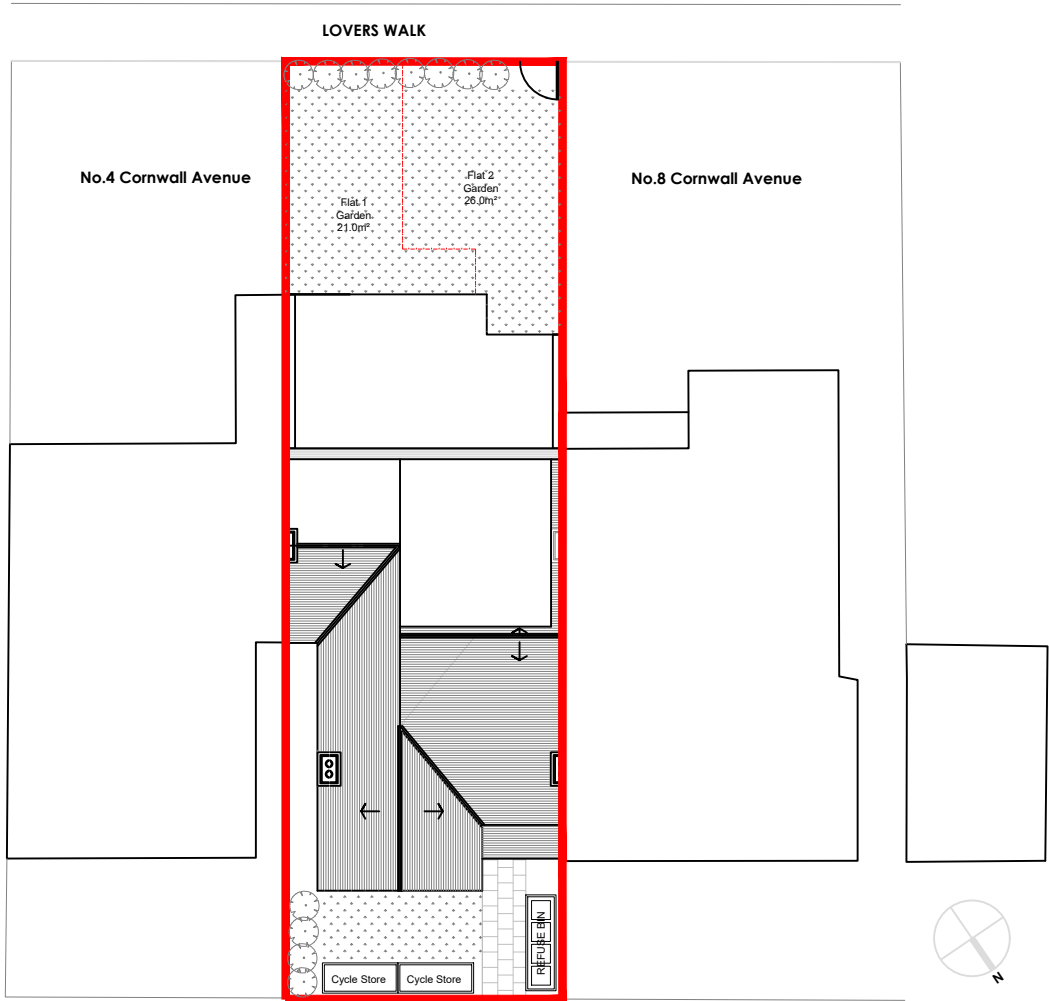


SCALE 1:1250
SITE LOCATION PLAN
(1:1250)



EXISTING BLOCK PLAN
(1:200)



PROPOSED BLOCK PLAN
(1:200)

As per DM17 G: Parking Management
The Standard parking for dwellings are,
i. 2 to 1.5 spaces per unit for detached and semi detached houses and flats (4 or more bedrooms)
ii. 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms); and
iii. 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom)
The existing property is 5 bedrooms terraced house which would have resident permit for 2 to 1.5 Spaces on street within CPZ.

The proposed development is 2 Flats (1x1bed and 1x3bed).
Each Flat will require 1space for carpark.
The provision of off street parking 1space will further require 1 spaces on street. Which the property currently have resident permit for 1.5 to 1 Spaces on street within CPZ.
Therefore the proposed development does not have any impact on CPZ for additional space. And each flat can have 1space parking.

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All dimensions in millimetres & to be checked on site prior to commencement.
Builder to verify all dimensions, heights & levels prior to commencement of work. No encroachment into neighbours property
The contractor in preparing his estimate shall visit the site & acquaint himself with the problems involved & shall allow in his price for any detail whether shown or not which may reasonably be considered necessary to ensure a neat structurally sound & workman like job.
The contractor shall issue all statutory notices to the local Authority during progress & completion of works.

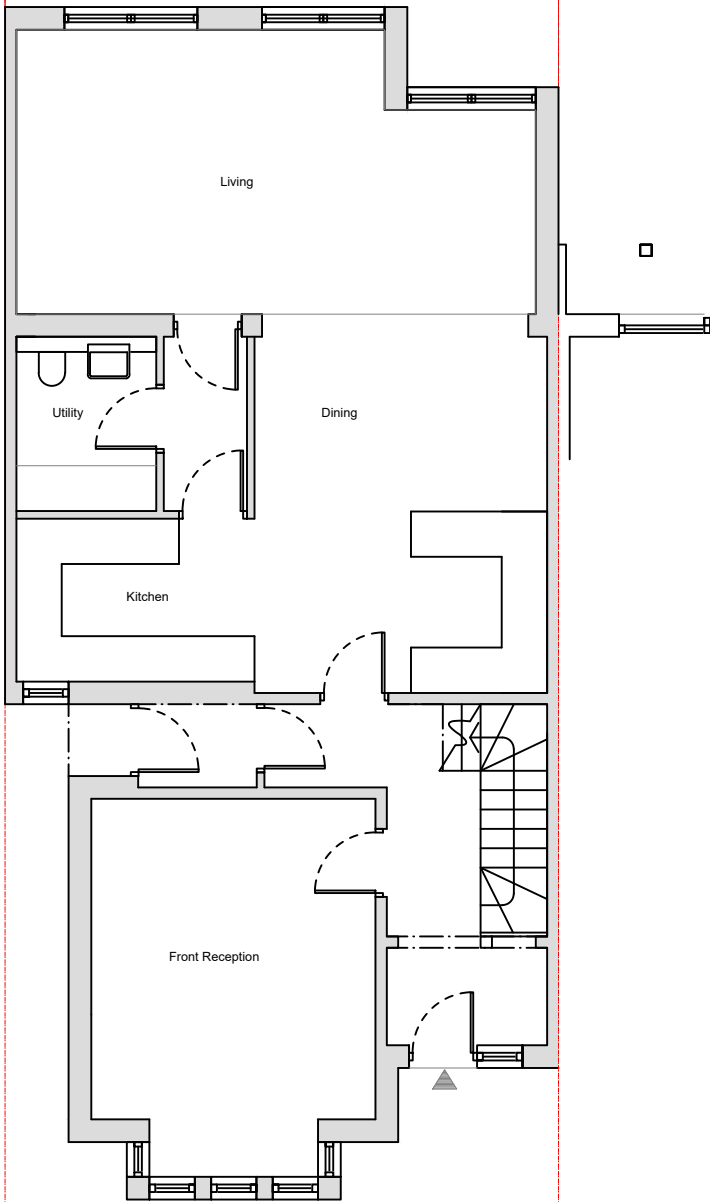
The clients must give notice to the adjoining owner under the Party Wall Act 1996. This notice must be served two months prior to any works commencing on the party wall or excavation within 3m of any adjacent structures.
These drawings any supporting calculations have been prepared for the purpose of applying for Building Regulation and Planning Permission only. Any work commenced at site prior to the statutory approval is at client's and builder's responsibility.
Any Discrepancies or Change in Design as per assumptions made shall be brought to the attention of structural Engineer. Timber sizes to be verified by Structural Engineer and approved by building control prior to construction

REV	AMENDMENT	DATE	CLIENT			
			PROJECT 6 CORNWALL AVENUE, LONDON N3 1LD			
			TITLE SITE AND BLOCK PLAN			
			SCALE NTS @ A3	DATE 07/06/2021	DRAWING No: GDP222/P0	REV -

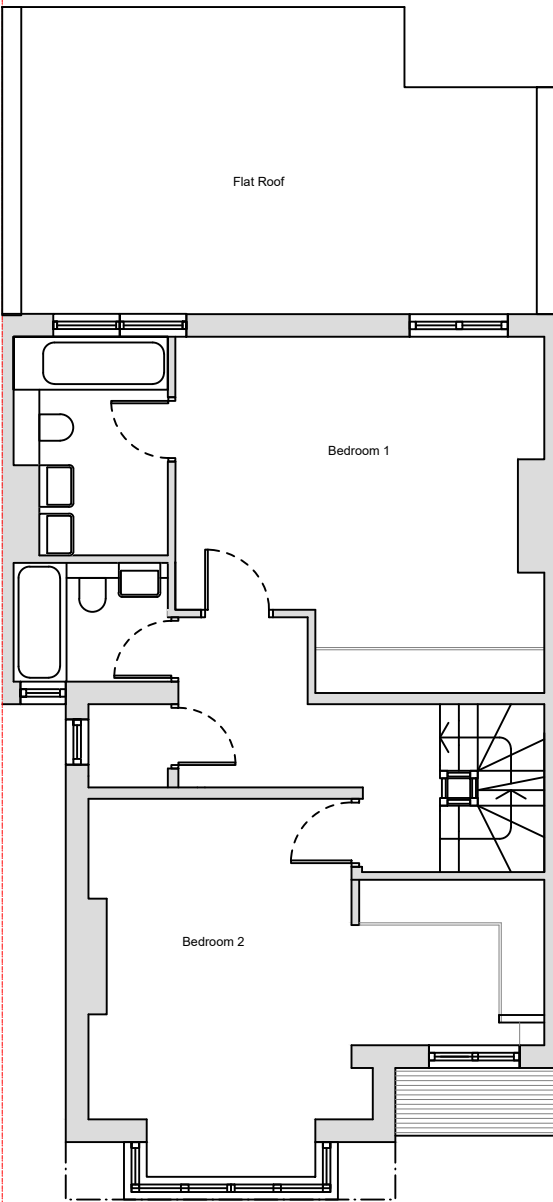
No.4 Cornwall Avenue

No.6 Cornwall Avenue

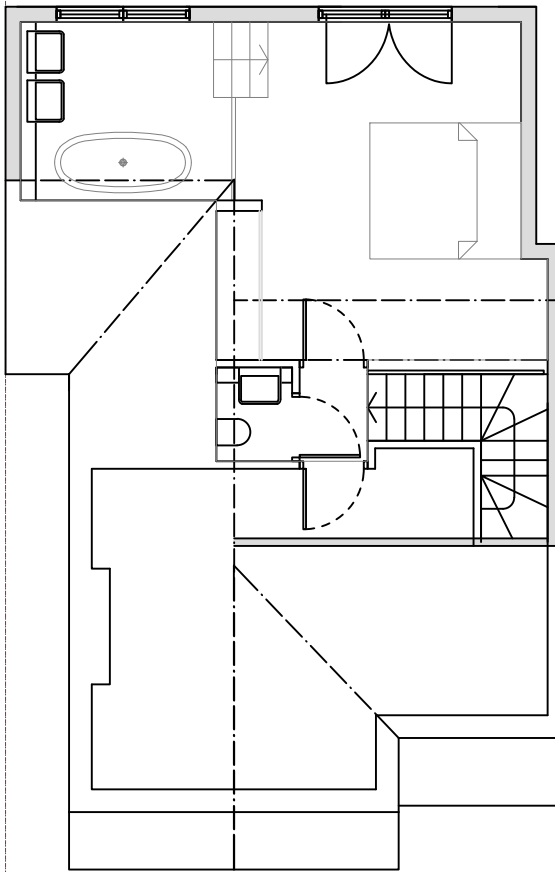
No.8 Cornwall Avenue



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING LOFT FLOOR PLAN

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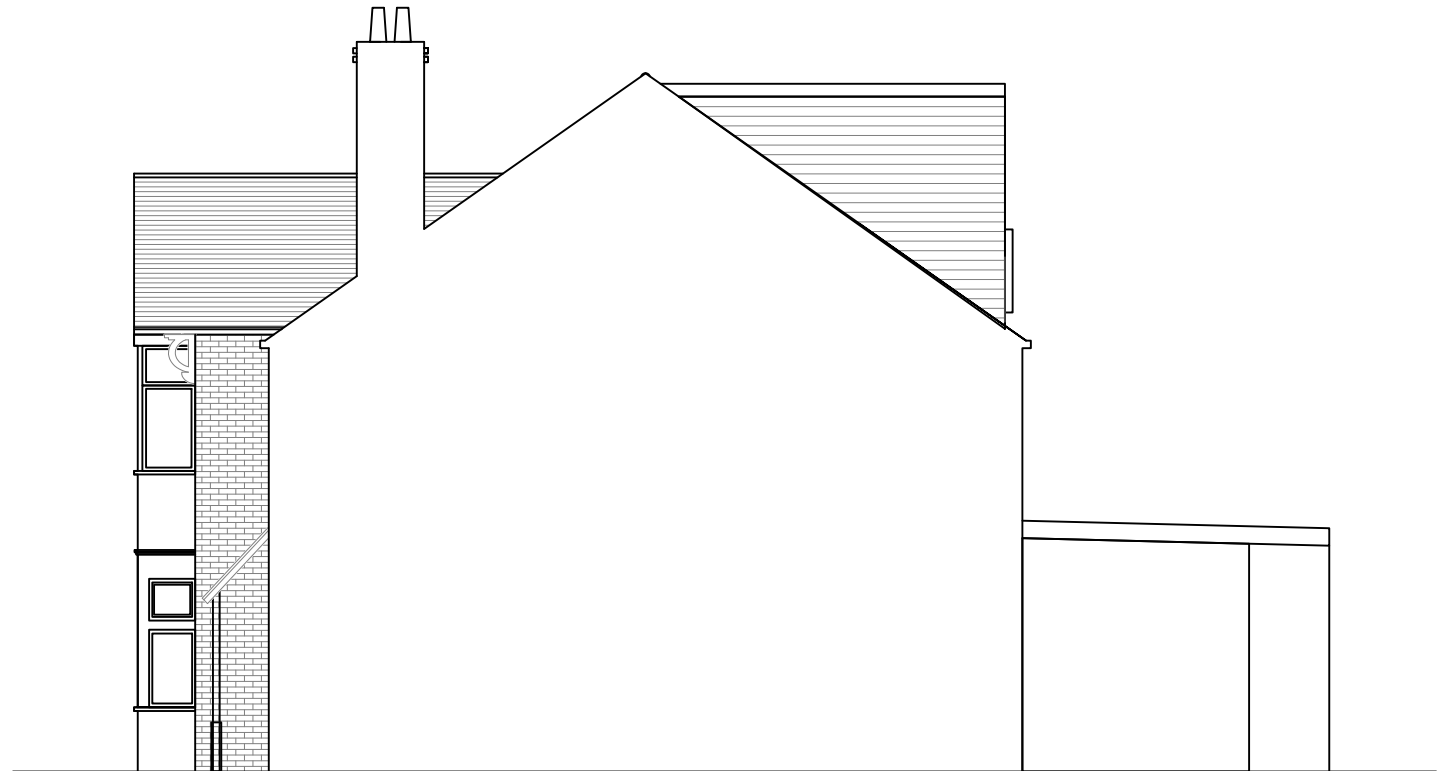
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REV	AMENDMENT	DATE	CLIENT			
			PROJECT 6 CORNWALL AVENUE, LONDON N3 1LD			
			TITLE EXISTING FLOOR PLANS			
			SCALE 1:100 @ A3	DATE 01/12/2019	DRAWING No: GDP222/P1	REV



AS BUILT REAR ELEVATION

5m
4
3
2
1
0
SCALE 1:100



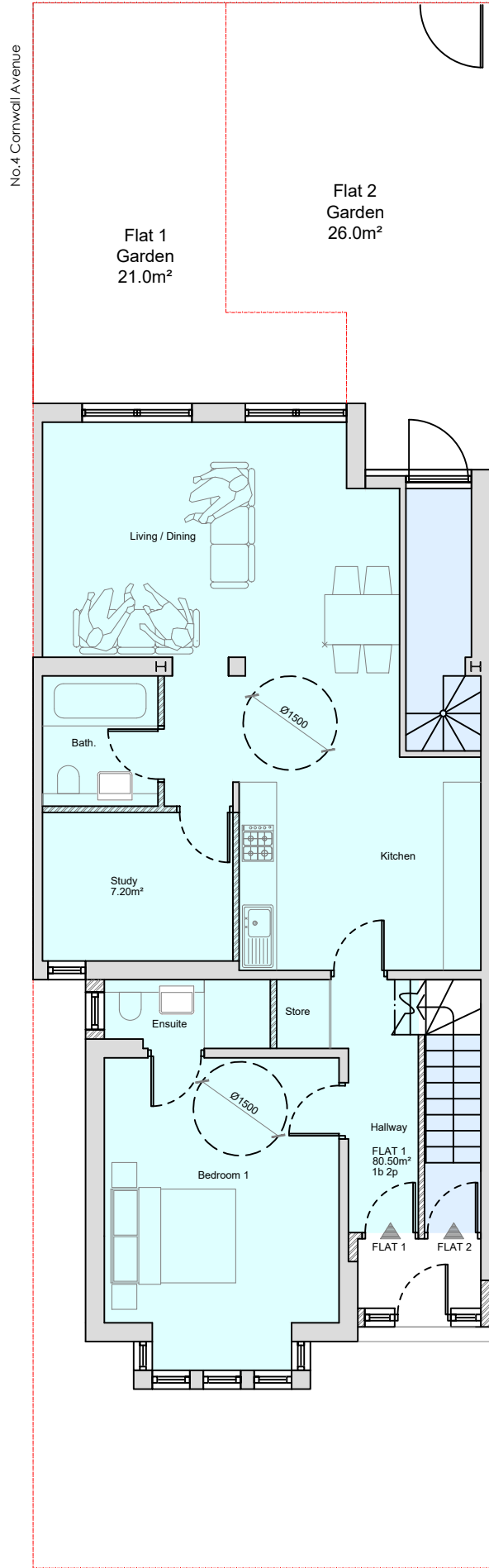
AS BUILT SIDE ELEVATION (from No.8)



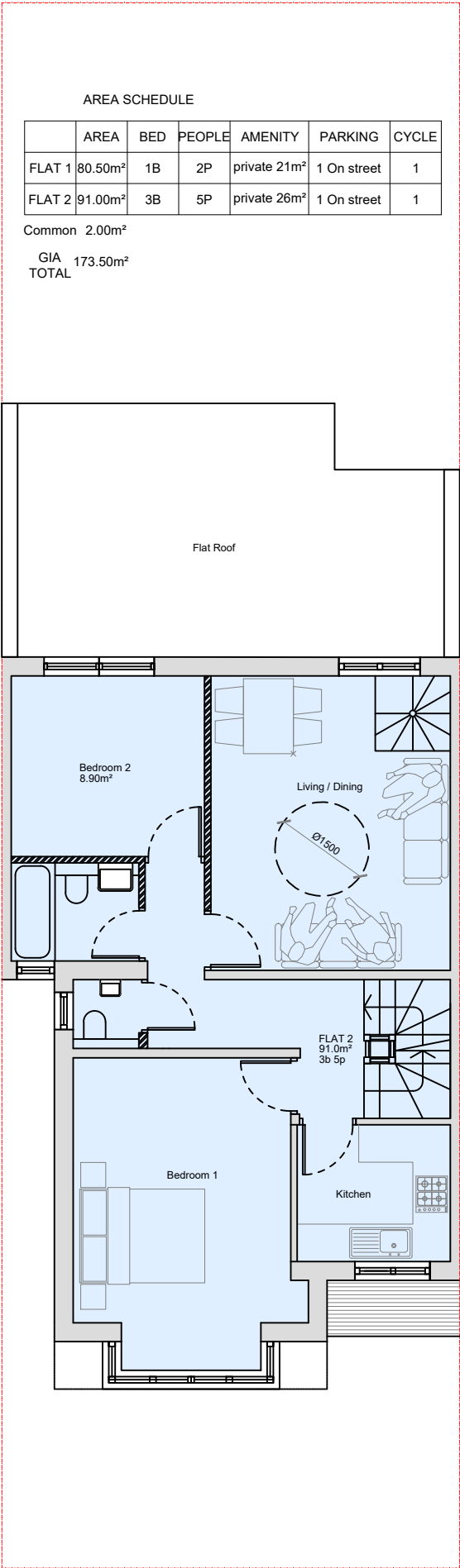
AS BUILT FRONT ELEVATION



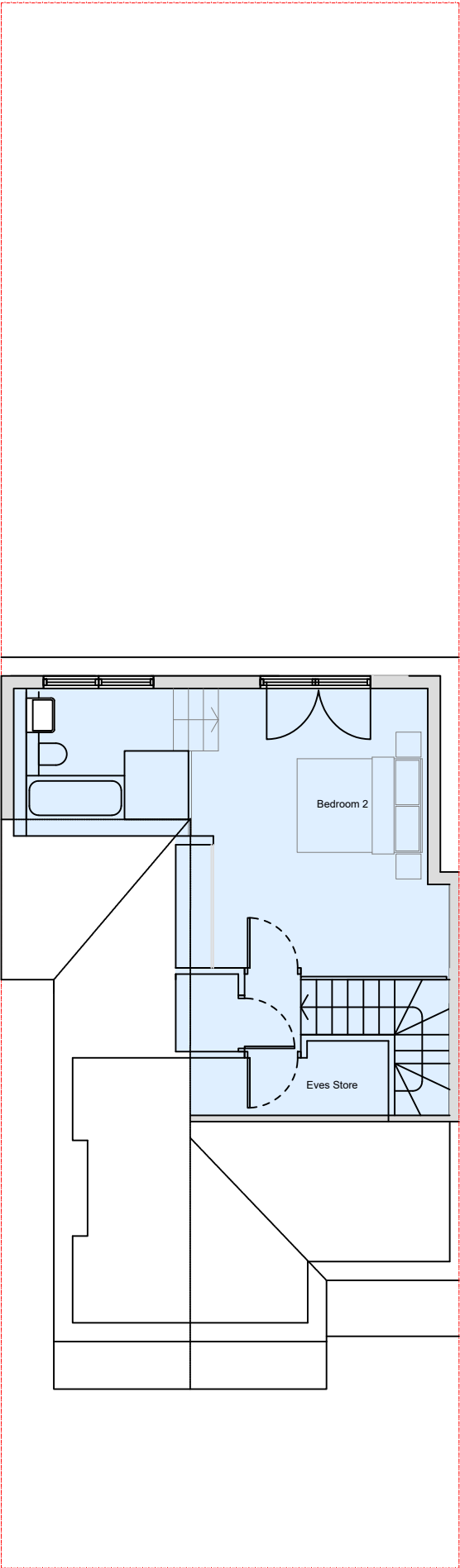
AS BUILT SIDE ELEVATION (from No.4)



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT FLOOR PLAN

AREA SCHEDULE						
	AREA	BED	PEOPLE	AMENITY	PARKING	CYCLE
FLAT 1	80.50m²	1B	2P	private 21m²	1 On street	1
FLAT 2	91.00m²	3B	5P	private 26m²	1 On street	1
Common 2.00m²						
GIA 173.50m²						
TOTAL						

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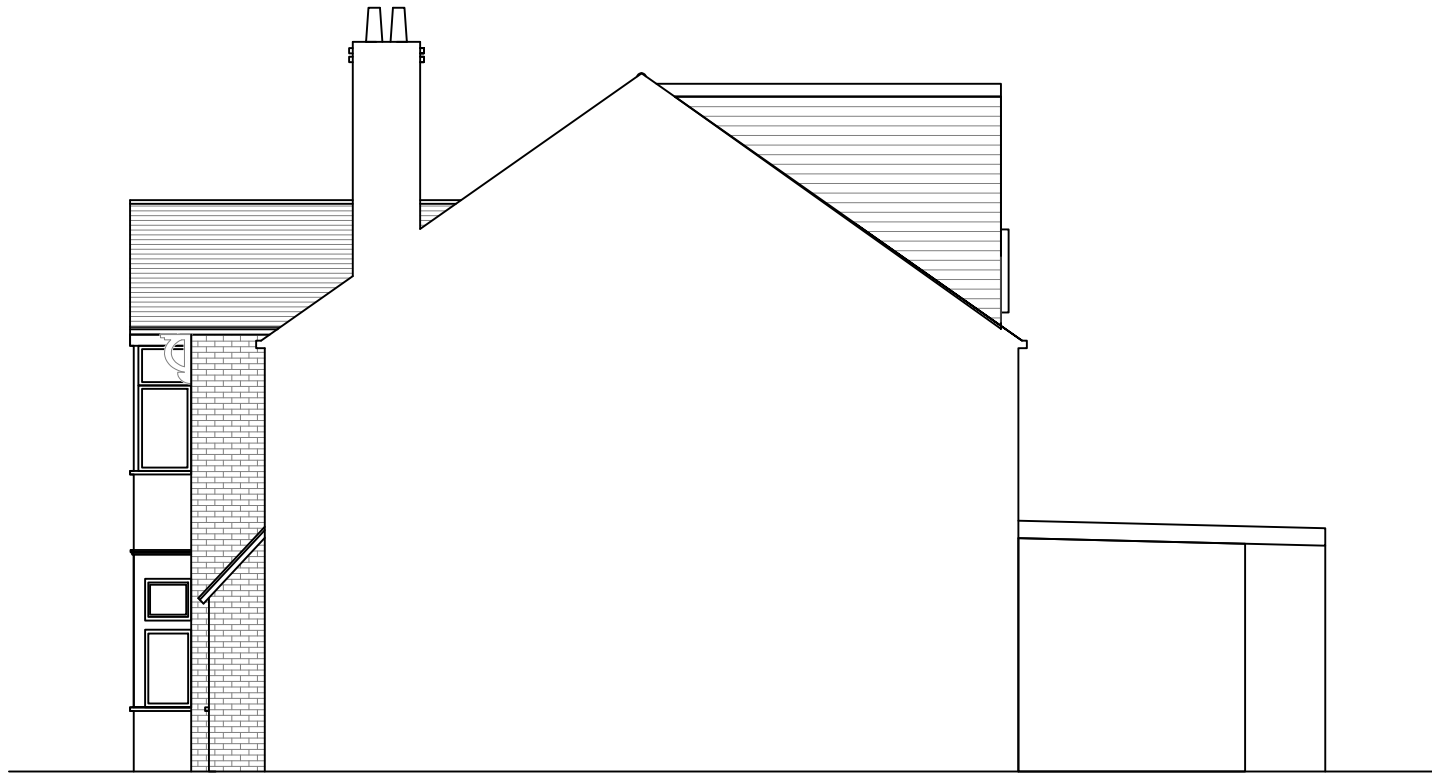
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CLIENT			
PROJECT 6 CORNWALL AVENUE, LONDON N3 1LD			
TITLE PROPOSED FLOOR PLANS			
SCALE	DATE	DRAWING No.	REV
1:100 @ A3	01/06/2021	GDP222/P3	-
REV	AMENDMENT		DATE



PROPOSED REAR ELEVATION

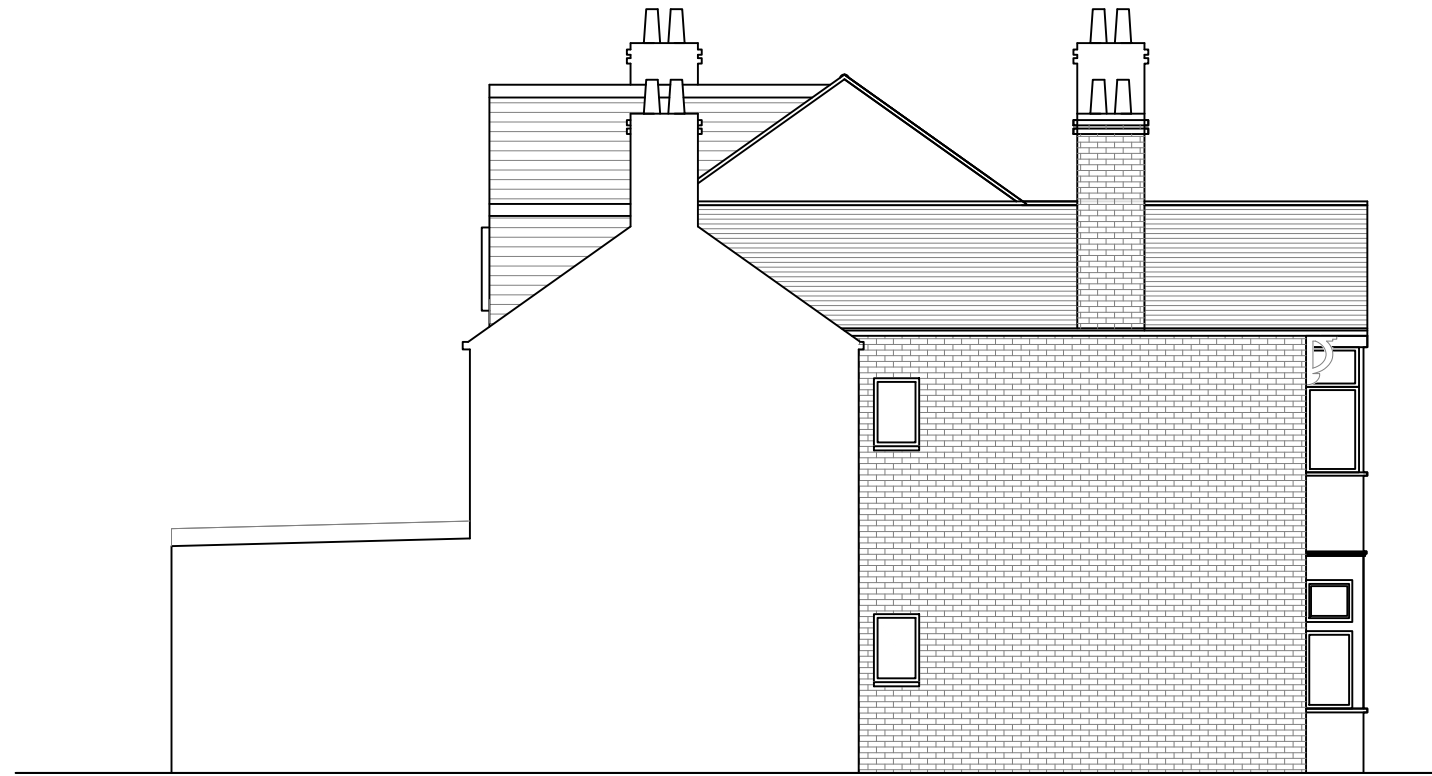
5m
4
3
2
1
0
SCALE 1:100



PROPOSED SIDE ELEVATION (from No.8)



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION (from No.4)