

NOTES

1. These drawings remain the copyright of James Kay Architects Limited and may not be reproduced or copied without consent in writing.
2. Do not scale these drawings, use figures dimensions only.
3. Any discrepancies between drawings and the site to be reported to the architect immediately.
4. Drawings to be read in conjunction with structural and mechanical & electrical engineers drawings.
5. Dimensions critical to the existing building works must be checked on site before work commences, as certain assumptions have been made due to lack of accessibility and anomalies in the existing building.
6. It has not been possible to make a detailed examination of the floor and/or roof construction (except at the positions described) because material damage would have been caused in gaining access. Therefore, It is not possible to make any statement about the condition of the unexamined structure, hence assumptions have been made.
7. All the information, including dimensions are shown for Planning Stage purposes only, unless stated otherwise.

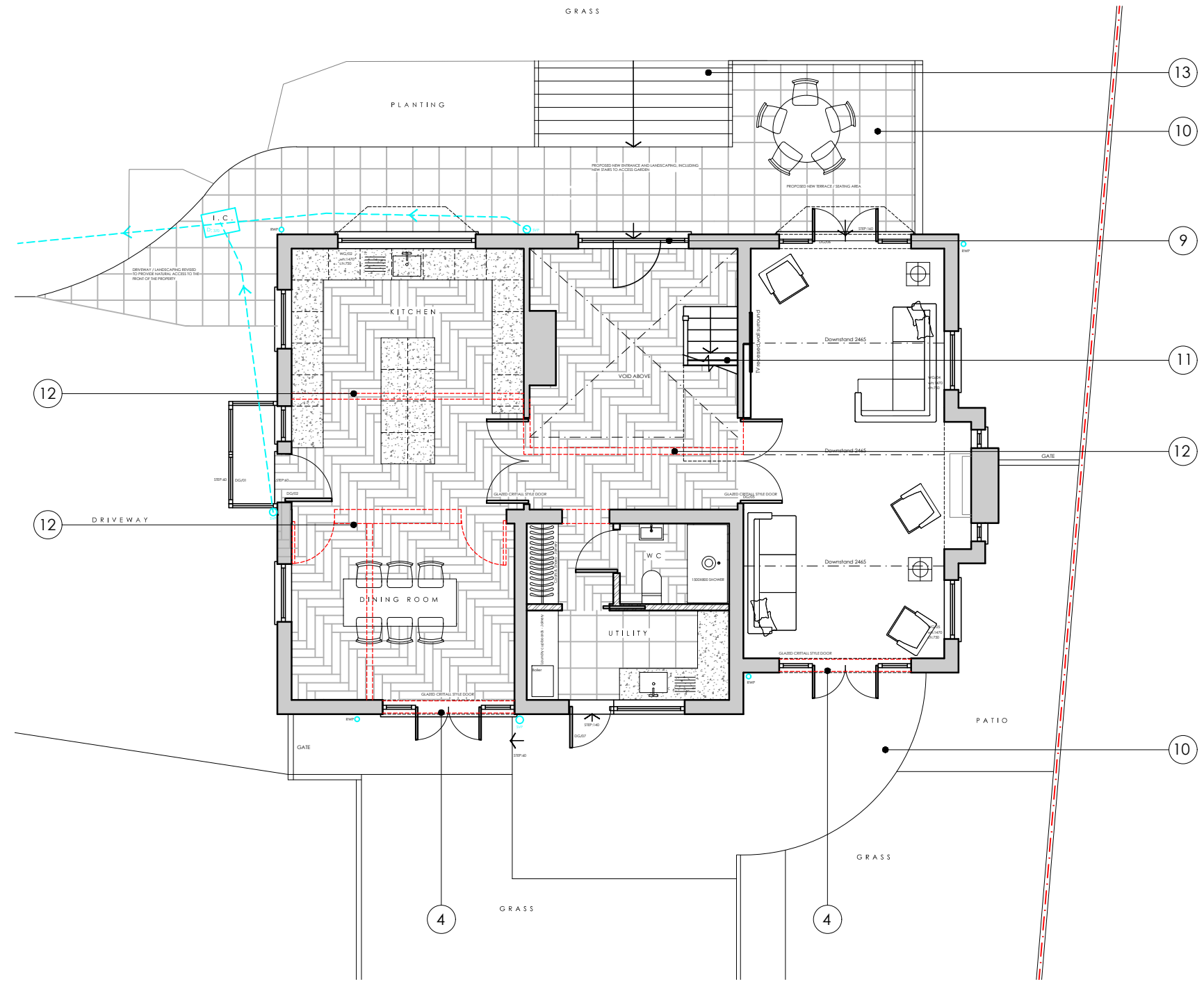


KEY:

- EXISTING CONSTRUCTION
- PROPOSED CONSTRUCTION
- DEMOLITION

KEY:

1. New proposed wall construction to be visually matching to the existing and be painted render
2. New proposed external wall finish to be acrylic render. Colour to be white/off-white
3. New proposed fascia /coping to match the existing
4. New proposed glazed door system to be Aluminium/uPVC/Timber framed.
5. New proposed glazed window system to be Aluminium/uPVC/Timber framed.
6. New proposed pitched roof construction to visually match the existing
7. New proposed seating area with privacy screen to the neighbouring side and glass balustrade to the front.
8. New proposed Velux rooflight.
9. New proposed double height glazing and door to the new hallway.
10. New proposed terraced area
11. New staircase relocated to improve the internal layout of the property.
12. Proposed structural alterations, to S.E details and specifications
13. Proposed relocation of stairs down to the garden
14. Removal of bedroom for new staircase to improve the layout and to create a double height void



DATE : 2023.09.11
 DRAWING No: P1
 DRAWING TITLE : PROPOSED GROUND FLOOR PLAN
 SCALE: 1:100@A3

JAMES KAY ARCHITECTS
 ARCHITECTS & INTERIORS

PLANNING: 1499 - 12 FAIRWAY

WWW.JAMESKAYARCHITECTS.CO.UK
 © JAMES KAY ARCHITECTS LTD 2023