PROPOSED GROUND FLOOR PLAN
1:50@A1 OR 1:100@A3
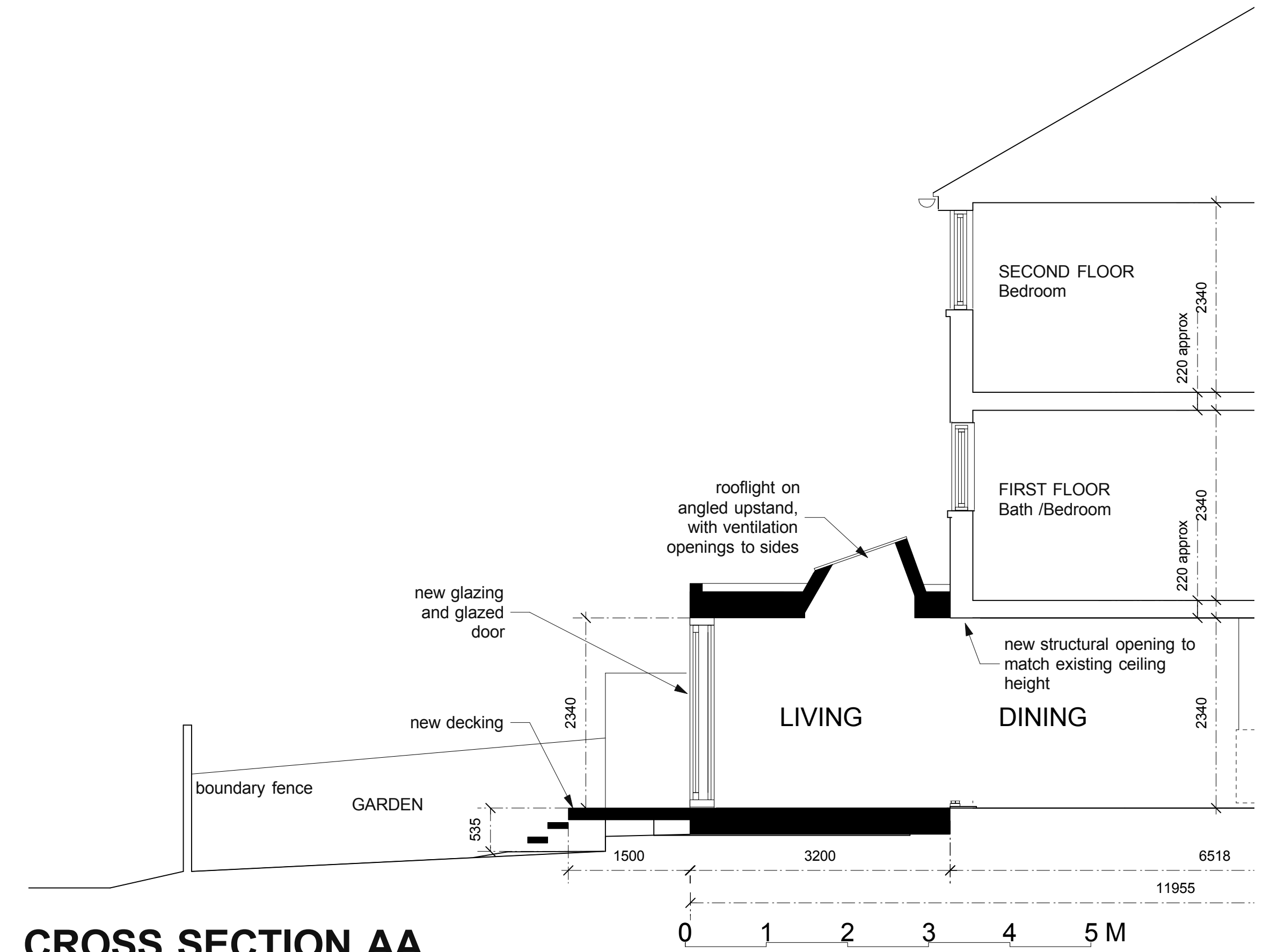
RAILWAY

GARDEN

boundary fence

STEPS

NEW PLANTING

5020

DECK

boundary fence

RWP

NEW BUILD GIA 12.75m2

LIVING

ROOFLIGHT ABOVE

3200

4380 approx

32 ST CRISPINS CLOSE

34 ST CRISPINS CLOSE

DINING

KITCHEN

WC

UTILITY / STORAGE / CLOAKS

0   1   2   3   4   5 M

REAR ELEVATION AS PROPOSED
1:50@A1 OR 1:100@A3

A

existing tiled apex roof

existing drainage pipe

parapet

brickwork to match existing

new rooflight

new rainwater downpipe

new glazing and glazed door

possible location for acoustic ventilation grille

new steps to garden

CROSS SECTION AA AS PROPOSED
1:50@A1 OR 1:100@A3

SECOND FLOOR
Bedroom

220 approx

2340

FIRST FLOOR
Bath /Bedroom

220 approx

2340

rooflight on angled upstand, with ventilation openings to sides

new glazing and glazed door

new structural opening to match existing ceiling height

new decking

2340

LIVING

DINING

2340

boundary fence

GARDEN

535

1500   3200

6518

11955

0   1   2   3   4   5 M

- - - - - **APPLICATION BOUNDARY**

- - - - - **OWNERSHIP LINE**