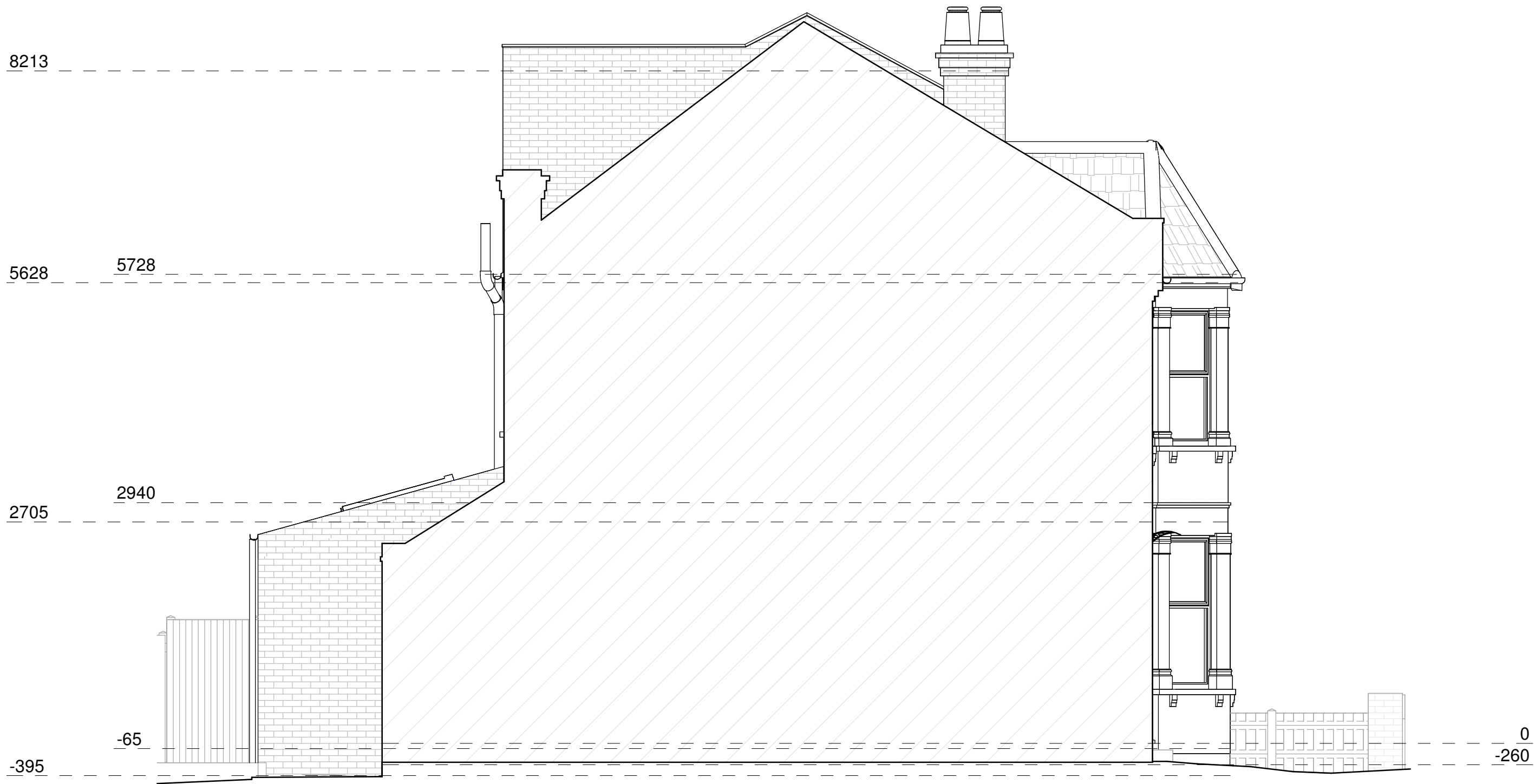
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Drawn by: AR	Title Number:	Project: 25 Sandford Avenue, N22 5EJ	Date: 12.03.2026	No: 26-2028	 7 Leigh House, Bexleyheath, DA7 4QP Enquiries@planituk.co.uk Engineer: se@planituk.co.uk
Client: Ryan Baylis		Drawing Title: EXISTING FRONT AND LEFT ELEVATIONS	Scale: 1:50 @A1, 1:100 @A3	Rev: 02	
				Page: D10	

PROPOSED



Front Elevation

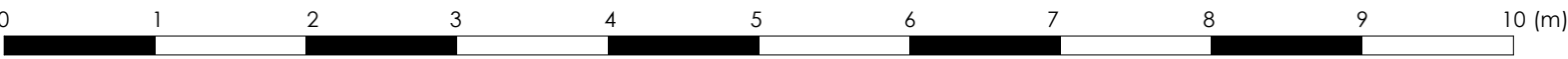


Left Side Elevation

Symbol Key

- Proposed wall
- Boundary Line
- Details above
- Waste drainage layout
- Demoilshed
- Rainwater layout

Proposed Materials:
Ground Floor Walls: Brick to match existing (cavity)
Pitched Roof: Tiles to match existing
All new drainage to match materials of existing drainage



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Drawn by:
AR

Title Number:

Project:
25 Sandford Avenue, N22 5EJ

Date:
12.03.2026

No:
26-2028

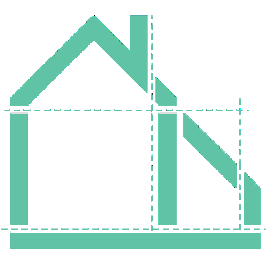
Client:
Ryan Baylis

Drawing Title:
PROPOSED FRONT AND LEFT ELEVATIONS

Scale:
1:50 @A1, 1:100 @A3

Rev:
02

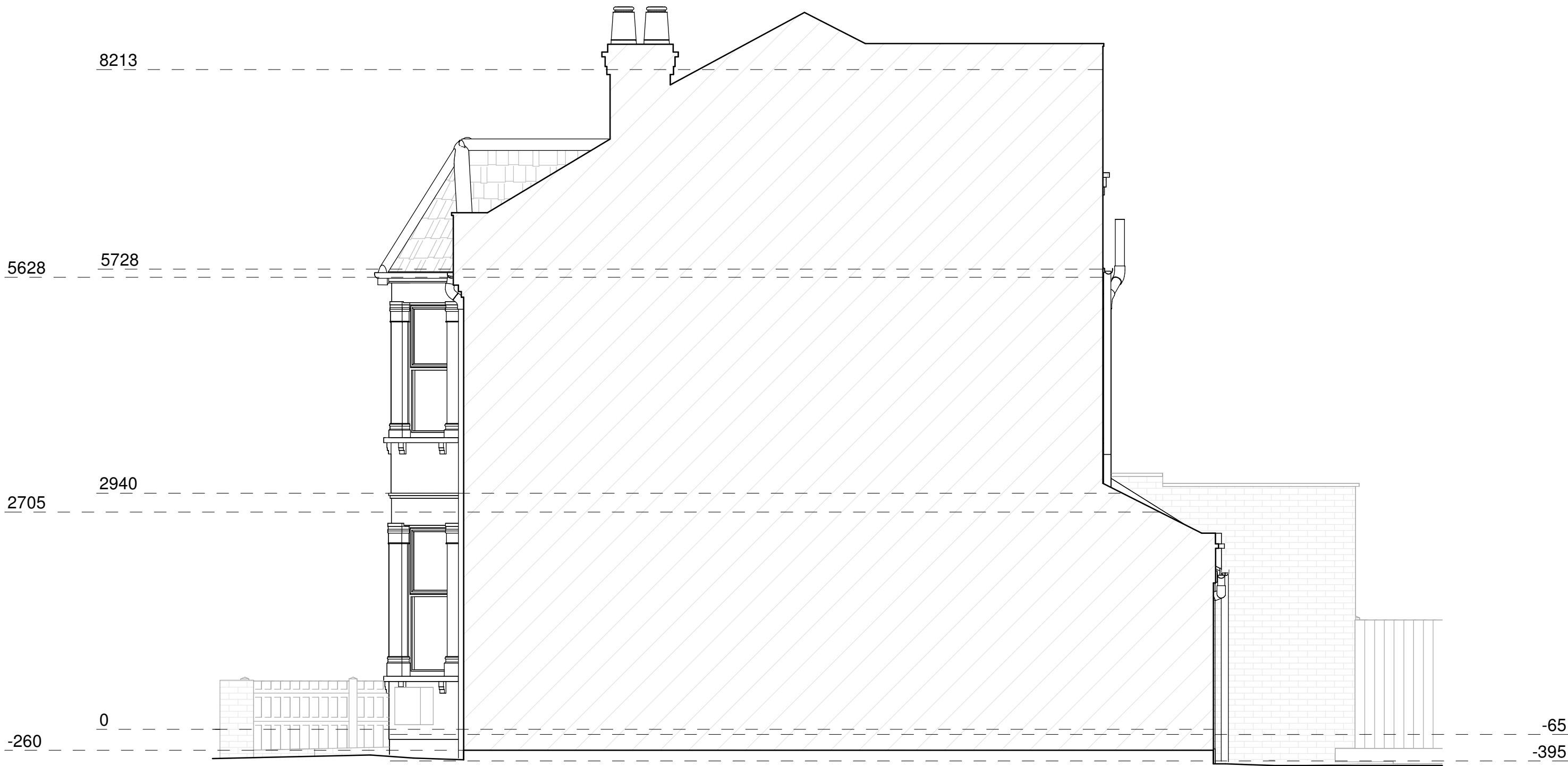
Page:
D11

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Engineer: se@planituk.co.uk

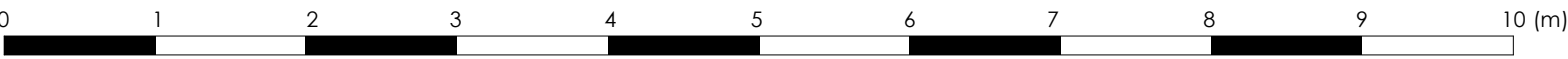
EXISTING



Rear Elevation



Right Side Elevation



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Drawn by:
AR

Title Number:

Project:
25 Sandford Avenue, N22 5EJ

Date:
12.03.2026

No:
26-2028

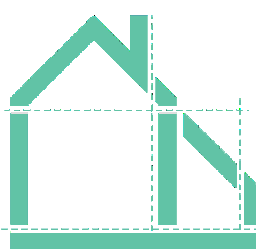
Rev:
02

Page:
D12

Client:
Ryan Baylis

Drawing Title:
EXISTING REAR AND RIGHT ELEVATIONS

Scale:
1:50 @A1, 1:100 @A3



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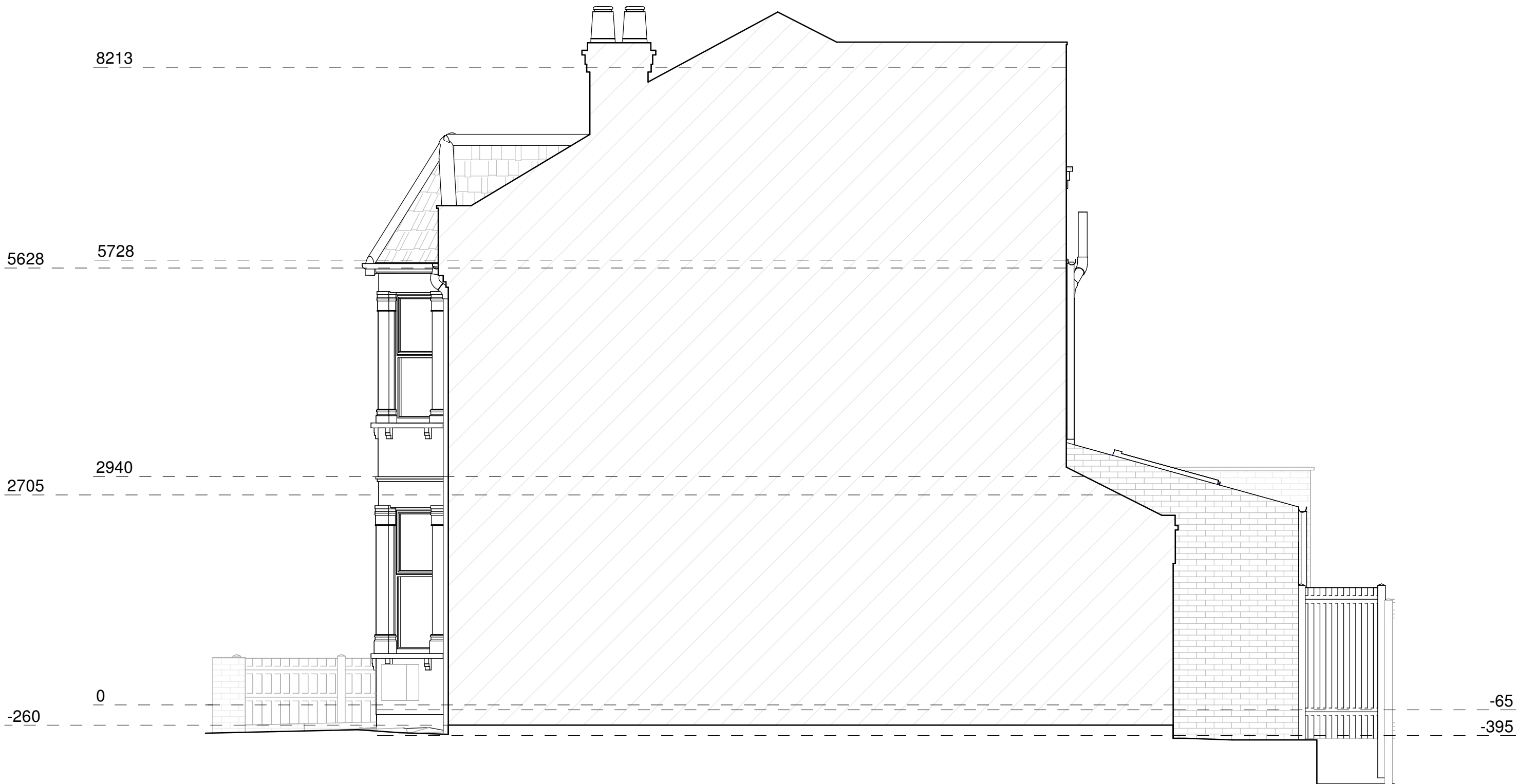
Enquiries@planituk.co.uk

Engineer: se@planituk.co.uk

PROPOSED



Rear Elevation



Right Side Elevation

Symbol Key

- Proposed wall
- Boundary Line
- Details above
- Waste drainage layout
- Demoilshed
- Rainwater layout

Proposed Materials:
Ground Floor Walls: Brick to match existing (cavity)
Pitched Roof: Tiles to match existing
All new drainage to match materials of existing drainage



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Drawn by:
AR

Title Number:

Project:
25 Sandford Avenue, N22 5EJ

Date:
12.03.2026

No:
26-2028

Rev:
02

Page:
D13

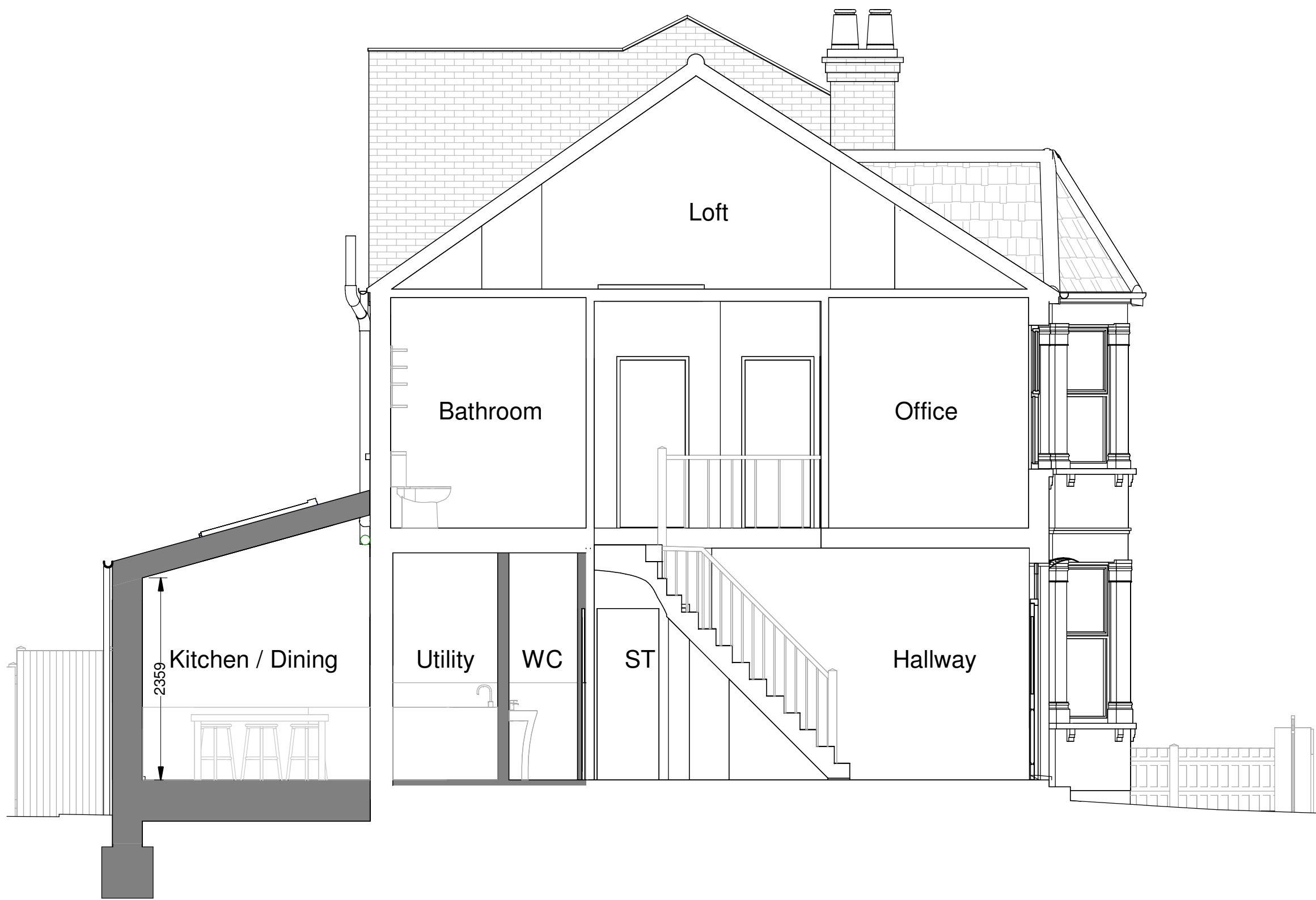
Client:
Ryan Baylis

Drawing Title:
PROPOSED REAR AND RIGHT ELEVATIONS

Scale:
1:50 @A1, 1:100 @A3

Plan It UK
Architectural Services
7 Leigh House, Bexleyheath, DA7 4QP
Enquiries@planituk.co.uk
Engineer: se@planituk.co.uk

PROPOSED

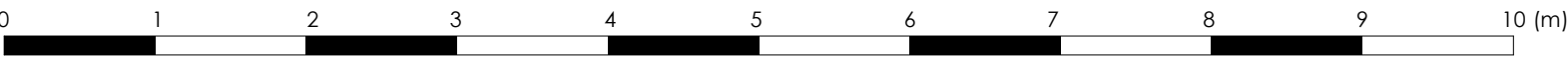


Section A -A

Symbol Key

- Proposed wall
- Boundary Line
- Details above
- Waste drainage layout
- Demoilshed
- Rainwater layout

Proposed Materials:
Ground Floor Walls: Brick to match existing (cavity)
Pitched Roof: Tiles to match existing
All new drainage to match materials of existing drainage



Note to Contractor: Contractor is recommended to carry out an intrusive site investigation prior to commencing works on site to ensure all details designed for this project are appropriate. Contractor to cross reference with Structural Calculations package for suitability, to assess site levels and confirm any design assumptions within the calculations package prior to works commencing on site. If the Contractor requires any additional information, please send a Request For Information to hello@planituk.co.uk before ordering materials and starting the works - requests will be acknowledged and responded to as soon as possible. Please ensure that the drawings have been submitted to Building Control for a Full Plans submission and the compliance report has been discharged before starting works on site. All dimensions must be checked and verified on site by the contractor prior to the commencement of any works. Any discrepancies or variations must be reported to Plan It UK immediately. Do not scale from this drawing. Drain location is an estimated location, contractor to investigate on site and allow a time and cost contingency for adjustments to drainage if required.

Drawn by:
AR

Title Number:

Project:
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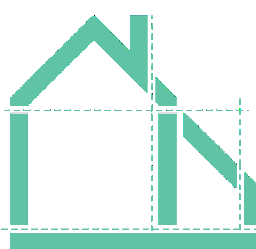
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Client:
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Drawing Title:
PROPOSED SECTION A -A

Scale:
1:50 @A1, 1:100 @A3



Plan It UK

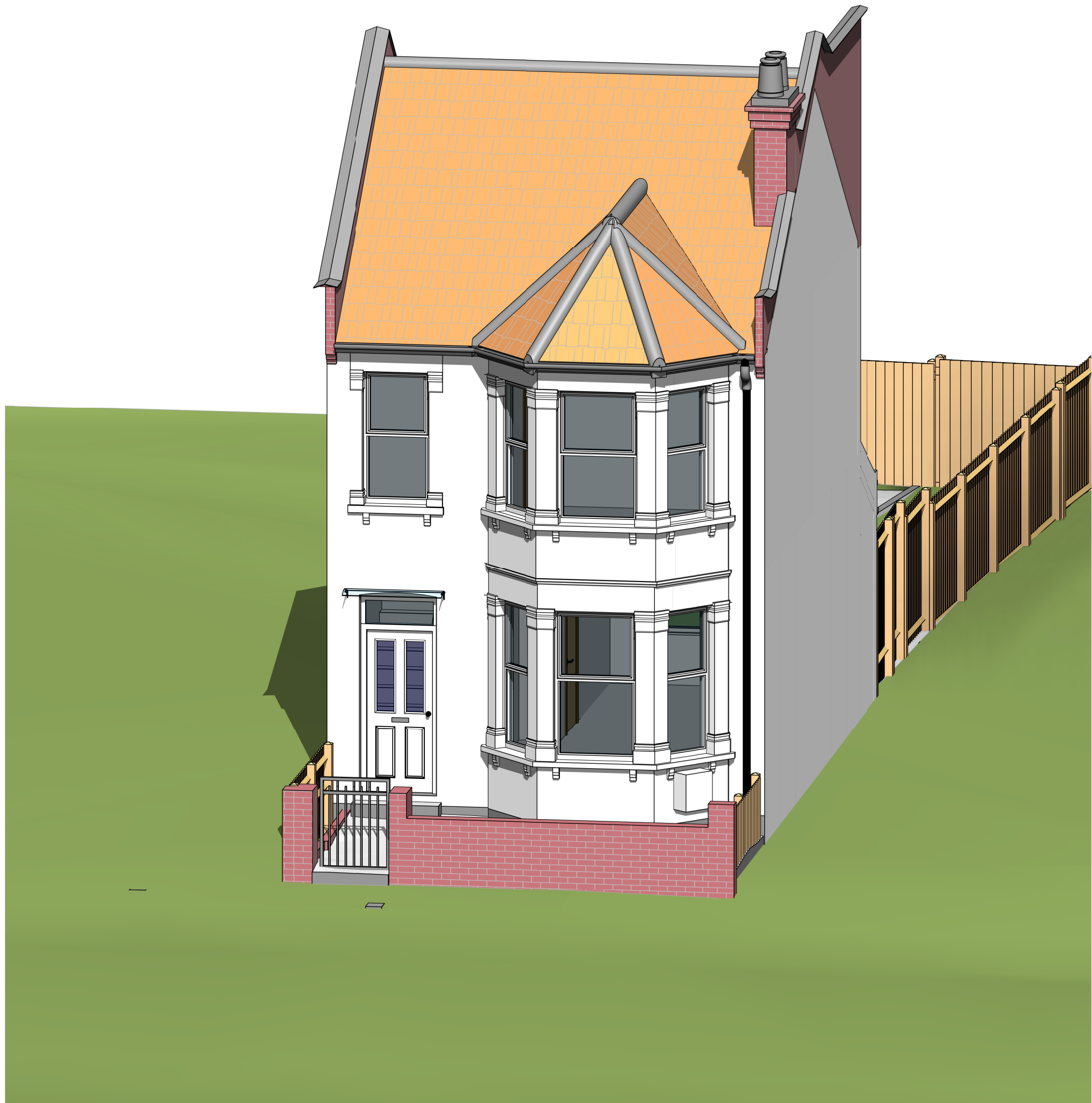
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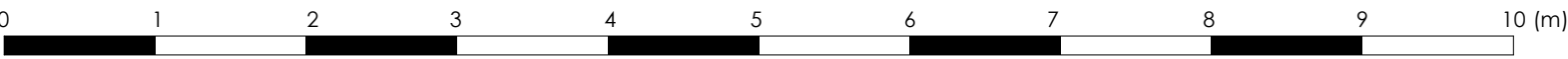
EXISTING



3D Front View



3D Rear View



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Client: Ryan Baylis		Drawing Title: EXISTING 3D VIEWS	Scale: 1:50 @A1, 1:100 @A3	Rev: 02	
				Page: D15	

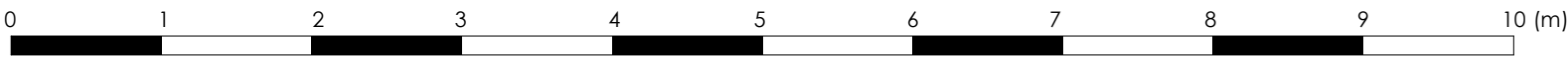
PROPOSED



3D Front View



3D Rear View



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Client: Ryan Baylis		Drawing Title: PROPOSED 3D VIEWS	Scale: 1:50 @A1, 1:100 @A3	Rev: 02	
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