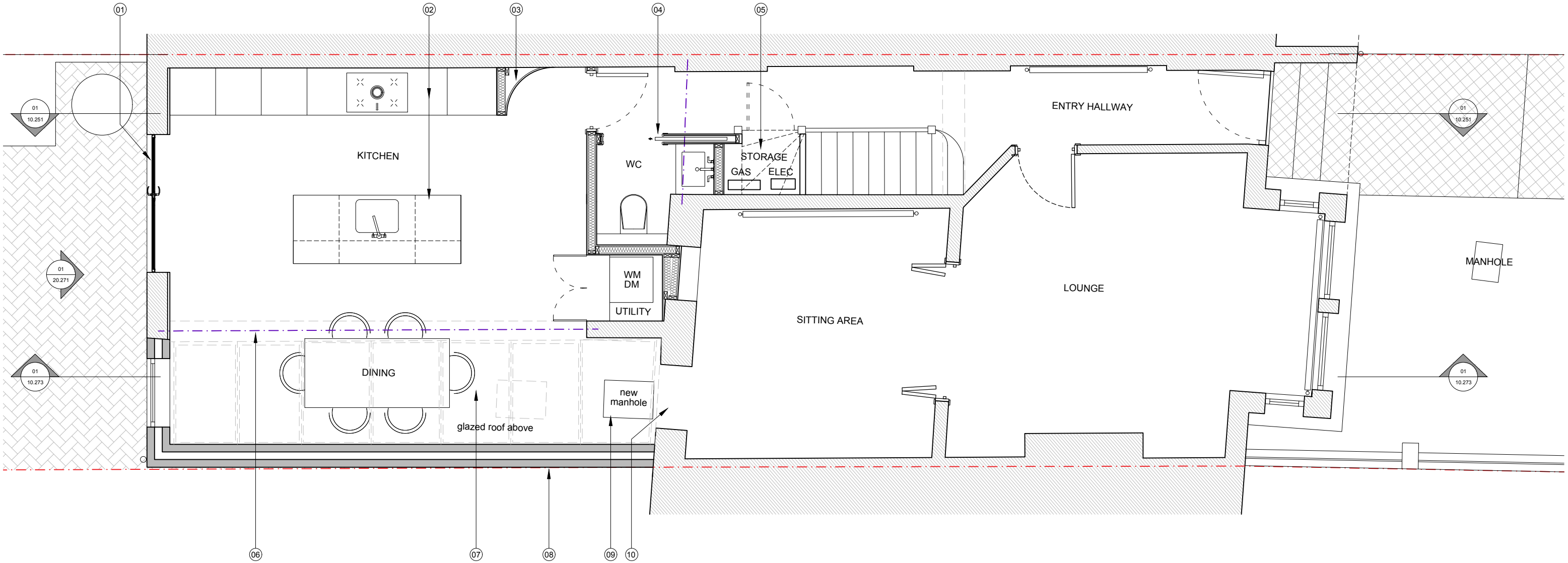




- Notes:
- 1. New patio doors installed to enlarged opening
 - 2. New kitchen with kitchen island
 - 3. New partition framing to ground floor
 - 4. Allow pocket door to cloakroom
 - 5. Service cupboard retained and updated as required
 - 6. Structural beam above to form new opening
 - 7. Glazed roof over complete new ground floor extension area
 - 8. New external wall up to boundary, painted brickwork with fully insulated cavity.
 - 9. Relocated new manhole
 - 10. Make good opening into dining area

Allow general decoration, repairs, new floor finishes throughout - TBC



Key:
- - - Site boundary

Rev.	Description.	By	Date
00	FOR DISCUSSION	MC	27.02.26

Client
David Nimmons

Project
49 Linzee Rd, N8 7RG

Title
Proposed Ground Floor Plan

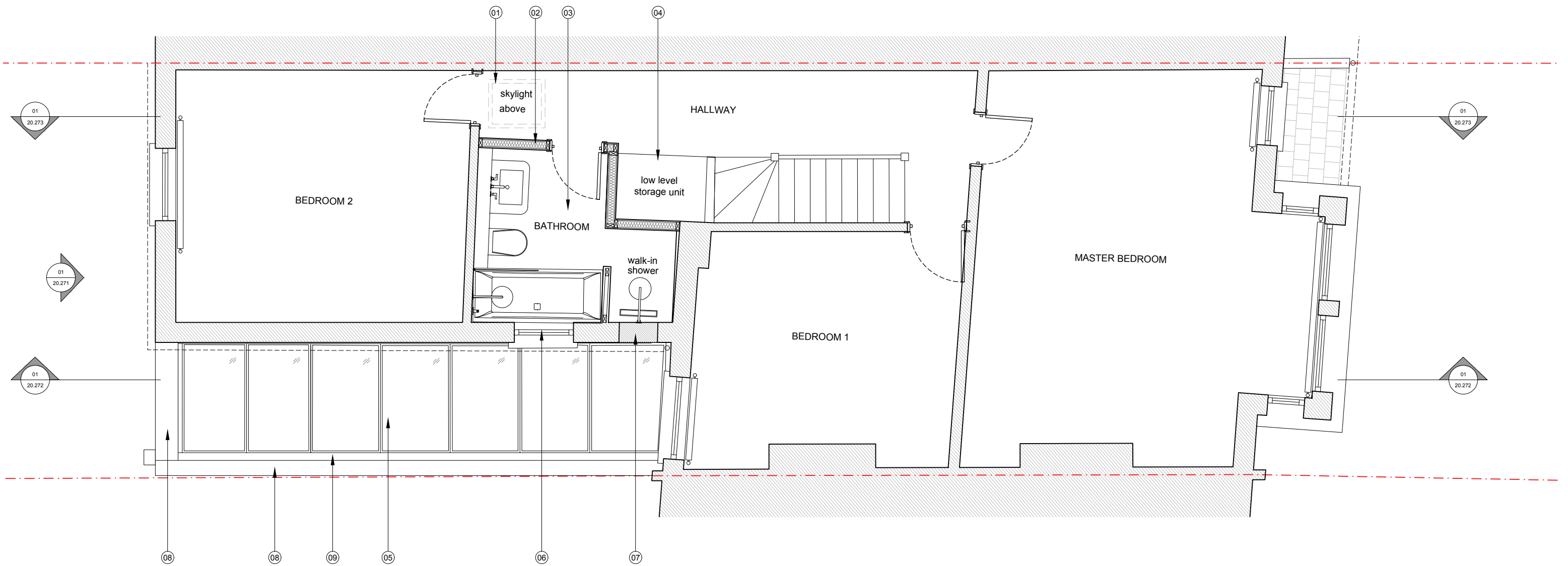
Project No.	Drawing No.	Rev.
2606	20.201	-

Scale	
Drawn	Date
DK	16.02.26

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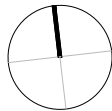


- Notes:
- 1. New skylight to hallway
 - 2. New partitions to form new bathroom and hallway landing area.
 - 3. New Bathroom fitout with walk-in shower
 - 4. Form low level storage accessed from hallway
 - 5. Glazed roof to extension below.
 - 6. New sash window to bathroom
 - 7. Existing opening closed off, brick to match existing
 - 8. Aluminium coping. Light grey colour
 - 9. Hidden gutter

Allow general decoration, repairs, new floor finishes throughout - TBC



Key:
- - - Site boundary



Rev.	Description.	By	Date
00	FOR PLANNING	MC	02.04.26

Client
David Nimmons

Project
49 Linzee Rd, N8 7RG

Title
Proposed First Floor Plan

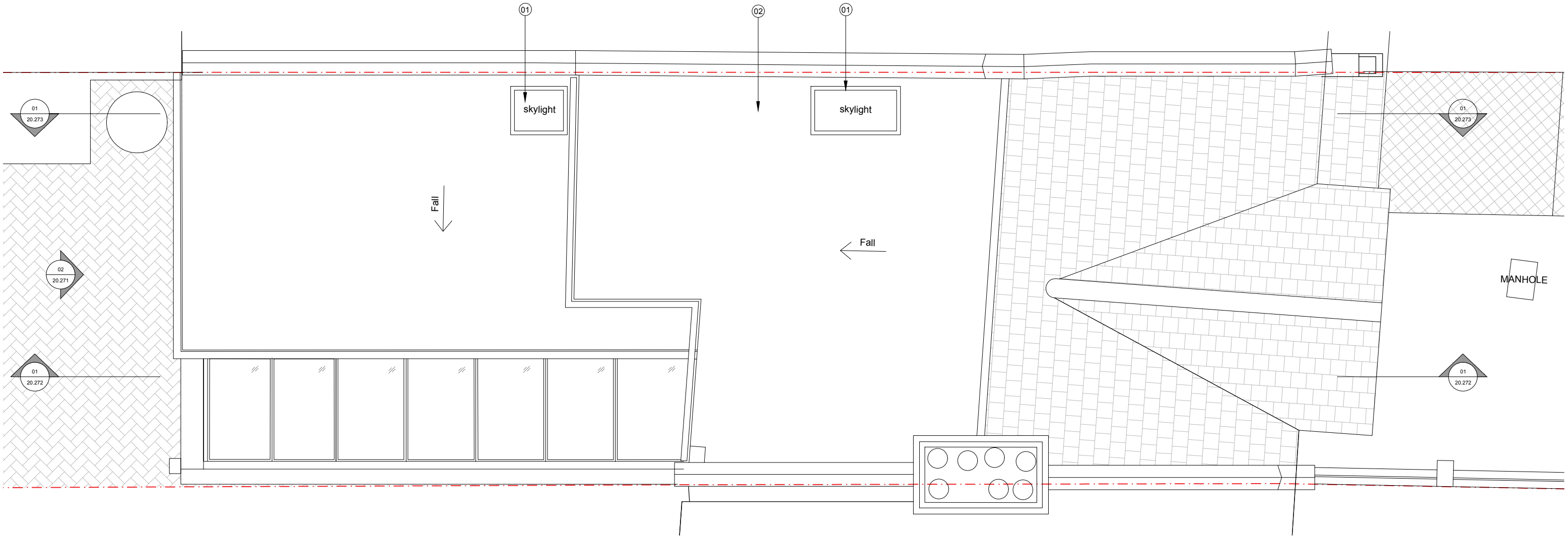
Project No.	Drawing No.	Rev.
2606	20.202	-

Scale	
Drawn	Date
DK	16.02.26

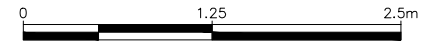
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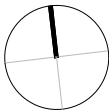


- Notes:
- 1. New skylights
 - 2. Flat roof



Key:

--- Site boundary



Rev.	Description.	By	Date
00	FOR PLANNING	MC	02.04.26

Client
David Nimmons

Project
49 Linzee Rd, N8 7RG

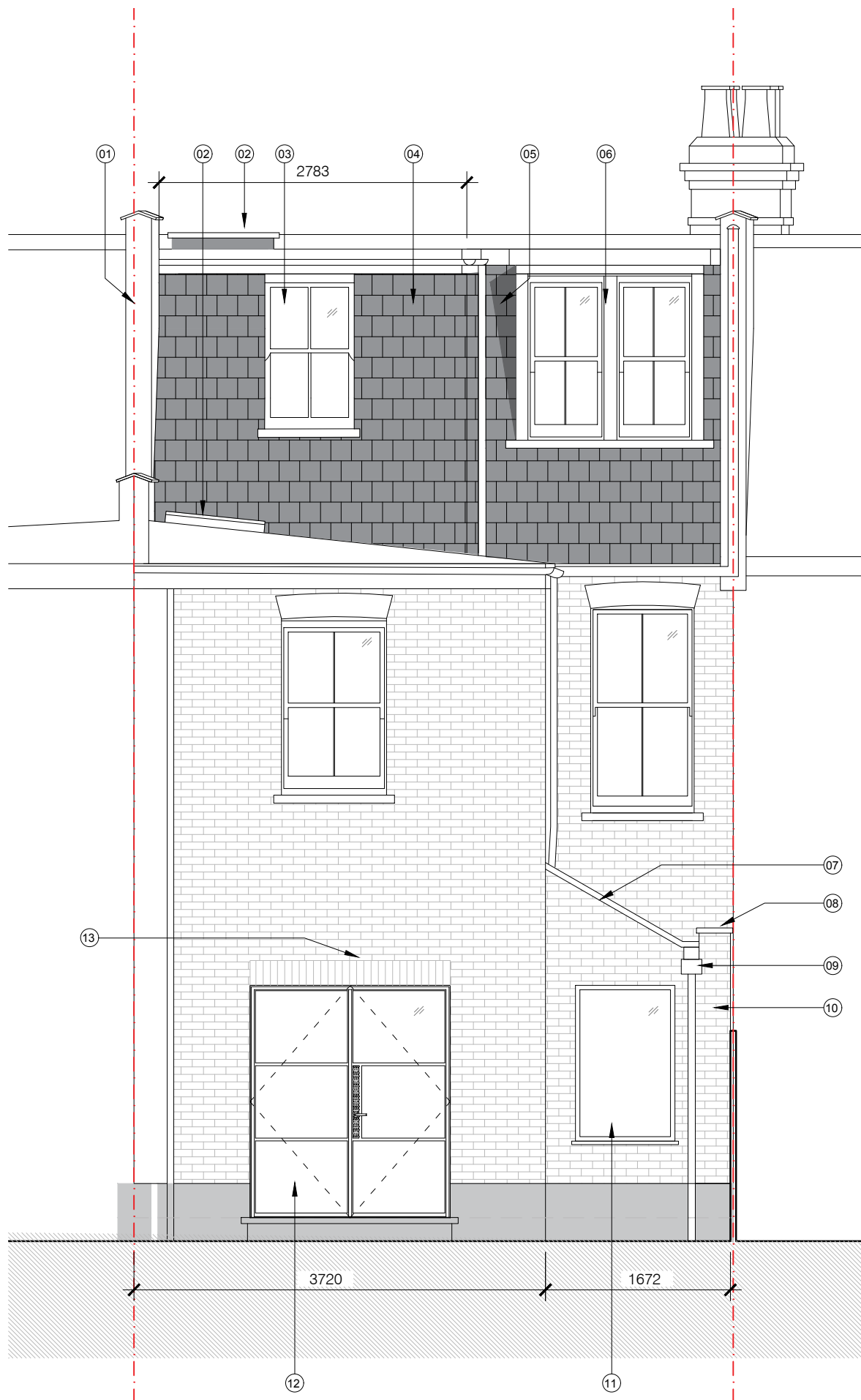
Title
Proposed Roof Plan

Project No.	Drawing No.	Rev.
2606	20.204	-

Scale	Date
Drawn DK	16.02.26

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PERMITTED DEVELOPMENT

Dormer extension:

Existing dormer and mansard wall 24.5 m3.

Proposed en-suite dormer 14.5 m3.

Total volume 39 m3.

Ground floor side extension:

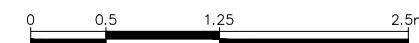
Proposed ground floor side extension within permitted development rules. Eaves height below 3m. Max height below 4m. Width less than half of the width of the original house

Notes:

1. Boundary line. Raise party wall along boundary.
2. Skylights
3. New sash window to ensuite extension
4. New slate tiles to extension to match mansard roof cladding.
5. Black upvc rainwater downpipe
6. Relocated sash dormer to mansard roof
7. Ground floor side extension glazed roof
8. Parapet wall to boundary with aluminium capping
9. Hopper and downpipe
10. Ground floor side extension. Brickwork painted to match existing.
11. New fixed window to dining area
12. New patio doors fitted to enlarged opening
13. Vertical brick soldier course over new patio doors

Key:

--- Site boundary



Rev.	Description.	By	Date
00	FOR PLANNING	DK	02.04.26

Client

David Nimmons

Project

49 Linzee Rd, N8 7RG

Title

Proposed Rear Elevation

Project No.	Drawing No.	Rev.
2606	20.271	-

Scale

Drawn	Date
DK	16.02.26

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01

20.271

Proposed Rear Elevation

Scale 1:50 @ A3

PERMITTED DEVELOPMENT

Dormer extension:

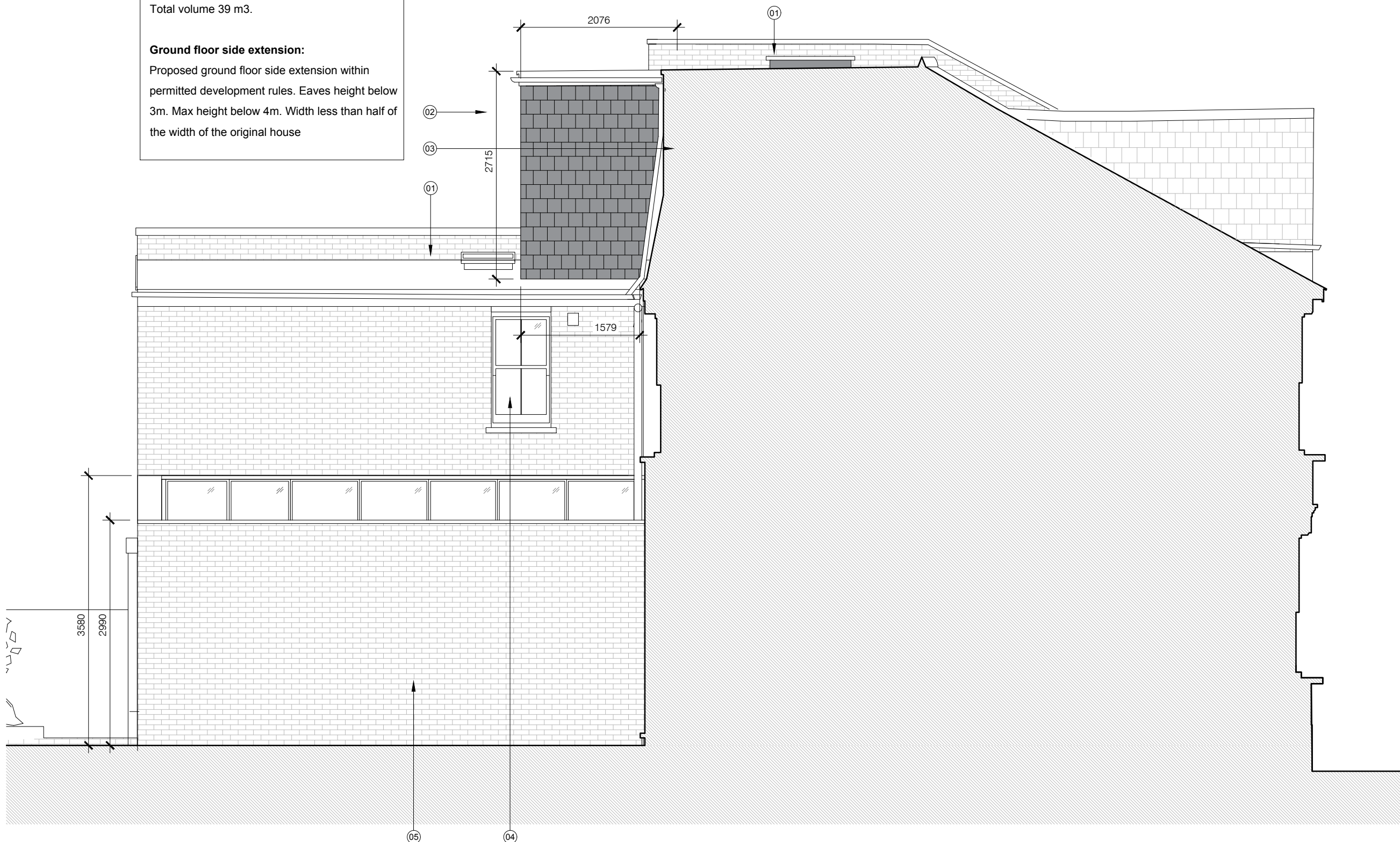
Existing dormer and mansard wall 24.5 m3.

Proposed en-suite dormer 14.5 m3.

Total volume 39 m3.

Ground floor side extension:

Proposed ground floor side extension within permitted development rules. Eaves height below 3m. Max height below 4m. Width less than half of the width of the original house

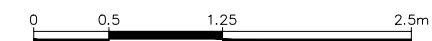


Notes:

1. New skylights, max 150mm projection above roof.
2. New slate tiles to match existing
3. Relocated sash dormer
4. New sash window
5. Ground floor side extension. Painted brickwork to match existing

Key:

--- Site boundary



Rev.	Description.	By	Date
00	FOR PLANNING	DK	02.04.26

Client

David Nimmons

Project

49 Linzee Rd, N8 7RG

Title

Proposed Side Elevation

Project No.	Drawing No.	Rev.
2606	20.272	-

Scale

Drawn	Date
DK	16.02.26

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01

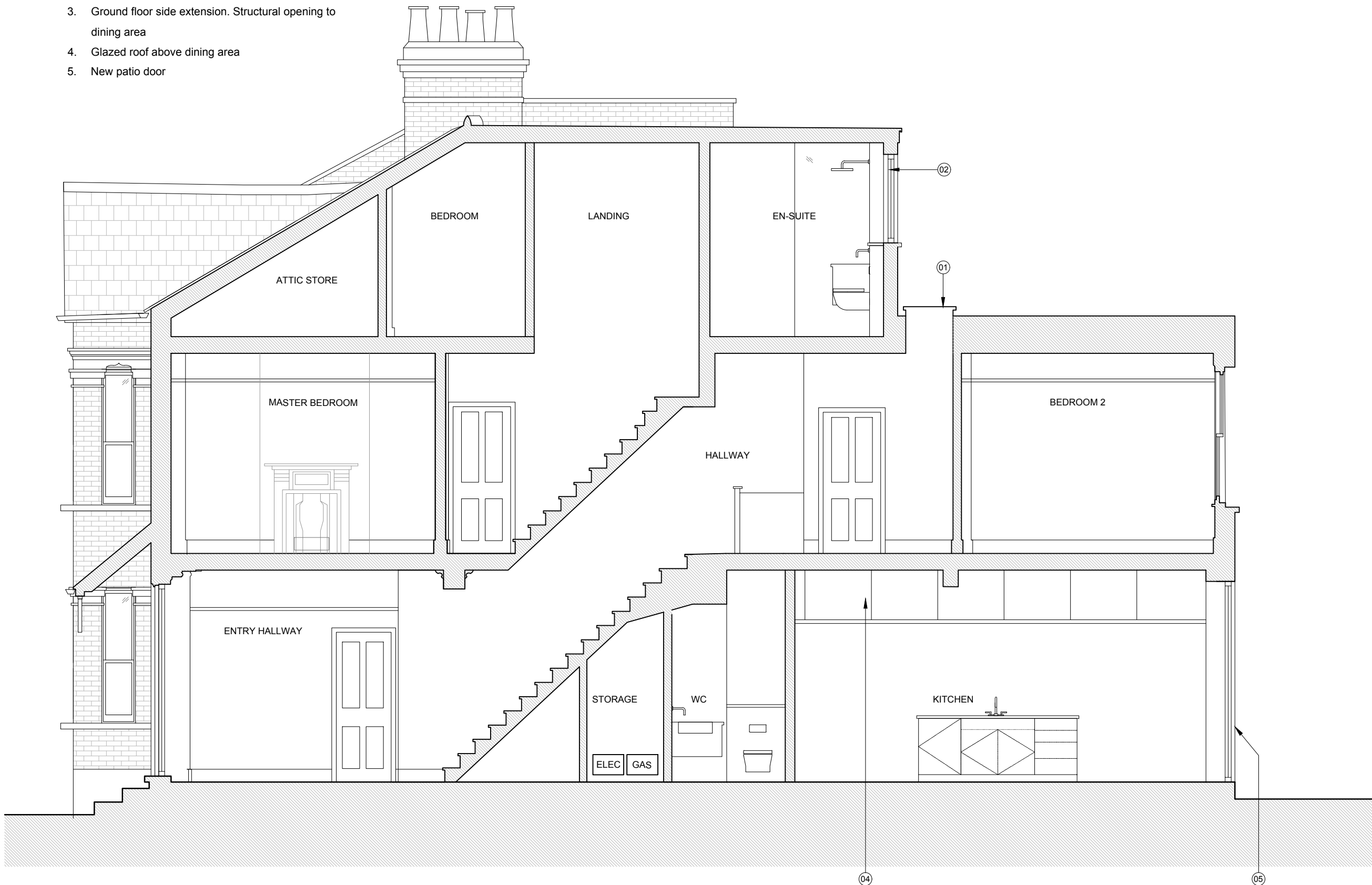
20.272

Proposed Side Elevation

Scale 1:50 @ A3

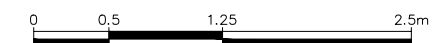
Notes:

1. New Skylights
2. New sash window to ensuite extension
3. Ground floor side extension. Structural opening to dining area
4. Glazed roof above dining area
5. New patio door



Key:

--- Site boundary



Rev.	Description.	By	Date
00	FOR PLANNING	DK	02.04.26

Client

David Nimmons

Project

49 Linzee Rd, N8 7RG

Title

Proposed Section

Project No.	Drawing No.	Rev.
2606	20.273	-

Scale

Drawn	Date
DK	16.02.26

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01

Proposed Section

20.273

Scale 1:50 @ A3