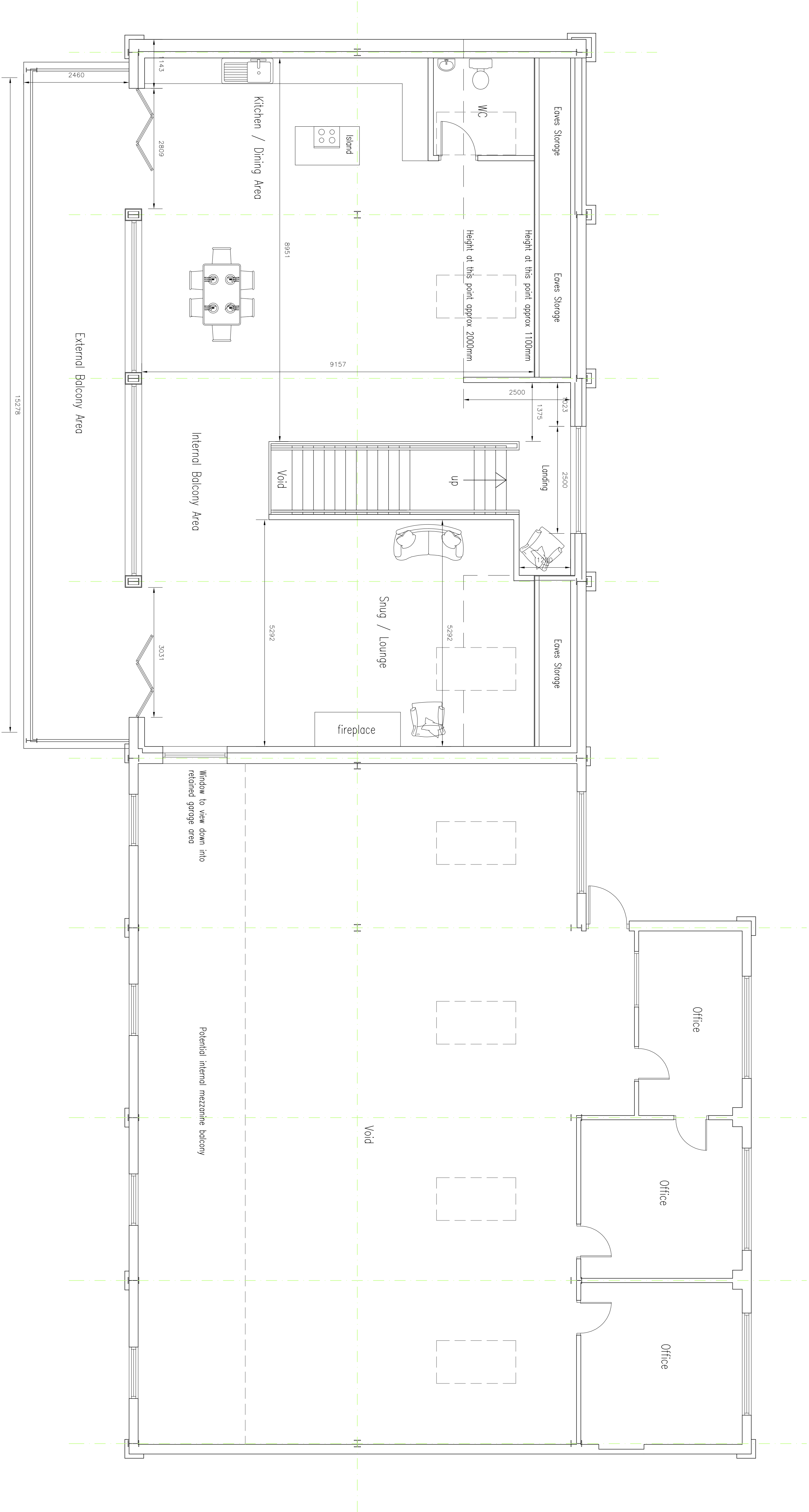
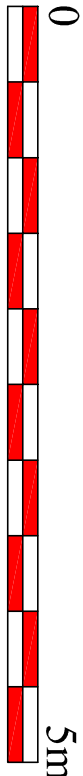




PROPOSED F.F. PLAN

scale 1:50



New mezzanine level to be designed and calculated by the structural engineer.

Mezzanine level to accommodate kitchen / dining area, lounge/snug and open balcony area.

Provide new single dormer to the lounge / snug area

Provide large full length dormer to the rear along with new external balcony area.

Provide new feature bi-folding doors as indicated along with large feature windows.

Around new feature staircase provide feature balcony area with balustrade and handrails.

Provide new roof lights approx 2100 x 1000mm and set out centrally about each structural bay to new dwelling area as indicated.

Provide new feature window from the lounge area to view down into the hall area at ground level.

Provide new external balcony with stainless steel handrail and supports with glass infill panels. Balcony to be designed by the structural engineer cantilevered / new column support.

Provide new feature window to view down into the retained garage area.

Provide all necessary mechanical ventilation to kitchen area and connect drainage into the existing.

Provide 4 new rooflights to the retained garage area of approx size 2100 x 1000mm placed centrally about each structural bay.

Punched windows to the west elevation set into the new full length dormer construction.

All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings. Any queries please email info@wardarchitecture.co.uk

Ward

Architecture

Limited

Re-plan, Re-design, Re-generate

preliminary
issue

FORMER LANDSCAPE DEPOT
GRIN LOW ROAD, LADMANLOW, BUXTON
for MR B SMITH

PROPOSED FIRST FLOOR PLAN		1:50@A1
Date: 27/03/23	Job Number:	WAL-23-17-05C