



1. garden studio
- retrofit outbuilding with
cork insulation and
partially glazed roof
2. wintergarden
- 2.5 m extension to
existing kitchen with
timber framed
windows and glazed
roof
3. w.c.
- obscured from outside
by boundary fence,
with standing seam
zinc roof and small
rooflight

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All dimensions are to be checked on site before any work proceeds. Do not scale this drawing but use only figured dimensions. Any errors or omissions are to be reported to 51 architecture.

The Contractor shall submit full size drawings and specifications to 51 architecture for approval, without which, manufacture shall not commence.

This drawing is to be read in conjunction with all the relevant consultants' and/or specialists' drawings/documents, and any discrepancies or variations are to be notified to 51 architecture before work commences.

For further information please see other drawings and documents enclosed with this drawing. For information on Structure use Engineer's drawings. For further information on Services use Engineer's and/or Contractor's drawings.

Where works are part of a listed building fabric the contractor is to confirm that the works have relevant permissions prior to the commencement of any works.

NB: All drawings subject to relevant Listed Building Consent and Planning Approval [including conditions] No alterations to be made to the building fabric without Planning and Listed Building Consents.

51

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For Planning
RIBA Stage
**Proposed
Ground Floor Plan**

Scale 1:100 @ A3

Drawn by EM 12/21

Issue Notes: