

1 BED Two person
58 GRENOBLE GARDENS

GROUND FLOOR GROSS AREA	AREA	Min Required
LIVING/ KITCHEN/DINING	30.9m²	25m²
STORAGE	2.0m²	2.0m²
BEDROOM 1:	14.6m²	12.0m²

TOP FLOOR MAISONNETTE
3 BED 4 person
58A GRENOBLE GARDENS

GROUND FLOOR GROSS AREA	AREA	Min Required
LIVING/ KITCHEN/DINING	27.10m²	23m²
STORAGE	3m²	2.5m²
BEDROOM 1:	11.6m²	8.5m²
BEDROOM 2:	12.4m²	12m²
BEDROOM 3:	9.3m²	9.m²

The following combined floor areas for living / kitchen / dining spaces should be met:

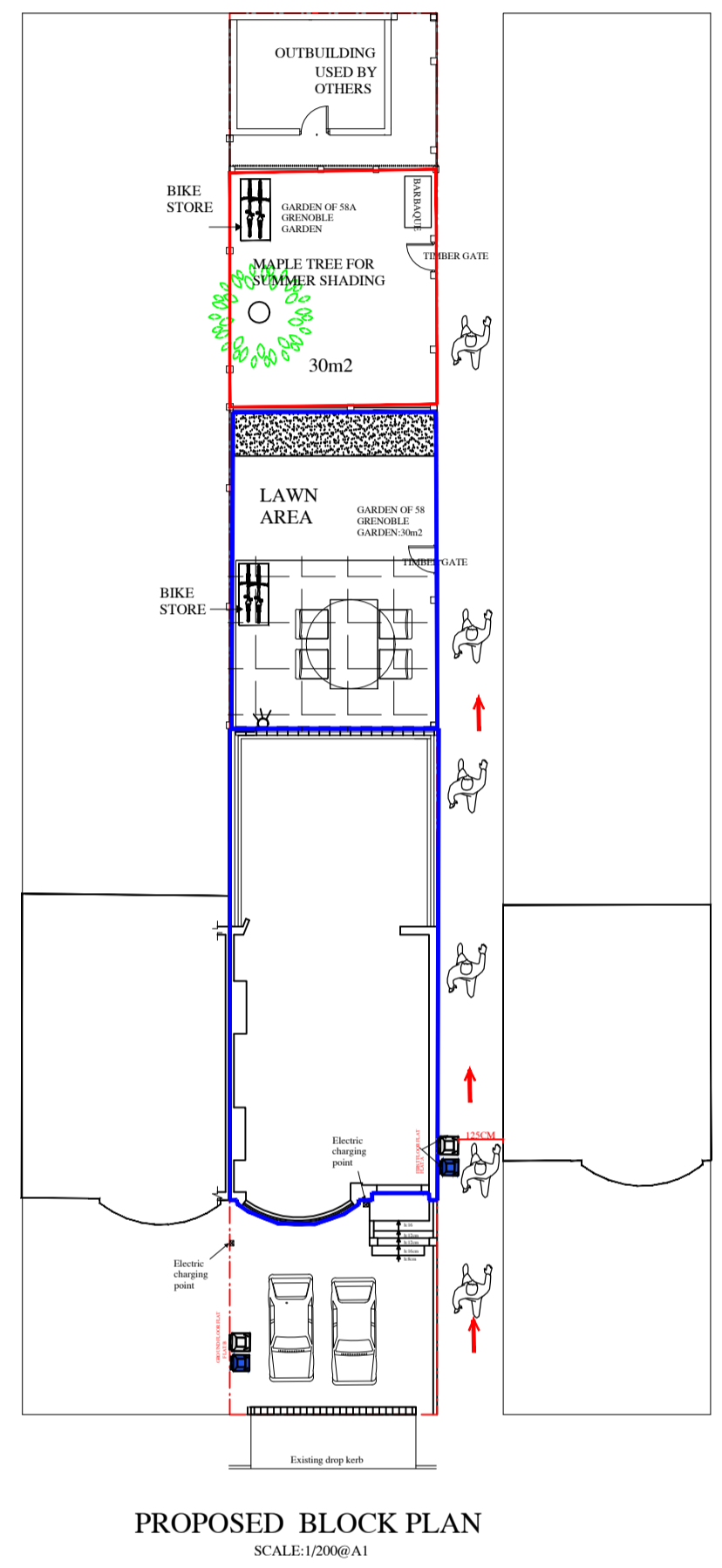
Designated level of occupancy	Minimum combined floor area of living, dining and kitchen spaces (sq.m)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(2)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	2	30	30 (50%)	35	1.0
2b	3	35	40	45	2.0
3b	4	40	45	50	2.5
4b	5	45	50	55	3.0
5b	6	50	55	60	3.5
6b	7	55	60	65	4.0

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HEALTH AND SAFETY GENERALITY: All works to be carried out in accordance with the Health and Safety Act and other Regulations that are providing Health & Safety requirements in force at the time of the works.

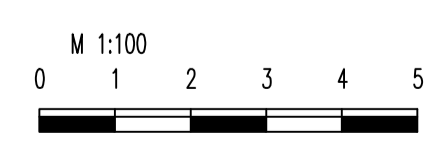
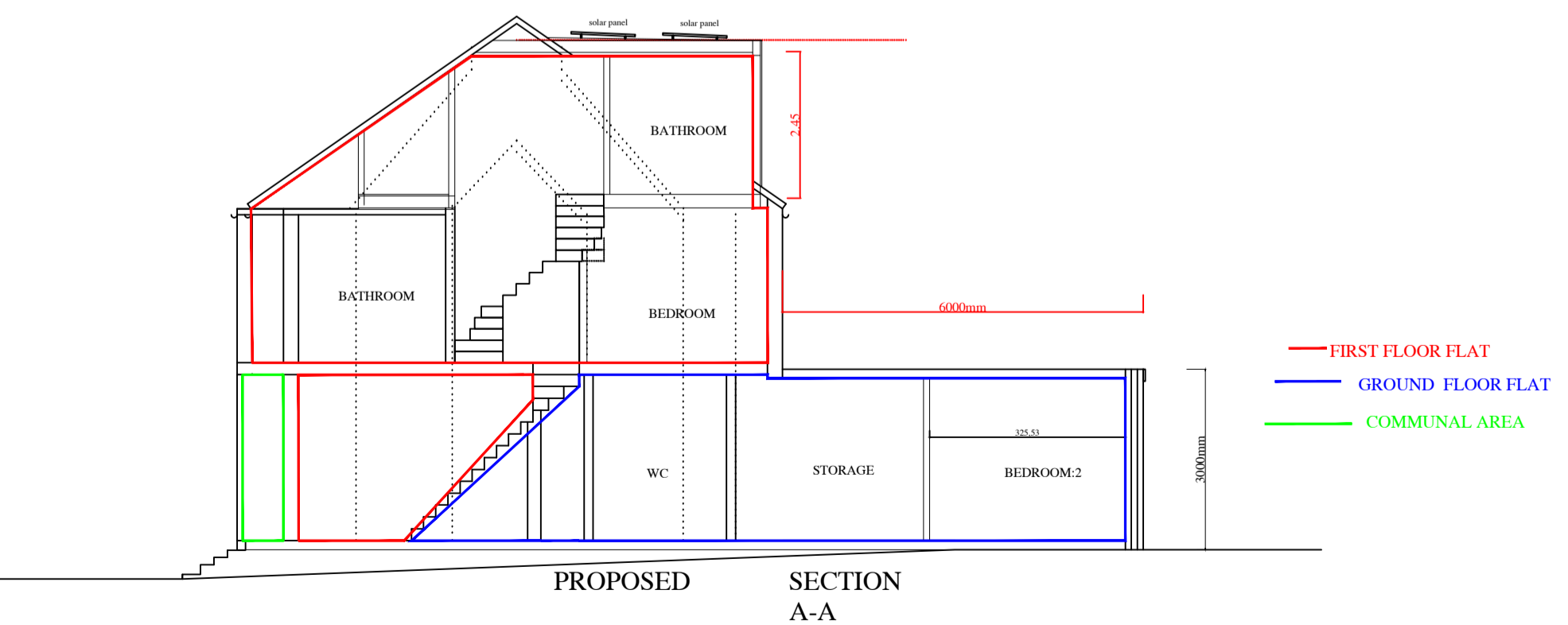
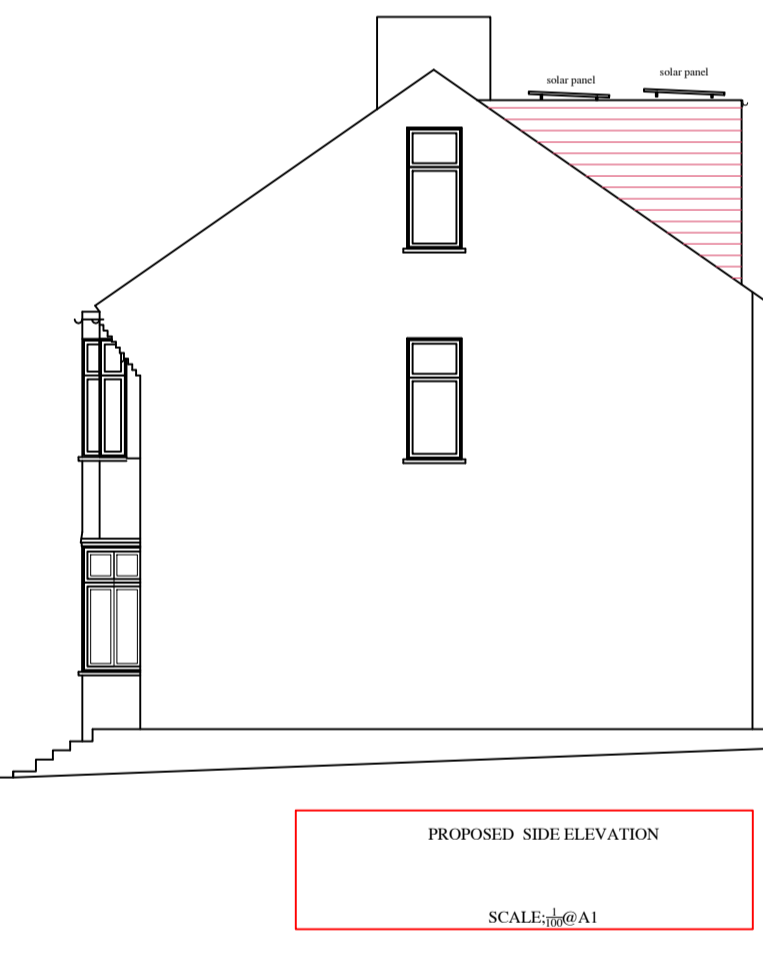
PICTURE OF SAFE CYCLE STORAGE

REAR BOUNDARY TREATMENT
Lap Fence Panel 1.8m x 1.8m

LEGEND:

- Red outline: DENOTES COVERED BUILDING AREA OF 58A GRENOBLE GARDENS TOTAL :30M2
- Blue outline: DENOTES COVERED BUILDING AREA OF 58 GRENOBLE GARDENS TOTAL :30M2
- Green outline: DENOTES REAR PERMEABLE PAVING AREA TOTAL:44.50M2
- Grey box: DENOTES ATTENUATION BOX, FILLED WITH sand or PEA SHINGLE 2m²
- Blue square: DENOTES ELECTRIC CHARGING POINT
- Blue circle: Min 120L WATERBUTT FITTED WITH OVERFLOW DEVICE DIRECTLY ONTO PLANT BORDER
- Lightning bolt: EXTERNAL LIGHTING: Dedicated Energy Efficient Fitting: *Security light fittings are designed for energy efficiency and are adequately controlled such that: 1) A maximum voltage of 150V, 2) Movement detecting control devices (PIr) Daylight cut off sensor
- Red line: Grill for surface water

TOTAL FOOT PRINT OF LAND IS: 227m²
 PERMEABLE SURFACE: = 114.m²
 half area of the LAND: 113.5 < PERMEABLE AREA



no	revision	date	control

project: 58 GRENOBLE GARDENS LONDON N13 6JG

drawing title: PROPOSED BLOCK PLAN PROPOSED ROOF PLAN PROPOSED FLOOR PLAN PROPOSED ELEVATIONS

scale: 1/100@A1 - 1/200@A1

date: DEC '23

drw.no: SAD-05-PL02A

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