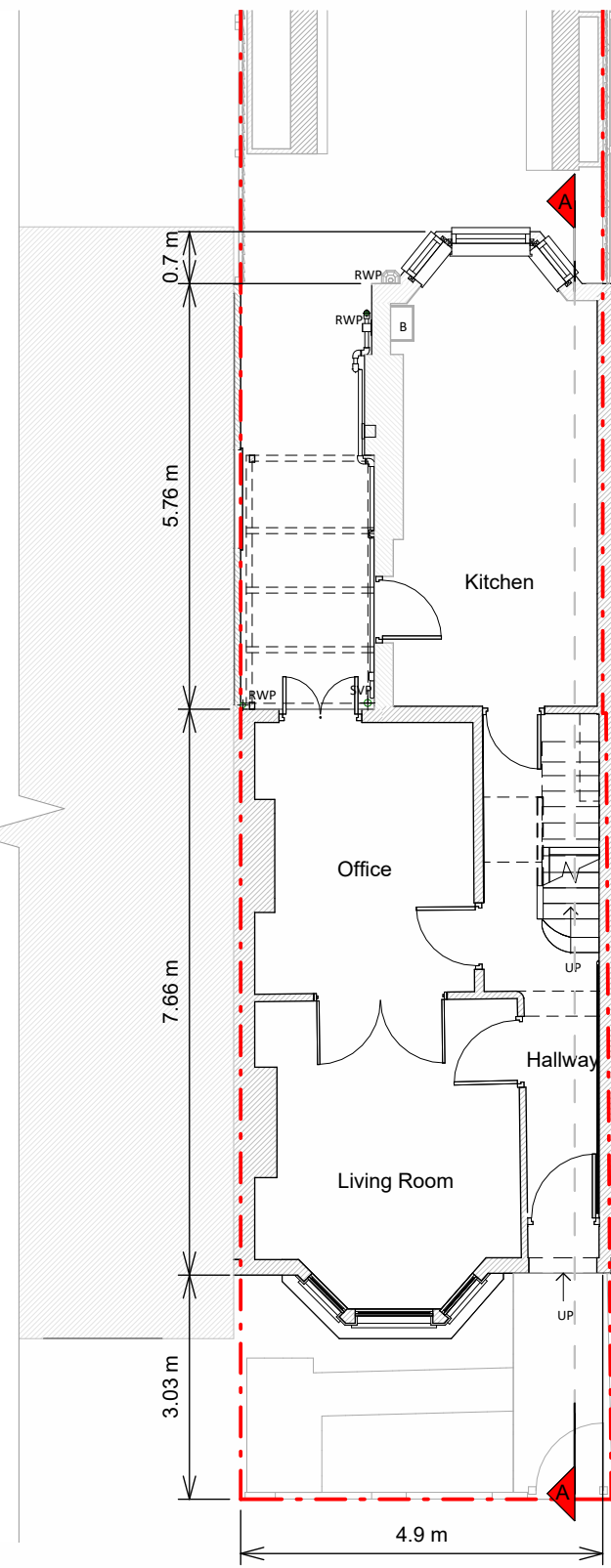
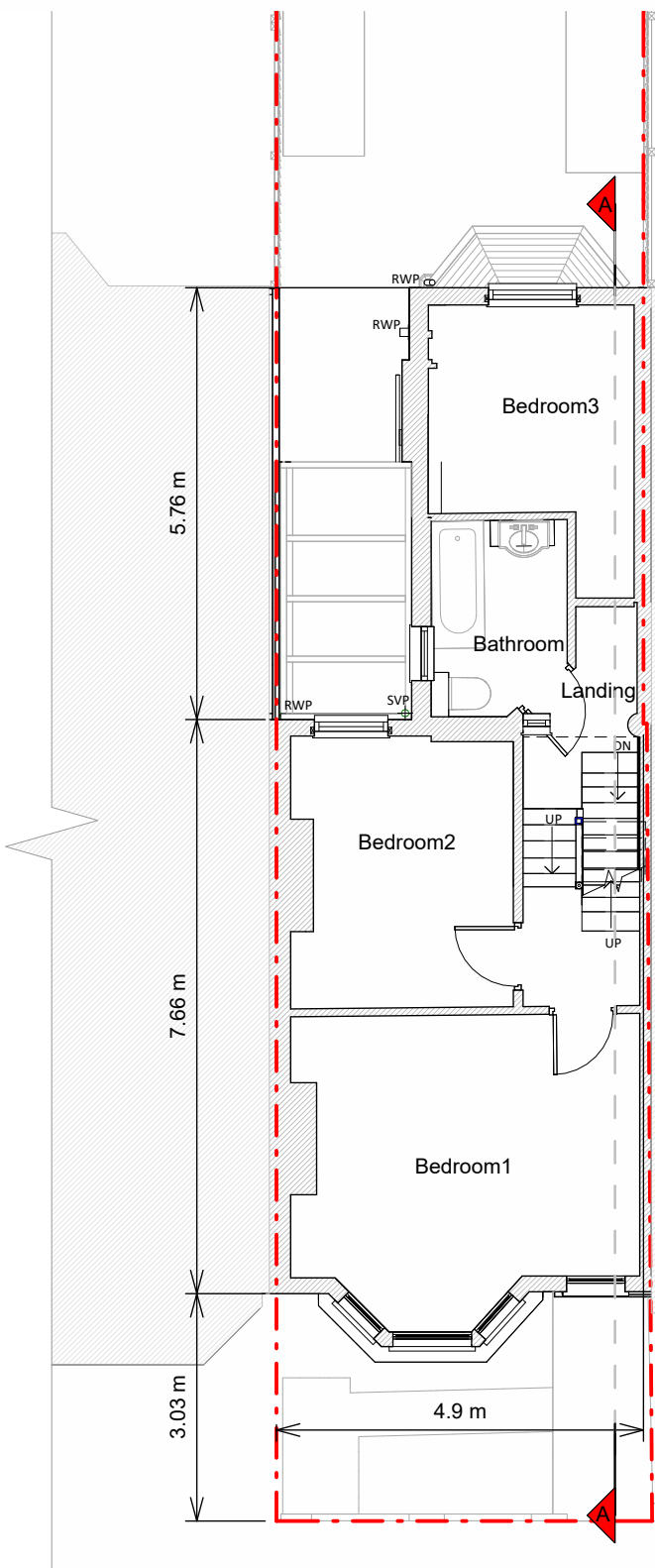
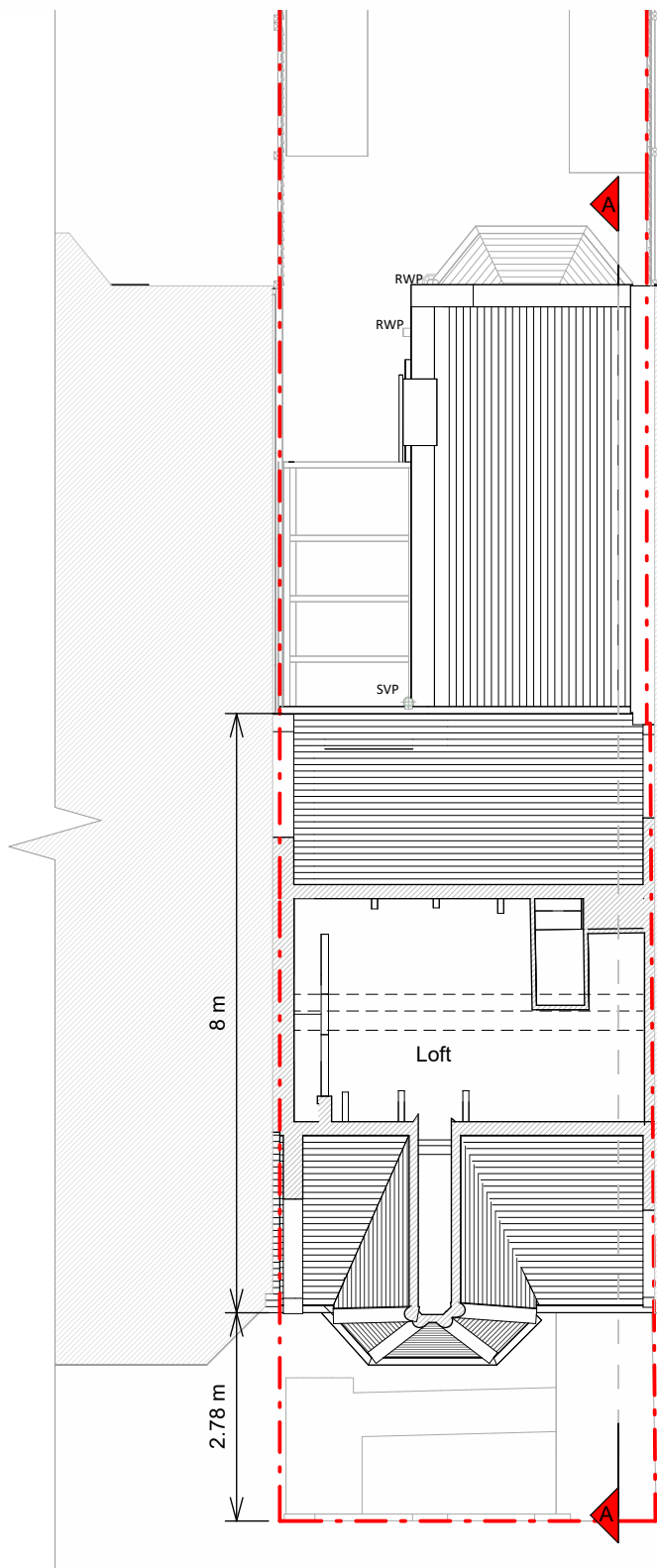




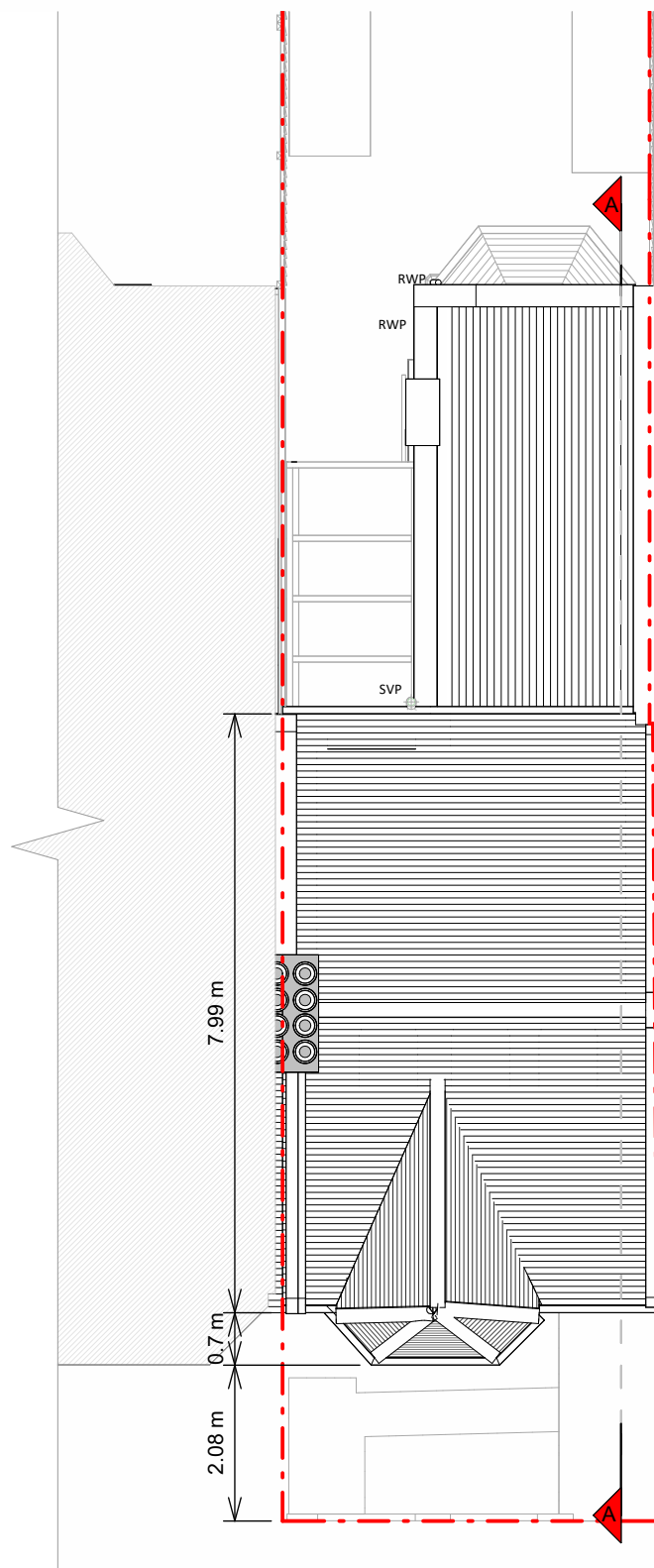
Ground Floor Plan



First Floor Plan



Loft Plan



Roof Plan



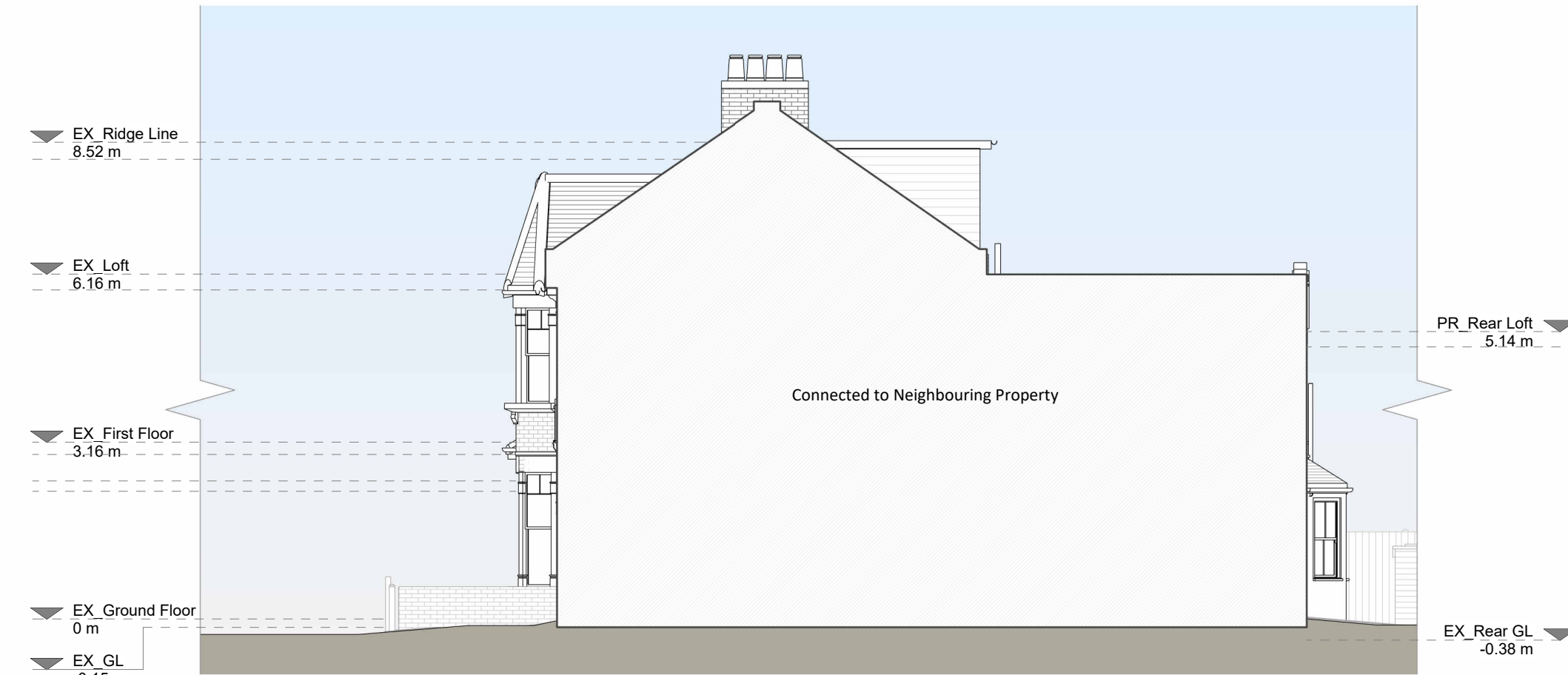
Front Elevation



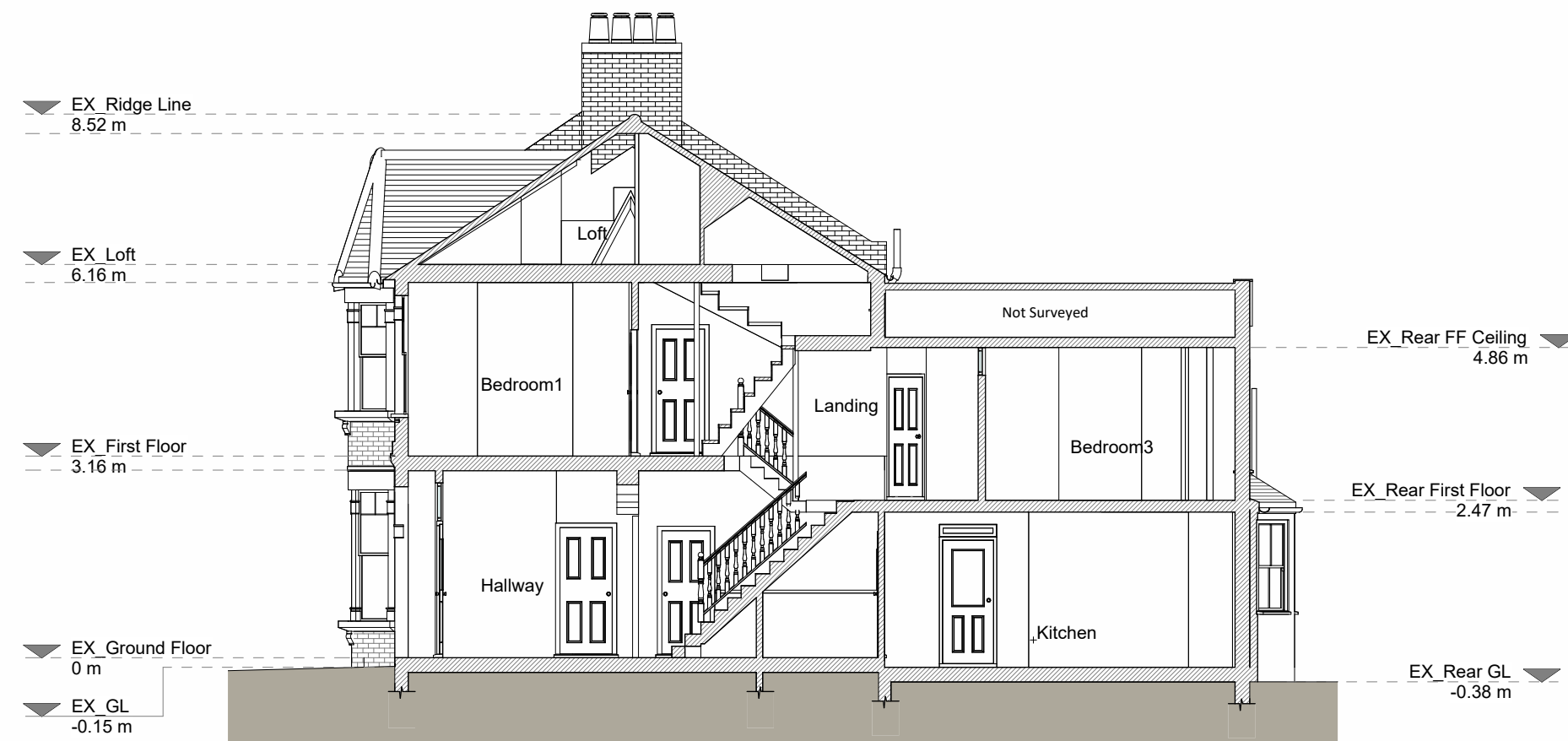
Left Side Elevation



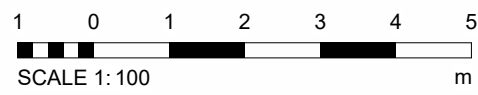
Rear Elevation



Right Side Elevation



Section A - A



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Existing Materials:

Brickwork / Walls - Painted brick walls, smooth rendered walls

Pitched roof - Concrete tiles

Flat roof - Felt or similar

Windows - Painted timber-framed windows

Doors - Painted timber framed glazed door, painted timber framed door

RWP's / Gutter's / Fascia's - uPVC gutters, downpipes, cast iron gutters, downpipes, painted timber fascia boards

KEY

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

Revision		
Rev	Notes	Date
A	Planning Issue	23/03/2026



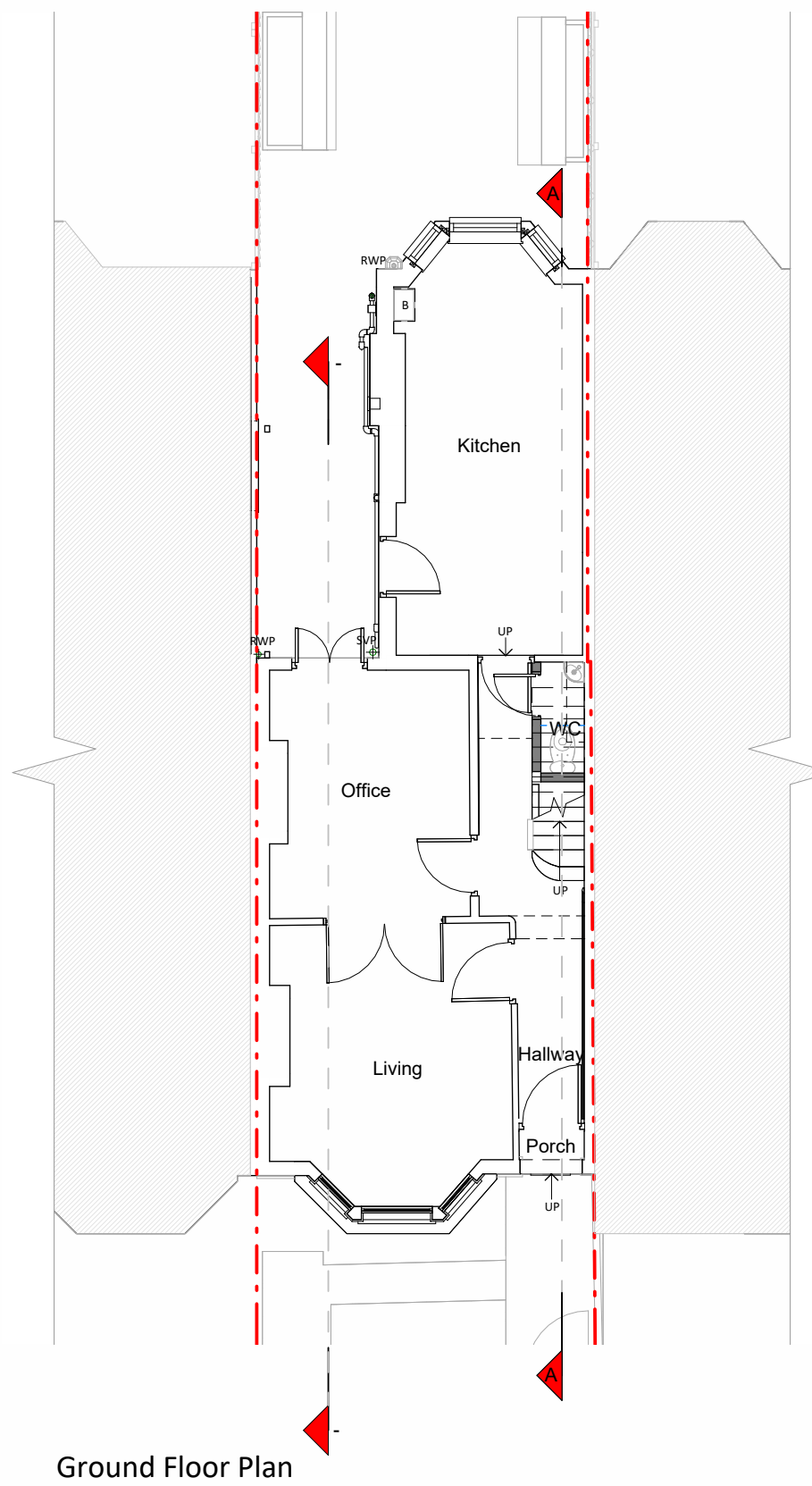
Job Title:
Proposed main dormer, internal alterations and all associated works at 35 Effingham Road, N8 0AA

Drawing Status:
Planning Drawings

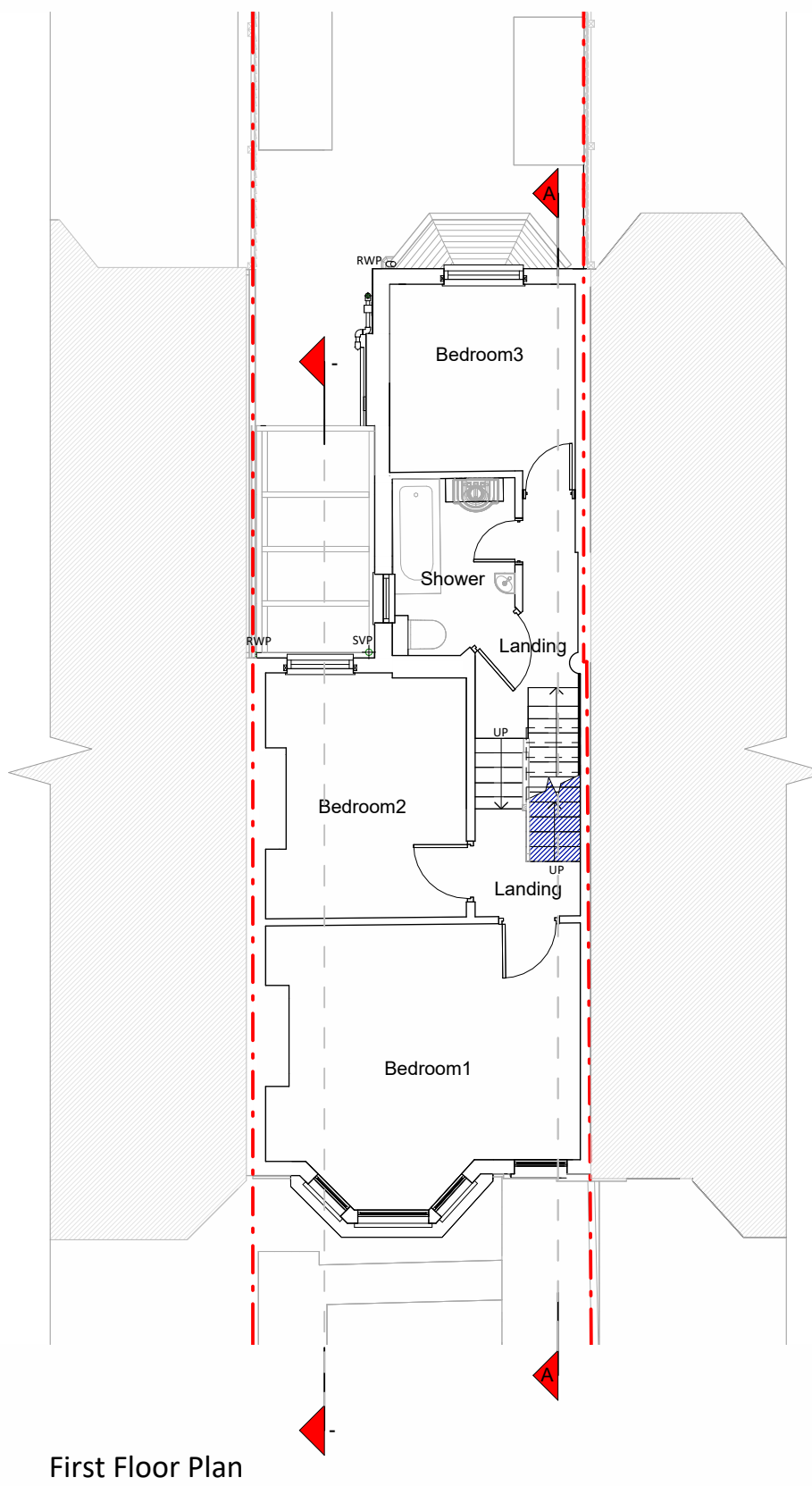
Client:
Oscar Banyasz-Jones

Drawing Title:
Existing Drawings

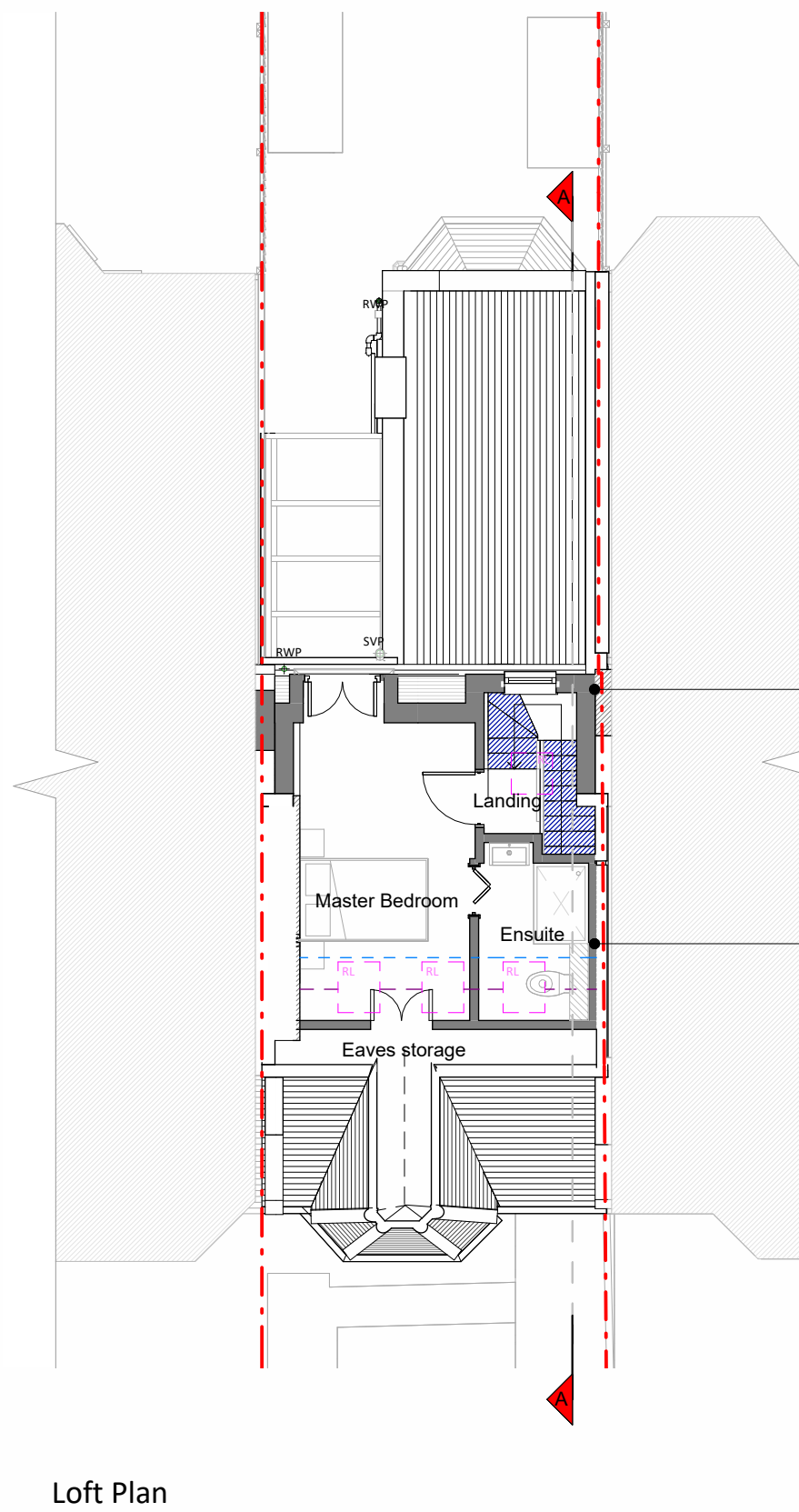
Scale: 1:100 @ A1	Drawn: MS
Date: March 2026	Checked: CC
Drawing No.: 8344608-01-1100	Rev: A



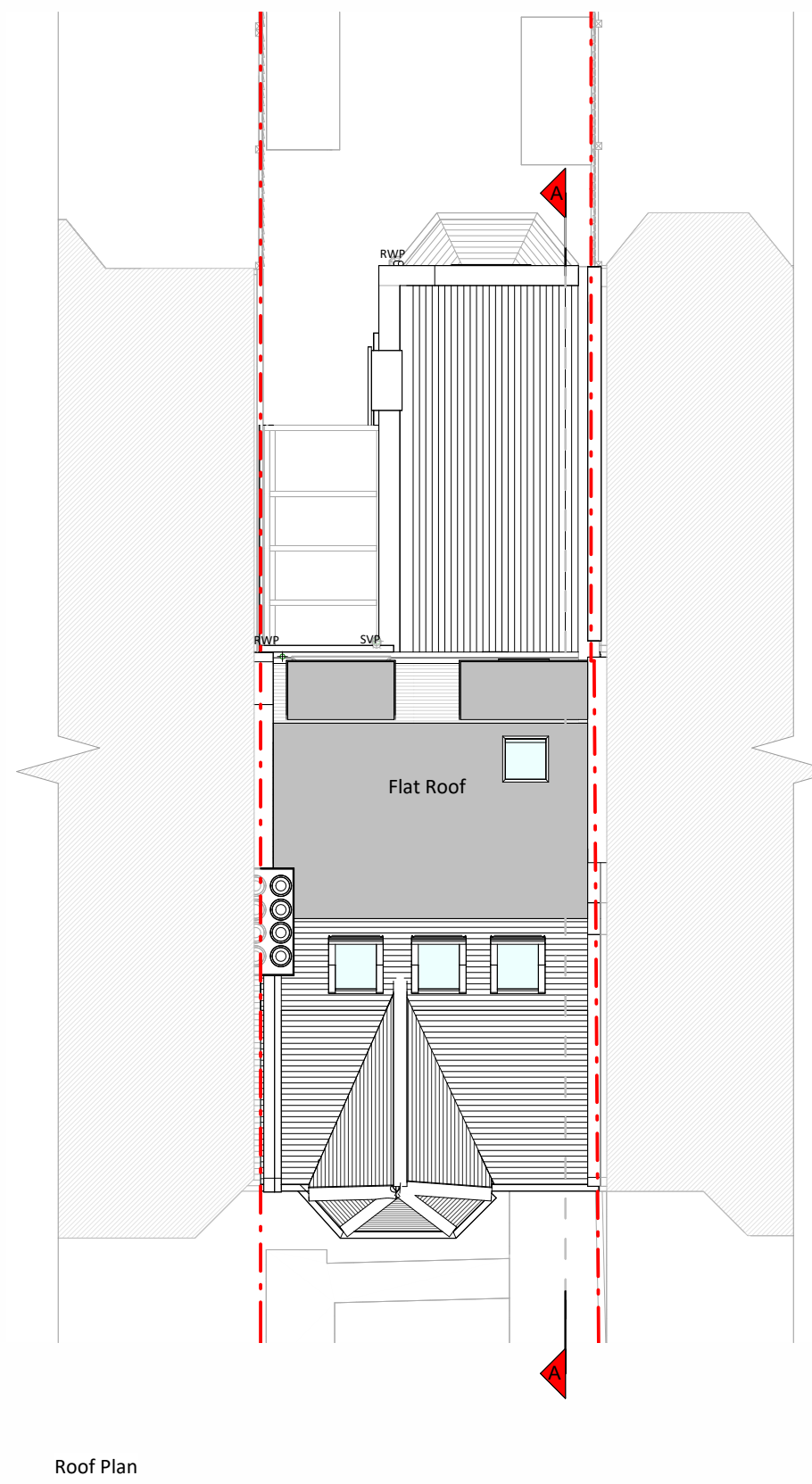
Ground Floor Plan



First Floor Plan



Loft Plan



Roof Plan

Loft staircases are subject to Structural Engineer input and agreement with Building Control.

Ensuite to be mechanically ventilated.



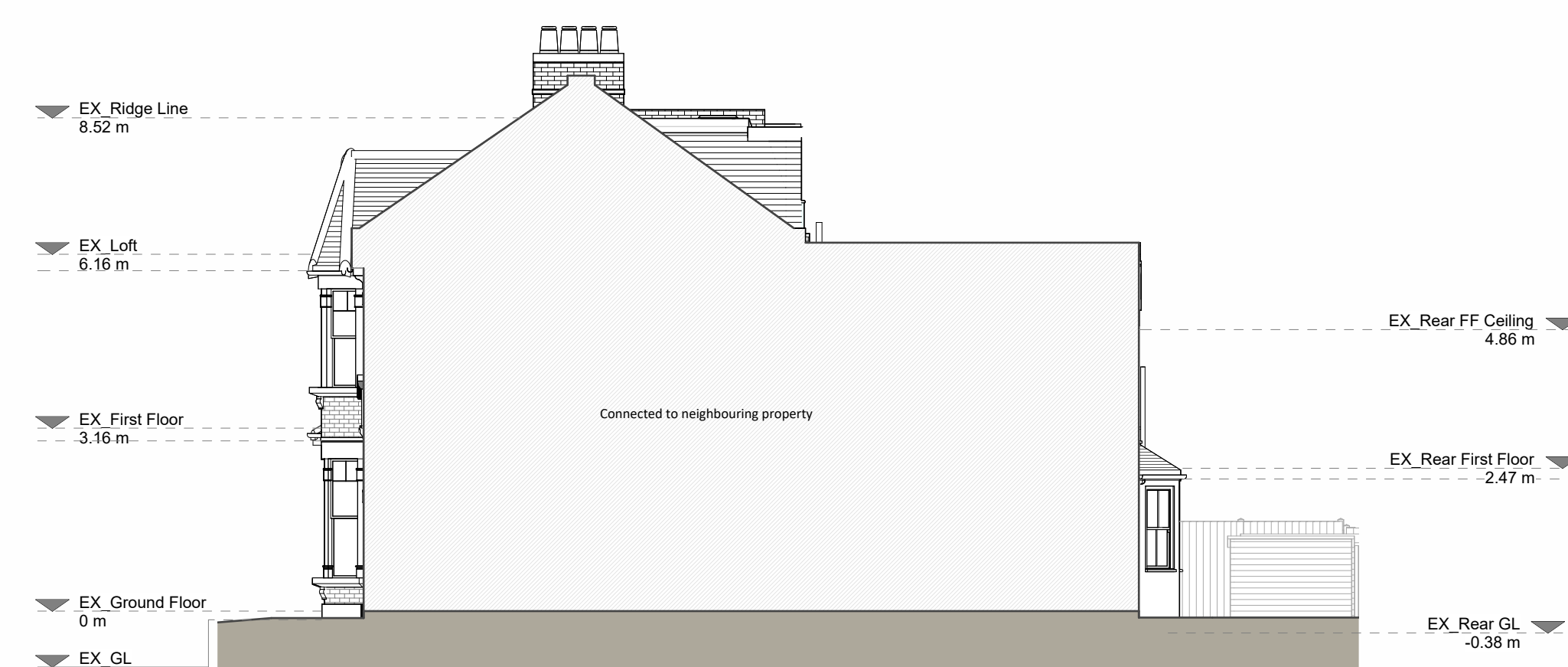
Front Elevation



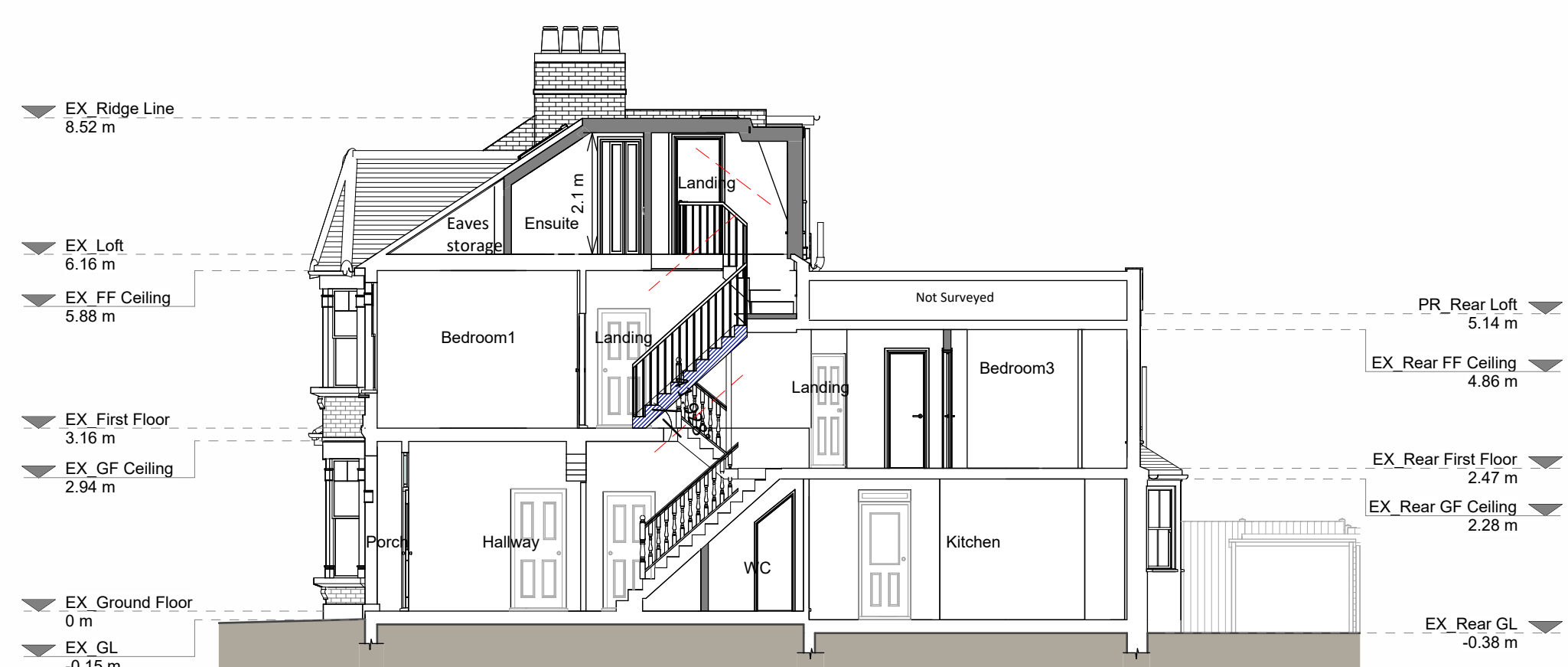
Left Side Elevation



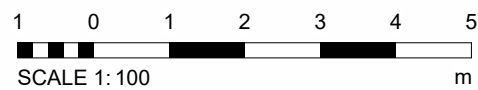
Rear Elevation



Right Side Elevation



Section A - A



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Proposed Materials:

Brickwork / Walls - Wall hung concrete tiles to match existing

Pitched roof - N/a

Flat roof - Fibreglass

Windows - Aluminium framed windows and rooflights

Doors - Aluminium framed doors

RWPs / Gutter's / Fascia's - Black uPVC downpipes, guttering and uPVC 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	23/03/2026
B	Planning Revision	29/05/2026



Job Title:
Proposed main dormer, internal alterations and all associated works at 35 Effingham Road, N8 0AA

Drawing Status:
Planning Drawings

Client:
Oscar Banyasz-Jones

Drawing Title:
Proposed Drawings

Scale: 1:100 @ A1	Drawn: AR
Date: March 2026	Checked: CC
Drawing No.: 8344608-01-3100	Rev: B