

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 18th October 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms Eloise Kiernan

Ward:
Winchmore Hill

Ref: 16/01062/FUL

Category: Full Application

LOCATION: 2 Derwent Road, London, N13 4PU,

PROPOSAL: Reconfiguration of 4 existing flats to form 1 x 1 bed and 2 x 2 bed self contained flats.

Applicant Name & Address:

Ms Jodie Desai
Newlon House
Hale Village
4 Daneland Walk
London
N17 9FE
United Kingdom

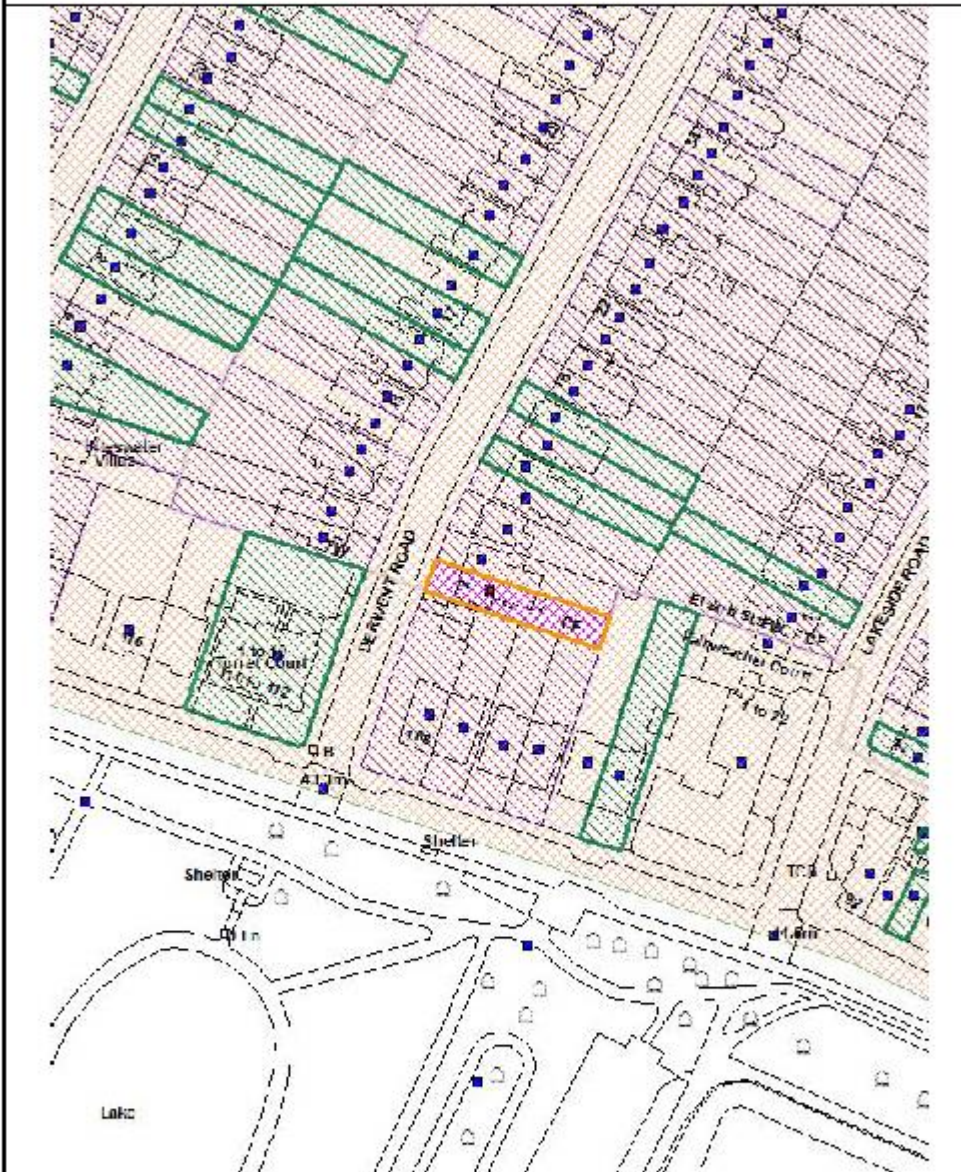
Agent Name & Address:

Mr Paul Meredith
Nicon House
45 Silver Street
Enfield
London
EN1 3EF

RECOMMENDATION:

Note for Members:

Ref: 16/01062/FUL LOCATION: 2 Derwent Road, London, N13 4PU,



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Scale 1:1250

North



1. Site and surroundings

- 1.1 The application site comprises a two storey semi-detached dwelling, which is situated on the eastern side of Derwent Road.
- 1.2 The street scene features a number of semi-detached dwellings of a similar design, age and character.
- 1.3 The site is not listed; however it is sited within the boundaries of the Lakes Estate Conservation Area.

2. Proposal

- 2.1 The applicant seeks full planning permission for the reconfiguration of four existing flats to form 1 x 1 bed and 2 x 2 bed self-contained flats.
- 2.2 The proposals include external changes to include a door and two windows in the flank elevation and a new front door as well as alterations to the front garden.
- 2.2 The site currently benefits from an existing consent for the conversion of house into four self-contained flats including the construction of a new side dormer and alterations to front, side and rear elevations (TP/91/1098).

3. Relevant Planning Decisions:

- 3.1 TP/91/1098 - Conversion of house into four self-contained flats including the construction of a new side dormer and alterations to front, side and rear elevations

4. Consultation

4.1 Statutory and Non Statutory Consultees

Friends of the Lakes Estate Conservation Area - Object for the following reasons:

- Vague proposals-not enough information submitted with application;
- Out of keeping with area-the design including concrete front path and rendering of external front and flank elevation are not appropriate;
- Information missing from plans;
- Heritage Statement inaccurate;
- Character Appraisal refers to loss of front driveways and therefore increased off street parking, cycle storage and bin stores and the use of tarmac and concrete all at the front of the property makes a bad situation even worse;
- If agreement is given to changes to the front garden area, then it should be based on a better more detailed plan, and materials consistent with the Conservation Area be conditioned-particular concern is raised in regards to the wall design and the surface (including path and steps) treatment;
- The number of residential units and bedrooms does not appear to match the detailed plans. It seems to list 1 x 1 bedroom flat for one resident, and 2 x 2 bedroom flats for 7 residents, however the form notes a proposal for 3 units in total. This may be correct but gives a misleading impression of the actual residential impact, which the Heritage statement notes as being a doubling of the number of individuals;

- Painting of walls is unacceptable;
- Object to the removal of decorative ridge tiles; and
- Further details are required in regards to joinery-windows and doors.

Estates - No comments

Conservation officer - No objections subject to further details and conditions

Thames Water - No objections

4.2 Public Response

Letters were sent to 37 adjoining and nearby residents on 21 April 2016. Six responses were received, which raised the following matters:

- Inadequate parking;
- Increase in traffic;
- Loss of parking;
- Noise nuisance;
- Out of keeping with area-the design including concrete front path and rendering of external front and flank elevation are not appropriate;
- Information missing from plans;
- Not enough information submitted with application;
- Heritage Statement inaccurate;
- Three separate units on site is excessive with potentially 8 people; and
- Increased number of units on site, which was original constructed and more suited as a single family dwelling

5. Relevant Policy

5.1 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The DMD provides detailed criteria and standard based polices by which planning applications will be determined.

5.2 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.3 Development Management Document

| | |
|--------|---|
| DMD3: | Providing a Mix of Different Sized Homes |
| DMD5: | Residential Conversions |
| DMD6: | Residential Character |
| DMD8: | General Standards for New Residential Development |
| DMD37: | Achieving High Quality and Design-Led Development |
| DMD44: | Conserving and Enhancing Heritage Assets |
| DMD45: | Parking |
| DMD68: | Noise |

5.4 Core Strategy

| | |
|-------|---|
| CP4: | Housing quality |
| CP5: | Housing types |
| CP25: | Pedestrians and cyclists |
| CP26: | Public transport |
| CP30: | Maintaining and improving the quality of the built and open environment |
| CP31: | Built and landscape heritage |
| CP32: | Pollution |

5.5 London Plan

| | |
|--------------|--------------------------------|
| Policy 3.3: | Increasing housing supply |
| Policy 3.4: | Optimising housing potential |
| Policy 3.8: | Housing choice |
| Policy 3.9: | Mixed and balanced communities |
| Policy 3.14: | Existing housing |
| Policy 6.13: | Parking |
| Policy 7.4: | Local character |
| Policy 7.8: | Heritage assets |

5.6 Other Policy

National Planning Policy Framework
National Planning Practice Guidance
The Lakes Estate Conservation Area Character Appraisal

6. Analysis

6.1 Principle of Development

- 6.1.1 The NPPF and London Plan advises that local authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable and inclusive and mixed communities. Policy 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected.
- 6.1.2 Policy DMD5 of the Development Management Document is of particular relevance and relates to the conversions of existing units into self-contained flats and houses of multiple occupancy.
- 6.1.3 However, it is noted that there is an existing planning permission at the site for the creation of four residential units (TP/91/1098) and thus the loss of the single family dwelling and use as self-contained flats are acceptable on this basis. The site has since been designated as a Conservation Area in 2010 and thus the current proposal to reduce the number of units at the site and renovate the existing building is considered acceptable in principle, however, this position must be considered in relation to other material considerations such as providing an acceptable standard of accommodation, adequate internal floorspace and layout, appropriate off street parking; appropriate regard to residential amenity and ensuring that any external changes are appropriate to the Lakes Estate Conservation Area.

6.2 Impact on Lakes Estate Conservation Area

- 6.2.1 The property comprises a two storey Edwardian style dwelling circa 1905-1914, which is cited as a building which makes a positive contribution to the LakesEstate Conservation Area.
- 6.2.2 No. 2, Derwent Road forms part of a 'handed pair'. Stylistically the building is of red facing brick and render with clay roof tiles over. A canted bay window, with original leaded lights set in decorative stucco surrounds can be seen to front façade with tiled hipped roof over. The main entrance features a timber framed porch with tiles over, with a front door of panelled hardwood; half-glazed with raised and fielded panels beneath. A later box dormer and single rooflight exist to the front roof slope.
- 6.2.3 The Lakes Estate was developed over a short period, between 1904 and 1914 and is characteristic of middle-class Edwardian suburbia. The houses on the estate were mainly erected by small builders, following an established - and by 1900, essentially standardised - architectural pattern. The surrounding area retains its predominantly residential in character.
- 6.2.4 The majority of works are internal and include the reconfiguration and reduction of units approved under ref. TP/91/1098.
- 6.2.5 The key differences are the insertion of two additional windows and a door in the flank elevation as well as replacement front door and alterations to front garden.
- 6.2.6 The Lakes Estate Study Group have raised a number of objections to the proposed development, in particular, there was concern regarding the front garden and inadequate information, particularly in regards to the joinery.
- 6.2.7 Officers have sought to rectify the concerns of the Study Group and therefore have negotiated amendments during the determination process which now includes a chequered Edwardian pathway to be reinstated to the front elevation and an open porch to retain symmetry between the handed pair. Additionally, the access ramp and railings would be removed and a landscaping strip would be planted to the front garden, behind the boundary wall. This would enhance the overall appearance of the site from the front elevation and is supported by the Conservation officer.
- 6.2.8 Furthermore, in regards to the limited details relating to joinery, it is considered appropriate to attach conditions relating to windows and doors and all external materials, including hard surfacing, soffit and fascia, and rainwater goods.
- 6.2.9 The application plans specify concrete blocks and upvc rainwater goods and windows, which are not supported; however these could be removed from the application and replaced on a like for like basis to constitute development.

6.3 Unit Sizes

- 6.3.1 Policy 3.5 of the London Plan, as detailed in Table 3.3 stipulates the minimum space standards for new development. The proposed dwellings will be expected to meet and where possible exceed these minimum standards. The proposals will also be expected to meet the design criteria in the London Housing SPG.
- 6.3.2 For your information, the GIA excludes staircases, communal areas and any other area which is incapable of practical use. Additionally, each unit would need to be self-

contained and have rooms of an adequate size and shape and feature its own entrance, kitchen and bathroom accommodation.

6.3.3 The submitted floor plans indicate that the proposed ground floor flat (2b3p), first floor flat (2b4p) and second (roof) floor (1b2p) would have proposed floorspace of 68 sq.m, 74 sq.m and 50 sq.m.

6.2.4 These exceed minimum standards and the layout of each unit is considered acceptable, having regard to policy 3.5 of the London Plan.

6.4 Amenity space

6.4.1 DMD9 of the Development Management Document indicates that a 2b4p, 2b3p and 1b2p requires 7 sq.m, 6 sq.m and 5 sq.m of private amenity space.

6.4.2 The submitted floorplans indicate that the proposed garden is approximately 137 sq.m and the ground floor flat would have direct access from the rear elevation. Additionally the upper floor flats would have access by a shared passageway to the side elevation. This is the existing arrangement and is considered acceptable, having regard to Policy DMD9 of the DMD.

6.5 Traffic and Transportation

Parking

6.5.1 The site falls within a low PTAL of 2 with two parking spaces proposed on the front hardstanding. The London Plan standards specify one space per unit as a maximum and given this as well as the proposed mix of units, on balance, the parking arrangements are considered acceptable, having regard to policy 6.13 of the London Plan and DMD45 of the DMD.

Cycle Parking

6.5.2 The plans demonstrate cycle parking to the rear of the site; however details of numbers and type have not been included but could be secured by an appropriate condition, should the scheme be granted.

Refuse Storage

6.5.3 The details for refuse have not been annotated, however these details could be secured by an appropriate condition, should the scheme be granted, having regard to Policy DMD8 of the DMD.

6.6. Neighbouring Amenity

6.6.1 The properties most impacted on are the adjacent semi at no. 4 Derwent Road. The building is currently used as four separate units and thus the reduction to three self-contained units would not be detrimental to neighbouring amenities in regards to noise disturbance or associated activity and movements. The building would be retained for residential use within a residential area, which is considered appropriate.

6.6.2 There are minimal external changes to the building. These proposals relate to alterations to the external appearance and not increased footprint and thus the proposals would not be detrimental to neighbouring amenities in regards to loss of sunlight/daylight or outlook.

6.6.3 The proposed new openings to the flank elevation are at ground floor level and would not give rise to an unacceptable loss of privacy to adjacent occupiers.

6.7 Community Infrastructure Levy (CIL)

6.7.1 Mayors CIL

6.7.2 CIL Regulations 2010 (as amended) allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sum.

6.7.3 In this instance the development would not be liable for the Mayors or Enfield CIL as it does not create any additional units or floorspace.

7. **Conclusion**

7.1 The proposed development is acceptable as the residential use is appropriate within this location and results in a reduction in number of units. The proposed external changes would enhance the character and appearance of the Lakes Estate Conservation Area. Additionally, the proposal provides a suitable standard of accommodation with access to private amenity space and would not be detrimental to residential amenities.

8. **Recommendation**

8.1 In light of the above, it is therefore recommended that planning permission be granted with the following attached conditions:

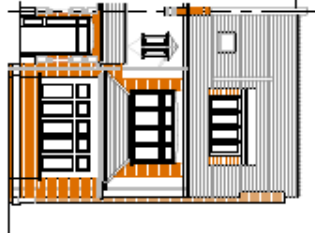
1. C51 – Time limit
2. C60 – Approved plans
3. C08 – Matching materials
4. C19 – Refuse storage
5. C25 – No additional fenestration
6. C59 – Cycle storage
7. Prior to commencement of development, details of the proposed windows and doors at a scale of 1:20 (with 1:5 sections) including heads and cills shall be submitted and approved in writing by the Local Planning Authority. The details shall be implemented in accordance with the approved plans.

Reasons: In the interests of preserving and enhancing the character and appearance of the Lakes Estate Conservation Area.

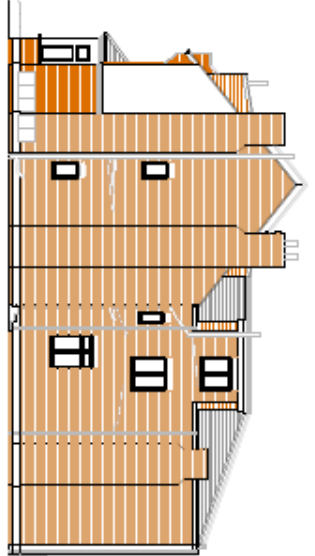
8. Prior to commencement of development, details of all external materials, including soffit and fascia, hard surfacing, windows and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented in accordance with the approved plans.

Reasons: In the interests of preserving and enhancing the character and appearance of the Lakes Estate Conservation Area.

Plans



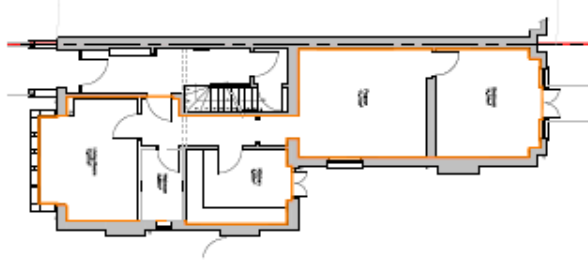
FRONT ELEVATION
SCALE 1:50



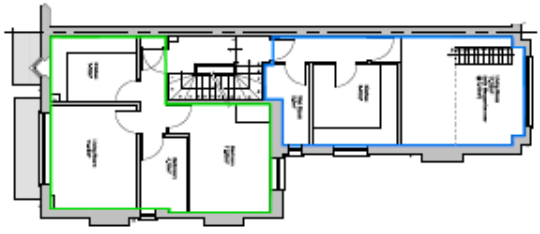
FLANK ELEVATION
SCALE 1:50



REAR ELEVATION
SCALE 1:50



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50



SECOND FLOOR PLAN
SCALE 1:50



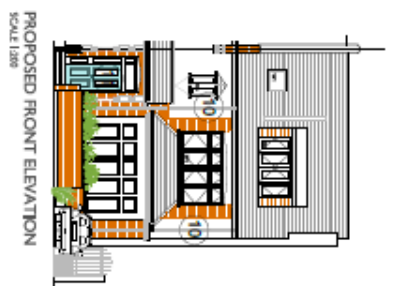
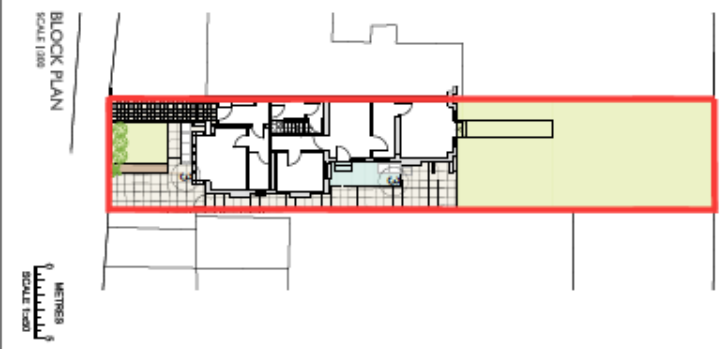
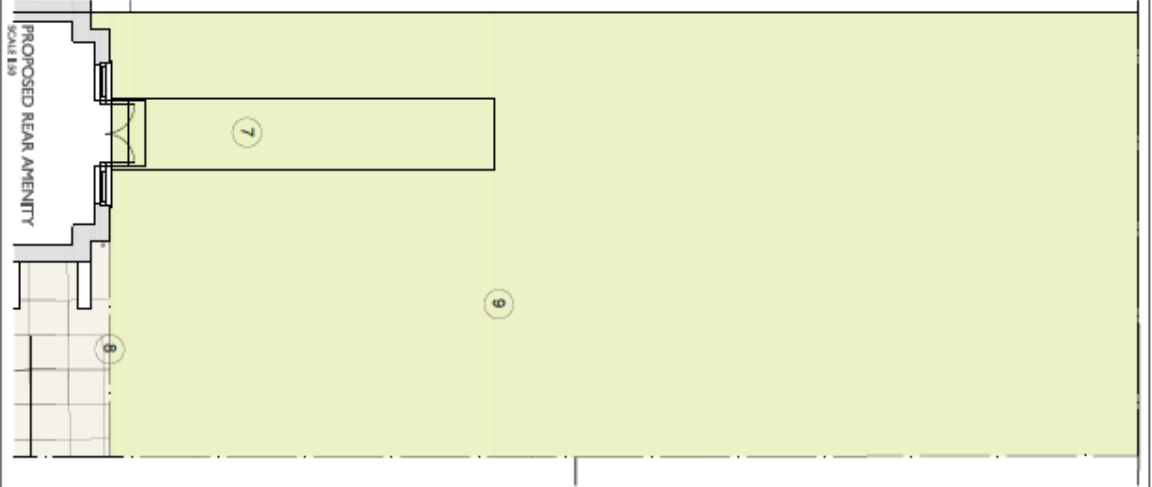
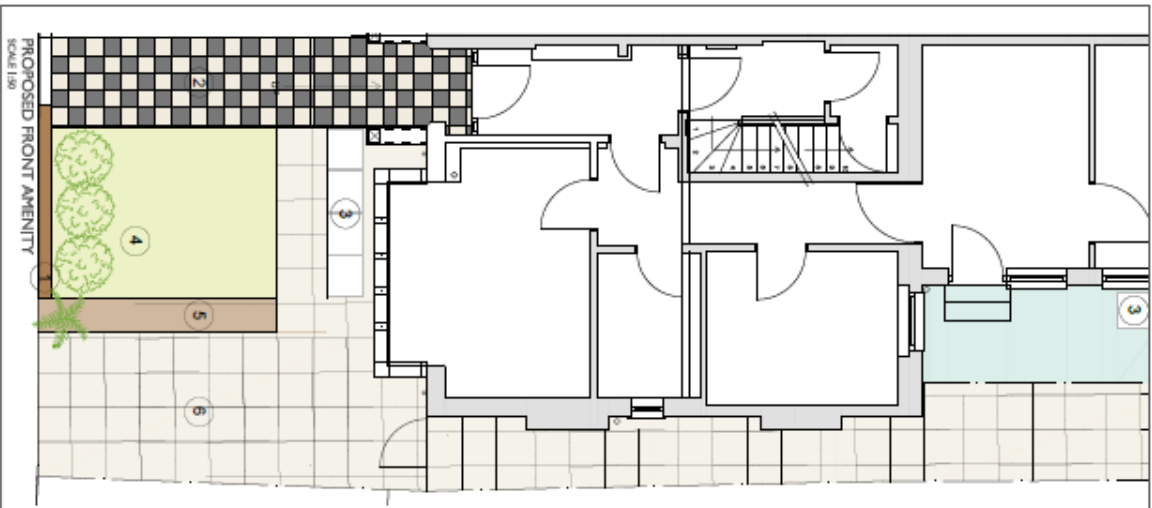
BLOCK PLAN
SCALE 1:500

NOTES:
1. CONSULT THE ARCHITECT
2. CONSULT THE LOCAL AUTHORITY
3. CONSULT THE LOCAL AUTHORITY
4. CONSULT THE LOCAL AUTHORITY
5. CONSULT THE LOCAL AUTHORITY



LOCATION PLAN SCALE 1:500

| | | | | | |
|---|--|---|--|---|--|
| <p>Capital PROPERTY DEVELOPMENT COMPANY</p> | | <p>RICS REGISTERED SURVEYOR</p> | | <p>AIAA REGISTERED ARCHITECT</p> | |
| <p>101010101 101010101 101010101 101010101 101010101</p> | | <p>101010101 101010101 101010101 101010101 101010101</p> | | <p>101010101 101010101 101010101 101010101 101010101</p> | |
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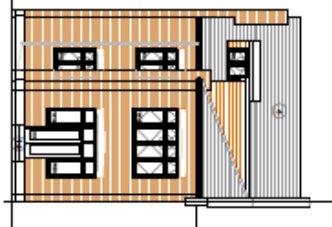
| | | | | |
|---|--|--|---|--|
| <p>Outline Scope of Works</p> <ol style="list-style-type: none"> 1. Existing and to remain 2. Remove existing account signs and 3. New glass front 4. Fixing glass 5. Reconstruct ground floor to create a new 6. External concrete steps to new glass front 7. Replace front fire glass with new external wall 8. New ground floor 9. Fixation existing remaining goods with upper floors 10. Fixation signs 11. New ground floor front door | <p>Client: Newton Housing Trust</p> <p>Project: LPT Housing - Conversion of 2 Council flats, ERMH, 430 DRU</p> <p>Contract No: 430 DR AL-0-003</p> <p>Drawn by: [Name]</p> <p>Checked by: [Name]</p> <p>Scale: 1:500</p> | <p>Capital PROPERTY & CONSTRUCTION CONSULTANTS</p> <p>RICS REGISTERED CONTRACT MANAGERS</p> <p>RIBA # REGISTERED ARCHITECTS</p> <p>Nicon House 45 Silver Street Bristol, EN1 3BF T: 0033 327 7700 W: capital.co.uk E: info@capital.co.uk</p> | <p>05 LOCATION PLAN Scale 1:1250</p> | <p>1. Client to provide a schedule of form type</p> <p>2. Client to provide a schedule of form type</p> <p>3. Client to provide a schedule of form type</p> <p>4. Client to provide a schedule of form type</p> <p>5. Client to provide a schedule of form type</p> <p>6. Client to provide a schedule of form type</p> <p>7. Client to provide a schedule of form type</p> <p>8. Client to provide a schedule of form type</p> <p>9. Client to provide a schedule of form type</p> <p>10. Client to provide a schedule of form type</p> <p>11. Client to provide a schedule of form type</p> <p>12. Client to provide a schedule of form type</p> <p>13. Client to provide a schedule of form type</p> <p>14. Client to provide a schedule of form type</p> <p>15. Client to provide a schedule of form type</p> |
|---|--|--|---|--|



FRONT ELEVATION
SCALE 1:50



FLANK ELEVATION
SCALE 1:50



REAR ELEVATION
SCALE 1:50

| NO. | DESCRIPTION | SIZE | MATERIAL | FINISH | LOCATION |
|-----|-----------------|-------------|----------|------------|------------|
| 1 | FRONT ENTRANCE | 2000 x 2500 | UPVC | WOOD GRAIN | FRONT |
| 2 | REAR ENTRANCE | 2000 x 2500 | UPVC | WOOD GRAIN | REAR |
| 3 | INTERIOR DOOR | 2000 x 2000 | UPVC | WOOD GRAIN | INTERIOR |
| 4 | BACK DOOR | 2000 x 2000 | UPVC | WOOD GRAIN | REAR |
| 5 | WINDERMERE DOOR | 2000 x 2500 | UPVC | WOOD GRAIN | WINDERMERE |

Light - Room Use

- Bathrooms
- Lounge
- Kitchen / Dining
- WC Bathrooms
- Halls
- Storage
- Bedrooms
- Walls

Notes

1. All door and window hardware shall be to BS 1190 (Dormer) or BS 1191 (Fire Exit).

2. All doors shall be self-closing.

3. All windows shall be double glazed.

4. All external doors shall be upvc.

5. All internal doors shall be upvc.

6. All windows shall be upvc.

7. All doors and windows shall be finished in a wood grain effect.

8. All doors and windows shall be finished in a light wood grain effect.

9. All doors and windows shall be finished in a dark wood grain effect.

10. All doors and windows shall be finished in a medium wood grain effect.

11. All doors and windows shall be finished in a light oak effect.

12. All doors and windows shall be finished in a dark oak effect.

13. All doors and windows shall be finished in a medium oak effect.

14. All doors and windows shall be finished in a light maple effect.

15. All doors and windows shall be finished in a dark maple effect.

16. All doors and windows shall be finished in a medium maple effect.

17. All doors and windows shall be finished in a light birch effect.

18. All doors and windows shall be finished in a dark birch effect.

19. All doors and windows shall be finished in a medium birch effect.

20. All doors and windows shall be finished in a light alder effect.

21. All doors and windows shall be finished in a dark alder effect.

22. All doors and windows shall be finished in a medium alder effect.

23. All doors and windows shall be finished in a light cherry effect.

24. All doors and windows shall be finished in a dark cherry effect.

25. All doors and windows shall be finished in a medium cherry effect.

26. All doors and windows shall be finished in a light walnut effect.

27. All doors and windows shall be finished in a dark walnut effect.

28. All doors and windows shall be finished in a medium walnut effect.

29. All doors and windows shall be finished in a light hickory effect.

30. All doors and windows shall be finished in a dark hickory effect.

31. All doors and windows shall be finished in a medium hickory effect.

32. All doors and windows shall be finished in a light pecan effect.

33. All doors and windows shall be finished in a dark pecan effect.

34. All doors and windows shall be finished in a medium pecan effect.

35. All doors and windows shall be finished in a light mahogany effect.

36. All doors and windows shall be finished in a dark mahogany effect.

37. All doors and windows shall be finished in a medium mahogany effect.

38. All doors and windows shall be finished in a light rosewood effect.

39. All doors and windows shall be finished in a dark rosewood effect.

40. All doors and windows shall be finished in a medium rosewood effect.

41. All doors and windows shall be finished in a light teak effect.

42. All doors and windows shall be finished in a dark teak effect.

43. All doors and windows shall be finished in a medium teak effect.

44. All doors and windows shall be finished in a light oak effect.

45. All doors and windows shall be finished in a dark oak effect.

46. All doors and windows shall be finished in a medium oak effect.

47. All doors and windows shall be finished in a light maple effect.

48. All doors and windows shall be finished in a dark maple effect.

49. All doors and windows shall be finished in a medium maple effect.

50. All doors and windows shall be finished in a light birch effect.

51. All doors and windows shall be finished in a dark birch effect.

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54. All doors and windows shall be finished in a dark alder effect.

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56. All doors and windows shall be finished in a light cherry effect.

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59. All doors and windows shall be finished in a light walnut effect.

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62. All doors and windows shall be finished in a light hickory effect.

63. All doors and windows shall be finished in a dark hickory effect.

64. All doors and windows shall be finished in a medium hickory effect.

65. All doors and windows shall be finished in a light pecan effect.

66. All doors and windows shall be finished in a dark pecan effect.

67. All doors and windows shall be finished in a medium pecan effect.

68. All doors and windows shall be finished in a light mahogany effect.

69. All doors and windows shall be finished in a dark mahogany effect.

70. All doors and windows shall be finished in a medium mahogany effect.

71. All doors and windows shall be finished in a light rosewood effect.

72. All doors and windows shall be finished in a dark rosewood effect.

73. All doors and windows shall be finished in a medium rosewood effect.

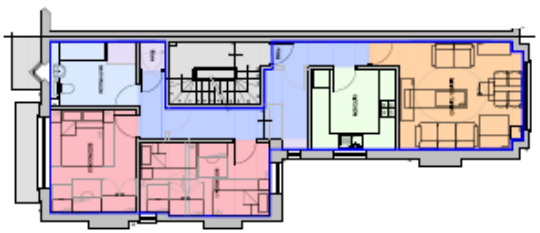
74. All doors and windows shall be finished in a light teak effect.

75. All doors and windows shall be finished in a dark teak effect.

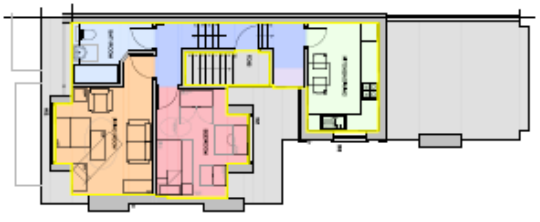
76. All doors and windows shall be finished in a medium teak effect.



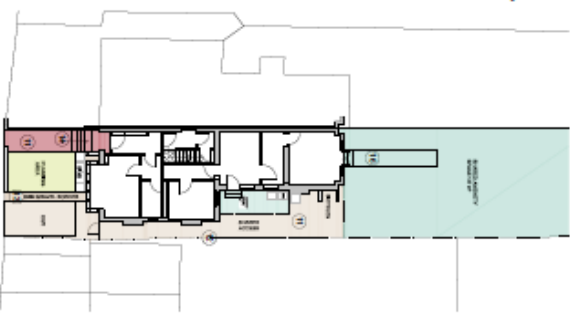
GROUND FLOOR PLAN
FLAT A (D0 30)
SCALE 1:50



FIRST FLOOR PLAN
FLAT B (D0 40)
SCALE 1:50



SECOND FLOOR PLAN
FLAT C (D0 50)
SCALE 1:50



EXTERNAL WORKS - DRIVEWAY / PARKING
SCALE 1:50

NOTES

1. All door and window hardware shall be to BS 1190 (Dormer) or BS 1191 (Fire Exit).

2. All doors shall be self-closing.

3. All windows shall be double glazed.

4. All external doors shall be upvc.

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12. All doors and windows shall be finished in a dark oak effect.

13. All doors and windows shall be finished in a medium oak effect.

14. All doors and windows shall be finished in a light maple effect.

15. All doors and windows shall be finished in a dark maple effect.

16. All doors and windows shall be finished in a medium maple effect.

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19. All doors and windows shall be finished in a medium birch effect.

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21. All doors and windows shall be finished in a dark alder effect.

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33. All doors and windows shall be finished in a dark pecan effect.

34. All doors and windows shall be finished in a medium pecan effect.

35. All doors and windows shall be finished in a light mahogany effect.

36. All doors and windows shall be finished in a dark mahogany effect.

37. All doors and windows shall be finished in a medium mahogany effect.

38. All doors and windows shall be finished in a light rosewood effect.

39. All doors and windows shall be finished in a dark rosewood effect.

40. All doors and windows shall be finished in a medium rosewood effect.

41. All doors and windows shall be finished in a light teak effect.

42. All doors and windows shall be finished in a dark teak effect.

43. All doors and windows shall be finished in a medium teak effect.



Capital
RESIDENTIAL DEVELOPMENT CONSULTANTS

RICS RIBA

11 Gower Street
London WC1E 6BT

020 7311 8700
020 7311 8701
020 7311 8702
020 7311 8703
020 7311 8704
020 7311 8705

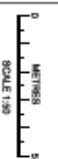
Hawker Hooper Trust

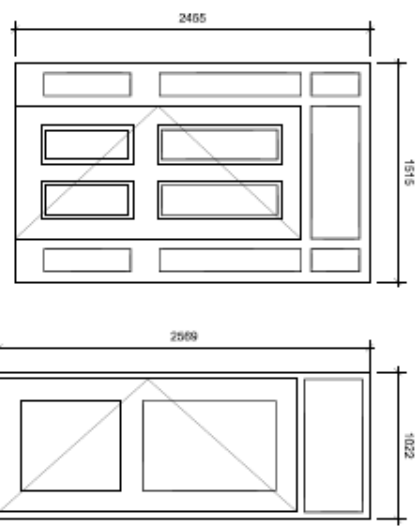
100 Finsbury Square
London EC2A 3DF

020 7311 8700
020 7311 8701
020 7311 8702
020 7311 8703
020 7311 8704
020 7311 8705

Provision First & Builders

400th ALABE

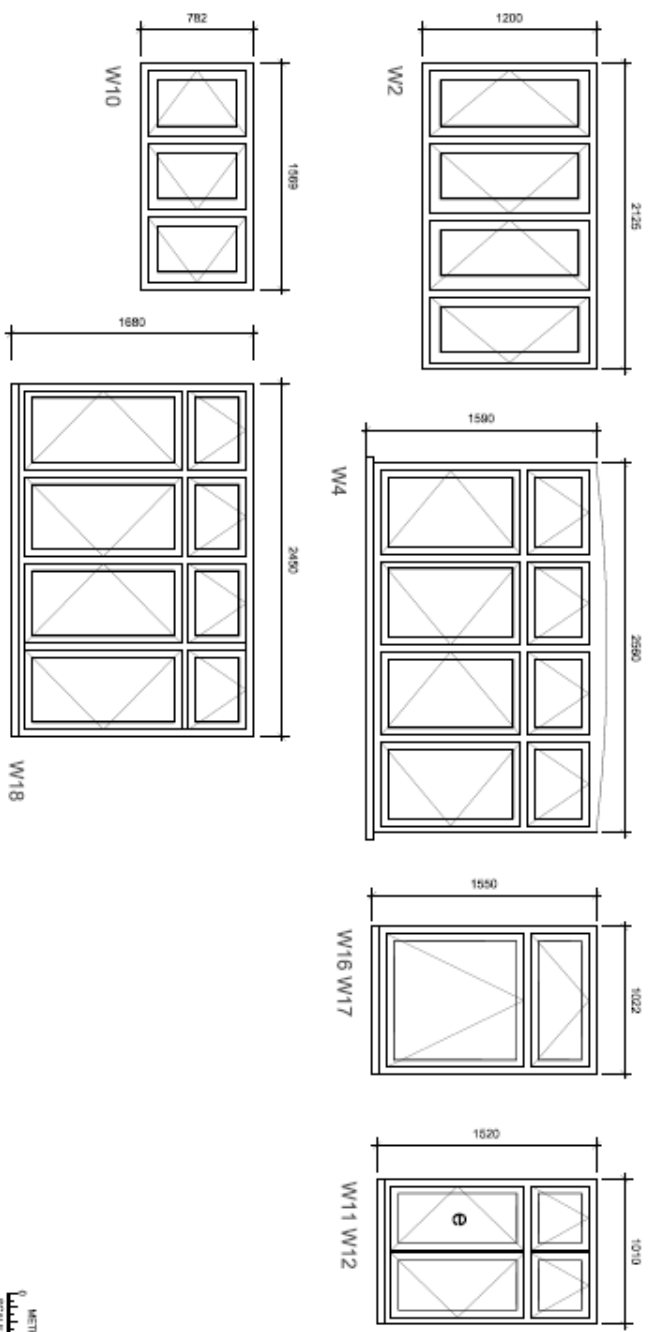




WINDOW & DOOR SCHEDULE

| ID | Floor level | Orientation | Part | Room location | Appx. Glens level | Aperture (M ²) | Ugss required (W/U) | Notes |
|-----|-------------|-------------|---------|----------------|-------------------|----------------------------|---------------------|------------------|
| D1 | Ground | Front | A, K, V | Entrance (018) | 15520mm x 5200mm | 705 | 0/2 | New opening |
| D2 | Ground | Front | A | Living Room | 11200mm x 1200mm | 762 | 0/2 | New opening |
| W1 | Ground | Front | A | Living Room | 1200mm x 1200mm | 762 | 0/2 | Existing opening |
| W2 | Ground | Front | C | Bedroom | 1200mm x 1200mm | 762 | 0/2 | Existing opening |
| W3 | First | Front | B | Bathroom | 1200mm x 800mm | 762 | 0/2 | Existing opening |
| W4 | First | Front | B | Bathroom | 1200mm x 800mm | 762 | 0/2 | Existing opening |
| W5 | Ground | Front | A | Living Room | 900mm x 2000mm | 762 | 0/2 | Existing opening |
| W6 | Ground | Front | A | Living Room | 900mm x 2000mm | 762 | 0/2 | Existing opening |
| W7 | Ground | Front | A | Living Room | 900mm x 2000mm | 762 | 0/2 | Existing opening |
| W8 | First | Back | B | Bedroom | 6500mm x 900mm | 762 | 0/2 | Existing opening |
| W9 | Ground | Back | A | Bedroom | 6500mm x 900mm | 762 | 0/2 | Existing opening |
| W10 | Ground | Back | C | Bedroom | 2500mm x 1700mm | 762 | 0/2 | Existing opening |
| W11 | First | Back | B | Bedroom | 1200mm x 1200mm | 762 | 0/2 | Existing opening |
| W12 | Ground | Back | A | Bedroom | 1200mm x 1200mm | 762 | 0/2 | Existing opening |
| W13 | First | Back | B | Bedroom | 1200mm x 1200mm | 762 | 0/2 | Existing opening |
| W14 | First | Back | C | Kitchen | 400mm x 900mm | 762 | 0/2 | Existing opening |
| W15 | First | Back | C | Kitchen | 1100mm x 1100mm | 762 | 0/2 | Existing opening |
| W16 | Ground | Back | A | Living Room | 1020mm x 1020mm | 762 | 0/2 | New opening |
| W17 | Ground | Back | B | Living Room | 1020mm x 1020mm | 762 | 0/2 | New opening |
| W18 | First | Back | B | Living Room | 900mm x 1000mm | 762 | 0/2 | Existing opening |
| W19 | Ground | Back | A | Living Room | 900mm x 1000mm | 762 | 0/2 | Existing opening |
| W20 | Ground | Back | A | Living Room | 900mm x 1000mm | 762 | 0/2 | Existing opening |

Dimensions are indicative only - subject to site measure



Notes:

1. Details to be checked on site.
2. Details to be checked on site.
3. All work to be done in accordance with the Building Regulations.
4. All work to be done in accordance with the Building Regulations.
5. The drawings are not to be used for any other purpose without the written consent of the architect.

Client: Newton Housing Trust

Project: GPF Properties
2 Denver Road, Orskott, London, H11 4AP

Contract: New Door and Window Schedule

Scale: 430 DR AL-0.034

Logos: RICS, RIBA, Capital Property & Construction Consultants