A3

Do not scale from this drawing. All dimensions must be verified on site.
In case of doubt or discrepancy please contact the Architect.

15 A

16 B

new lower patio area

new raised terrace

existing terrace steps removed

existing conservatory removed

patio

opening adjusted (narrowed & lowered) replacement window & glazing over

new steps down to garden level

terrace

new glazed screen comprising 3 no. french doors with fanlights located to rear of new precast 'colonnade'

existing steel retained with new connection to proposed steel portal frame

window seat

replacement glazing over

Kitchen

existing load-bearing walls removed & replaced with new steel portal frame (with new steel connections to receive existing cross beams)

breakfast bar

dining table

Dining

existing chimney breast removed

hob

opening adjusted & window to replace door

d/w

sink

bin under

25 C

ovens

integrated fr-fz

storage wall (cpds below, open shelves over)

new partition wall incorporating concealed pocket door

sink

Utility

existing partition walls removed (non load-bearing - tbc)

services cpd

stacked wm & td

new timber clad partition to encapsulate existing stair newels

new widened opening with glazed door

25 D

cloakroom storage wall

NOTE:
Position of wall adj. to boundary subject to negotiation of easement for overhanging gutter
- wall may need to be moved in from boundary line if this cannot be obtained

WC

new fireplace

new opening in existing wall

Living

entrance mat

existing garage wall upgraded with new inner lining or rebuilt or replaced with new cavity wall construction

location of existing/ replacement structure over

rooflight over

sloped ceiling to underside of new sloped roof over

new rooflight at roof apex

Study
(or Snug/Playroom)

bay window re-exposed

new pitch roof to porch over

existing porch removed

daybed/window seat

new projecting window bay

16 B

15 A

GROUND FLOOR
G.I.F.A - 86 sq. m.

Proposed Ground Floor Plan

Scale 1:50

0m 1m 2m 5m

Planning

A0 - 23.07.24 - Planning Application Submission

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Date: June 2024 Dwg No: 87.L.11 Rev: A0
Scale: 1:50 @ A3 Drawing: Proposed Ground Floor
Client: Mr Marc Tankmar & Ms Karolina Arutyunyan
Project: 20 Swains Lane, Highgate