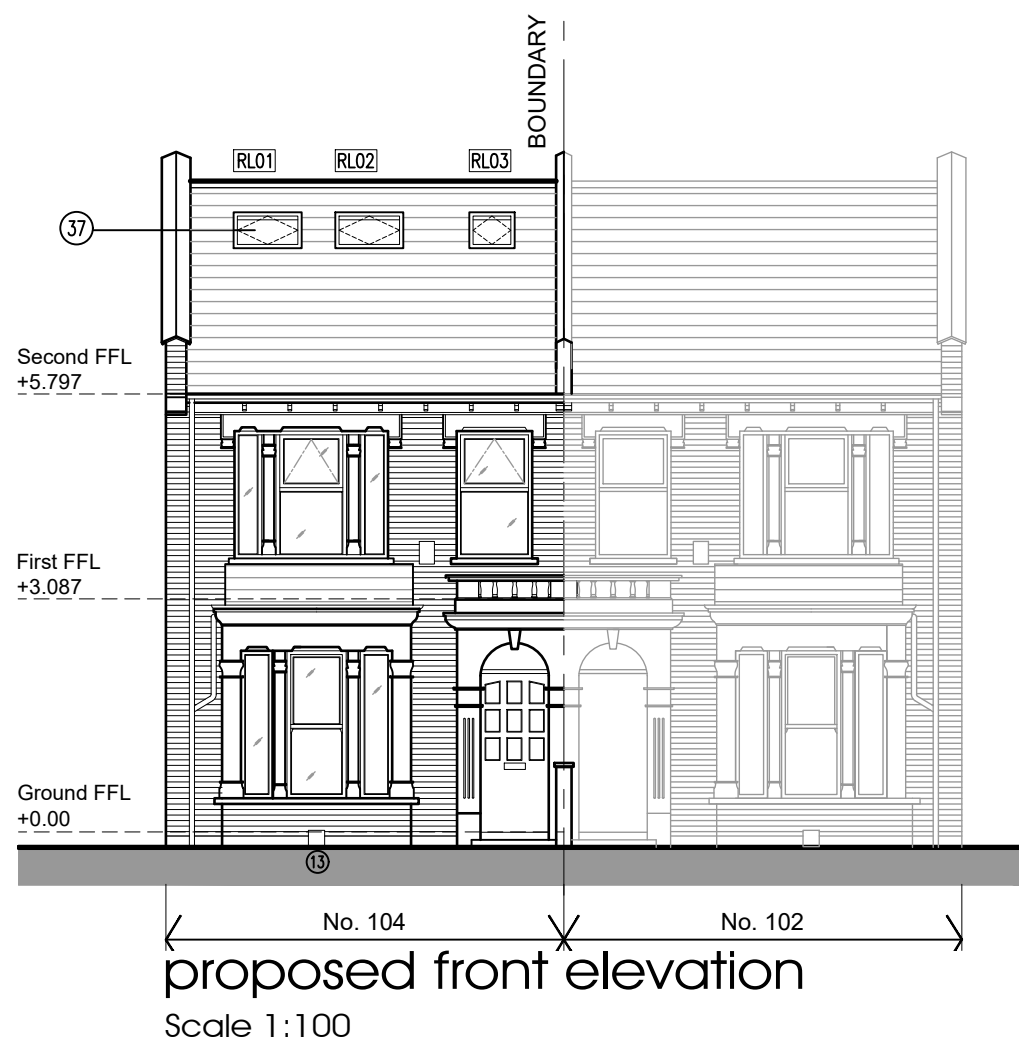
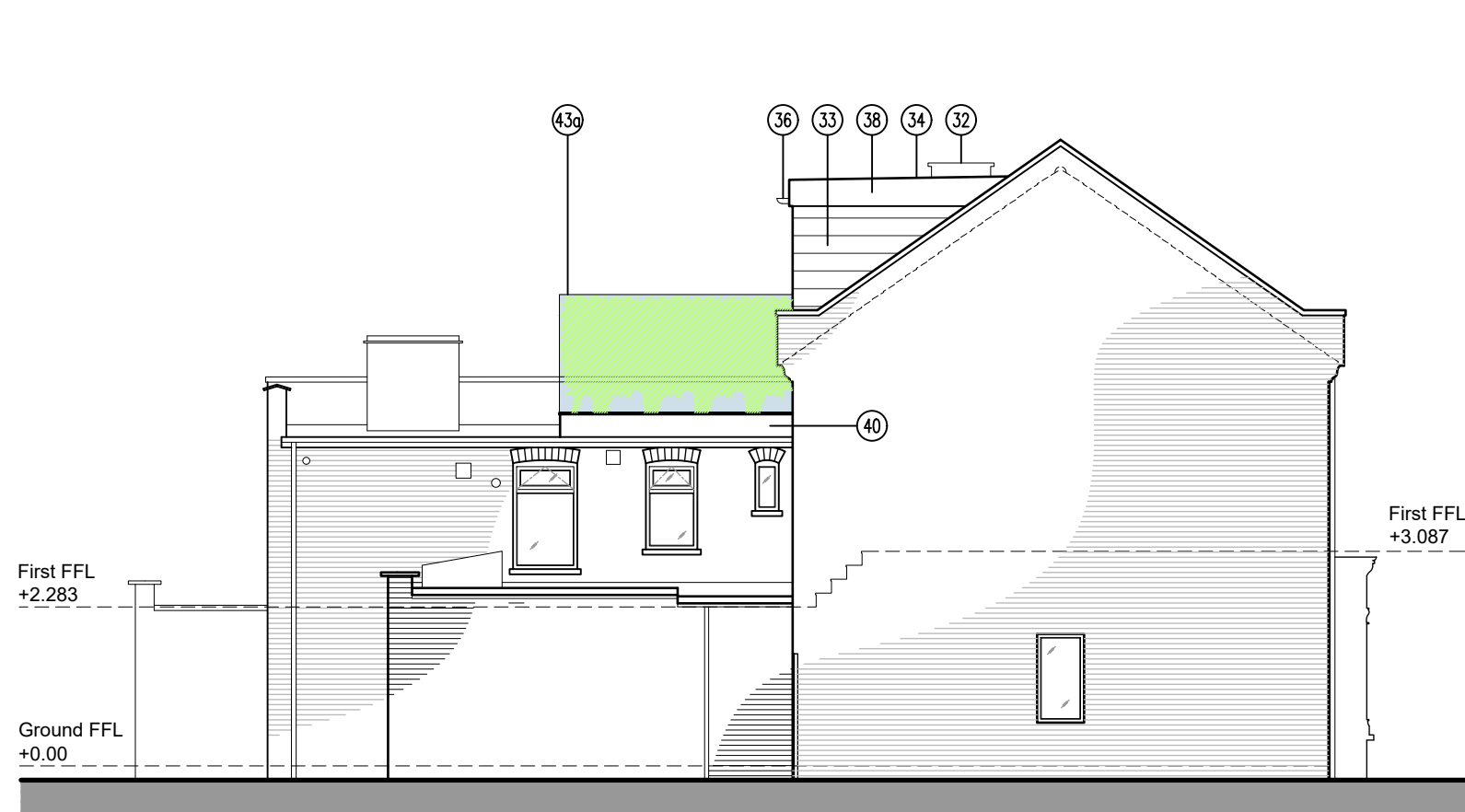
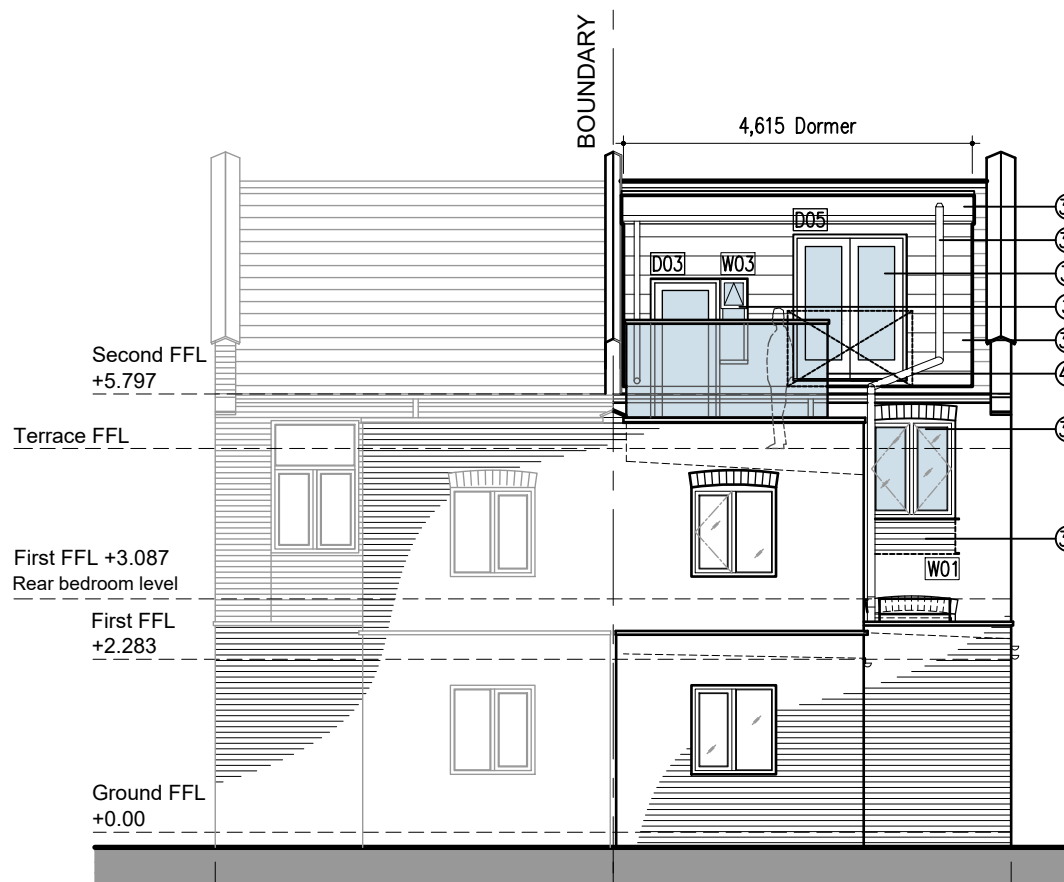




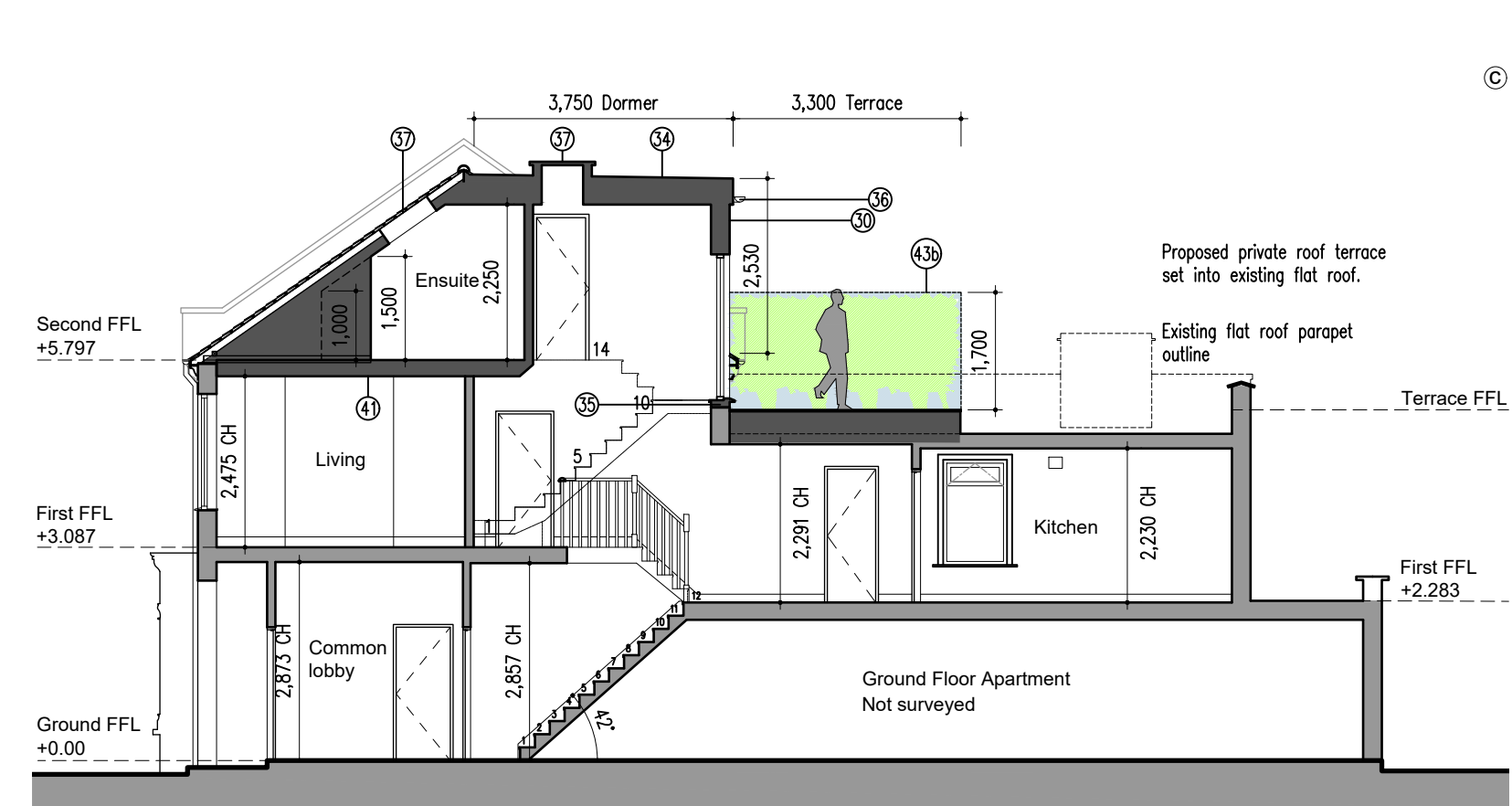
proposed front elevation
Scale 1:100



proposed side elevation
Scale 1:100



proposed rear elevation
Scale 1:100



proposed section b-b
Scale 1:100

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All dimensions and levels must be checked on site prior to commencement of works and any discrepancies be reported to the Architect

All construction must be carried out in accordance with all relevant British Standards and Codes of Practice

This drawing is prepared for Planning/ Building Regulations approval only. Additional information may be required for construction proposals

The client must approach/ appoint a Principal Designer for the project prior to commencement of any works. The Client has responsibilities under the new Regulations 2015 over and above those imposed by the previous CDM Regulations and may need to appoint a construction health & safety specialist to assist them in discharging their new CDM duties.

Attention is drawn to the owner/builder to consult with neighbouring owners before any work is carried out with regards to the Party Wall Act 1996

All works must be carried out to the satisfaction and approval of the local authorities

All areas have been measured from current drawings. They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

DO NOT SCALE THIS DRAWING

Revisions:

A. 06/12/2023. PLANNING SUBMISSION. MKKA

GENERAL (PD) NOTES:

- The height of the part of the property enlarged will not exceed the height of the highest part of the roof of the existing property.
- The enlarged part of the property will not extend beyond the plane of any existing roof slope which forms the principal elevation of the property.
- The cubic volume of the roof space will not exceed the cubic allowance allocated for a terrace property of more than 40 cubic metres, please refer to the total volume calculation.
- The exterior materials will match or be of a similar appearance to those used in the construction of the exterior of the existing property.
- All new windows located on the side elevation to be (a) obscure-glazed, and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
- Roof extensions, apart from hip to gable designs, to be set back, as far as is practicable, at least 200mm from the original eaves. The 200mm distance is measured along the roof plane.
- Any new alterations to the existing roof such as roof lights will not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

Length (L) x Width (W) x Height (H) / 2
(L) 4.615x (D) 3.750x (H) 2.530/2 = **21.892m³**

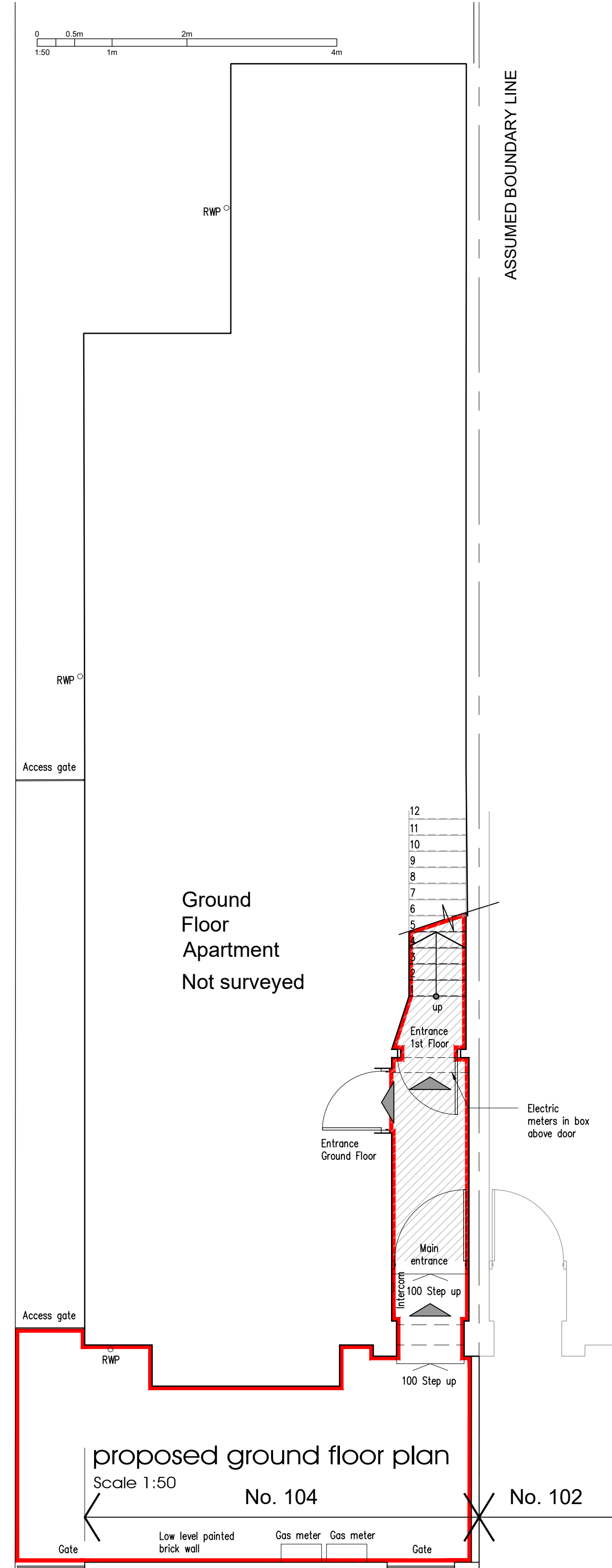
DRAWING LEGEND (PROPOSED)

- ⑫ New UPVC windows to match existing
- ⑬ New UPVC doors to match existing
- ⑭ New roof lights
- ⑮ Hanging dormer tiles to match existing
- ⑯ Flat roof GRP roofing system
- ⑰ Infill existing opening (brickwork) to match existing
- ⑱ New UPVC SVP's, gutters & downpipes. Colour, black
- ⑲ Velux style rooflight on raised angled kerb
- ⑳ New painted UPVC fascia. Colour, black tbc
- ㉑ New flue extract serving Ensuite
- ㉒ New terrace floor finish set into existing flat roof outdrigger
- ㉓ Existing first floor ceiling to be lowered to accommodate new loft room
- ㉔ Juliet balcony
- ㉕ New screening to terrace area to prevent overlooking:
 - a. 1700mm obscured glass balustrades.
 - b. Star Jasmine (Trachelospermum jasminoides) - Evergreen climbers approximately 1.2m x 1.7m Living Green Screen Fences

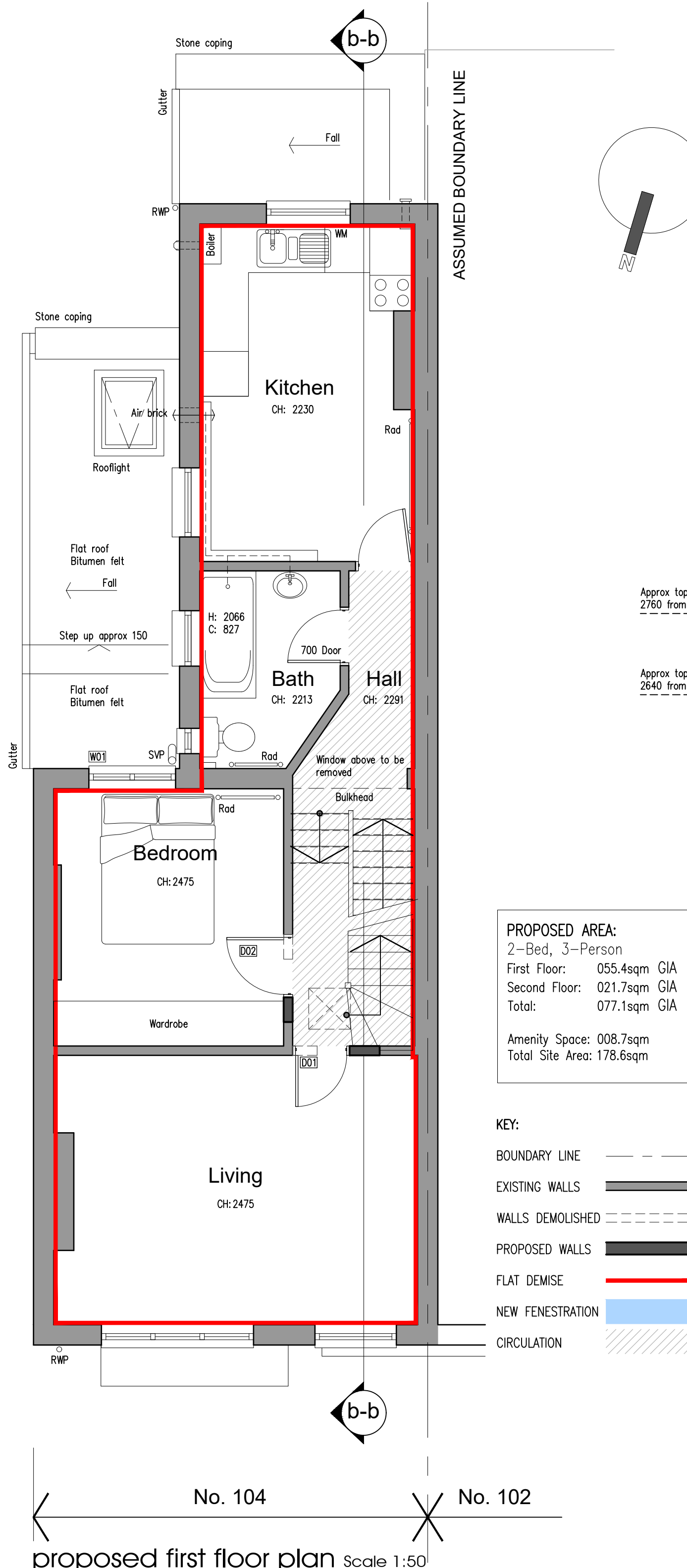


Project First Floor Flat, 104 Raleigh Road
Hornsey, London
N8 0JA
Drawing Proposed Plans, section & Elevations
Drawn mkk
Scale 1:50 & 1:100 @ A1
Date November 2023

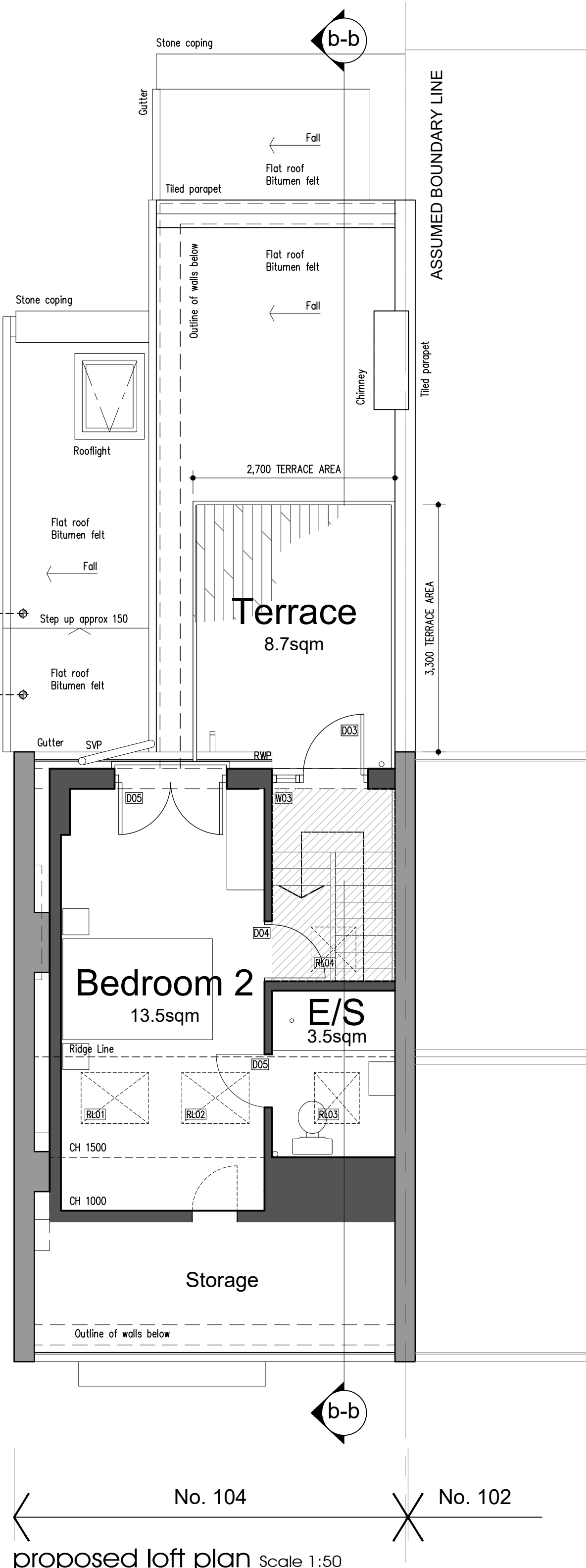
Job no. 23097: P13: A



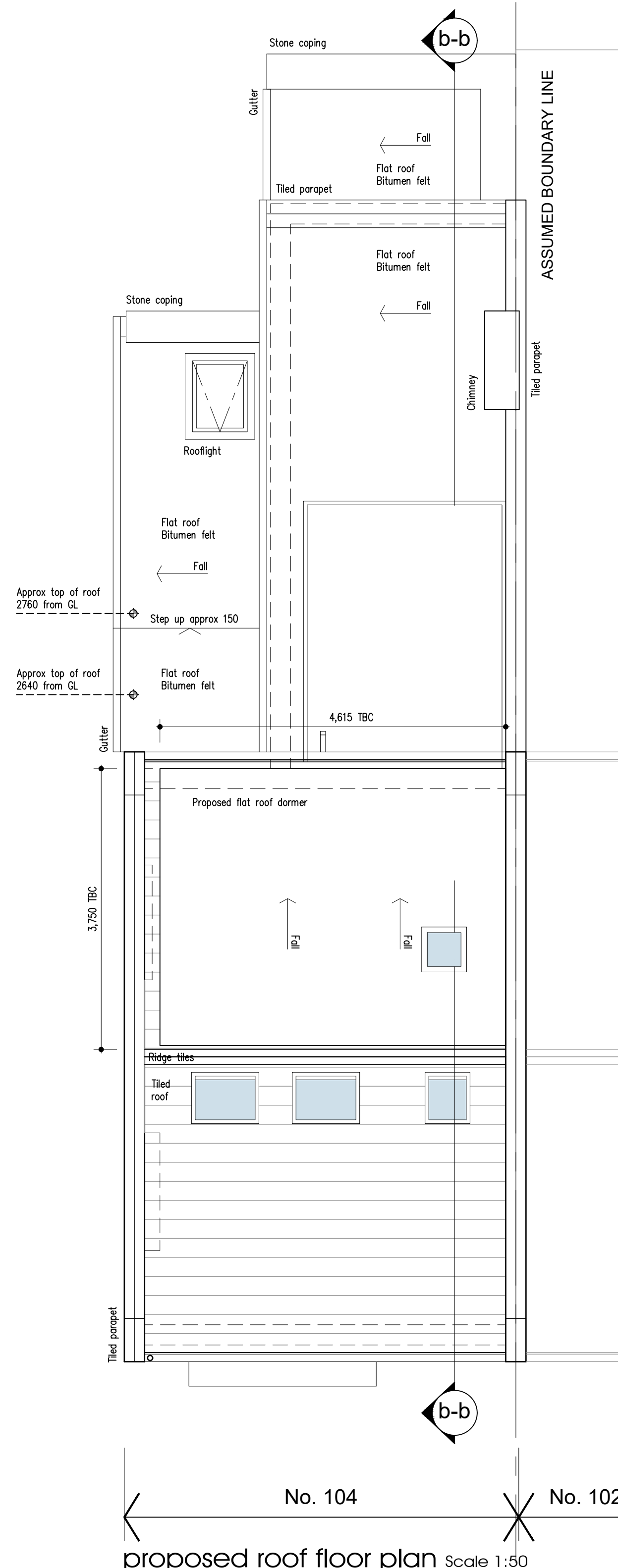
proposed ground floor plan
Scale 1:50



proposed first floor plan Scale 1:50



proposed loft plan Scale 1:50



proposed roof floor plan Scale 1:50

PLANNING PURPOSES ONLY