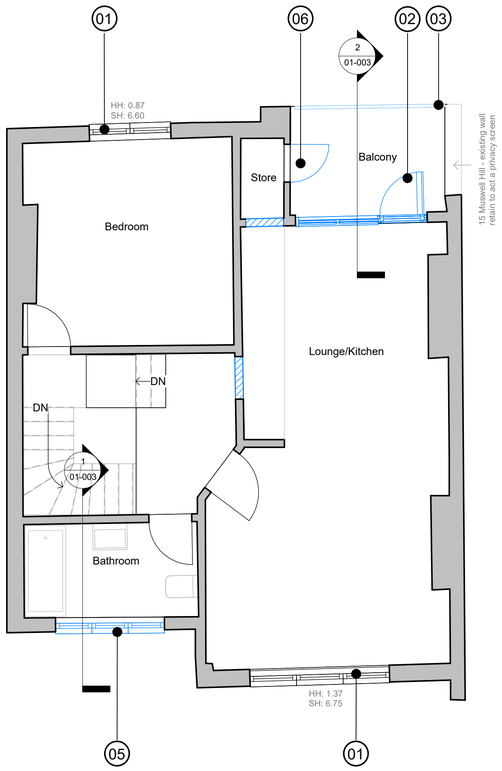
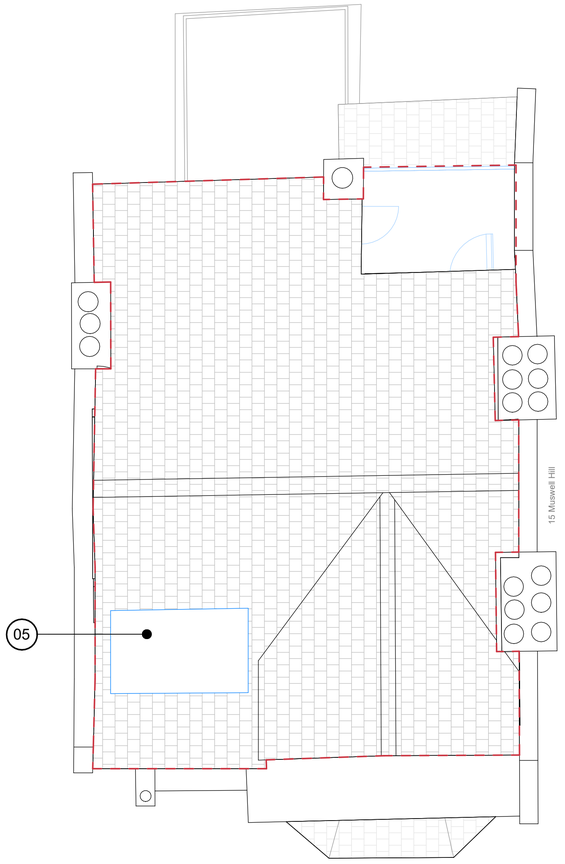




0 1 2.5 5 m
Scale 1:50

1 Flat 3 - Level 2 Proposed Floor Plan
1 : 50

2 Proposed Roof Plan
1 : 50

LEGEND

- Site ownership boundary
- Proposed
- Property excluded from survey ownership boundary
- Existing property walls
- Proposed property walls

General Note

Existing information is based on the measured survey prepared by subconsultant. Concealed construction and areas outside the survey scope have not been verified. Any discrepancies are to be reported to the architect before further design or construction.

Planning Note

This drawing is prepared for planning purposes only and is not to be used for construction. Do not scale from this drawing. All dimensions, levels and existing conditions are to be verified on site before technical design and construction. Read alongside the accompanying application drawings and documents.

DRAWING NOTES

01 Proposed uPVC double glazed sash windows replacing existing timber frame. To match existing character, achieving 1.4 U-Value compliance and SBD certificate

02 uPVC door and windows to replace existing windows for balcony access. To match existing character achieving SBD certificate and u-value performance compliance

03 Proposed flat bar balustrade 1100mm high to new balcony. Existing wall to 15 Muswell to act as privacy screening between prpoerty

04 Existing SVP to rear elevation to be extended to accommodate internal sink position

05 Proposed dormer, to front elevation. Zinc external finish to match existing slate colour. Windows to match character of existing sash windows

06 Proposed external door access for maintenance only to store/boiler. Door to be solid with minimal impact on the main rear elevation

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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
P01	Planning Application Submission	20.10.2026

KEY PLAN



Project
Project Name
Flat 3, 13 Muswell Hill Road
London
N10 3JB

Drawing
Proposed General Arrangement Plan Drawings

Scale @ A1
As indicated

Date
20.10.26

Rev
P01

Purpose of Issue
PLANNING APPLICATION

Proposal:

Formation of a rear balcony terrace with associated guarding, access door and windows. Installation of a new front dormer and performance upgrade of existing windows to match existing character

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