

**Residential Standards Statement : Proposed 2B3P house**

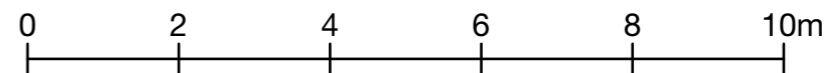
Ground Floor GIA	43.71 sqm
First Floor GIA	31.71 sqm
Total GIA	75.42 sqm
Kitchen/ Dining / Living area	21.25+9.5 = 30.75 sqm
Bedroom 1	11.5 sqm
Bedroom 2	9.5 sqm
Rear garden/ amenity	65 sqm
1 parking space, 2 bike spaces, covered and concealed bin enclosure	

**Inclusive Access Statement**

The proposed new property will conform to Building Regulations Part M4(2) 'accessible and adaptable dwellings'

**Landscaping Key**

1. Permeable paving
2. Grass
3. Shrubs and planting
4. Small trees



**Notes**

Simon Merrony Architects Limited has prepared this document in accordance with the instructions of the Client under the agreed appointment.

This document is for the sole and specific use of the Client. Simon Merrony Architects shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided.

**This drawing must not be used on site unless issued for construction.**

Do not scale from this drawing. All dimensions to be site checked and verified. Any deviations to be reported and confirmed. If in doubt ask.

No encroachment is permitted over adjoining neighbours' boundary without prior written agreement between both parties. True line of boundary and ownership to be established on site.

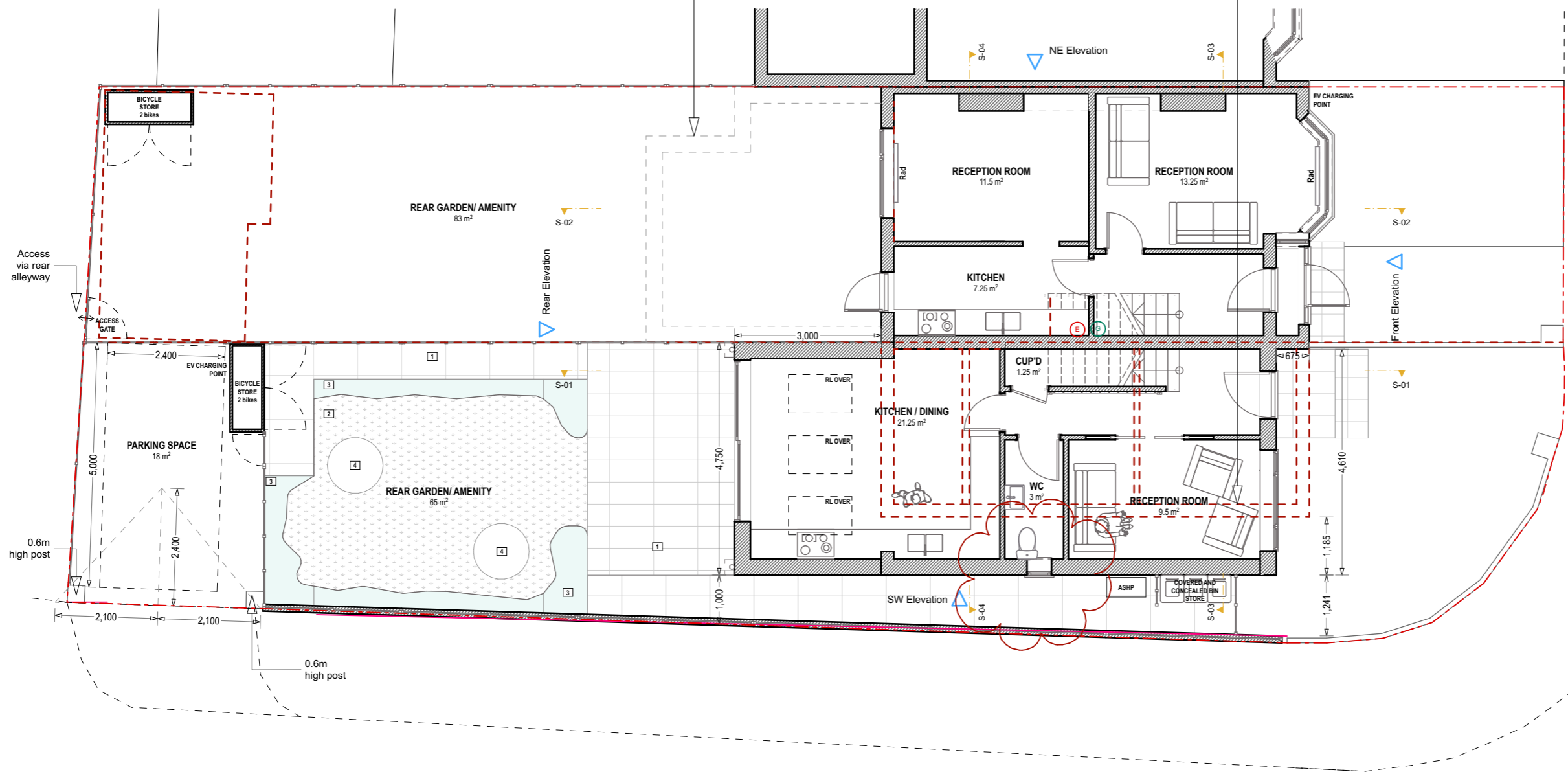
Neighbouring properties have not been surveyed.

Should the Client pass copies of this document to other parties, this should be for co-ordination purposes only. In this case no professional liability or warranty shall be extended to the other parties without the explicit written agreement of Simon Merrony Architects Limited.

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OUTLINE OF EXTENSION TO BE BUILT UNDER PRIOR APPROVAL GIVEN UNDER REFERENCE 22/3473/PDE

RED DASHED LINES INDICATE OUTLINE OF EXISTING



Ground Floor

1:100

Revision	Date	Comment	Published by
A	02.10.23	PLANNING	HAB
B	03.01.24	PLANNING	HAB
C	19.07.24	PLANNING	HAB



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Job Title  
**68 Lincoln Avenue  
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Drawing Name  
**Proposed Ground Floor Plan**

Drawing Status  
**PLANNING**

Published by  
**HAB** Date 19/07/2024

Checked by  
**SM** Date 19/07/2024

Drawing Scale  
**As Shown @ A3**

Drawing no. **2022/12/PNP02** Revision **C**