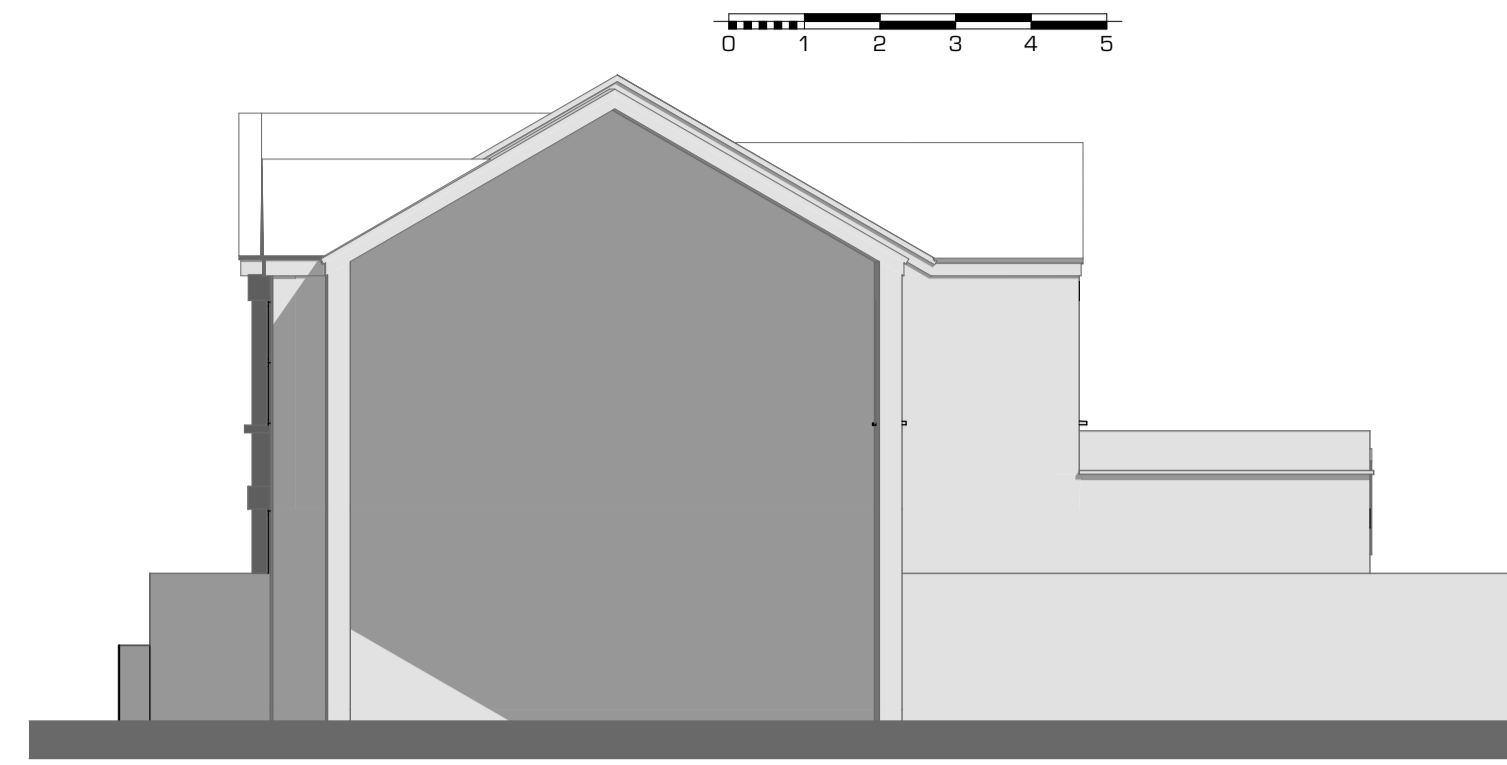




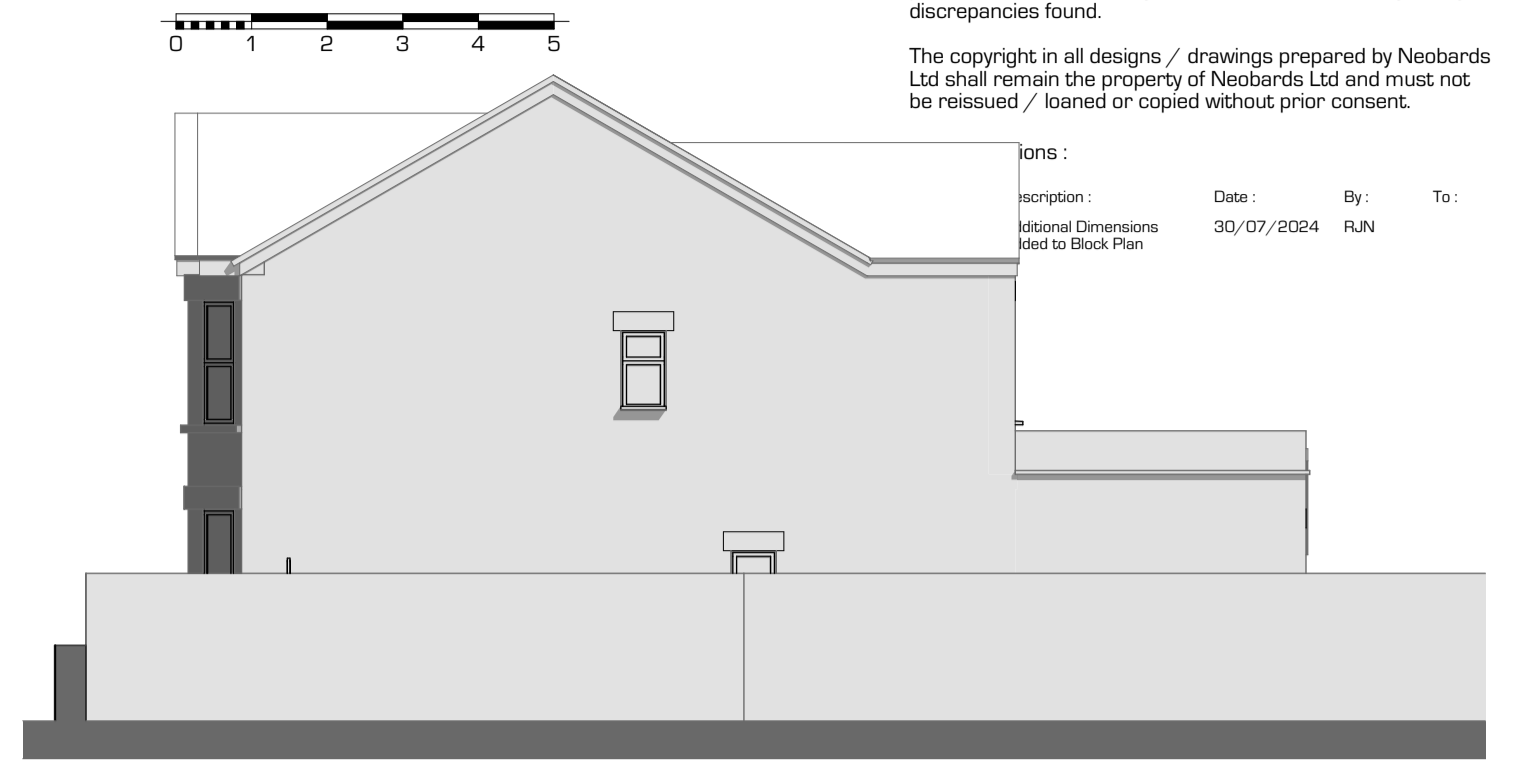
1 Proposed Front Elevation
1:100



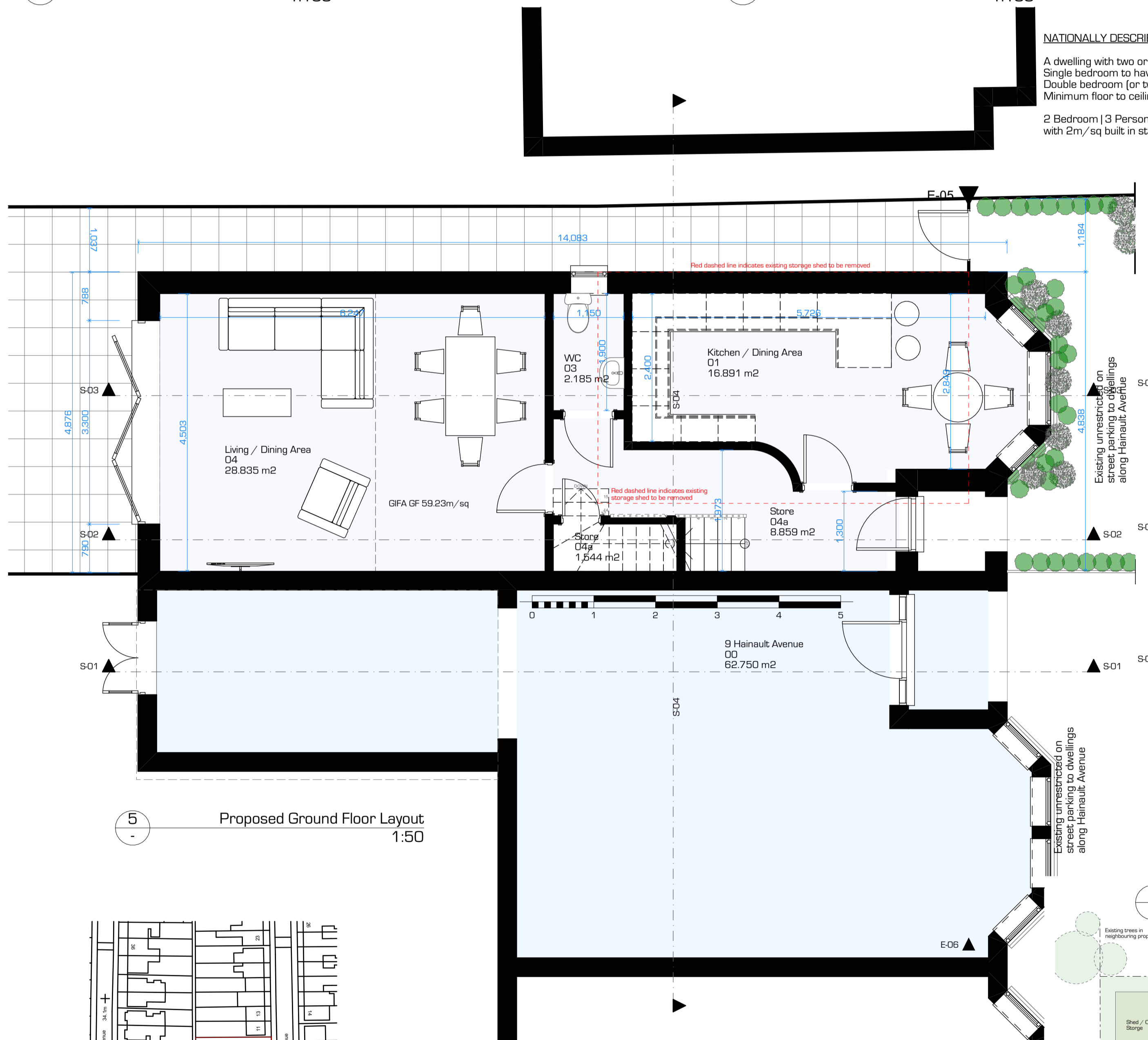
2 Proposed Side Elevation
1:100



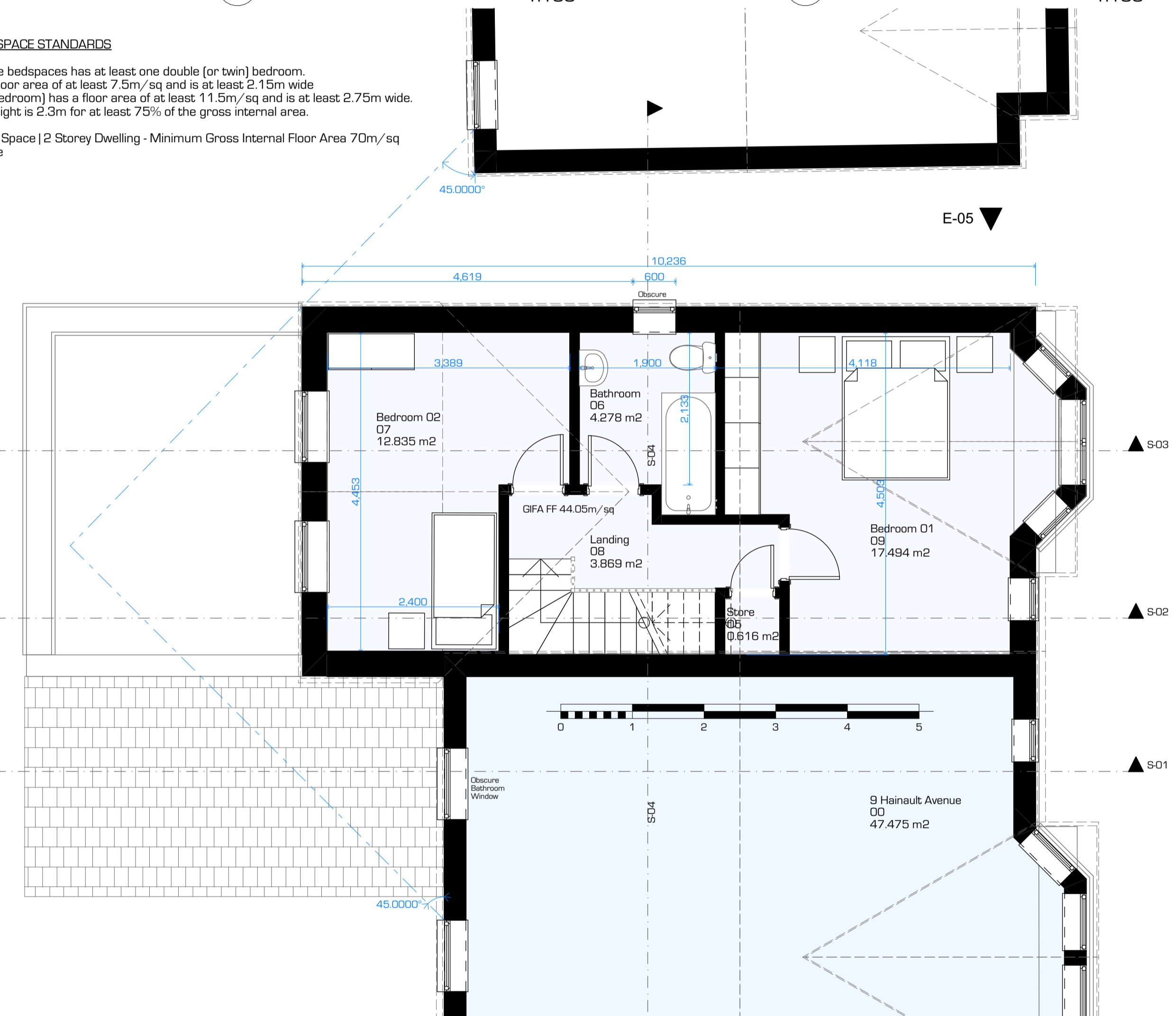
3 Proposed Rear Elevation
1:100



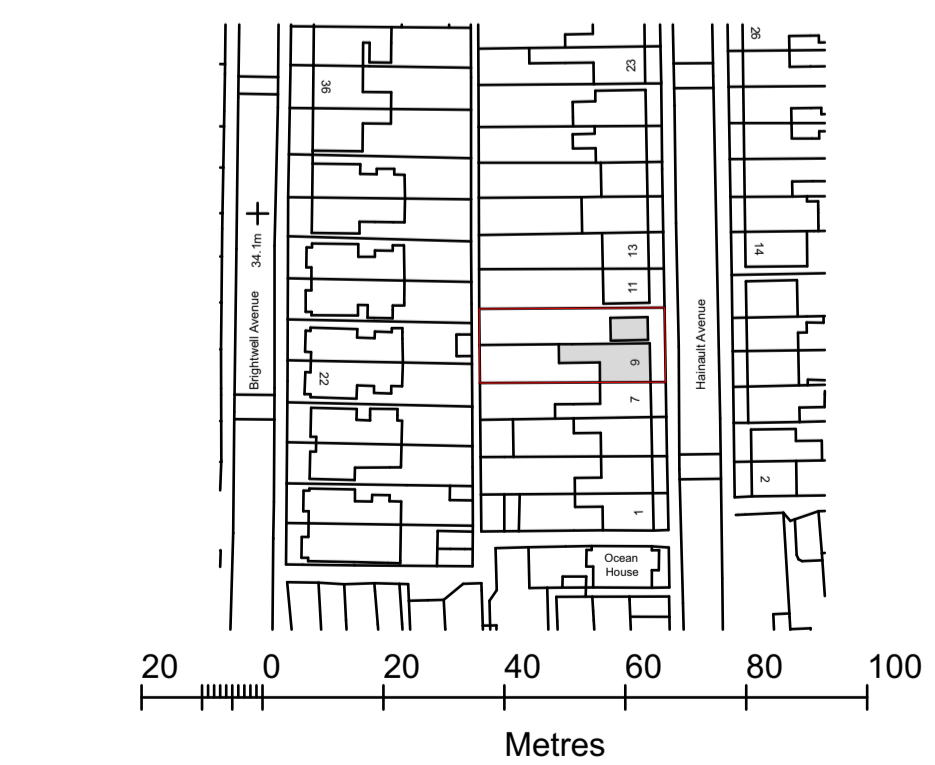
4 Proposed Side Elevation
1:100



5 Proposed Ground Floor Layout
1:50



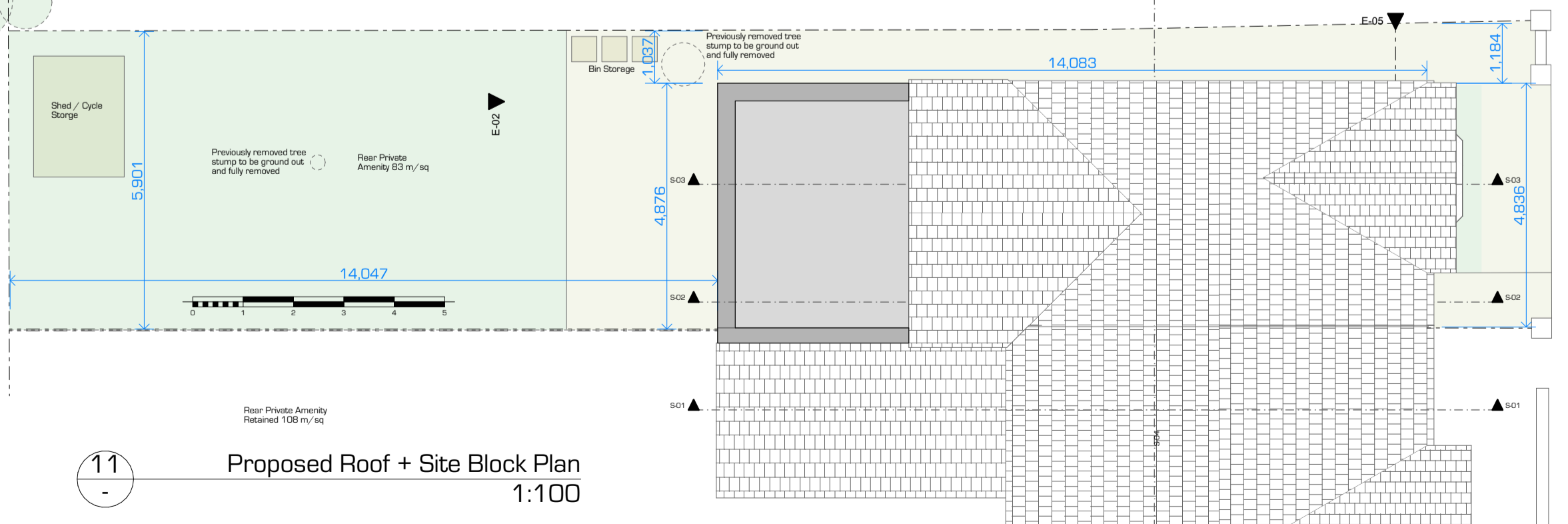
6 Proposed First Floor Plan Layout
1:50



10 Existing Site Location Plan
1:1250

PROPOSED MATERIAL SCHEDULE:
 Walls: External walls to be finished with painted render finish (white) to match existing adjacent property.
 Doors / Windows: Double glazed Upvc doors and windows to match existing - Head of frame and sill heights to line thro' with existing adjacent property.
 Roof: Tiled pitched roof to match existing adjacent property including pitch over front bay. Single storey flat roof element to rear elevation only, proposed flat roof set behind parapet wall line.
 Boundary: 1800mm high timber close boarded fence line.

NATIONALLY DESCRIBED SPACE STANDARDS
 A dwelling with two or more bedspaces has at least one double (or twin) bedroom.
 Single bedroom to have a floor area of at least 7.5m²/sq and is at least 2.15m wide.
 Double bedroom (or twin bedroom) has a floor area of at least 11.5m²/sq and is at least 2.75m wide.
 Minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.
 2 Bedroom | 3 Person Bed Space | 2 Storey Dwelling - Minimum Gross Internal Floor Area 70m²/sq with 2m²/sq built in storage



11 Proposed Roof + Site Block Plan
1:100



n.
Neobards

Address: 9 Hainault Avenue
 Description: Proposed New Build Dwelling
 Size: A1
 NEO.1231. 0101 A
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