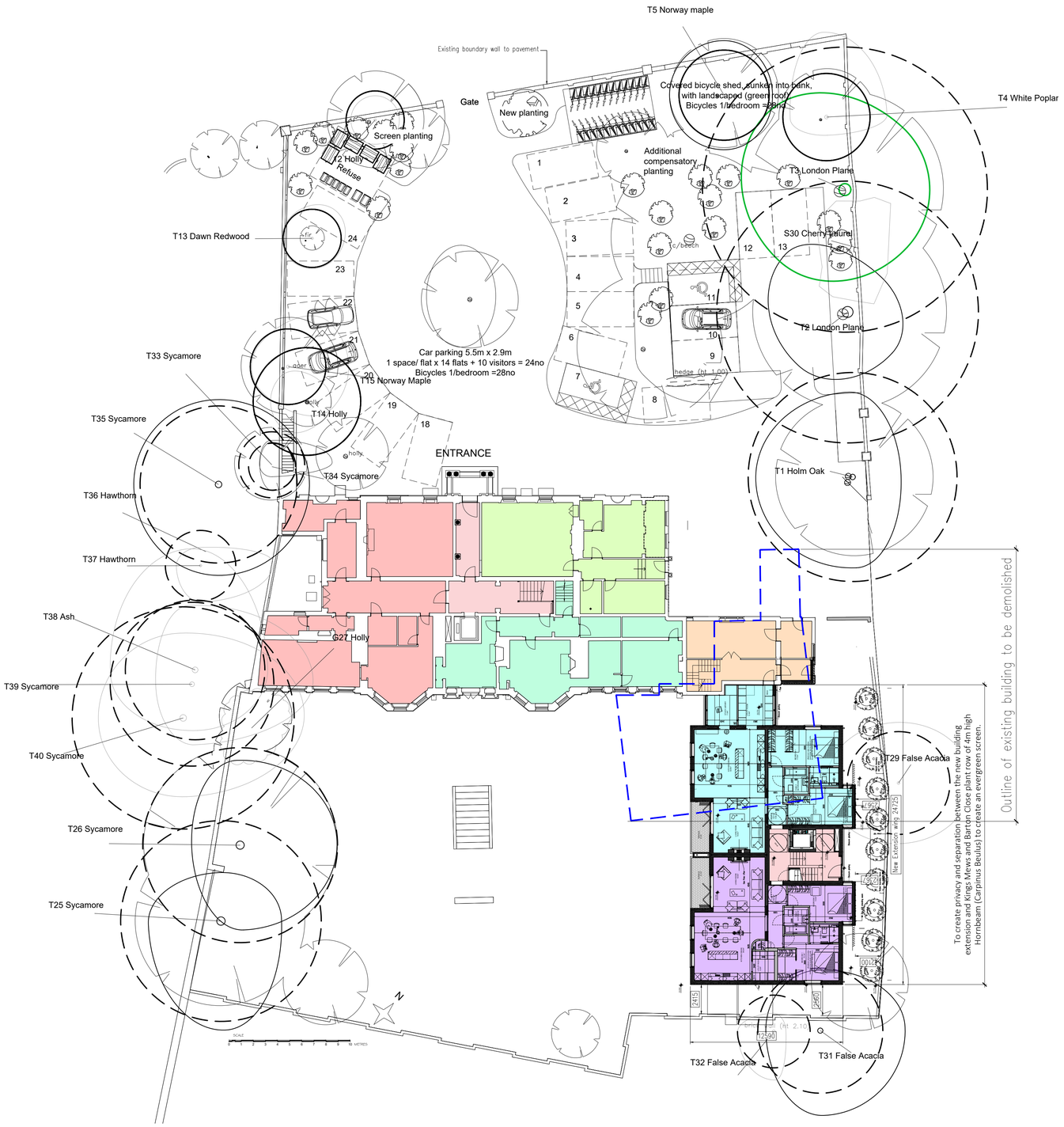
Note

This drawing is not to be scaled. Use figured dimensions only. All dimensions are to be checked on site and any discrepancies, errors or omissions are to be reported to the architect prior to commencement of works.



SITE AREA 0.4 ha (3,963m^2)

Footprint of existing house and side extensions = 796m² (19%)

Footprint of existing house with new side extension = 881m² (22%)

An increase in footprint of 85m², or 11% of the original.

Gross internal area:	Existing building:	Proposed building
Ground Floor	710m²	763m²
First Floor	337m²	692m²
Second Floor	267m²	437m²
TOTAL	1,314m²	1,892m²

An increase of 578m² or 44%

Immediate previous use - self contained staff apartment accommodation.

Proposed use:

14no Two Bedroom Four Person flats

ACCOMMODATION SCHEDULE

FLAT		BEDROOMS/ PEOPLE		GIA		Basement (low ceilings)	
						134.0m²	1,442 sq ft
1.	G-1	2/4	Ground Floor, old house	170.6m²	1,836 sq ft		
2.	G-2	2/3	Ground Floor, old house	107.7m²	1,159 sq ft		
3.	G-3	2/4	Ground Floor, old house	103.4m²	1,113 sq ft		
4.	G-4	2/4	Ground Floor, Cupola	101.4m²	1,091 sq ft		
5.	G-5	2/4	Ground Floor, new build	122.1m²	1,314 sq ft		
6.	G-6	2/4	Ground Floor, new build	103.4m²	1,113 sq ft		
7.	1-1	2/4	First Floor, old house	152.6m²	1,642 sq ft		
8.	1-2	2/4	First Floor, old house	136.0m²	1,464 sq ft		
9.	1-3	2/4	First Floor, new build	122.1m²	1,314 sq ft		
10.	1-4	2/4	First Floor, new build	103.4m²	1,113 sq ft		
11.	2-1	2/4	Second Floor, old house	114.6m²	1,234 sq ft		
12.	2-2	2/4	Second Floor, old house	104.3m²	1,230 sq ft		
13.	2-3	2/4	Second Floor, new build	88.1m²	948 sq ft		
14.	2-4	2/4	Second Floor, new build	88.1m²	948 sq ft		
TOTAL 14no. - 2 B/ 4P				1,617.8m²	17,414 sq ft	134.0m²	1,442 sq ft

PLANNING

Variation to

EDF 3264/ 17

EDF 3275/ 17 LB

E	03/13/19	AMENDED FOR PLANNING	AB
D	18/10/19	AMENDED FOR PLANNING	AB
C	28/08/18	REISSUED - WORK ON PROGRESS	AB
B	05/03/18	AMENDED FOLLOWING PLANNING FEEDBACK SUBSTITUTED FOR PLANNING	AB
A	12/02/18	AMENDED FOLLOWING PLANNING FEEDBACK SUBSTITUTED FOR PLANNING	AB

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client

Stephen Ashton

project

Grange Court, High Road, Chigwell
Conversion and extension of existing building to provide 14 flats with associated parking and landcaping

drawing

Site Block Plan
Proposed
With Areas

date	scale	drawn by
Nov 2017	1:200@A1	AB

drg.no.	revision
FNC-311	E

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DO NOT SCALE - CHECK ALL DIMENSIONS ON SITE