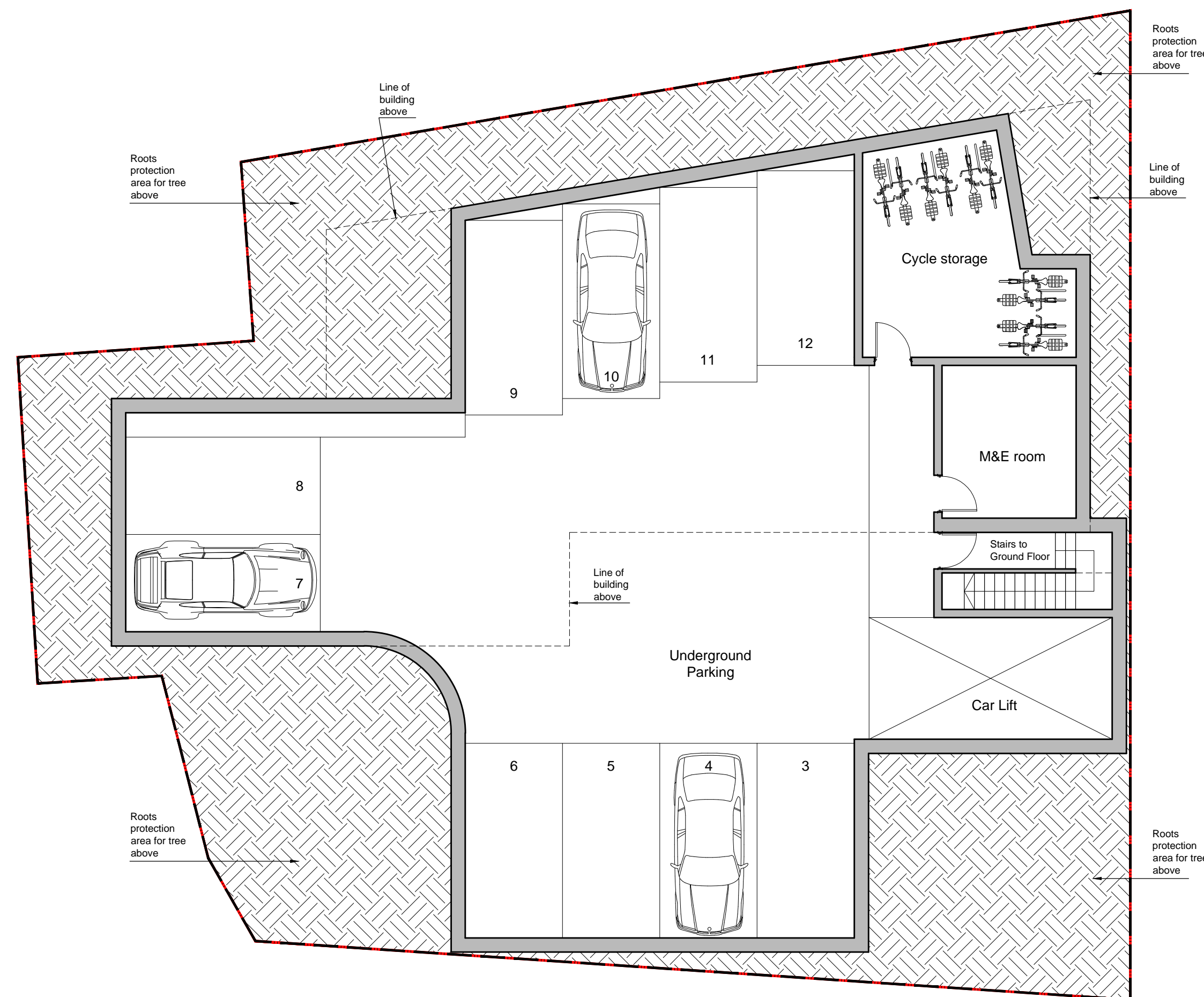


PLANNING STATEMENT:

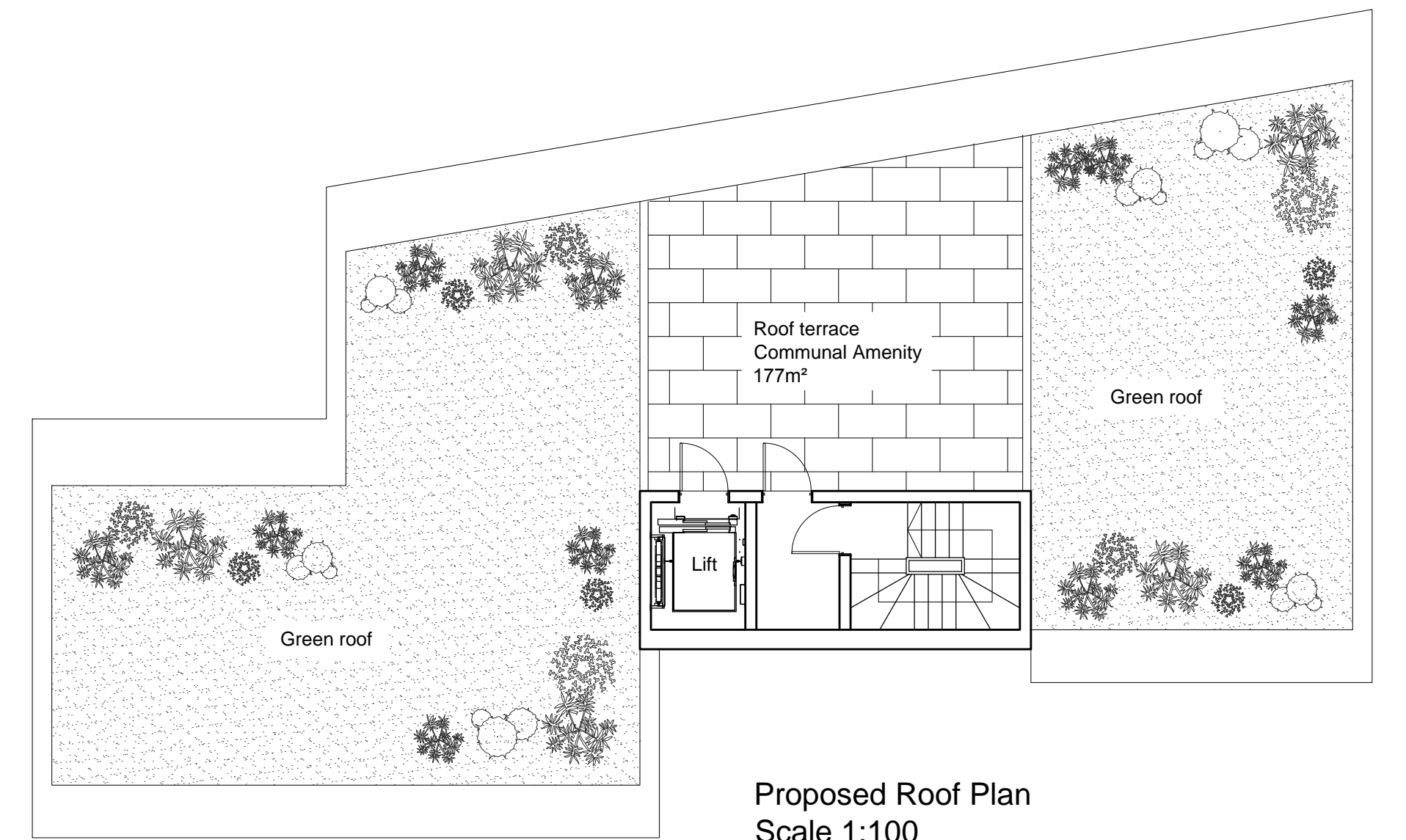
- Floor areas of each unit - See proposed plans and table below
- Room sizes - See proposed plans
- Parking facilities - 12no. car parking spaces (incl. 1no. disabled car park - No.2) - See proposed ground floor
- Amenity areas - See table below
- Refuse / recycling facilities - See proposed ground floor

Flat No.	No. of bedrooms / persons	Habitable rooms over / under 20m ²	Amenity required	Terrace / Winter Garden area	Min. London Plan 2011 flat area	Actual flat area
F1	2b3p	1 / 2	20m ²	23.8m ²	61m ²	61m ²
F2	1b2p	1 / 1	15m ²	33.3m ²	50m ²	50m ²
F3	2b3p	1 / 2	20m ²	24.7m ²	61m ²	61.0m ²
F4	2b3p	1 / 2	20m ²	3.4m ²	61m ²	61m ²
F5	1b2p	1 / 1	15m ²	3.9m ²	50m ²	50.5m ²
F6	1b2p	1 / 2	20m ²	3.7m ²	61m ²	61m ²
F7	3b5p	1 / 3	25m ²	7.5m ²	86m ²	87m ²
F8	3b5p	1 / 3	25m ²	3.9m ²	86m ²	86m ²

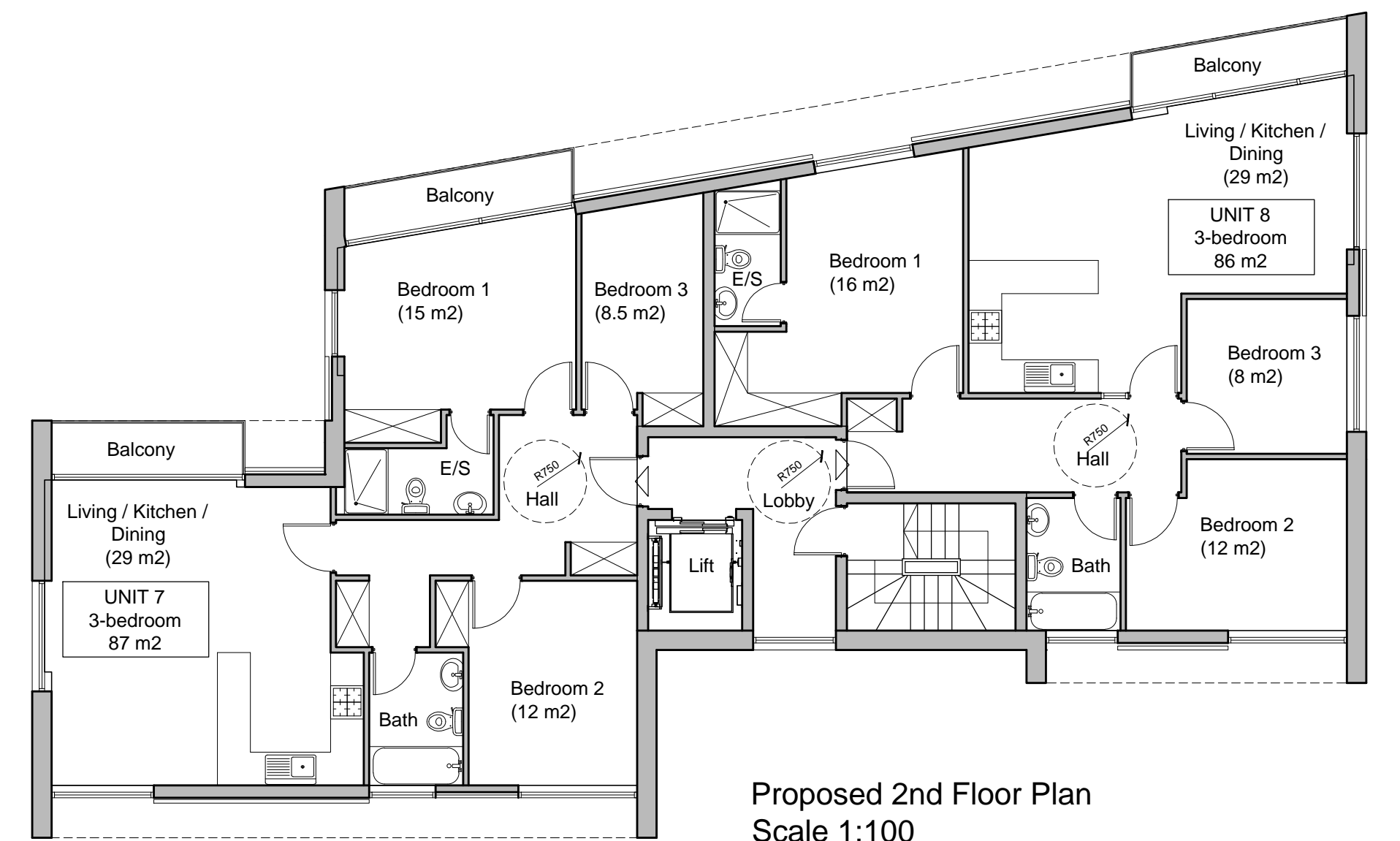
Total required amenity:	160m ²
Communal amenity (Roof garden):	177m ²
Total private amenity:	104.2m ²
Total amenity:	281.2m ²



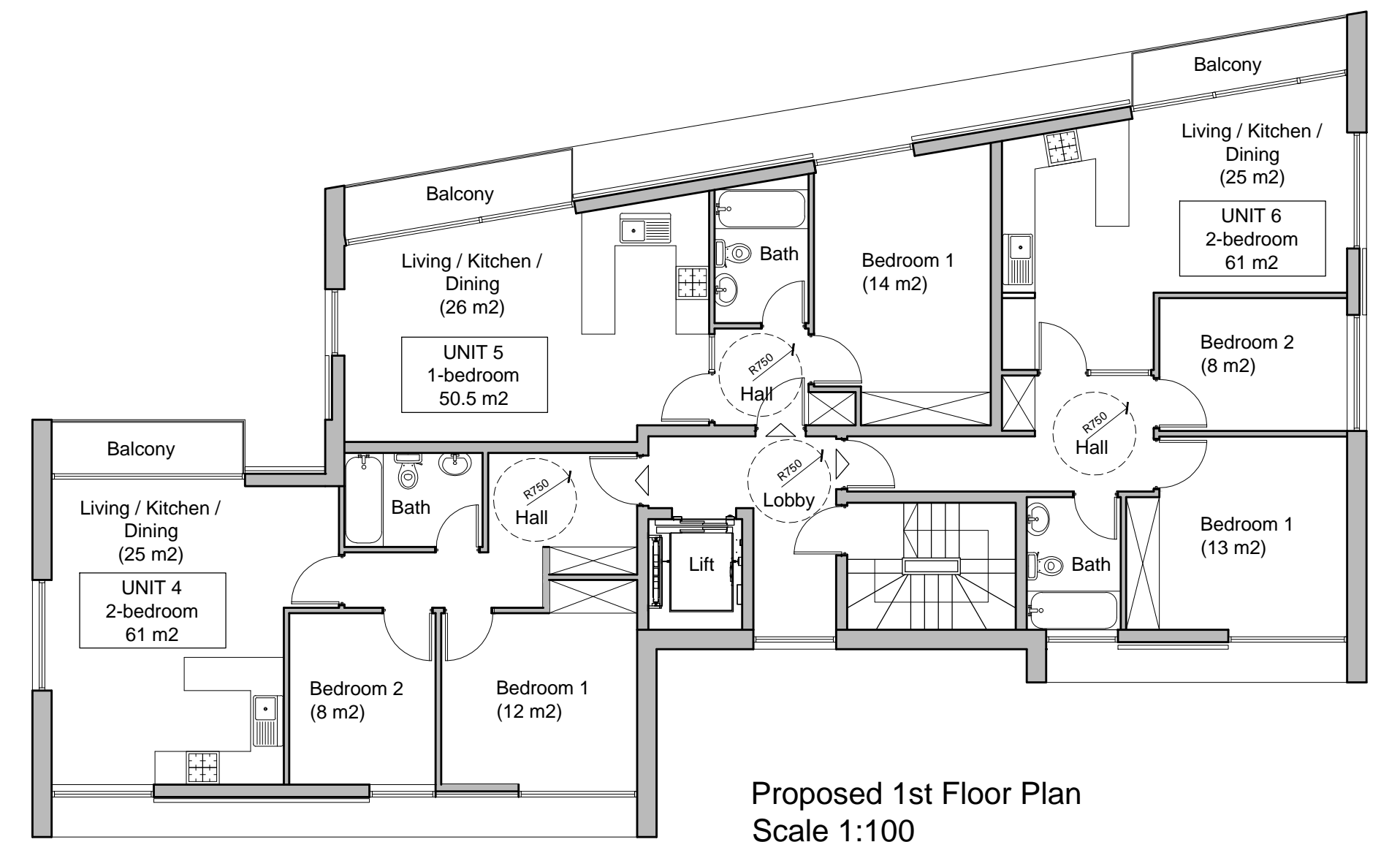
Proposed Basement Plan
Scale 1:100



Proposed Roof Plan
Scale 1:100



Proposed 2nd Floor Plan
Scale 1:100



Proposed 1st Floor Plan
Scale 1:100

General Notes

Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.

Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.

Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.

Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions.

Contractor, sub-contractor or supplier shall immediately advise the architect / quantity surveyor of the effect upon programme and cost of any alterations to the proposed works shown on this drawing.

All materials, components and workmanship to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.

This drawing supersedes all previous issues of the same drawing number with earlier revisions.

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Additional Notes

REV	DATE	INITIALS	REVISION

PROJECT	New-built block of 8no. flats The Lodge, Victoria Park, Long Lane London, N3 2PY
CLIENT	The Lodge Victoria Park Ltd

ZONE	A	DISCIPLINE	ARCHITECTURE	STATUS	PLANNING
LEVEL	A	DRAWING NUMBER	LL-PP1-05	REVISION	
PAPER SIZE	A1 SHEET				
DRAWING TITLE	Proposed Basement and Upper Floors Plans				
SCALE	1:100	DATE	08/07/2016	DRAWN	MS
		CHECKED	YS		

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PROJECT TITLE The Lodge, Victoria Park, Long Lane