

EXISTING : (C3(A) 1B2P Flat)

PROPOSED : (C3(A) 2B3P Flat)

NOTE :
Front elevation omitted as no changes being proposed
First floor not surveyed and forms separate ownership. No changes being proposed to any of the demised first floor flat elevations

NOTE :
Front elevation omitted as no changes being proposed
First floor not surveyed and forms separate ownership. No changes being proposed to any of the demised first floor flat elevations

EXISTING AREA SCHEDULE

- 1. INTERNAL FLOOR AREA : 51.6 sq.m
- 2. OUTBUILDING : 10.68 sq.m
- 3. AMENITY AREA : 125.4 sq.m
- 4. SITE AREA : 201.3 sq.m

PROPOSED AREA SCHEDULE

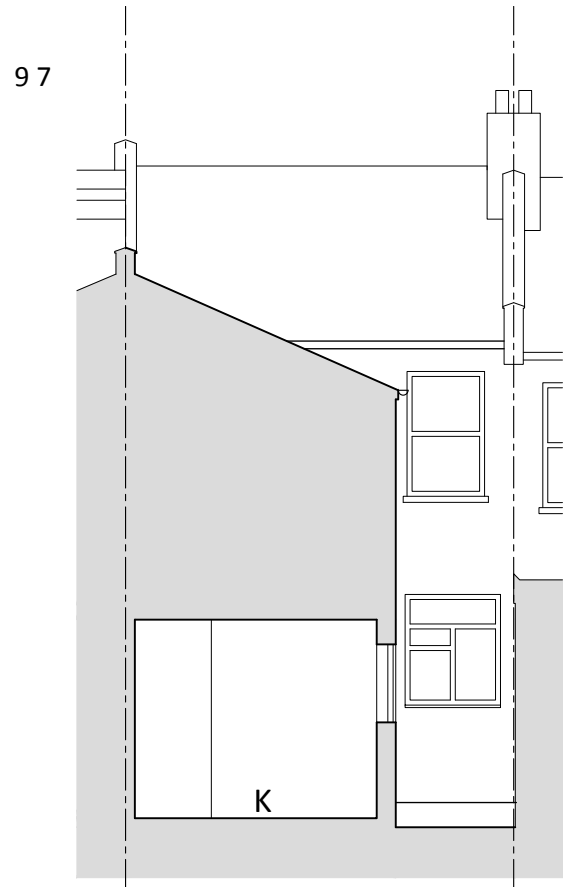
- 1. INTERNAL FLOOR AREA : 71.5 sq.m
- 2. EXTENSION AREA : 19.3 sq.m
- 3. OUTBUILDING : 10.68 sq.m
- 4. AMENITY AREA : 100.8 sq.m
- 5. SITE AREA : 201.3 sq.m

KEY :

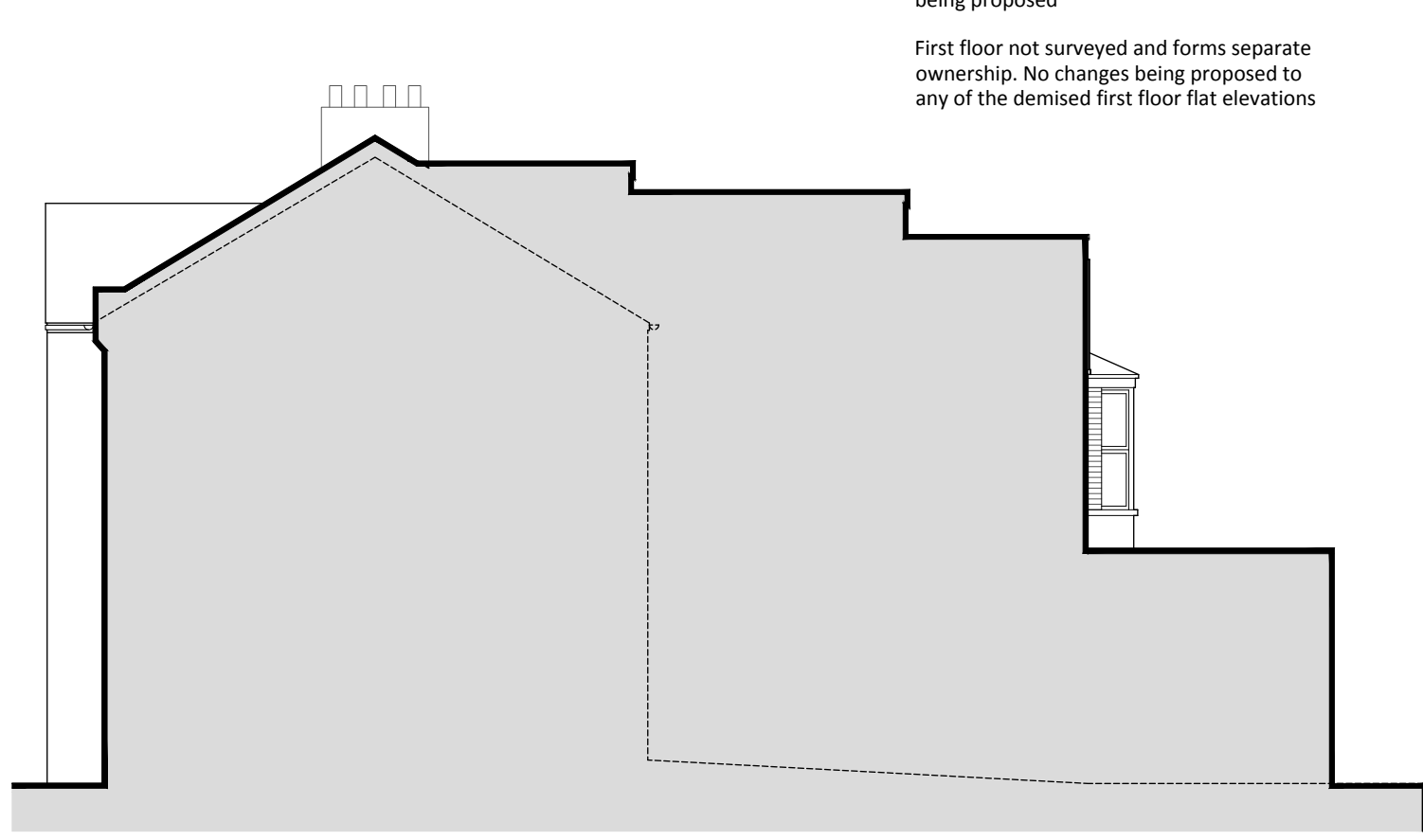
- L Living room
- D Dining
- K Kitchen
- B Bedroom
- BA Bath
- CY Courtyard
- FG Front Garden
- RG Rear Garden



Existing rear view image captured 21st August 2026



SECTION A - A

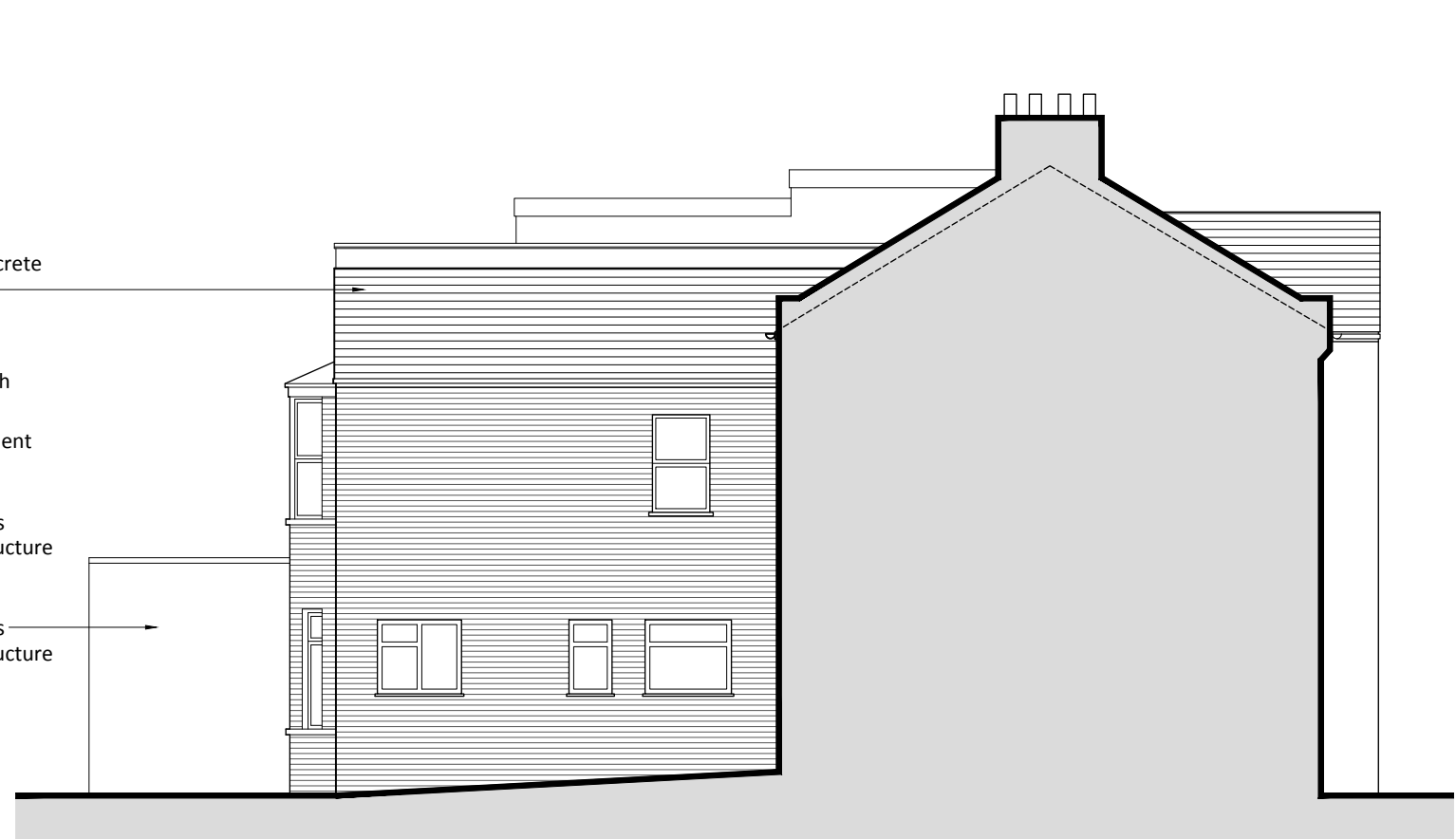


SIDE VIEW
from No97

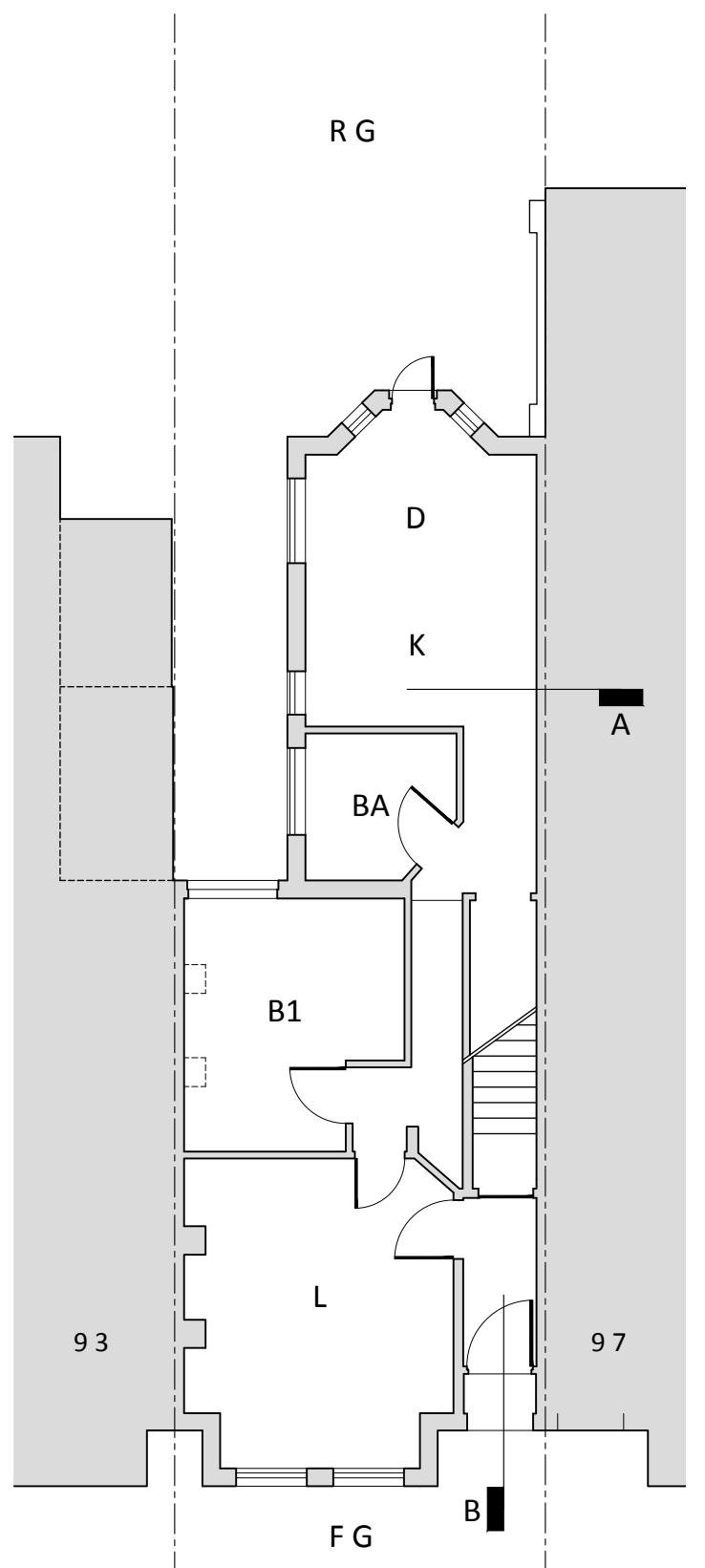


REAR VIEW

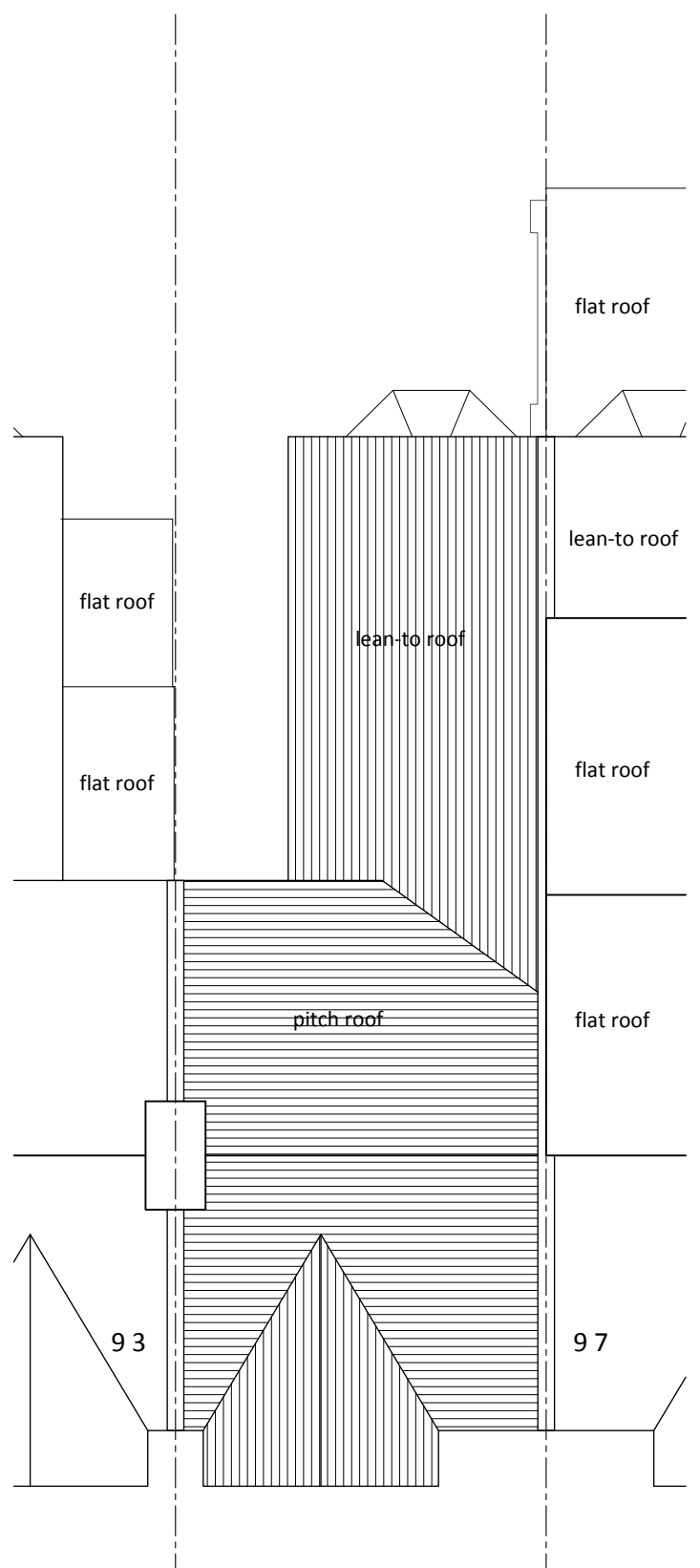
- Interlocking concrete tiles
- Facing brick finish
- uPVC D/G casement windows
- No93 neighbours single storey structure
- No97 neighbours single storey structure



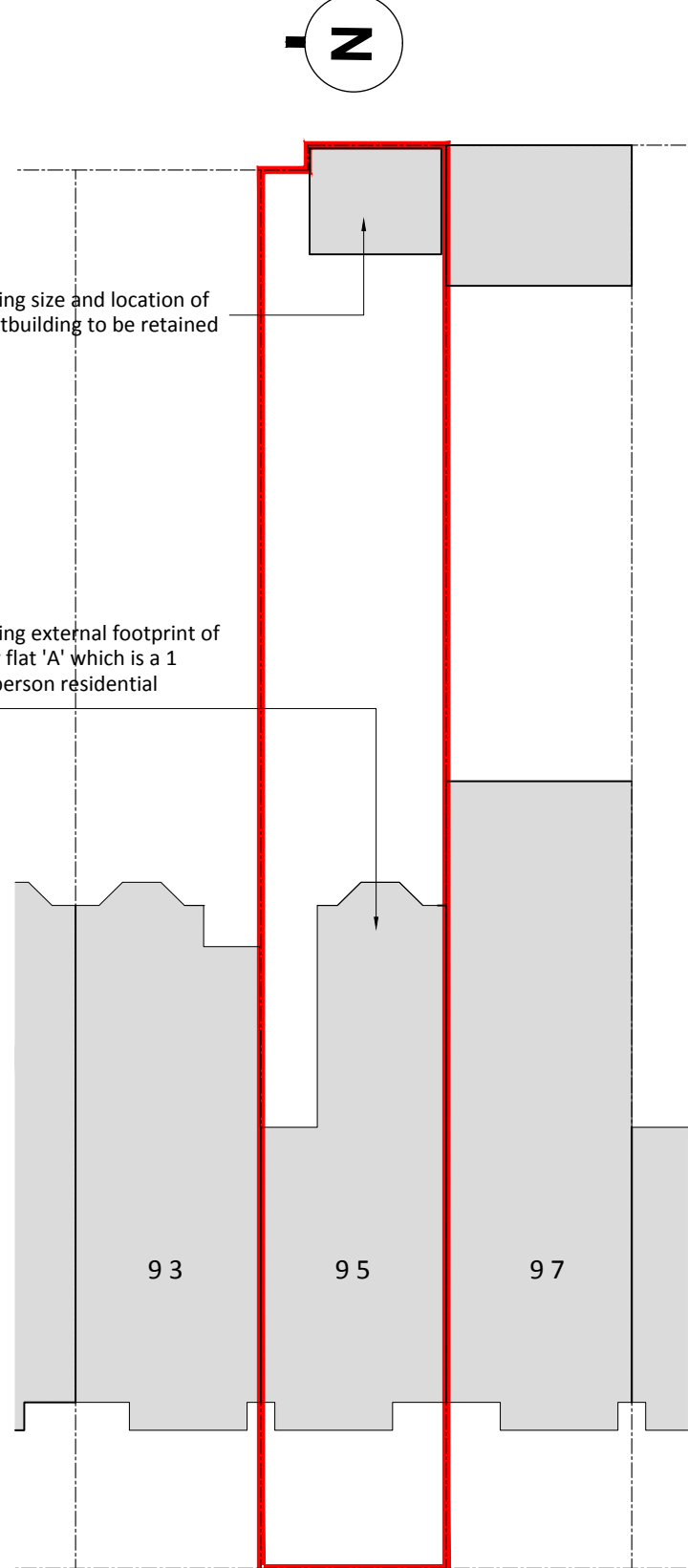
SIDE VIEW
from No22



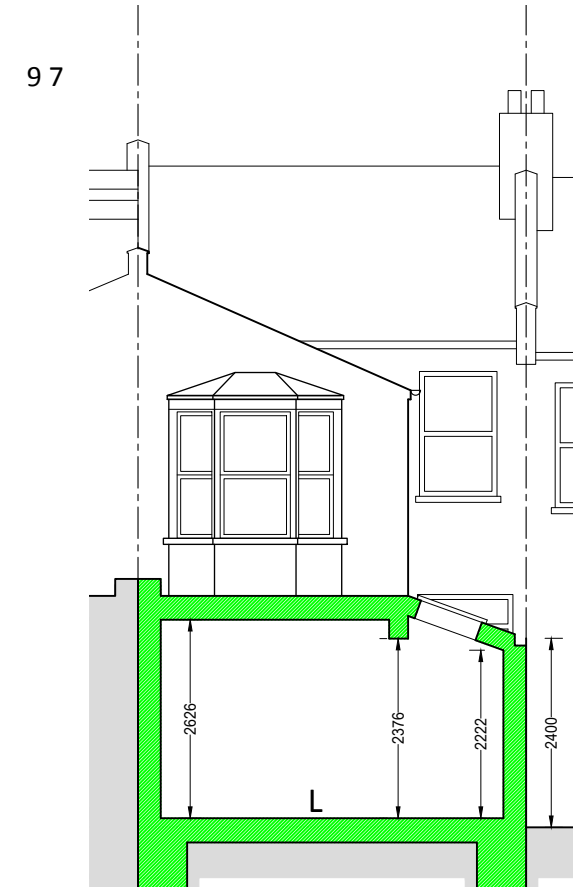
GROUND



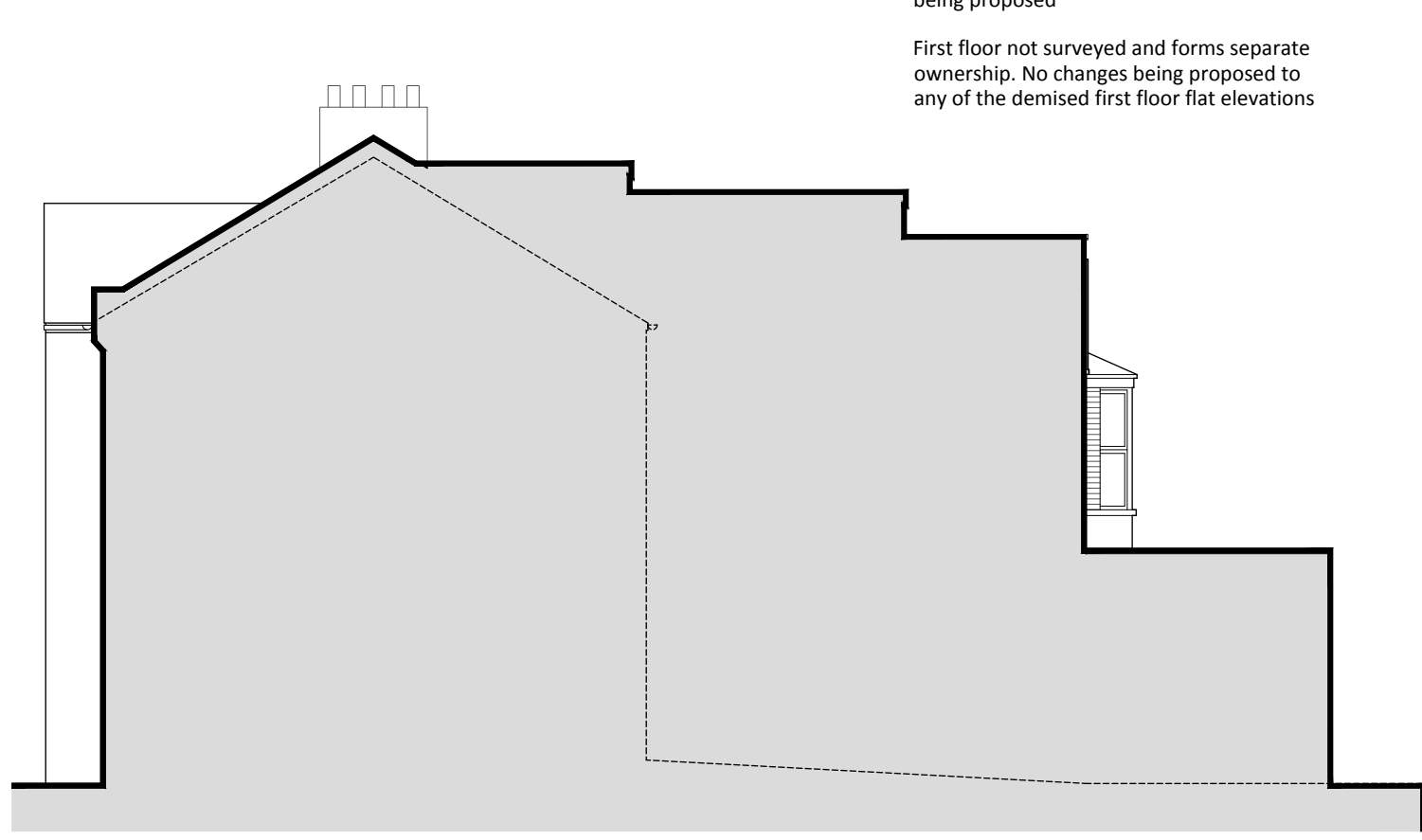
ROOF



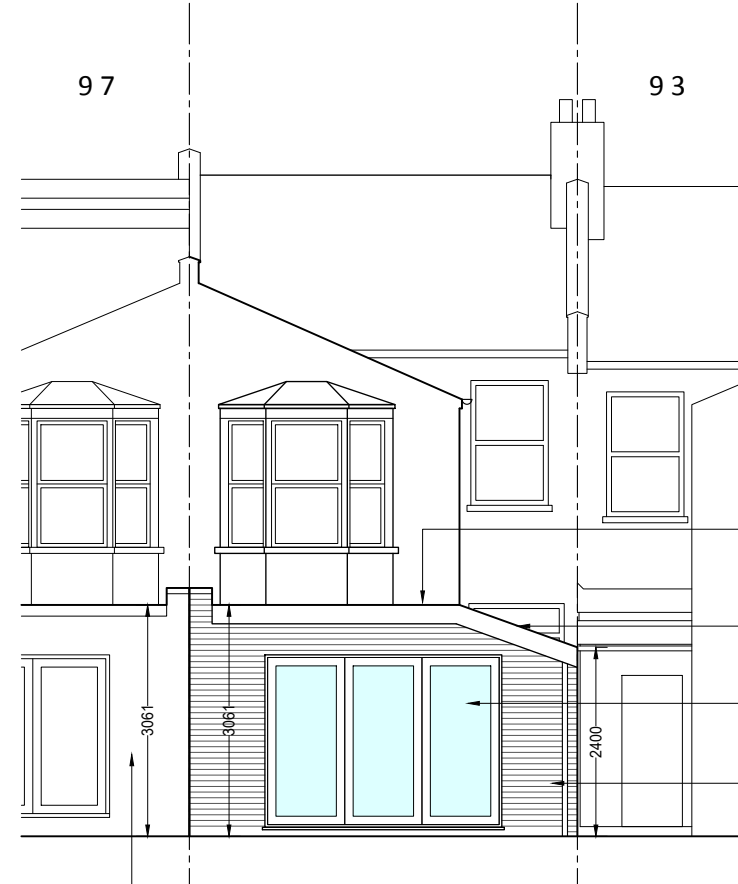
BLOCK PLAN
Scale 1:200



SECTION A - A

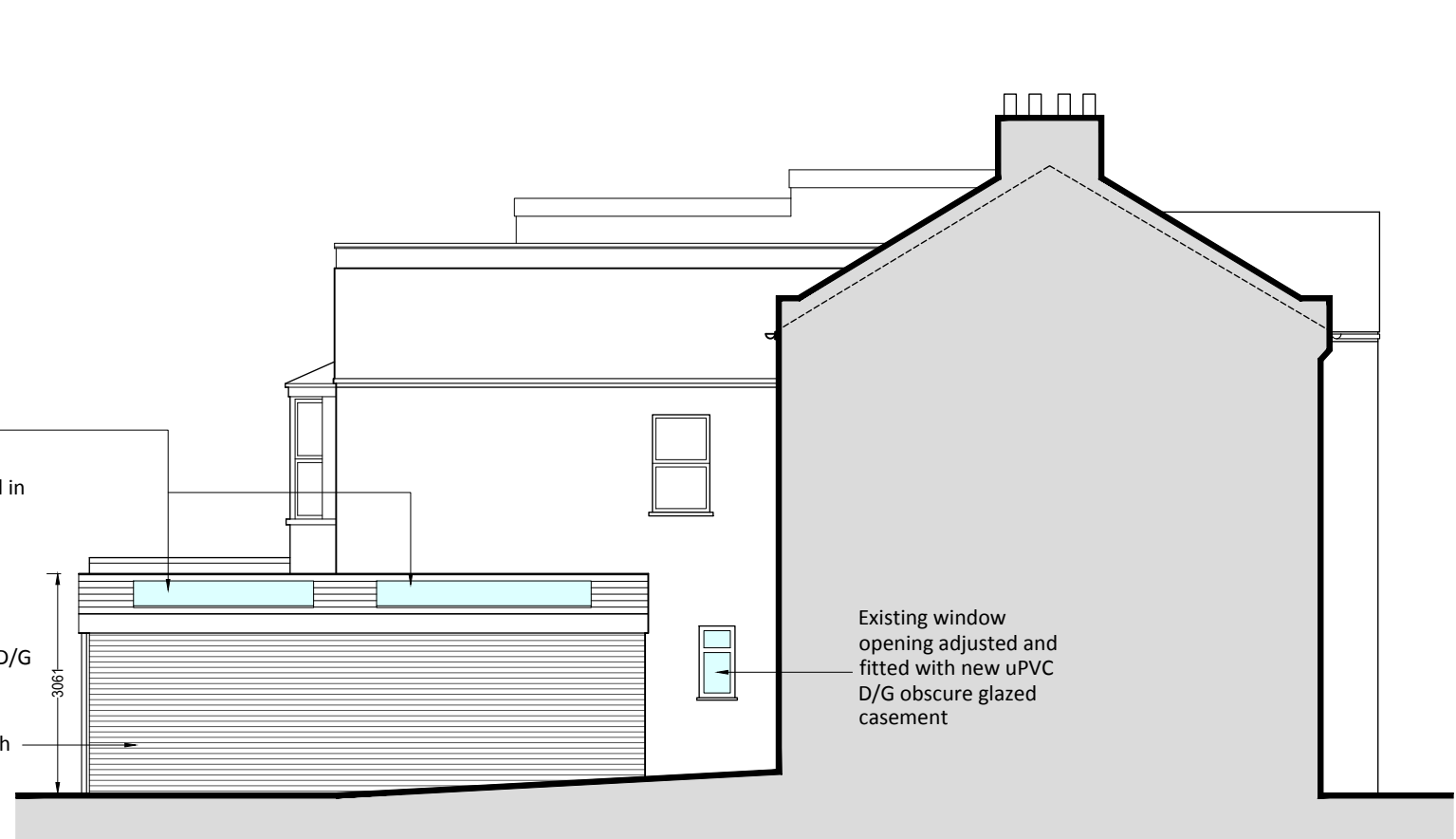


SIDE VIEW
from No97

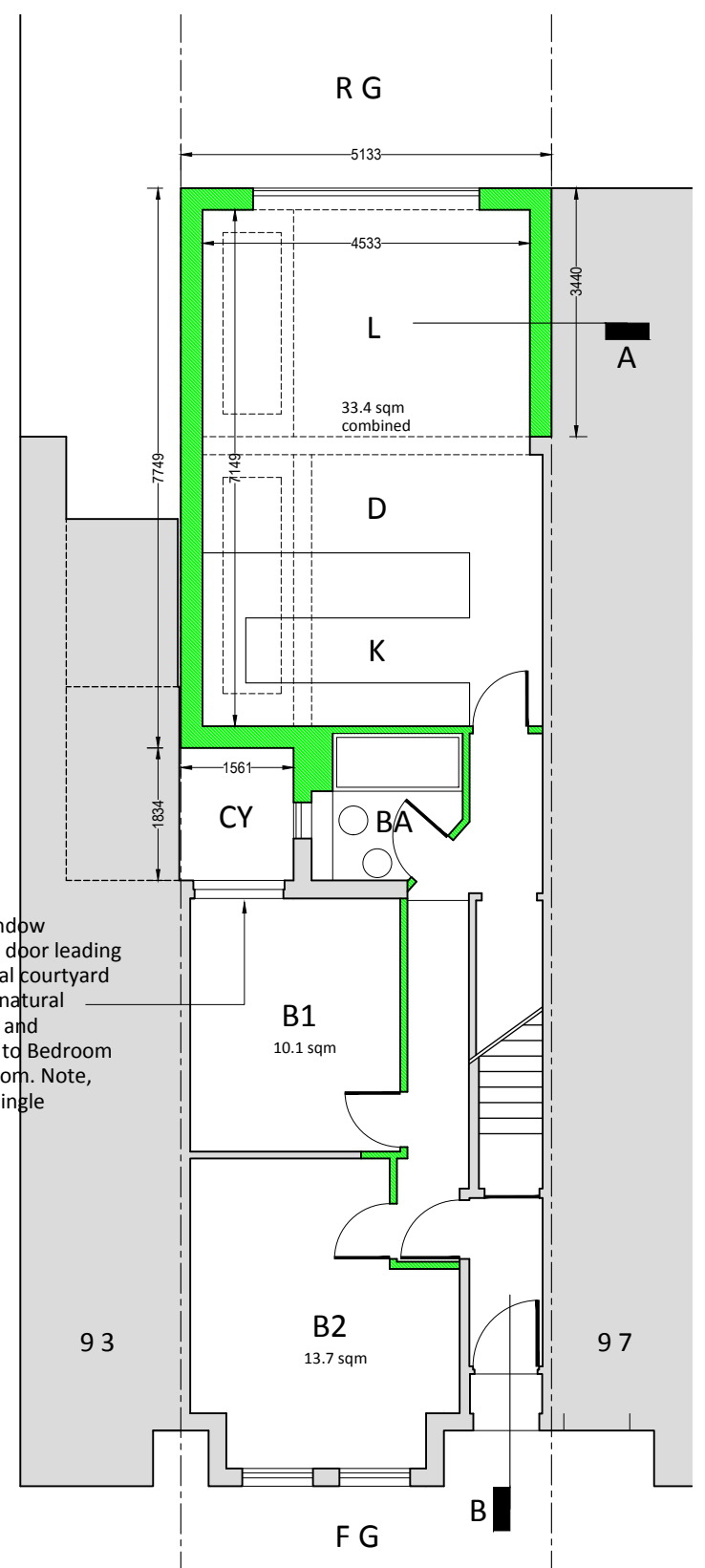


REAR VIEW

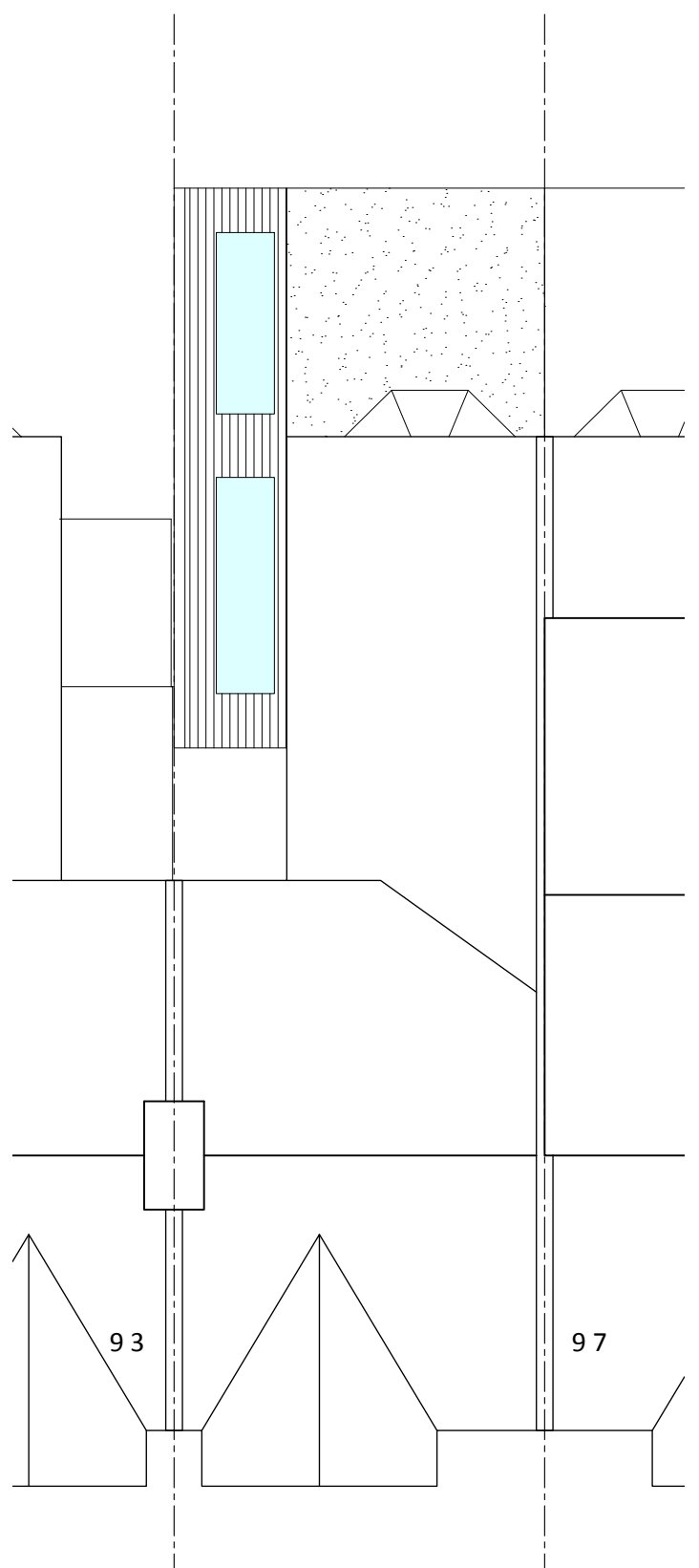
- 2No. Flushglaze rooflights
- Flat roof finished in felt
- Concrete tiles to lean-to roof
- Aluminium PPC D/G bifolding doors
- Facing brick finish



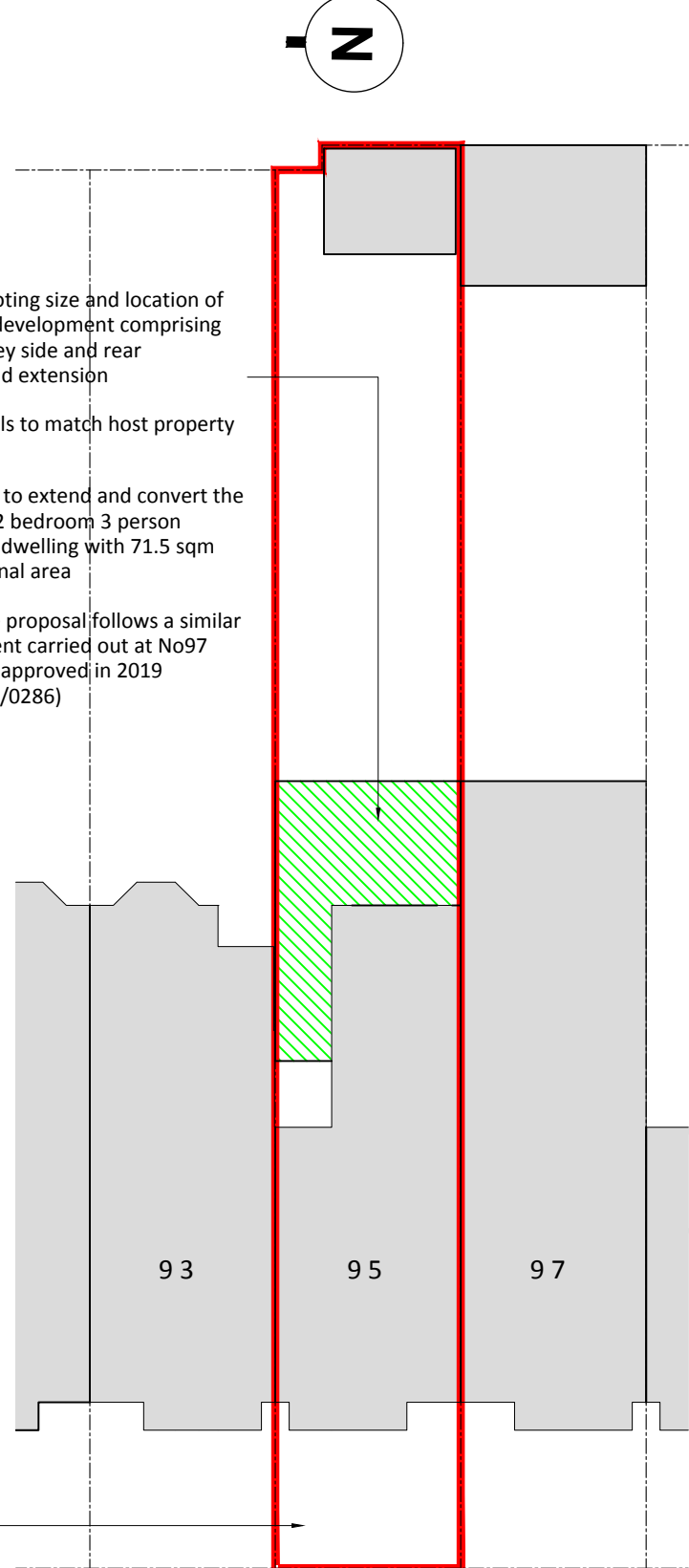
SIDE VIEW
from No22



GROUND



ROOF



BLOCK PLAN
Scale 1:200

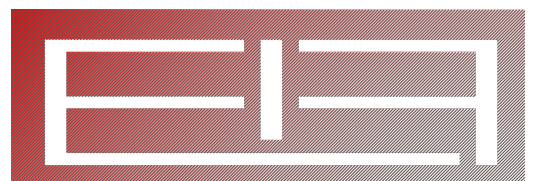
Hatch denoting size and location of proposed development comprising single storey side and rear wraparound extension
All materials to match host property
Proposal is to extend and convert the flat into a 2 bedroom 3 person residential dwelling with 71.5 sqm gross internal area
NOTE : The proposal follows a similar development carried out at No97 which was approved in 2019 (HGV/2019/0286)

Front to retain use for the storage of refuse / recycling bins for both flats



LOCATION PLAN
Scale 1:1250

Notes:
THIS DRAWING IS COPYRIGHT.
The contractor is to check all dimensions on site before commencement of the works. Discrepancies must be reported immediately before proceeding.



ARCHITECTURE AND INTERIOR DESIGNS
Design Studio E17, 140 Normanton Drive, Chingford, London E4 9HD
T : 0208 520 0557 W : www.studiot17.com E : info@studiot17.com

CLIENT/SITE
Mr S Patel
GFF A, 95 Broadwater Rd, London
N17 6EP

DETAILS
EXISTING AND PROPOSED FLOOR / ROOF PLANS, ELEVATIONS, SECTIONS, BLOCK & SITE LOCATION PLANS

FILE NUMBER	DRAWING No	REVISION
26-1047	26-1047-PL01	
Scale: 1:100 1:200 1:1250 @ A1	DATE: 28.08.2026	