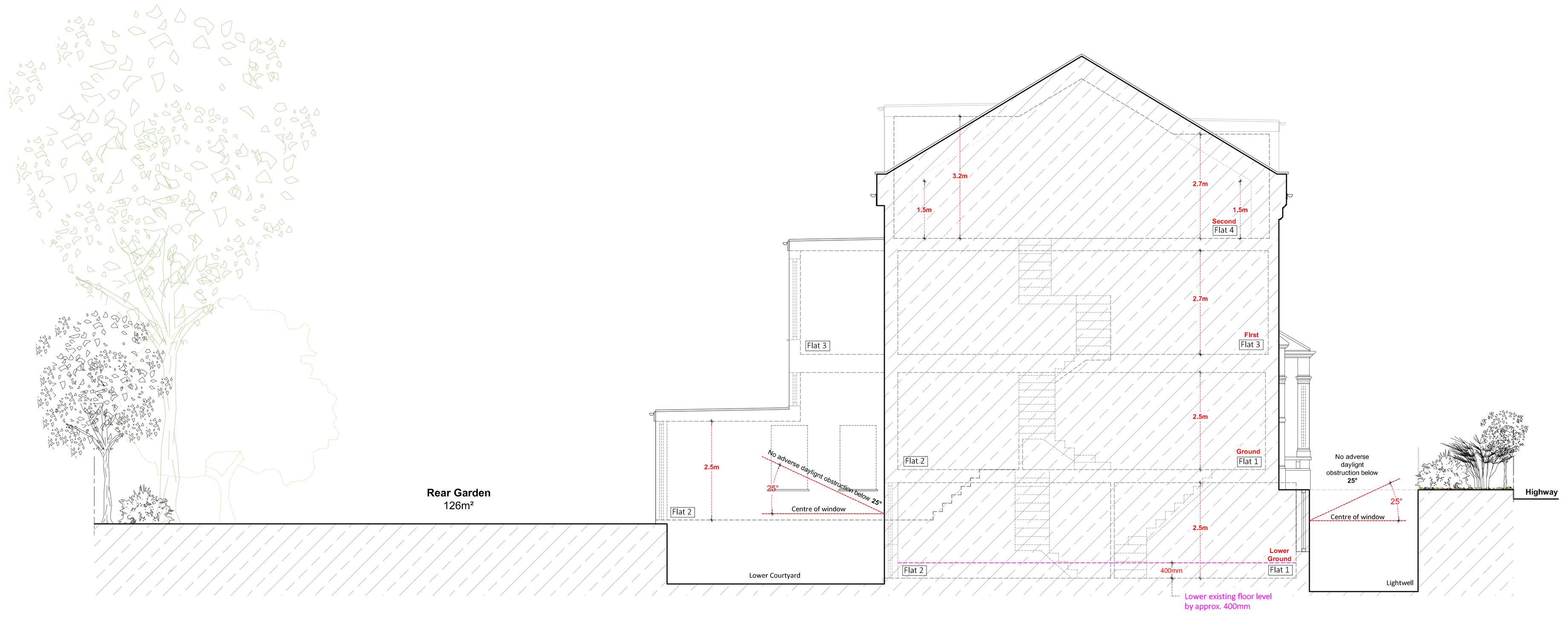
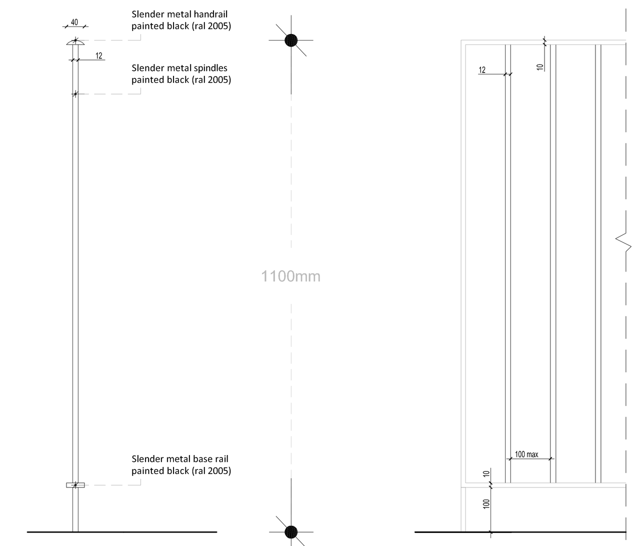
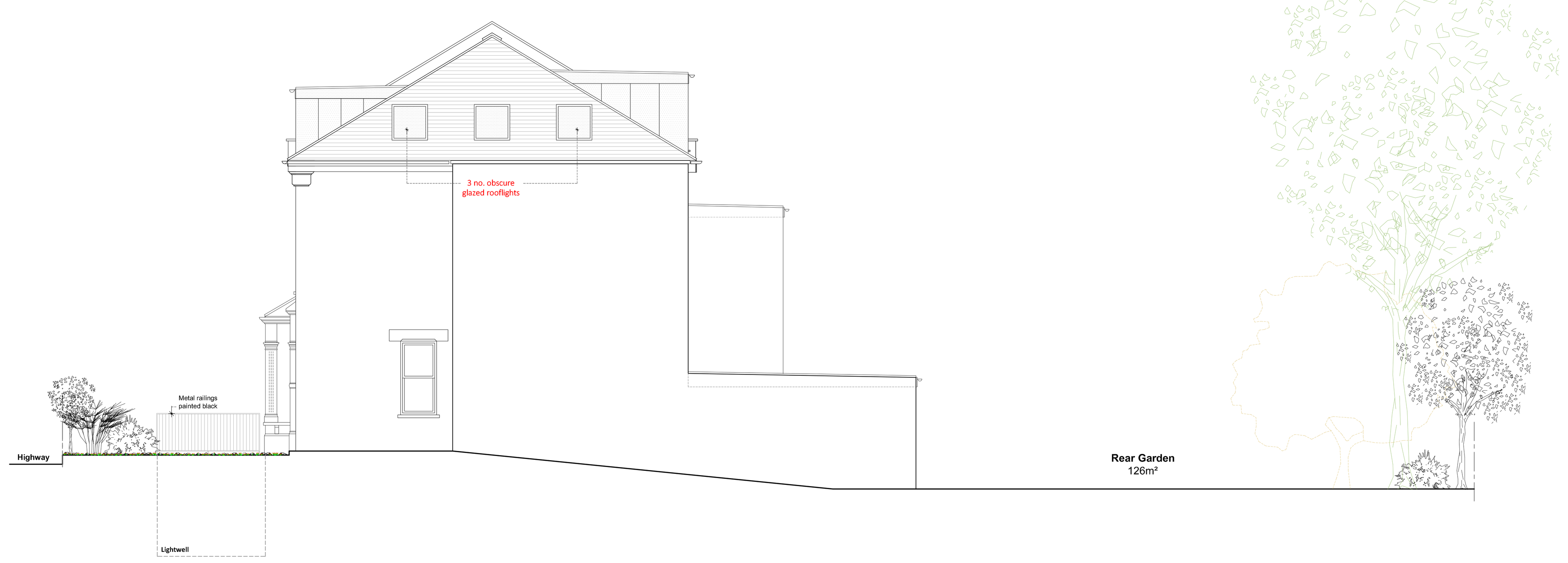



Proposed Side Elevation/ Section: South
**(Scale 1:100)**



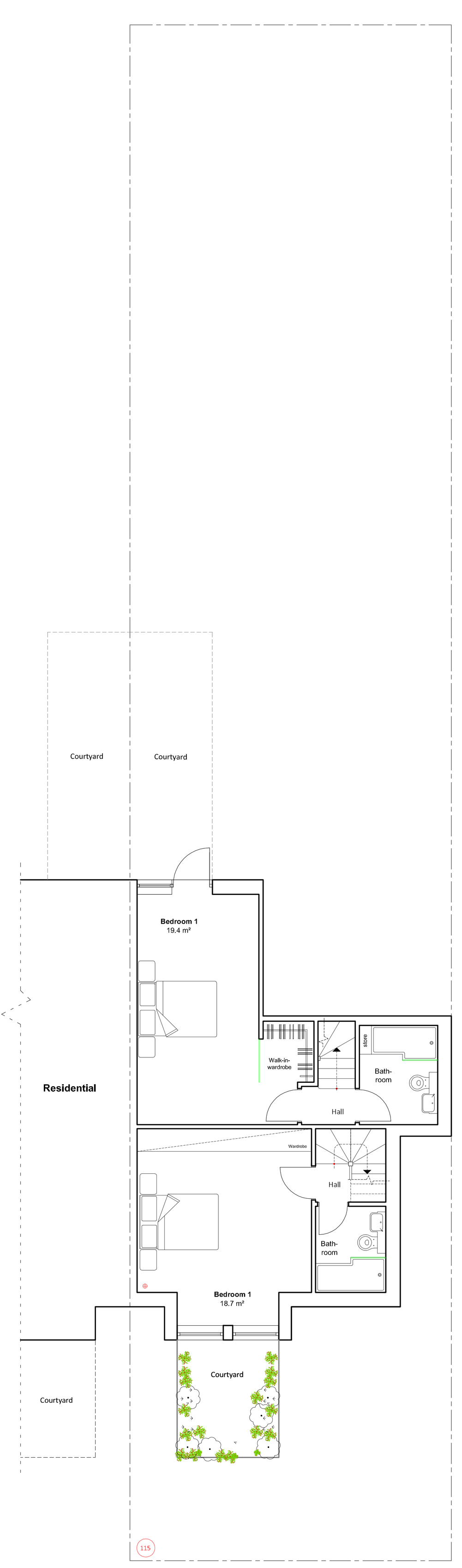

**Railings Details**
Design based on original Victorian railings
Scale 1:10

Proposed Front Elevation: East
**(Scale 1:100)**

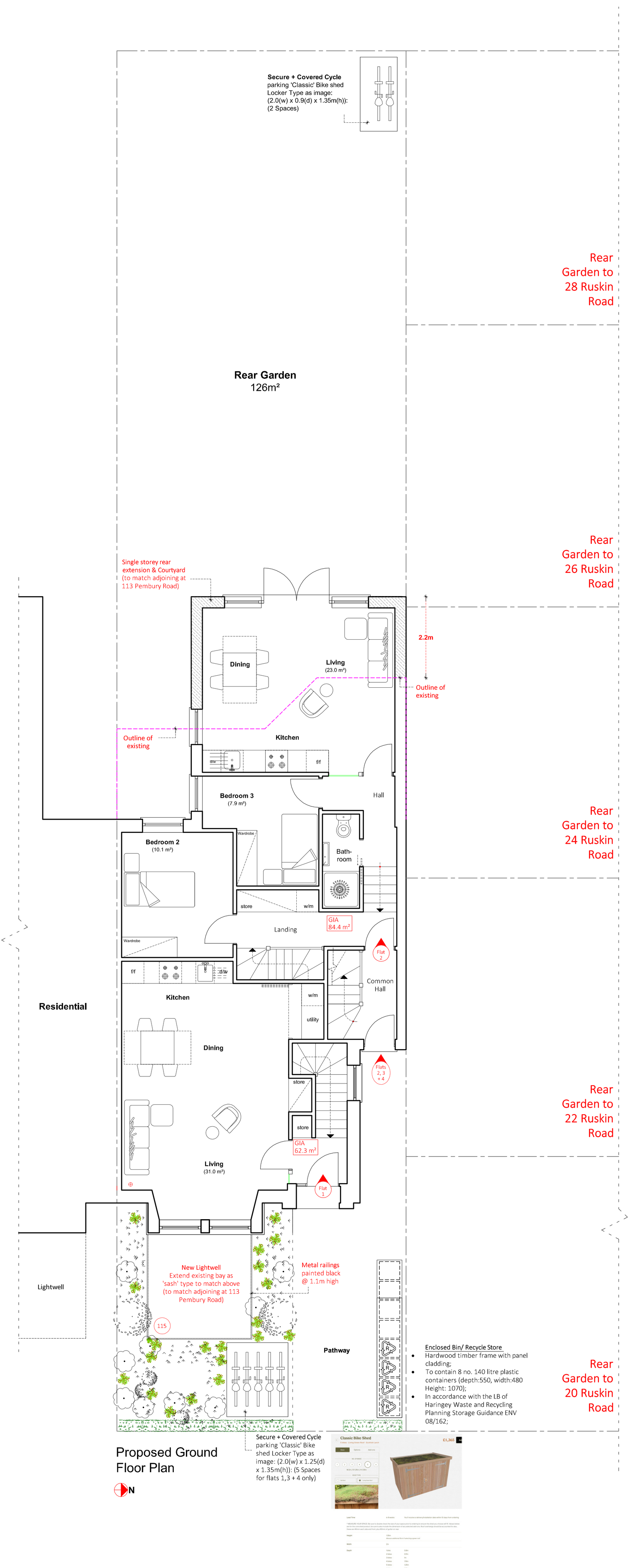



Proposed Side Elevation/ Section: North
**(Scale 1:100)**

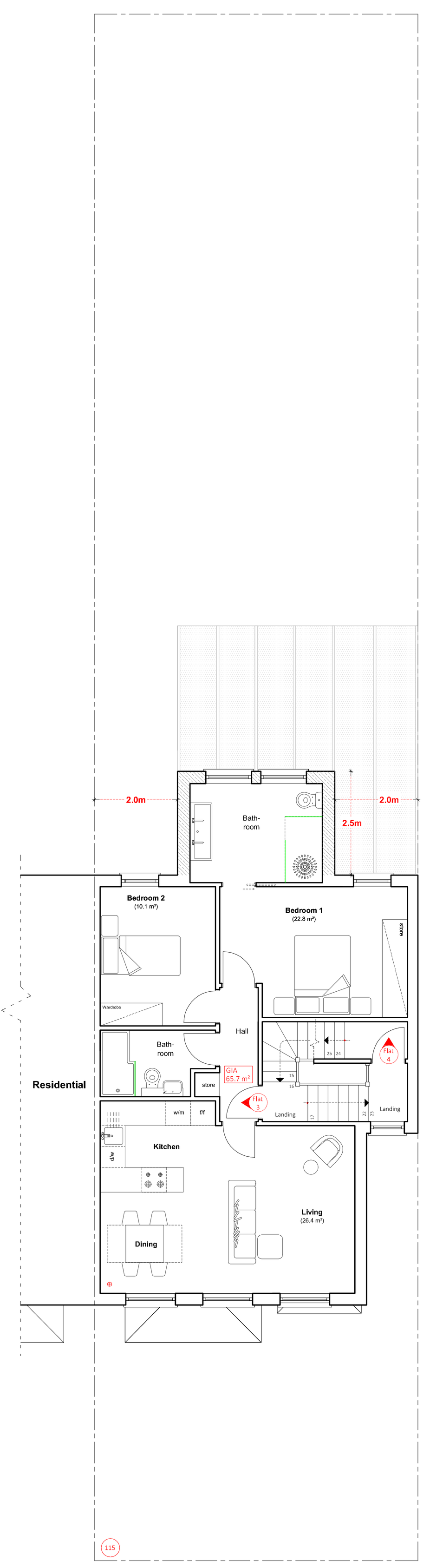
Proposed Rear Elevation: West
**(Scale 1:100)**



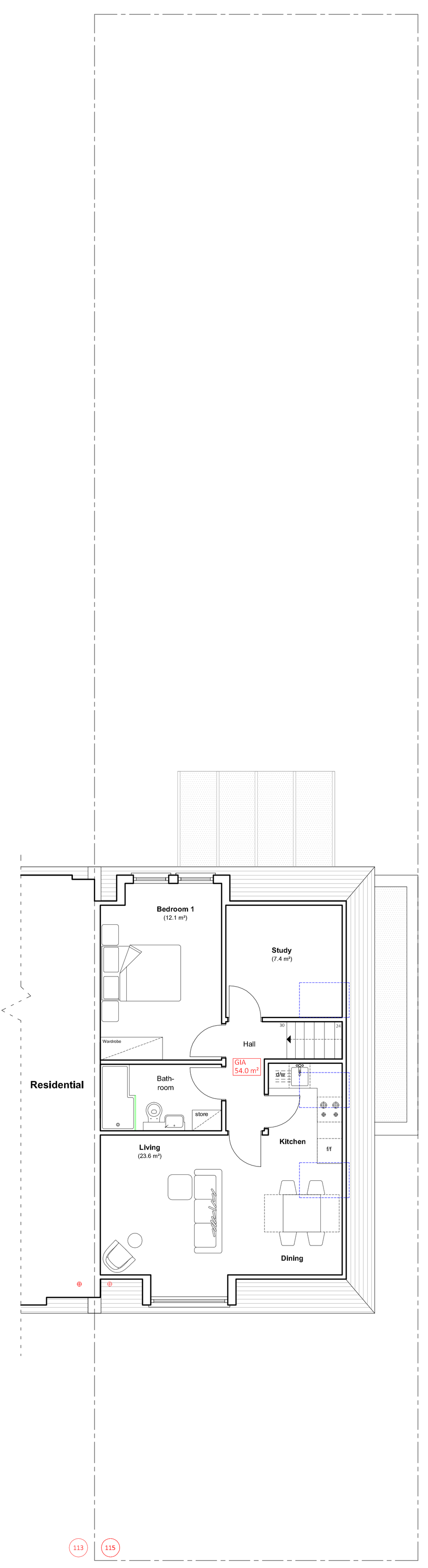

Proposed Lower Ground Floor Plan



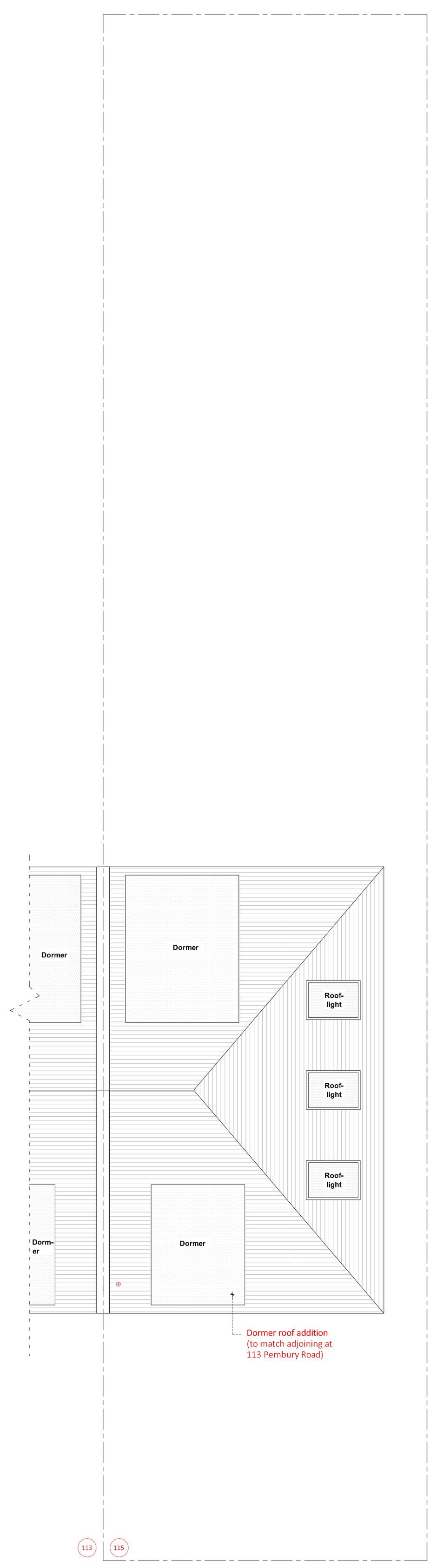

Proposed Ground
Floor Plan




Proposed First Floor Plan




Proposed Second Floor Plan




Proposed Roof Plan

**Schedule** — **Area (m²)**

Site Area: 289.0

**GIF Area**
Existing: 256.0 m²
Proposed: 283.6 m² (+27.6m²/ 10.8%)

**London Plan Policy 3.5 Table 3.3**
**Minimum Space & Floor Standards;**

| Dwelling type (bedroom (b)/ persons-bedspaces (p)) | | GIA (sqm) (London Plan) | - As Proposed |
|---|---|---|---|
| **Flat 1** | (1b/ 2p) = | (58 m²) | **- 62.3 m²** |
| **Flat 2** | (3b/ 4p) = | (84 m²) | **- 84.4 m²** |
| **Flat 3** | (2b/ 3p) = | (61 m²) | **- 65.7 m²** |
| **Flat 4** | (1b/ 2p) = | (50 m²) | **- 54.0 m²** |

**Notes**
Report any discrepancies
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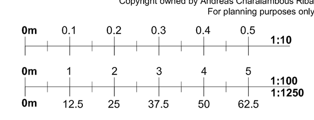


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| Drawing Status | Project | Project Description | Drawing Name | Date | Scale | Drg. No. |
|---|---|---|---|---|---|---|
| Planning Application | 115 Pembury Road London N17 8LY | Proposed Works | Proposed Floor Plans + Elevations + Floor Area Schedule + Detail | 08.01.24 | 1:100 + 1:10 @ A0 | Pem/23/P/03/A |