

SP-01 BLOCK PLAN - EXISTING AND PROPOSED

Scale 1:1000 @ A3. Base: DfE CDC plan 131478 (rectified). Site boundary in red; existing school buildings in blue; proposed building in red.

Legend

- School site boundary (curtilage)
- Existing school buildings
- Proposed classroom (structural frame)
- Proposed veranda / ramp
- MUGA / school playing field boundary

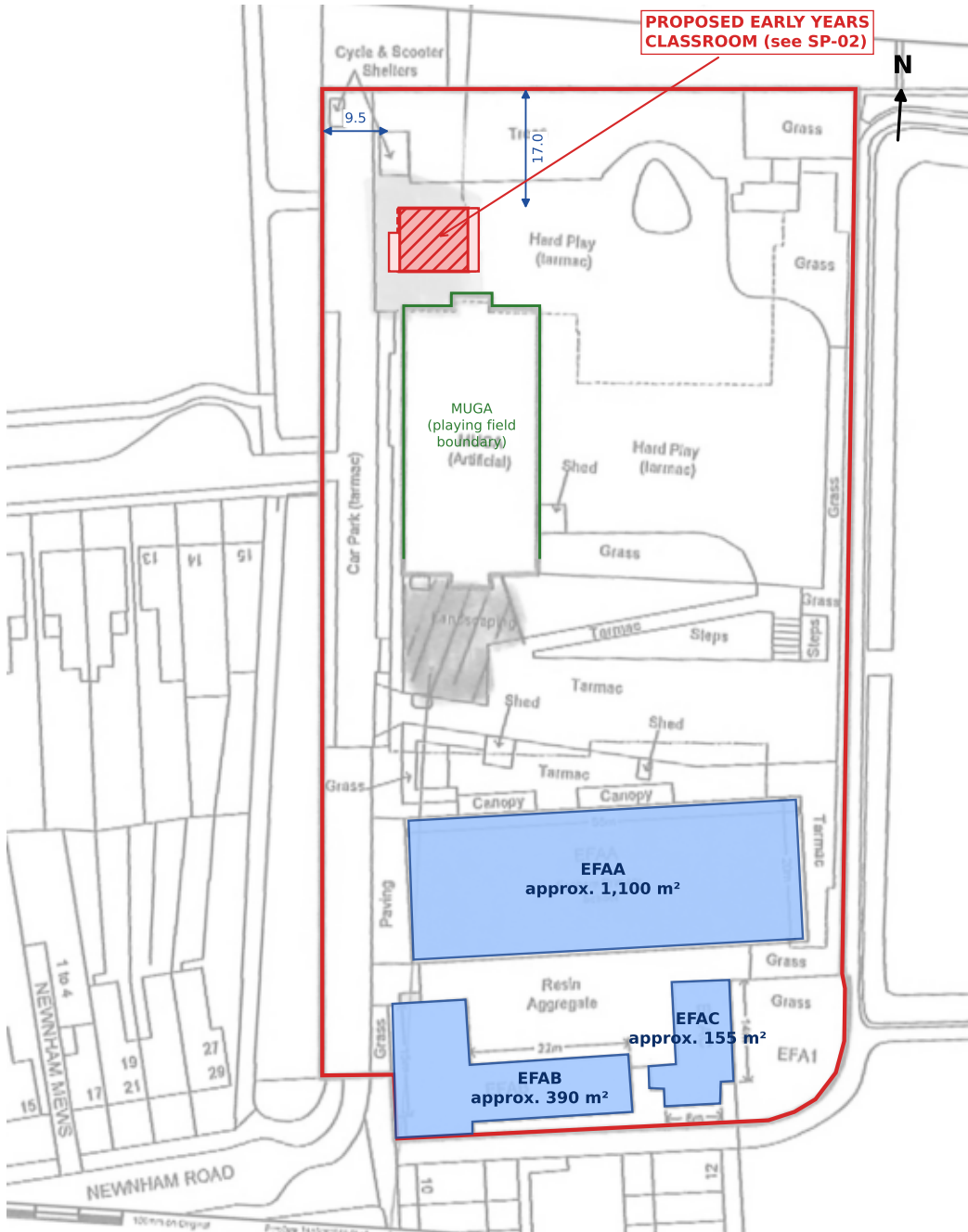
Building footprint schedule

Existing buildings (footprint)	Size	Area m²
EFAA main school block	55 x 20 m	1,100
EFAB (irregular)	scaled	approx. 390
EFAC (irregular)	scaled	approx. 155
Total existing (main blocks)		approx. 1,645
Proposed building		
Classroom - structural frame	9.8 x 9.0 m	88.2
+ covered veranda (east)	1.5 x 9.0 m	13.5
+ roof overhang (west)	0.3 x 9.0 m	2.7
Footprint incl. veranda + overhang	11.6 x 9.0 m	104.4
+ access ramp beyond roof edge	1.2 x 5.5 m	6.6
Proposed total (conservative)		111.0
Site area (within red line)		approx. 11,000
Site coverage: existing / with proposal		14.9% / 16.0%

Notes

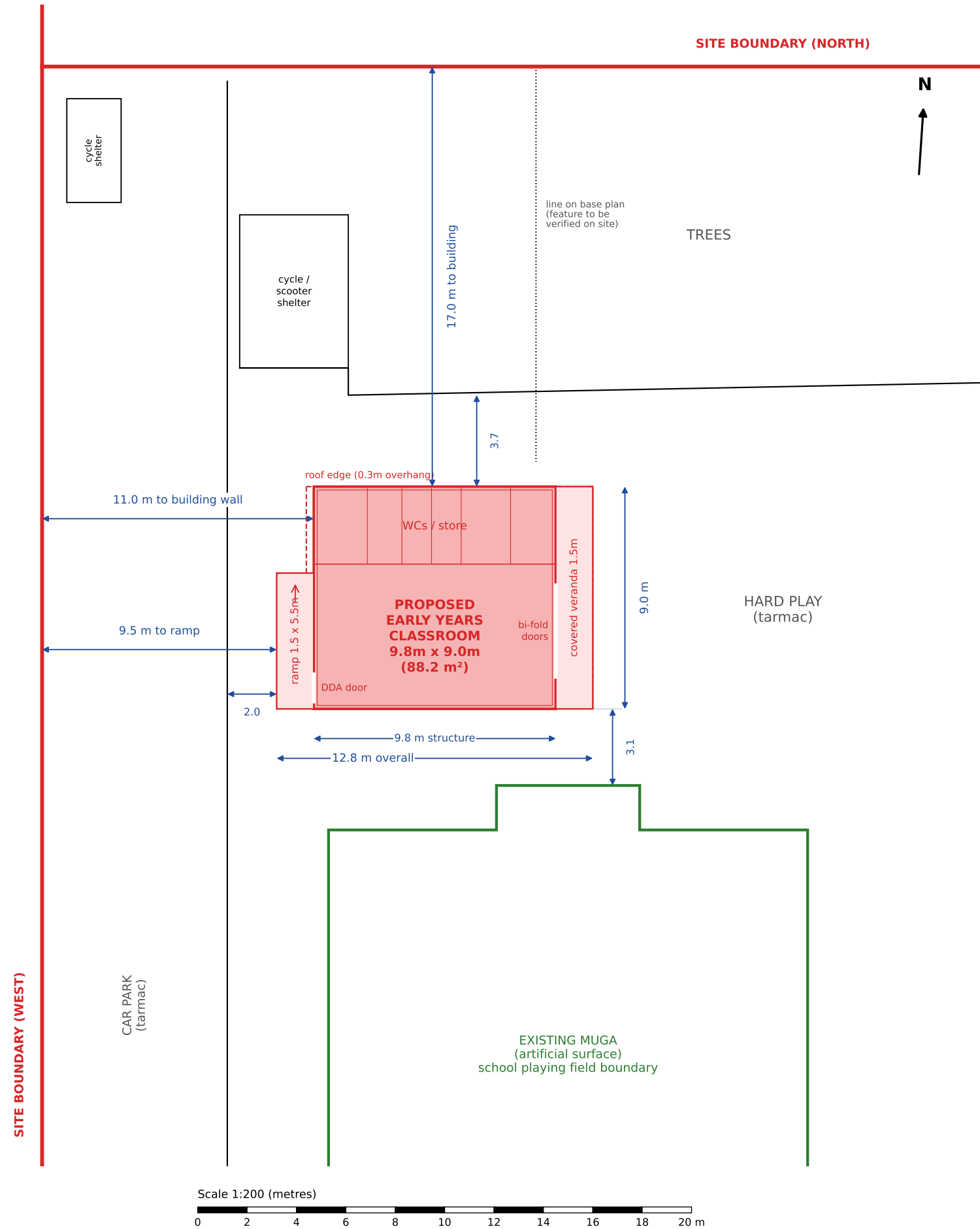
- Base plan is a scanned DfE condition plan (131478) printed reduced. It has been rectified and calibrated using the annotated dimensions of block EFAA (55m x 20m). Scaled dimensions are accurate to approx. +/-0.5m. Do not scale from this drawing for construction; confirm boundary distances on site before submission/installation.
- EFAB and EFAC areas are scaled from the base plan (their annotated dimensions do not fully agree with the plan), so they are approximate. Small canopies, sheds and cycle shelters are excluded.
- Proposed building dimensions are taken from Cabins for Schools drawings Rev A (24/09/2026), which are based on the structural timber frame. Height approx. 2.99m to top of roof fascia (plus ground-screw base clearance).
- Orientation shown (veranda east, ramp west) is assumed; confirm with the school and Cabins for Schools.
- North point is taken from the base plan, assumed to be grid-north up.

Client	Earlham Primary School
Site	Earlham Grove, Wood Green, London N22 5HJ
Project	Proposed single-storey Early Years classroom (Cabins for Schools quote ref. 56xi1m)
Drawing	Block plan - existing and proposed
Scale	1:1000 @ A3
Drawing no.	EPS-SP-01
Sheet	1 of 2
Revision	P1 - 05/10/2026 - first issue
Status	PLANNING - dimensions scaled, see note 1



SP-02 PROPOSED SITE PLAN - CLASSROOM LOCATION AND BOUNDARY SETBACKS

Scale 1:200 @ A3. North-west corner of school site. All dimensions in metres; setbacks measured to the nearest part of the proposal.



Distances from proposal to site boundary

Boundary	Nearest part	Distance
West (car park side)	ramp	9.5 m
West (car park side)	building wall	11.0 m
North	building / veranda	17.0 m
East	veranda edge	approx. 53.5 m
South	ramp	approx. 114 m

Other clearances

Item	Distance
Car park edge to ramp	2.0 m
Tree line to building (north face)	3.7 m
MUGA / playing field fence to building (south)	3.1 m min. (4.9 m west part)
Nearest existing building (EFAA)	approx. 75 m

Proposed building - key data

Item	Value
Structural frame	9.8 x 9.0 m = 88.2 m²
Footprint incl. veranda + overhang	11.6 x 9.0 m = 104.4 m²
Total incl. ramp (conservative)	111.0 m²
Height (top of fascia, per Rev A)	approx. 2.99 m
Storeys	1

Dimensions scaled from the rectified DfE base plan (accuracy approx. +/-0.5m) and Cabins for Schools drawings Rev A. Verify on site before submission. Orientation (veranda east, ramp west) assumed - to be confirmed. Keep root protection areas of the trees to the north in mind when setting out ground screws.

Client	Earlham Primary School
Site	Earlham Grove, Wood Green, London N22 5HJ
Project	Proposed single-storey Early Years classroom (Cabins for Schools quote ref. 56xi1m)
Drawing	Proposed site plan - location and boundary setbacks
Scale	1:200 @ A3
Drawing no.	EPS-SP-02
Sheet	2 of 2
Revision	P1 - 05/10/2026 - first issue
Status	PLANNING - dimensions scaled, see note 1