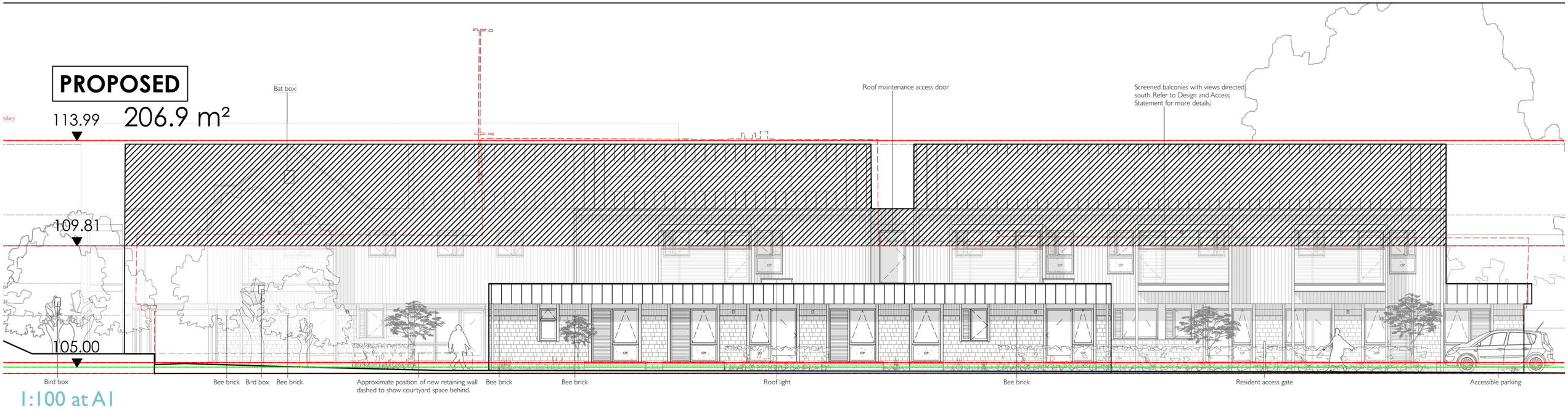
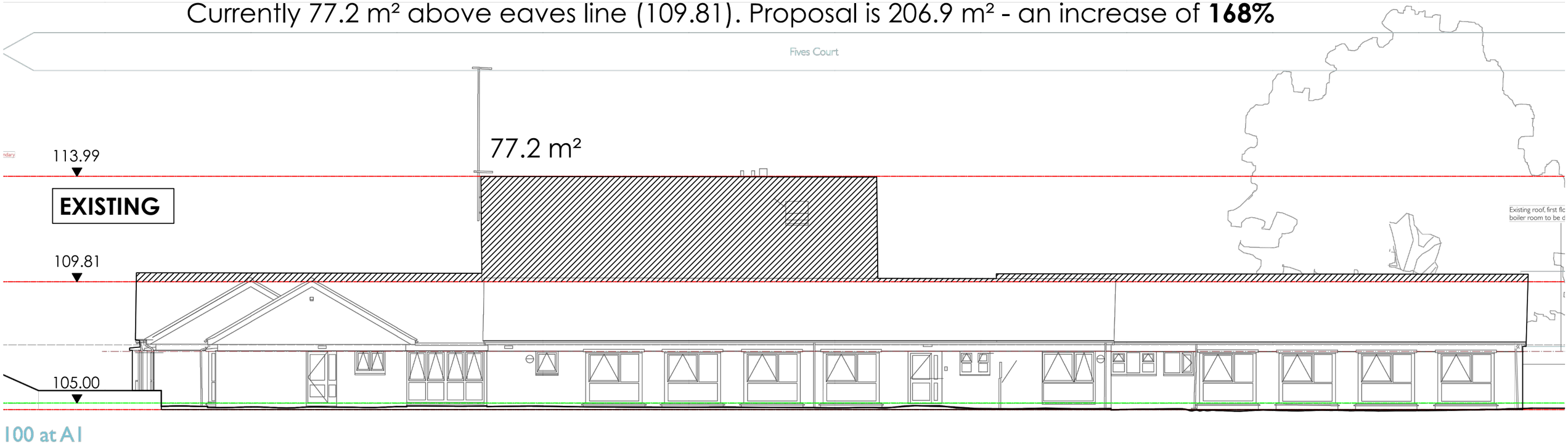
East/West massing analysis
1:150 @ A3



Currently 77.2 m² above eaves line (109.81). Proposal is 206.9 m² - an increase of **168%**