

First Floor Plan

Scale: 1:50
GIA: 110m²



Architectural: Semi Traditional / Contemporary Fusion Architecture with feature oak detailing in a Typical Norfolk/Suffolk L Shape Format.

Ground Floor: Broken plan living with Kitchen, Utility, Dining Area, Lounge & Snug/Home Office (Multipurpose Space).

First Floor: 5 Bedrooms inclusive of the master suite with dressing room & ensuite with bath + bathroom & integrated storage space. First Floor ceilings to be vaulted to create a more spacious high-quality environment.

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This drawing & design is for use solely in connection with this project ONLY & should only be used for its stated purpose.

All dimensions are to be checked on-site & the Agora Architects Ltd to be notified of any discrepancies.

Do not scale from this drawing for construction purposes.

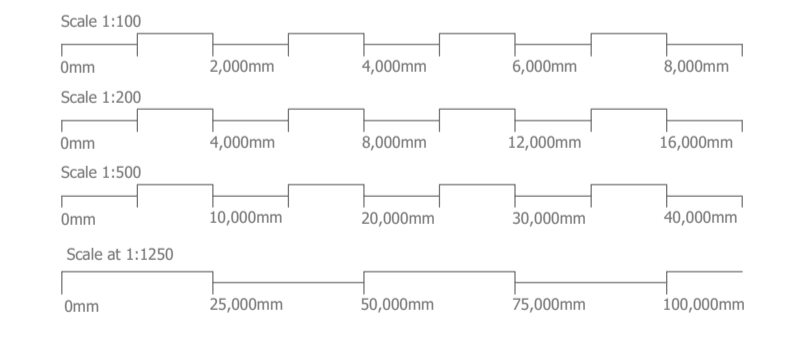
Local Planning Authority: Suffolk County Council
Estimated Site Area: 970m²

- Key:**
- Architectural**
 - Structural Grid: To be Developed with Structural Engineer
 - Detail Line: Ceiling Height / Ridge Line etc.
 - Feature Above: Canopy / Skylight etc.
 - Indicative Steelwork: To be Developed with Structural Engineer
 - Ownership**
 - Proposed Development Site: Exact site area - TBC.
 - Other Controlled Land: Land indicated is within the control of the client.
 - Highways**
 - Visibility Splay Zone: 59m (30mph) (N/A - Replacement Dwelling)
 - Site Data**
 - Flood Risk Zone (Rivers / Sea): Very Low Risk
 - Flood Risk Zone (Surface Water): Very Low Risk
 - Special Protection Area: Non identified within 500ms
 - Woodland / Dense Tree lines: High-value Ecological Land Identified nearby
 - Listed Structure: Two Listed structures identified 317m West
 - Build Zone: Subject to Survey Data (to be updated)

All Information is for general guidance only.

Drawing Issue:

Rev:	Date:	By:	Notes:
P1	10.22	AJB	First Issue (RIBA Stage 3)
P2	11.22	AJB	Revised Design (RIBA Stage 3)
P3	11.22	AJB	Privacy Fins Show
P4	12.22	AJB	Minor Amendment to Roof Angle



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Project: Marsh Cottage, Worham, Suffolk, IP22 1PN

Title: First Floor Plan	Drawn By: AJB	Checked By: MAF
Series: RIBA: Stage 3	Project Ref: 22-1027	Drawing Code: 303
		Rev: P4

