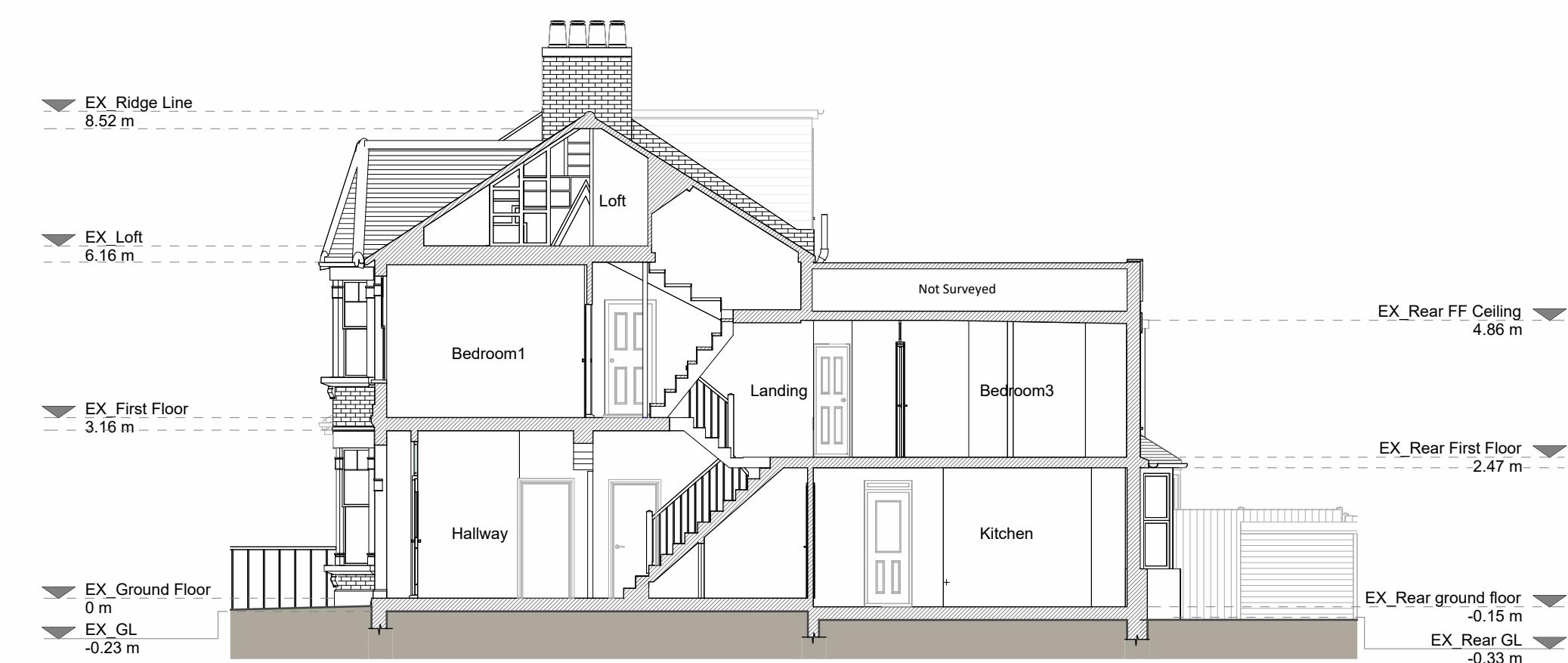
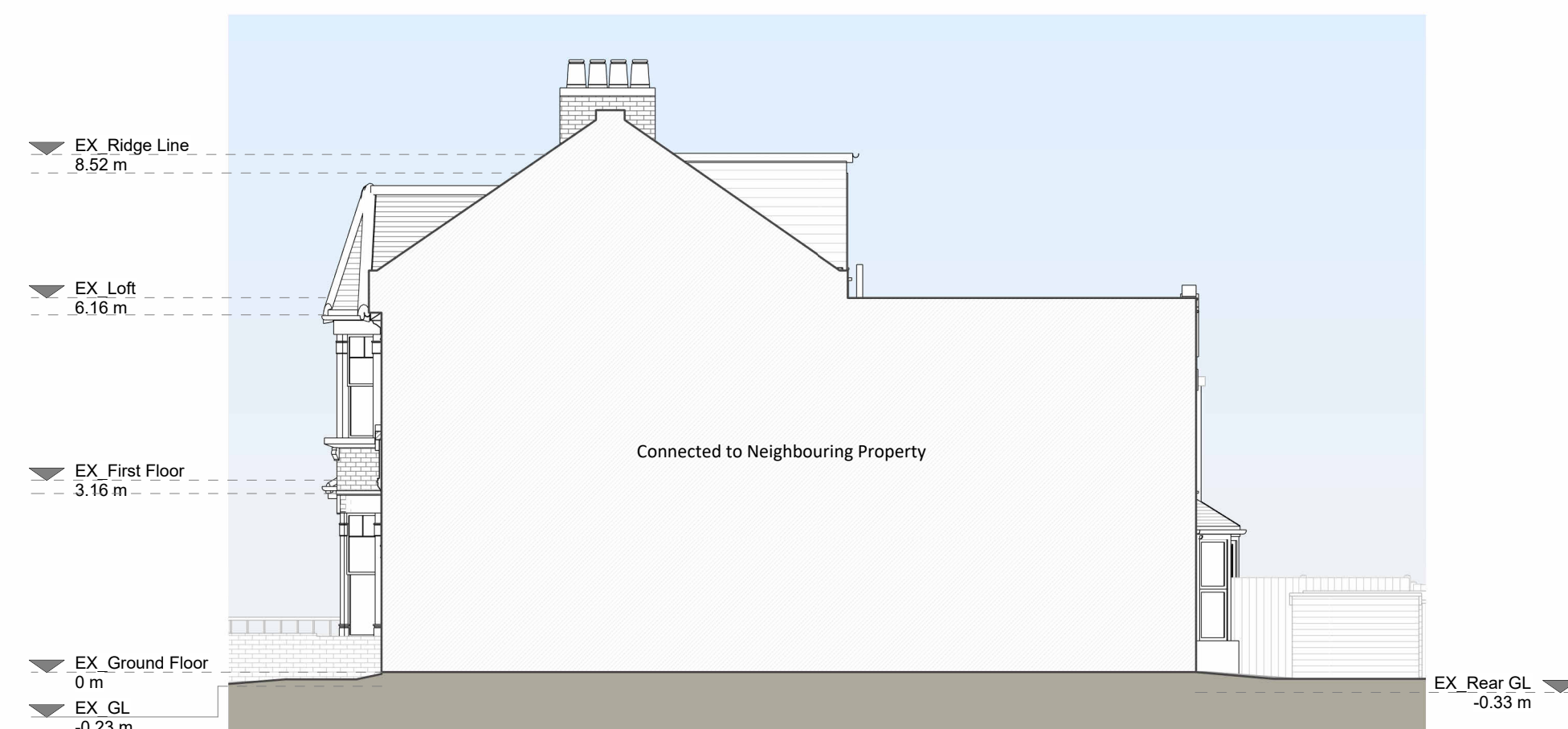
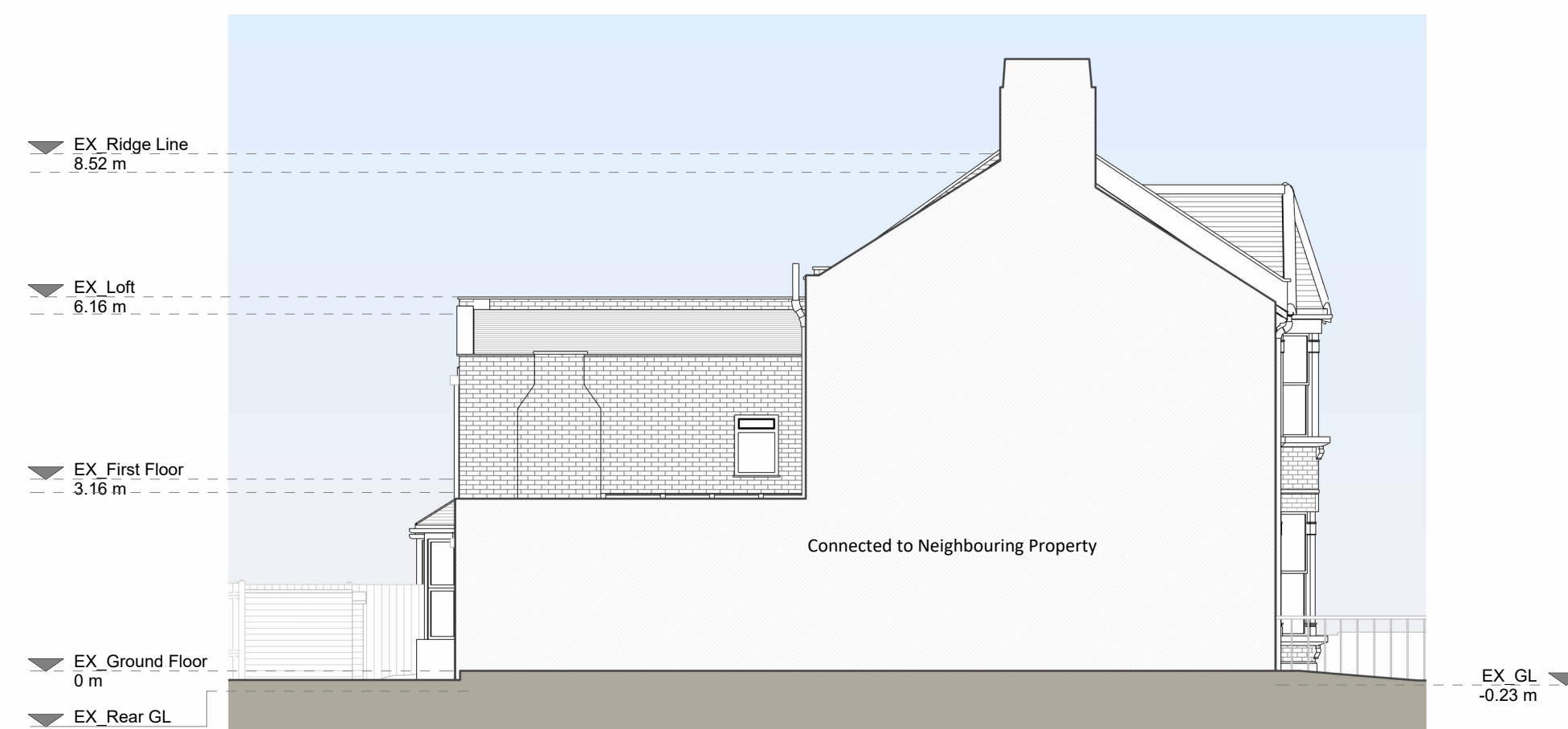
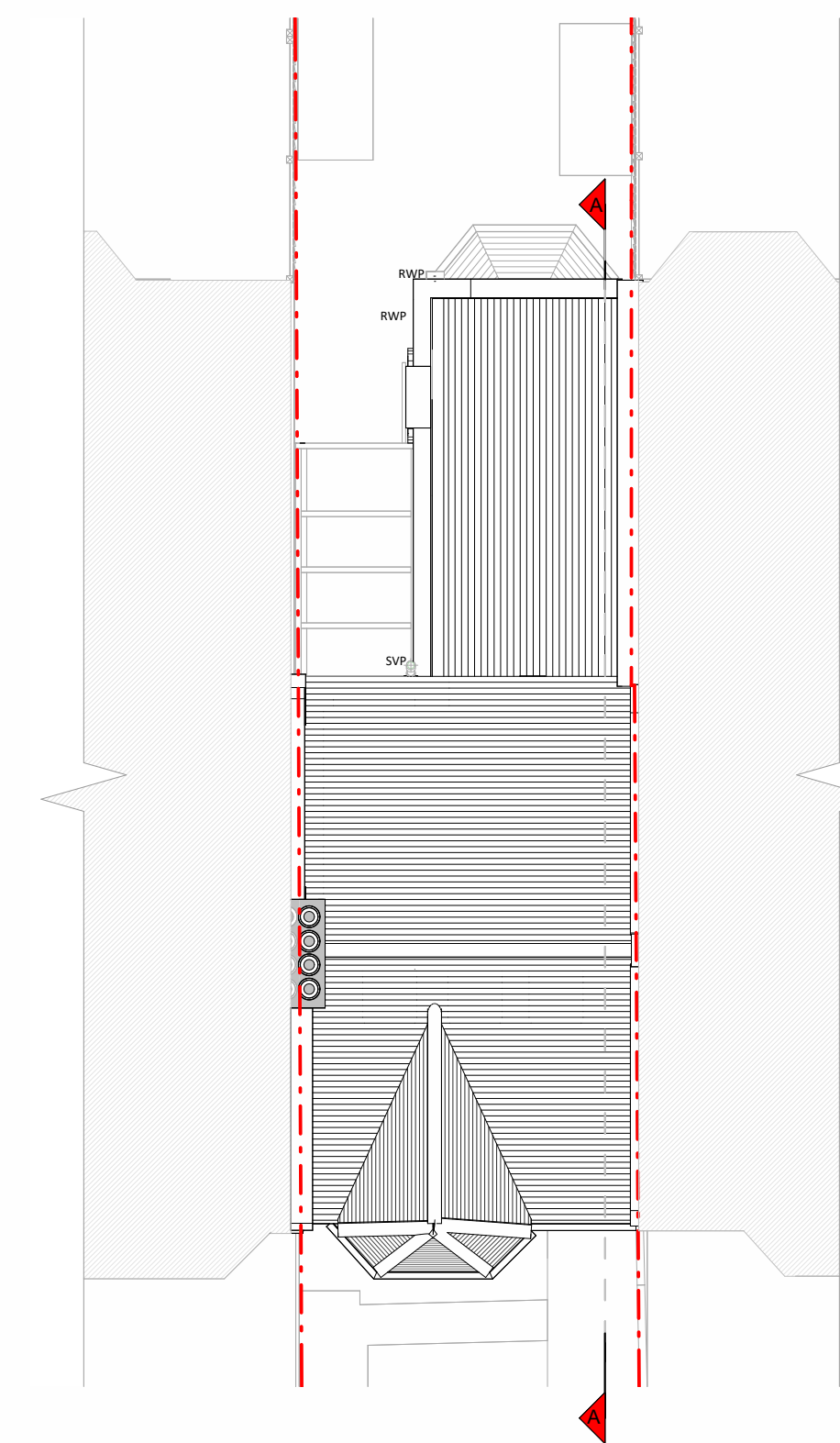
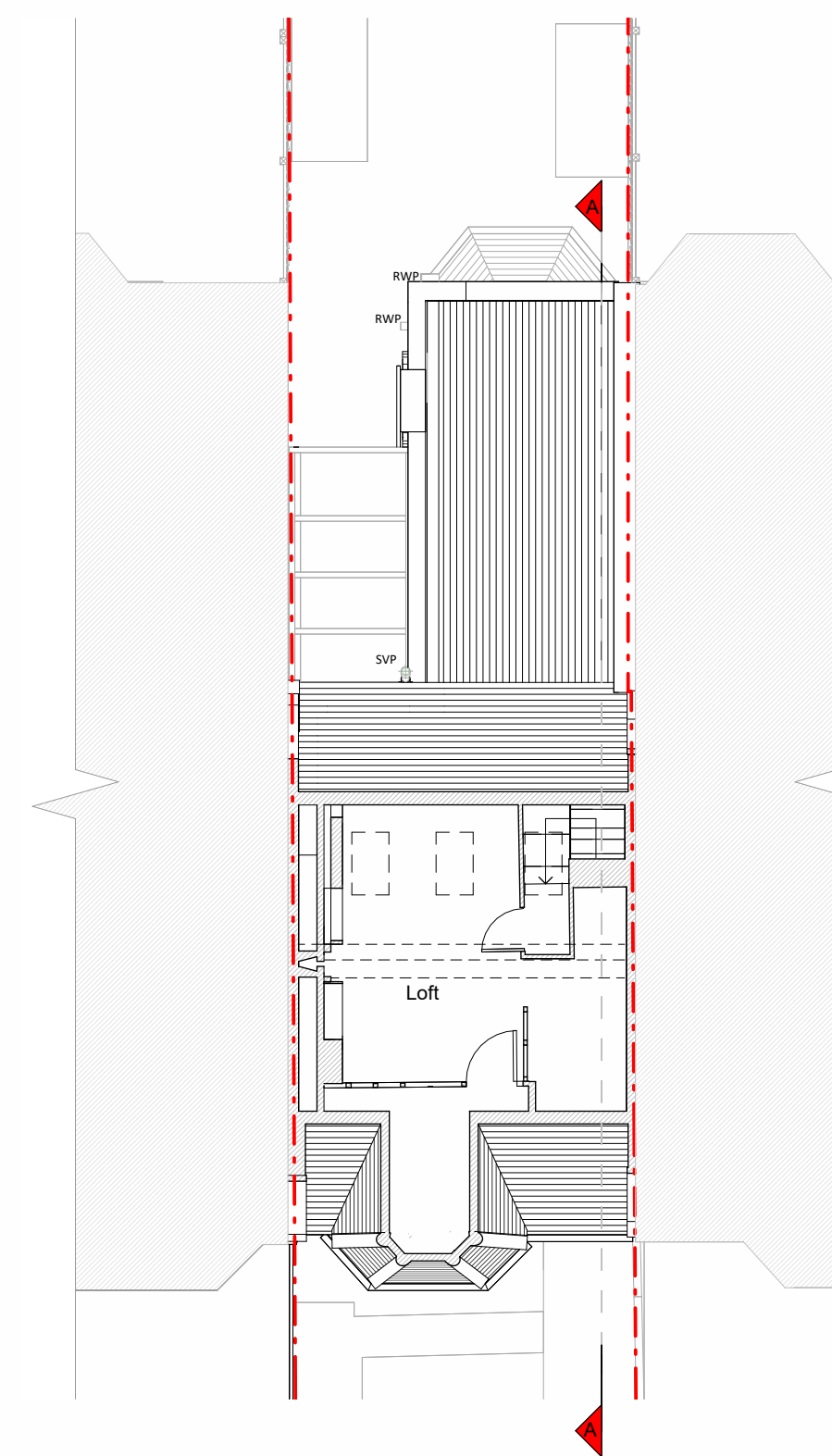
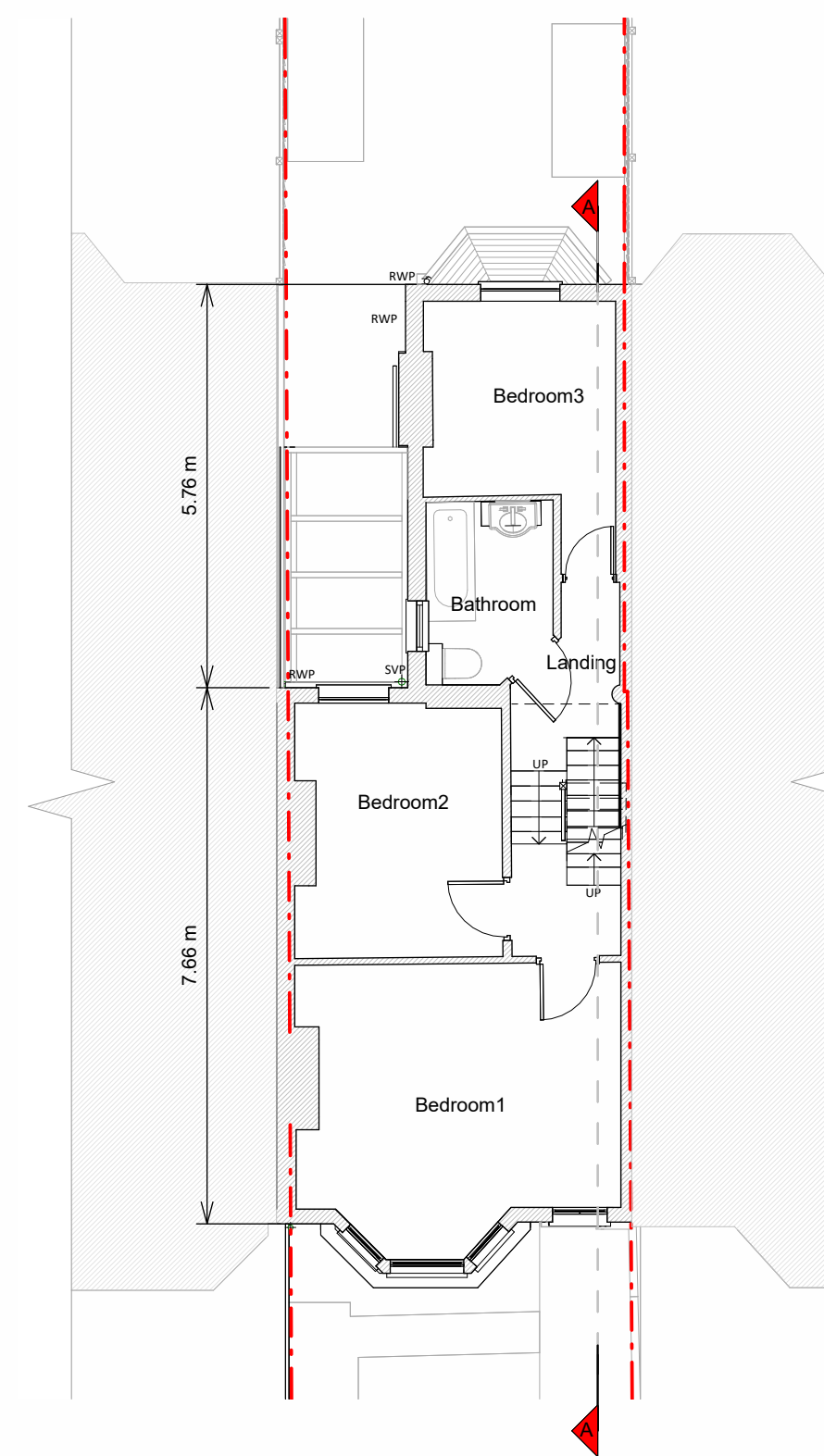
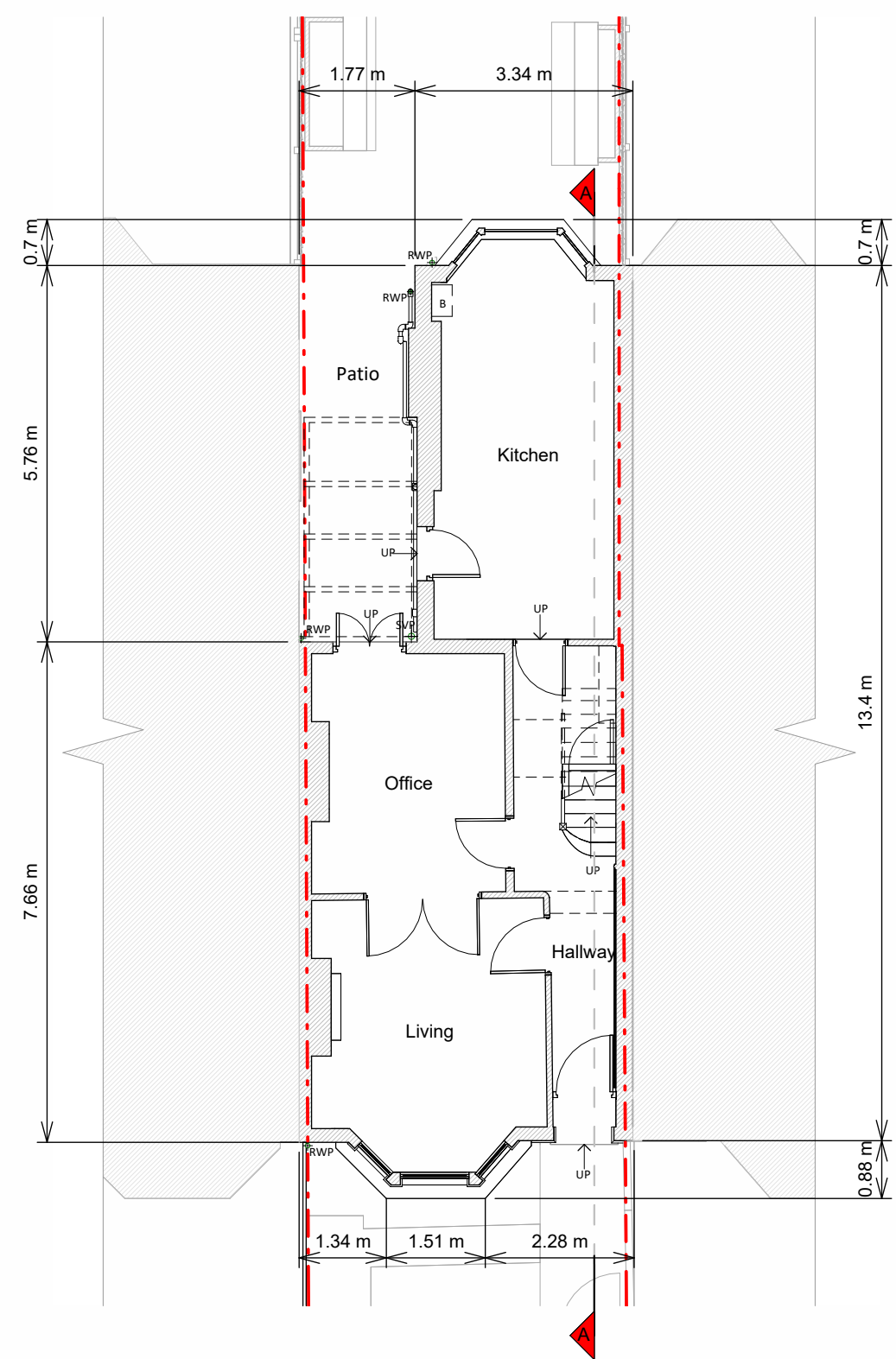




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Real do not advise using planning drawings for the construction stages. All dimensions to be cross-checked on-site prior to manufacture and construction. Any discrepancies to be reported to RESI immediately.

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

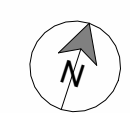
 Existing walls

 Existing furniture

--- Boundary line

--- Level line
--- 1.5m head height

- 1.3m head height
- 1.8m head height

[illegible]

Job Title

**Proposed loft floor conversion,
internal alterations and all
associated works at 35 Effingham
Road, N8 0AA**

	Drawing Status
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Planning Drawings

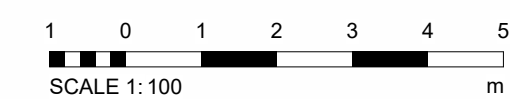
Client	
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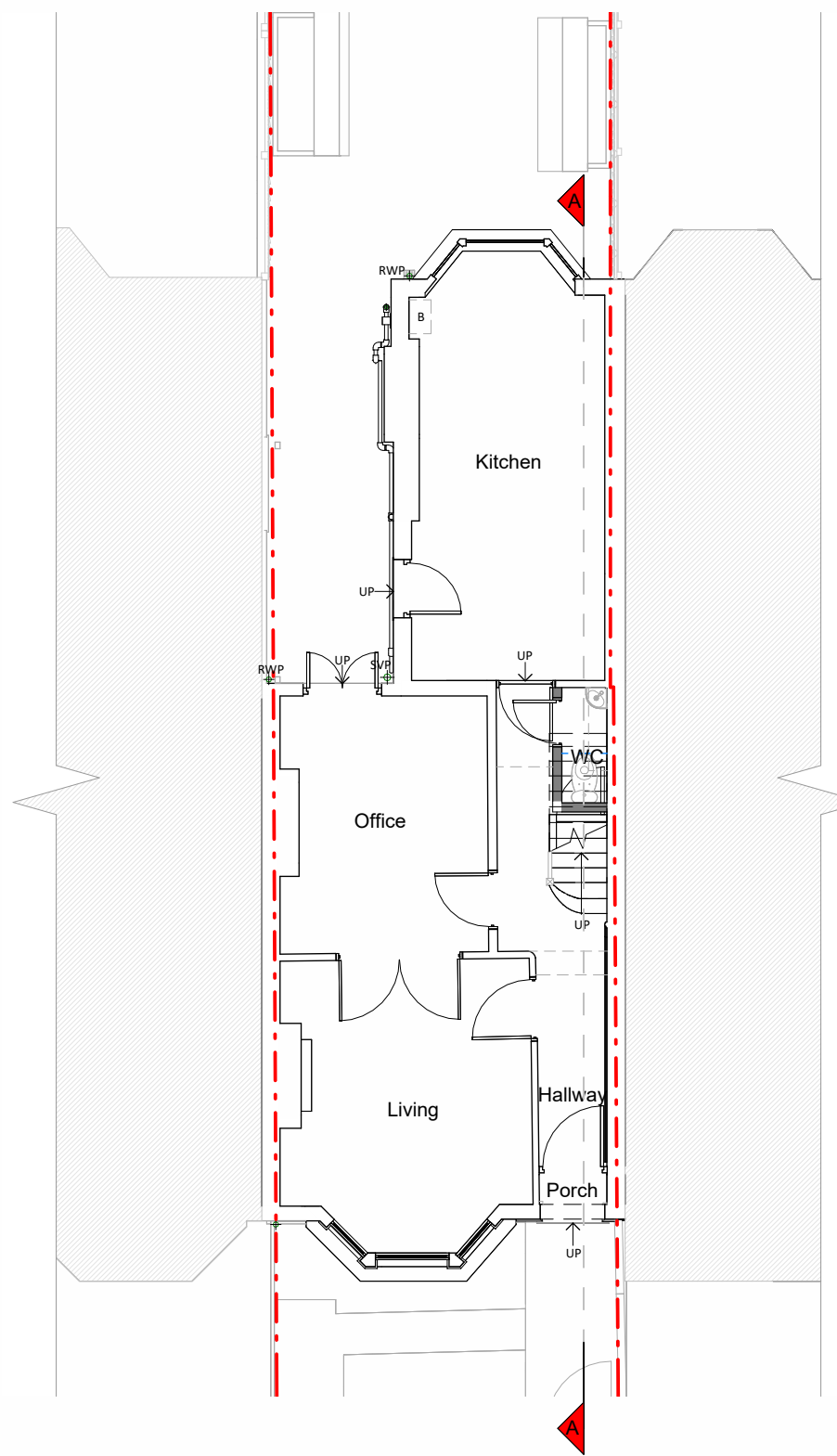
Oscar Banyasz-Jones

Drawing Title

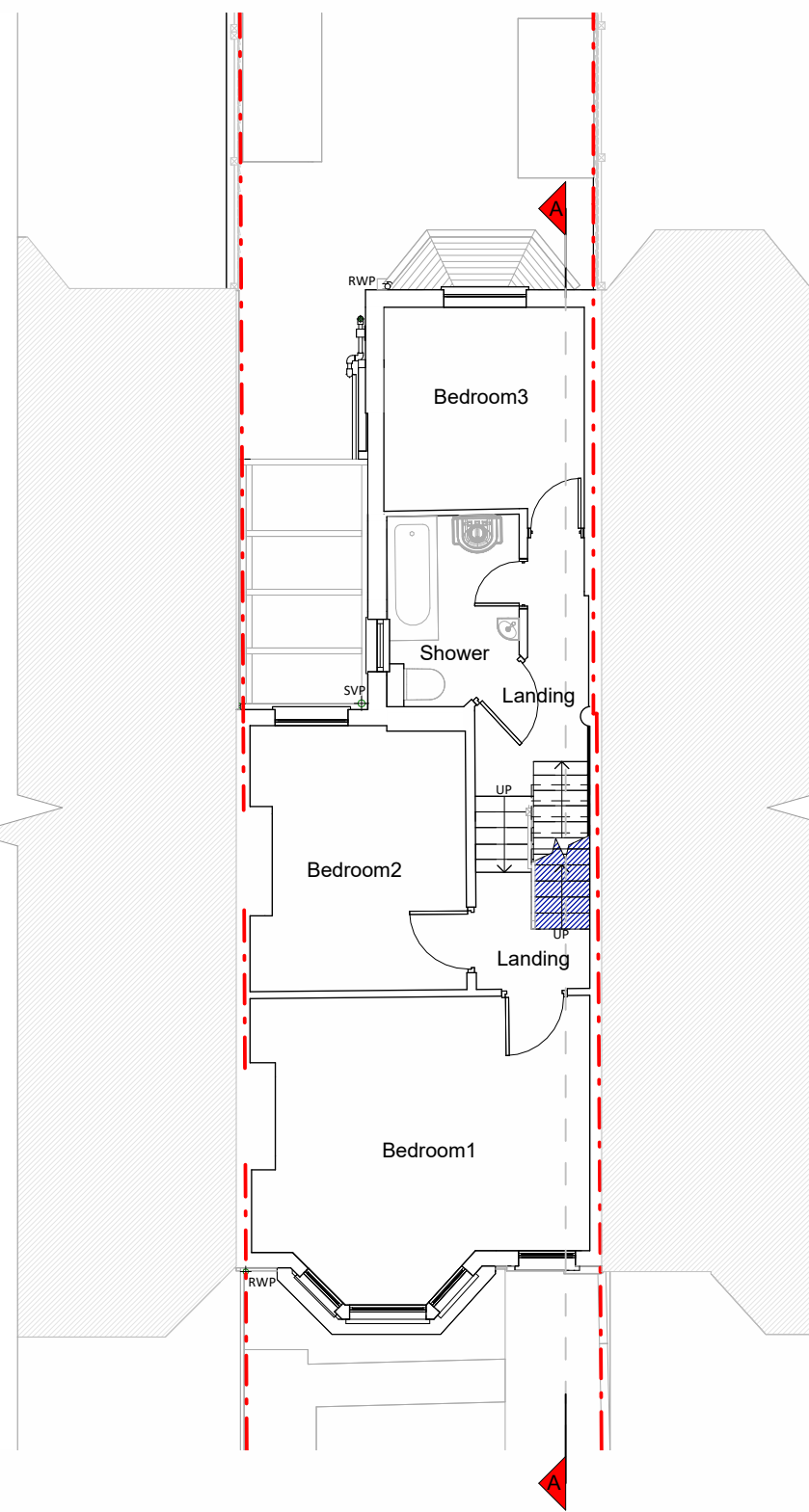
Existing Drawings

Scale 1 : 100 @ A1	Drawn AR
Date July 2026	Checked CC
Drawing No. R344608-00-1100	Rev A

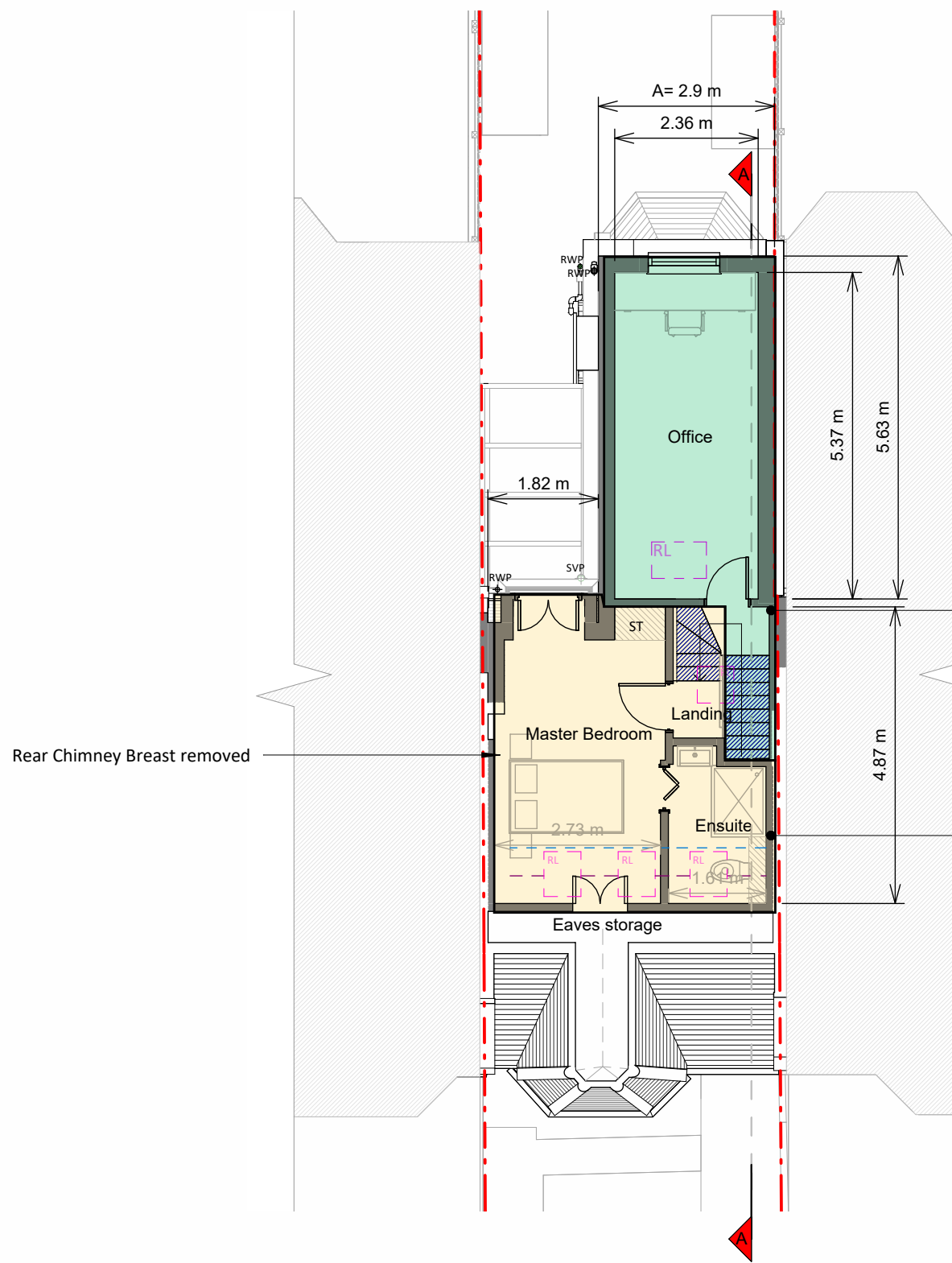




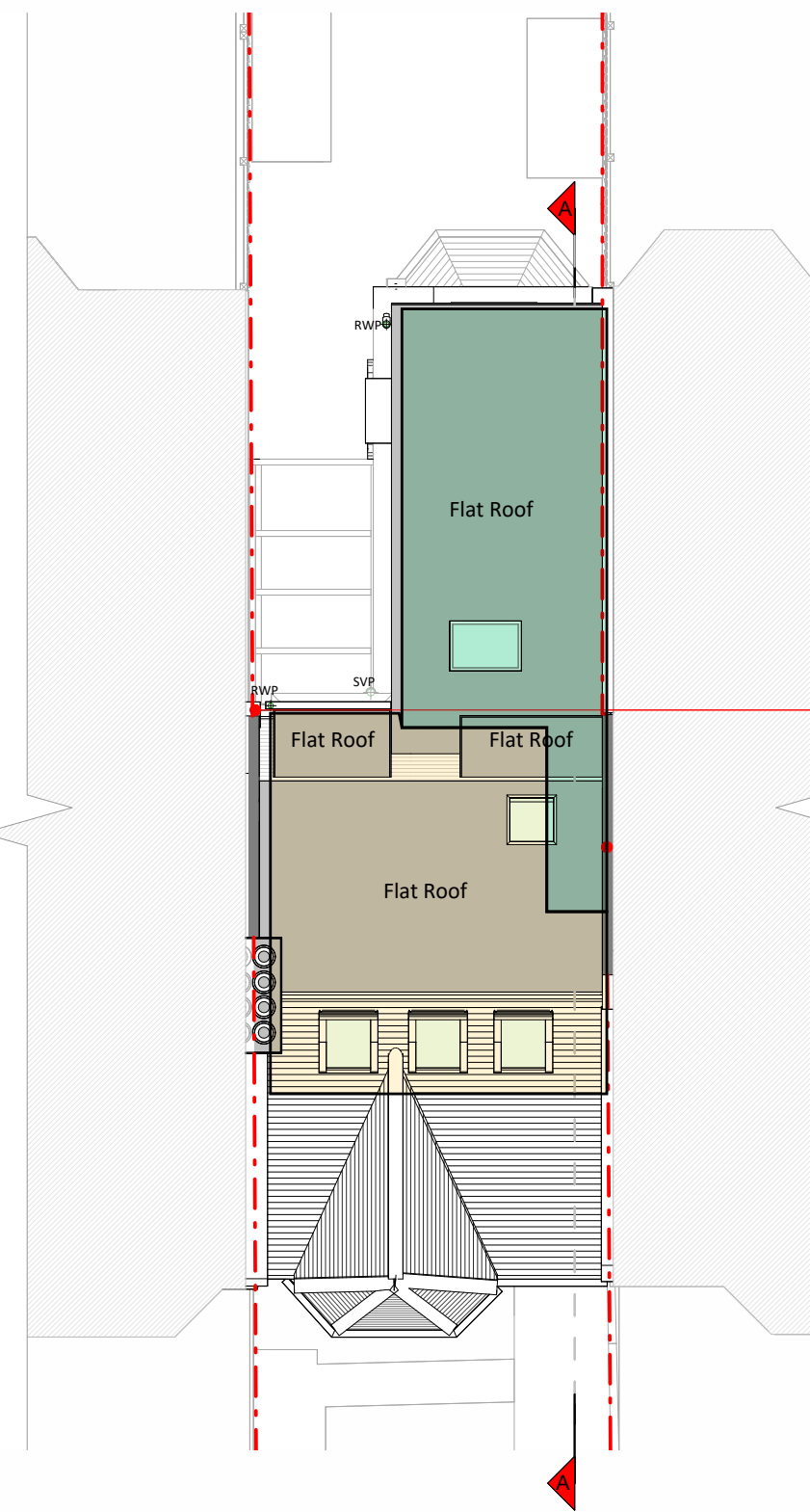
Ground Floor Plan



First Floor Plan



Loft Plan



Roof Plan

Internal heights to be determined by upgrading requirements to comply with the Building Regulations.

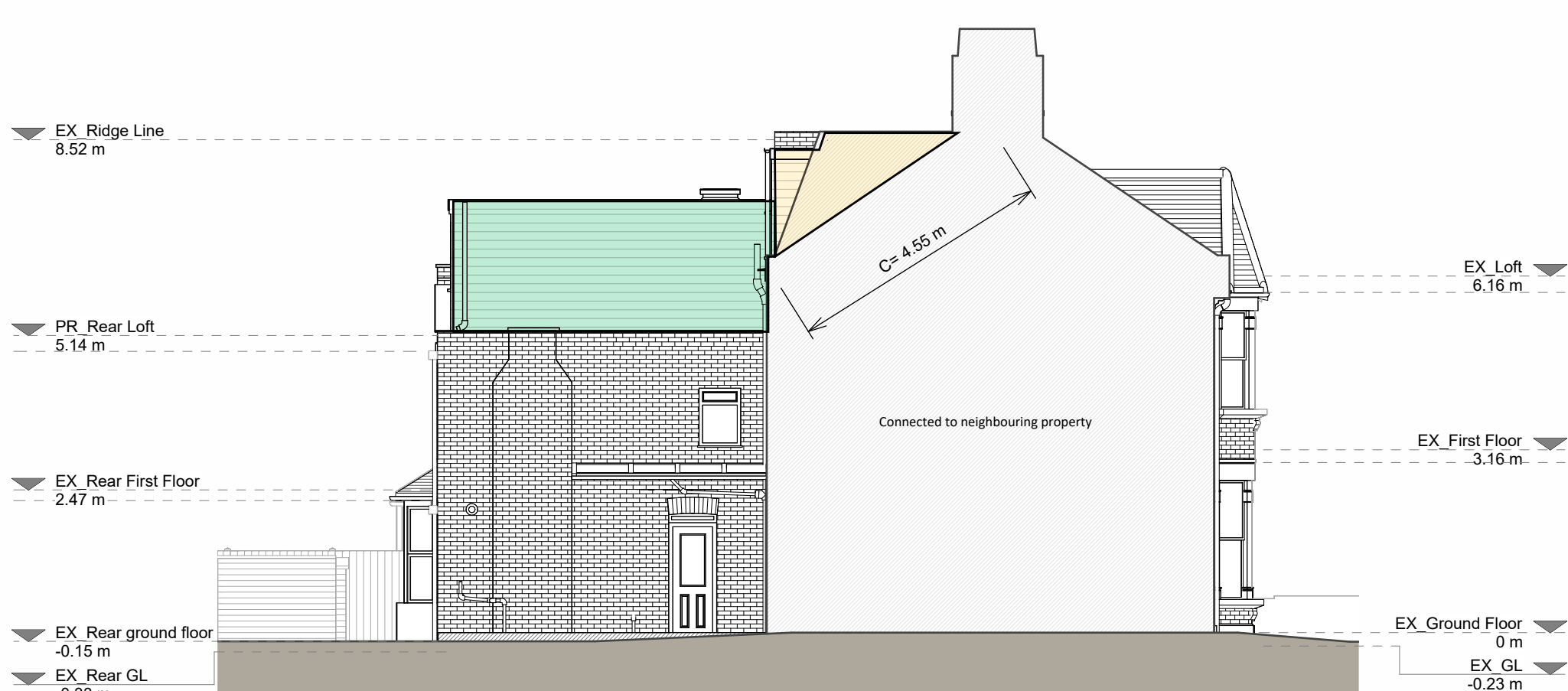
Loft staircases are subject to Structural Engineer input and agreement with Building Control.

Ensuite to be mechanically ventilated. Due to the distance to the waste pipe, it is likely that a bathroom at the front will need a macerator. As an alternative, it might be possible to add a new SVP connecting to the MfL. To be confirmed during the Building regulations stage.

Party wall raised in matching brickwork



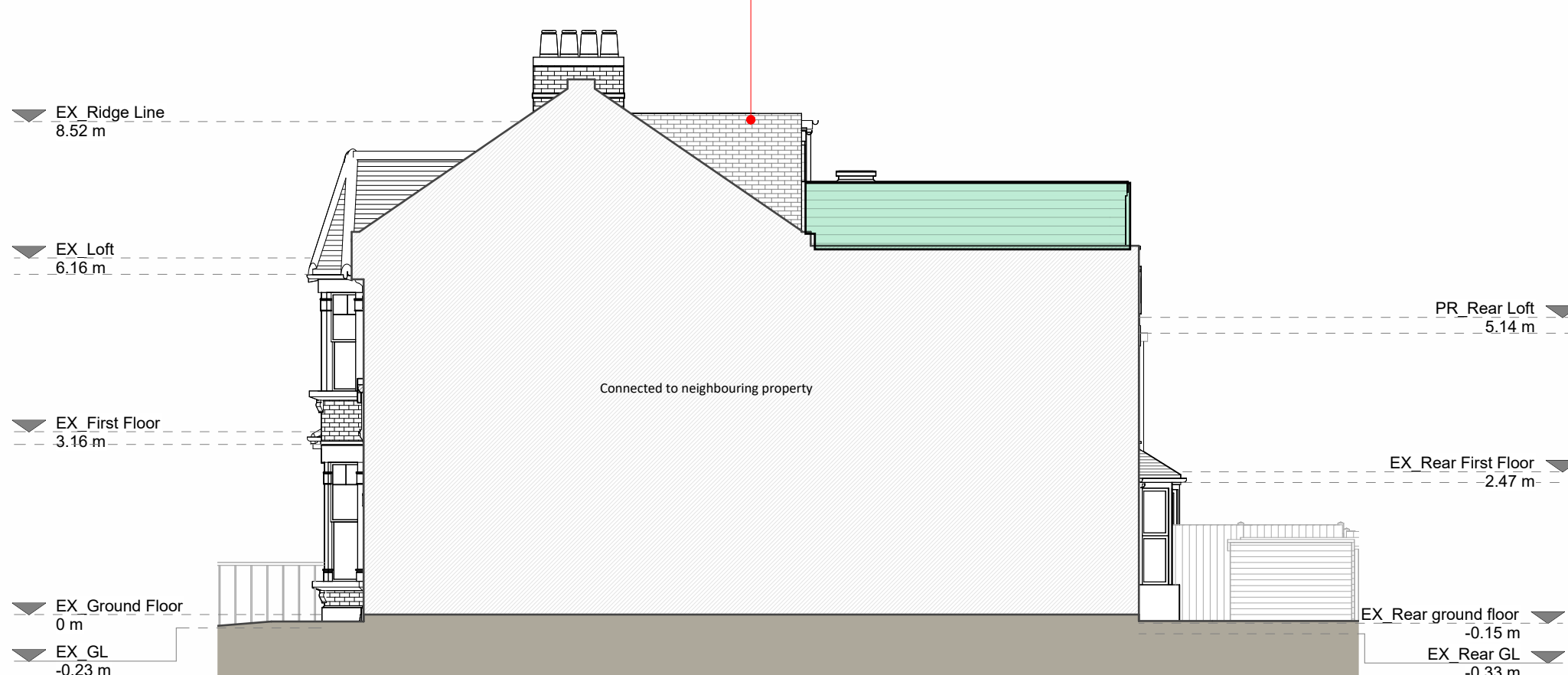
Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

Approved under previous Application:
Case Reference HGV/2026/1005
Location 35 Effingham Road, Hornsey, London, N8 0AA
Proposed Erection of rear dormer and insertion of 3x front rooflights
Case Reference HGV/2026/1006
Location 35 Effingham Road, Hornsey, London, N8 0AA
Proposed Certificate of lawfulness: proposed rear dormer, internal alterations and associated works.



Section A - A

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VOLUME CALCULATION

Dormer 1
V=18.55m³

Dormer 2
V=0.5 x E x H x F
=0.5 x 0.16 x 2.46 x 5.68
=1.11 m³

V=([D x H] (D x H+1)) / 2 x F
=([2.85 x 2.46] (2.85 x 2.46+1)) / 2 x 5.68
=31.80
Total=1.11+31.80=32.91

TOTAL VOLUME=51.46m³

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
RWP's / 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	14/07/2026

resi
Job Title:
Proposed loft floor conversion, 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: July 2026	Checked: CC
Drawing No: 8344608-00-3100	Rev: A

