



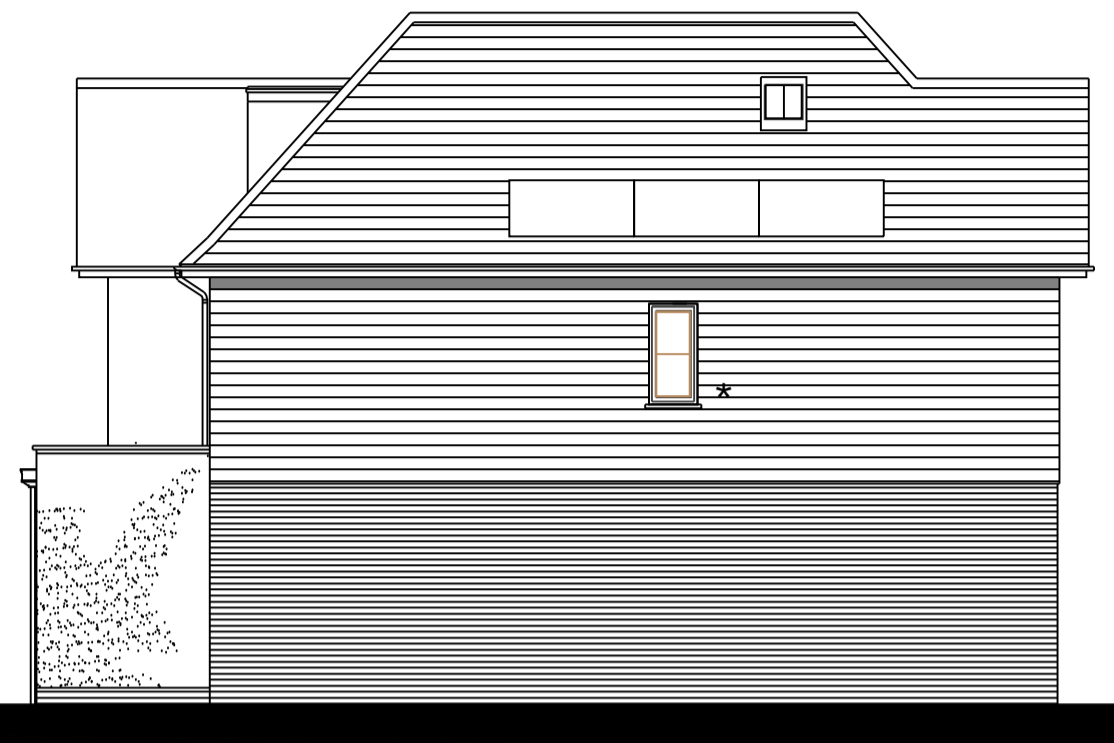
Front Elevation (east)  
1:50 Scale



Flank Elevation

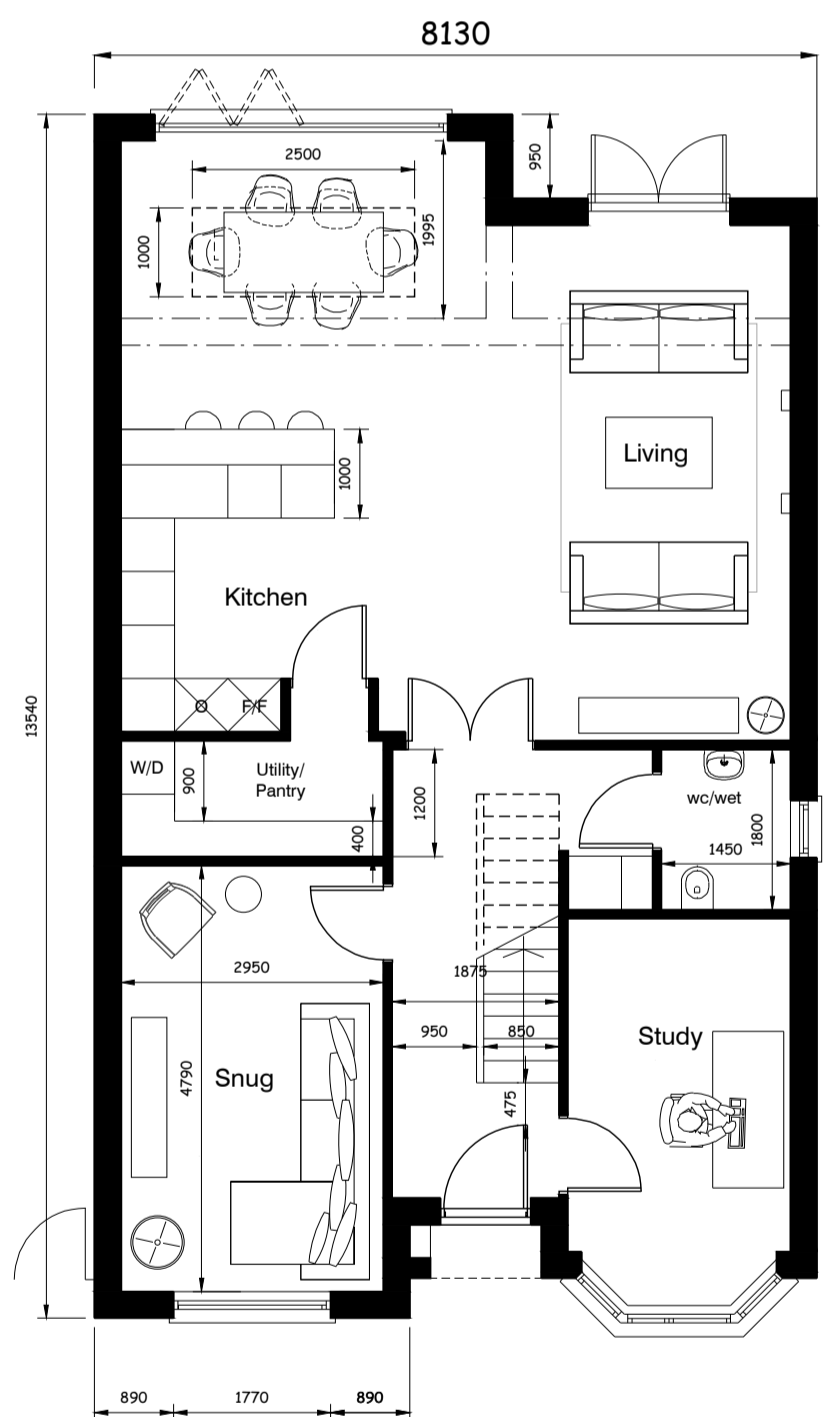


Rear Elevation

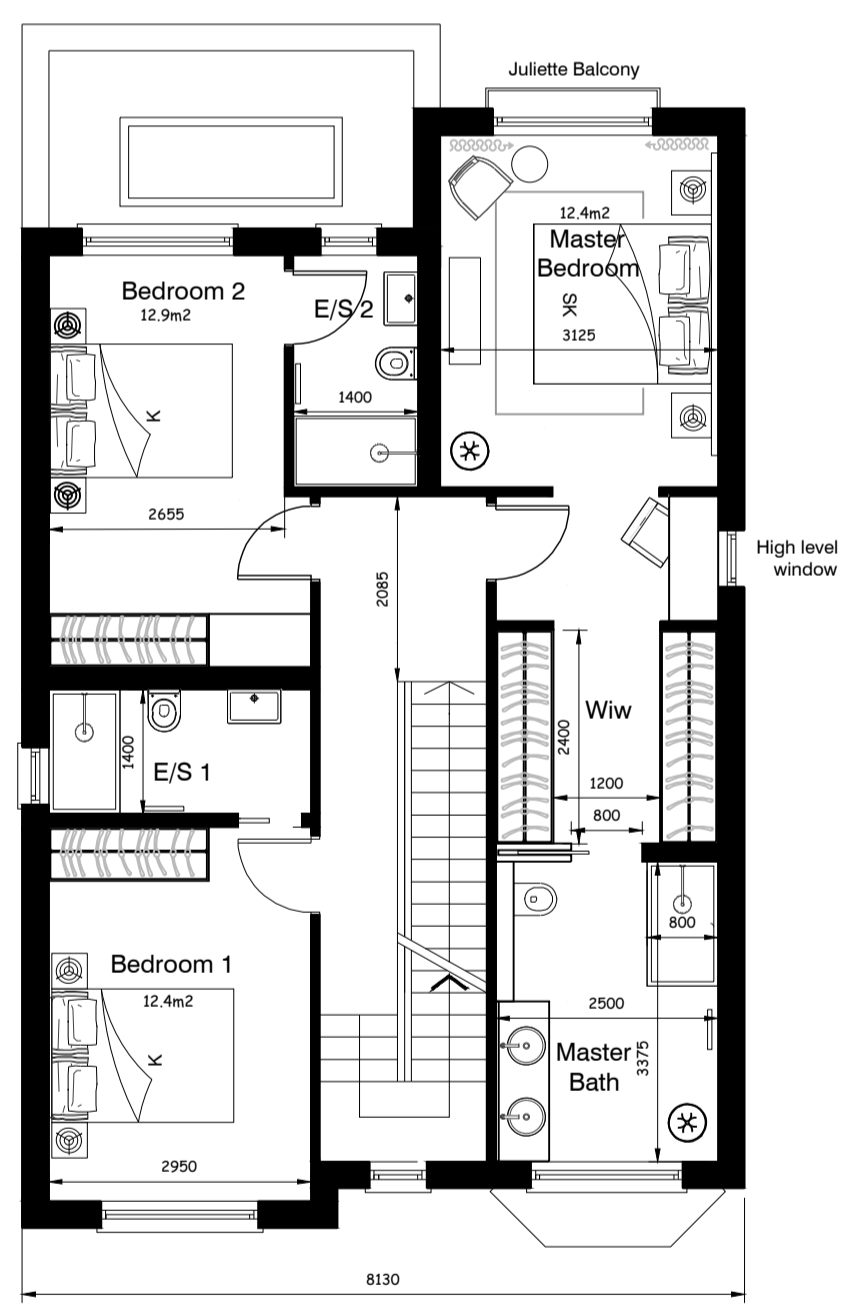


Side Elevation

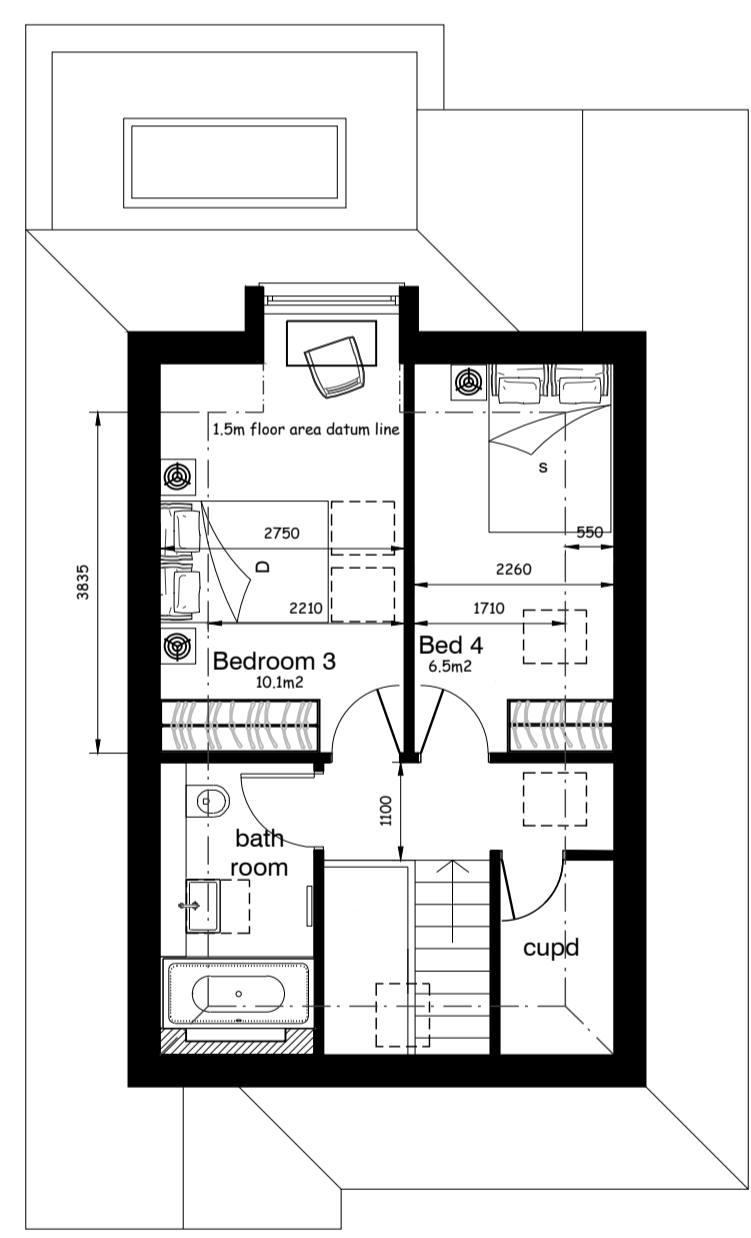
Elevations 1:100 Scale



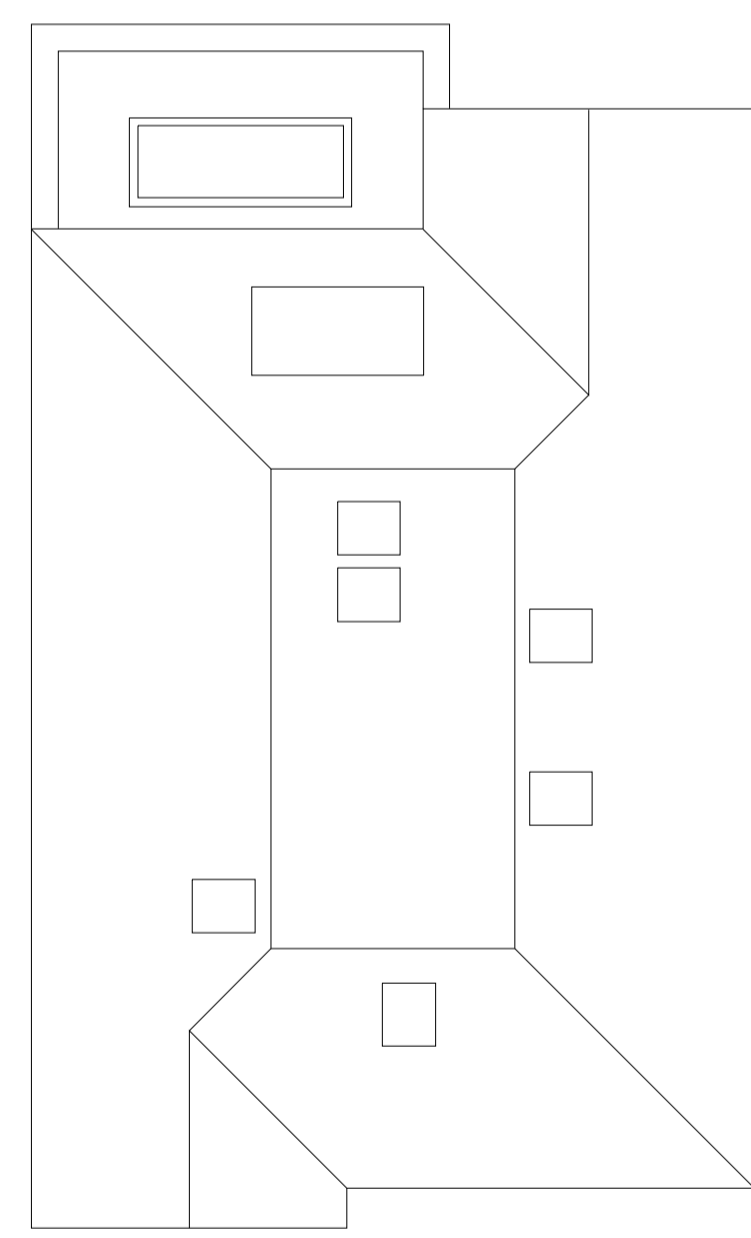
Ground Floor Plan  
m<sup>2</sup> 91.92  
sqf 989.42



First Floor Plan  
m<sup>2</sup> 82.26  
sqf 885.44



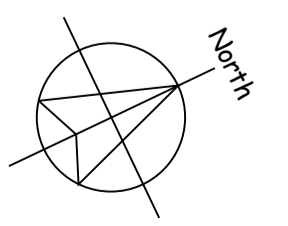
Second Floor Plan  
m<sup>2</sup> 28.54  
sqf 307.20



Roof Plan

TOT m<sup>2</sup> 202.72  
TOT sqf 2,182.06

- NOTES:
- All two bedspace double (or twin) bedrooms have a floor area of at least 11.5 sq.m
  - Any area with a headroom of less than 1.5m has not been counted within the Gross Internal Area unless used solely for storage
  - Any other area that is used solely for storage and has a headroom of 0.9- 1.5m (such as under eaves) has only been counted up to 50 per cent of its floor area, and any area lower than 0.9m has not been counted at all
  - Any built-in area in excess of 0.72 sq.m. in a double bedroom and 0.36 sq.m. in a single bedroom has been counted towards the built-in storage requirement
  - The minimum floor to ceiling height is 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling



1:2500	0.1	1	50m	100m	200m
1:1250	0.2	2	25m	50m	100m
1:500	0.5	5	10m	20m	40m
1:200	1	10	5m	10m	20m
1:100	2	20	2.5m	5m	10m
1:50	4	40	1.25m	2.5m	5m

notes:

any discrepancies should be reported immediately

all dimensions should be checked on site prior to commencement of work

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the product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining suitability or value, or used as a substitute for any physical investigation or inspection.

drawings to be read in accordance with the dwelling emission rate (der/ter) calculation. the building must be built 'as designed' meeting the criteria set for air permeability.

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note when printing off pdf's. it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. also that the scale bars on the plan measure correctly.

Date	Rev	Description
Jan 24	0	Gen
	1	A



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Description	
Project	12 Spring Court Enfield EN2 8JP
Drawing	Plot 3 Plans and Elevations
Date	16/01/2024
Scale	1:100
Sheet size	A1
Drawn	mRn

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