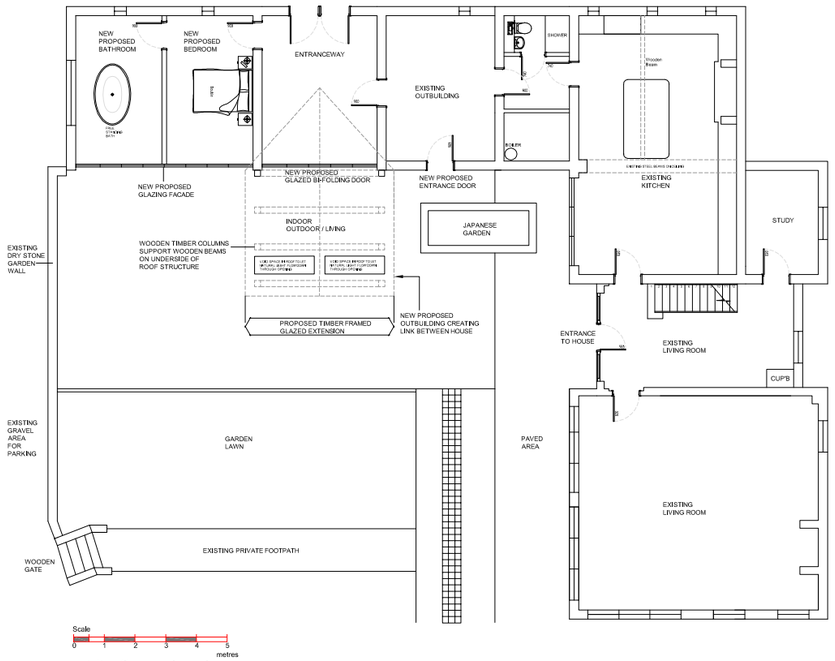


Existing Ground Floor Plan - scale 1:200@A3

ORIGINAL BASEMENT AREA WAS 82.95 SQM

GYM & CINEMA ROOM REMOVED.

STORE ROOM AND M&E TO SERVE THE SUANA, STEAM ROOM & JACUZZI AREA = 6.24 SQM

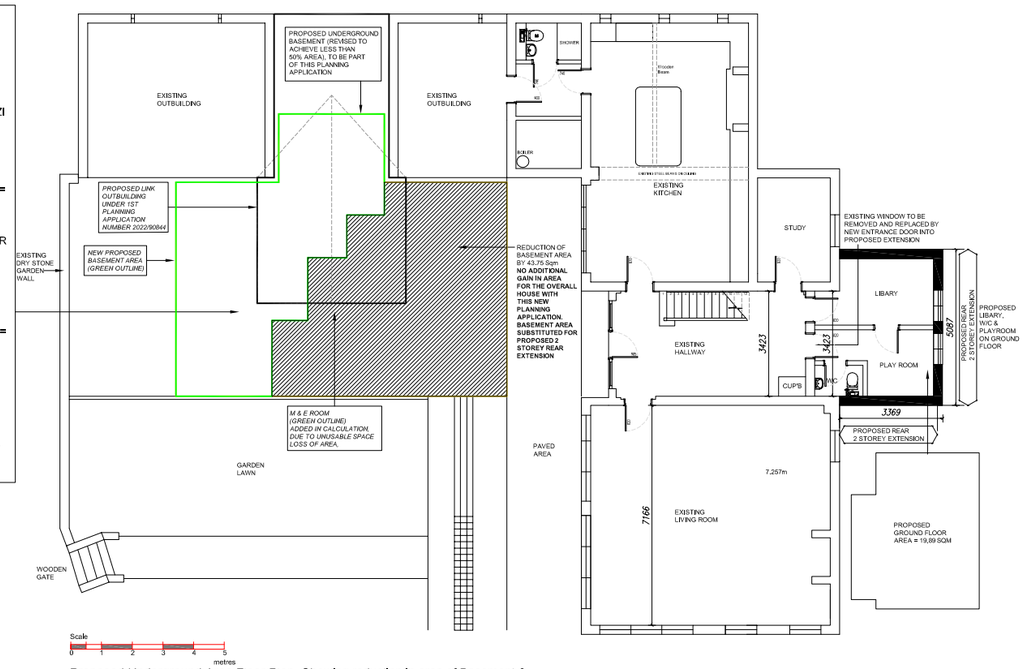
CURRENT REMAINING BASEMENT AREA = 39.20 Sqm.

REDUCTION IN TOTAL FLOOR AREA = 43.75 Sqm

THEREFORE PROPOSED GROUND FLOOR AND PROPOSED FIRST FLOOR IN 2 STOREY REAR EXTENSION CAN BE UP TO 21.88 Sqm FOR EACH FLOOR.

CURRENT PROPOSED GROUND FLOOR = 19.89 Sqm
CURRENT PROPOSED FIRST FLOOR = 19.89 Sqm.

THEREFORE AREA SUBSTITUTION ACHIEVED, I.E BASEMENT AREA REDUCED TO GAIN SIMILAR AREA FOR PROPOSED 2 STOREY REAR EXTENSION WITHOUT EXCEEDING RATIO OF BUILT SPACE TO GARDEN AREA AND MAINTAINING THE $\frac{1}{3}$ BUILT SPACE RULE AND $\frac{2}{3}$ GARDEN SPACE.



Proposed Underground Area Floor Plan, Showing reduction in area of Basement & Proposed 2 Storey Extension Ground Floor Plan- scale 1:200@A3

Archi-tekt
PARTNERSHIP

communication comes in many forms

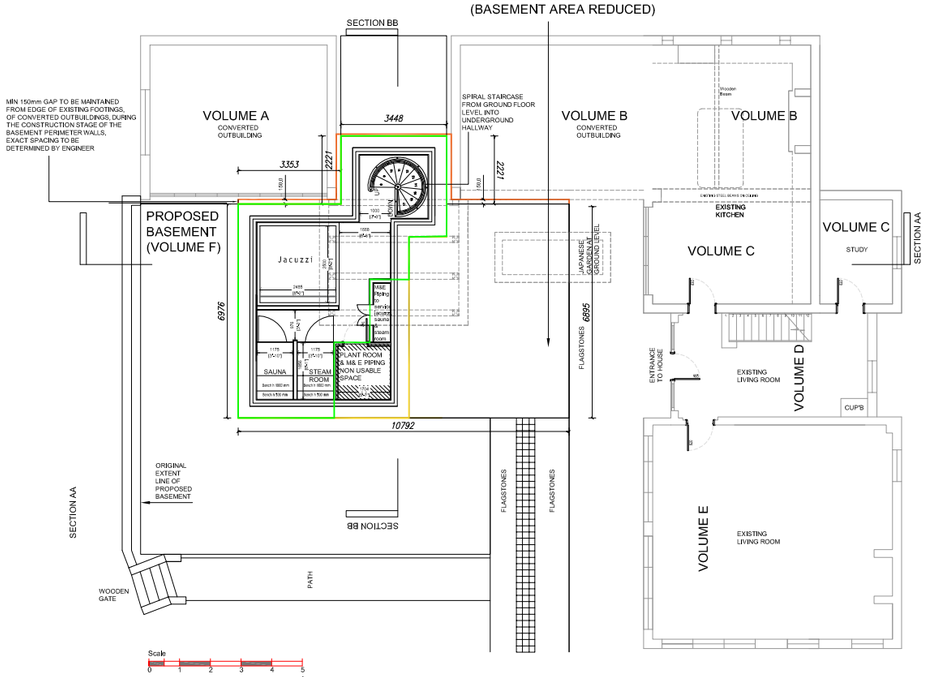
All dimensions, tolerances and references to be checked on site prior to the commencement of construction and any discrepancy should be reported to the site manager / contractor and verified with the Architect before proceeding with the works.

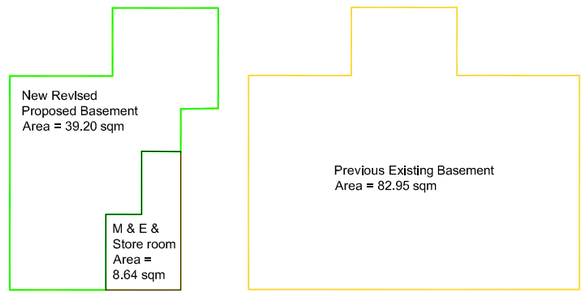
Where an Item is covered by drawings to different scales the larger scale drawing is to be worked to.

Do not scale drawing. Figured dimensions to be worked to in all cases. This drawing may not be reproduced in any part or form without written consent.
All copyrights reserved. Metric drawing. All imperial dimensions (if any) are approximate.

PROPOSED PLANNING APPLICATION FOR A REDUCTION IN VOLUME OF THE UNDERGROUND BASEMENT AREA AND A PROPOSED RESIDENTIAL 2 STOREY REAR EXTENSION

GYM & CINEMA ROOM REMOVED TO GAIN BACK 43.75 Sqm (470.92 Sq Ft) ON PROPOSED 2 STOREY REAR EXTENSION (BASEMENT AREA REDUCED)



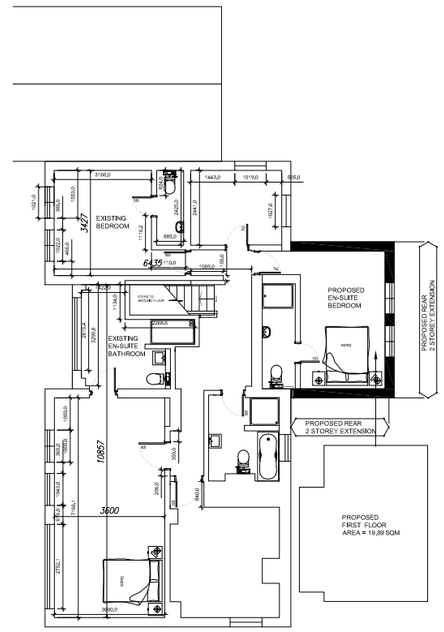


NOTE:
82.95 - 39.20 = 43.75 sqm

43.75 sqm in then divided by 2 to give 21.88 sqm for the space allowable for each floor.

We are substituting the reduction of the basement for the new proposed ground and first floor in the 2 storey rear extension.

Note there will be no loft space as the applicant requires a double storey height from the first floor to the underside of the roofs ceiling.



Proposed First Floor - scale 1:200@A3

77 Francis Road Edgbaston Birmingham B16 8SP
E-mail: info@archi-tekt.co.uk www.archi-tekt.co.uk

rev. / date	drawn / chk'd
scale: 1:200@A3	purpose of issue: DRAFT PLANNING
date: 07/23	project: Meadow View
drawn: DP / chk'd: BSM	Briestfield Road,Breistfield,WF12 0PA
revision: N2022-015-022B	drawing: PROPOSED PLANS

Royal Institute of British Architects

This drawing and the building works depicted are the copyright of the Architects and may not be reproduced except by written permission.This drawing must be read and checked against any specialist drawings and information provided prior to the commencement of construction. Do not scale prints. Figured dimensions only to be taken from this drawing. The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works.