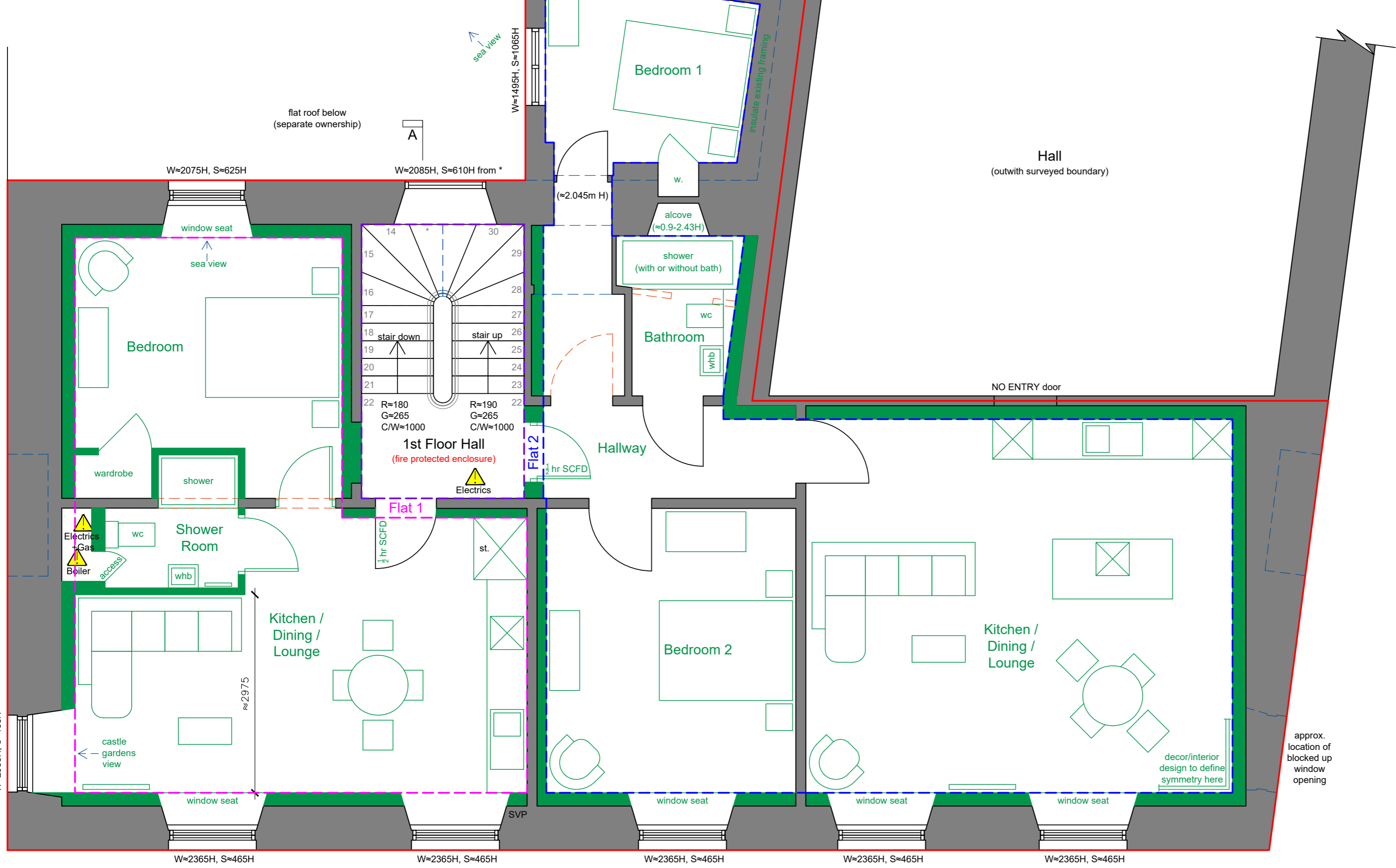
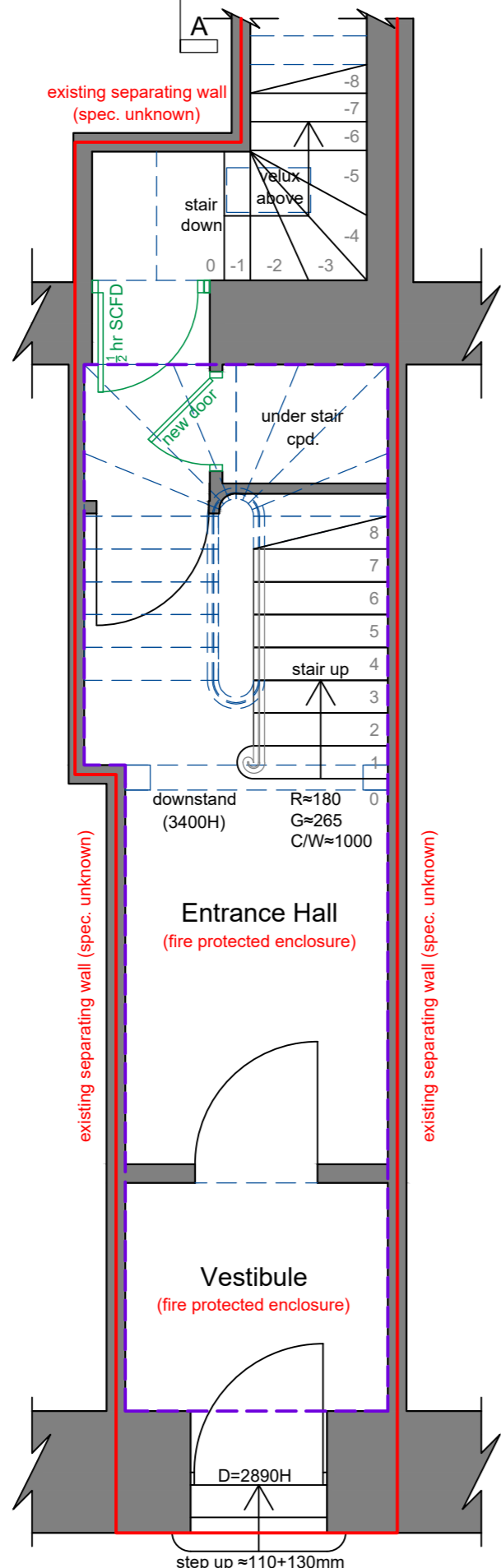


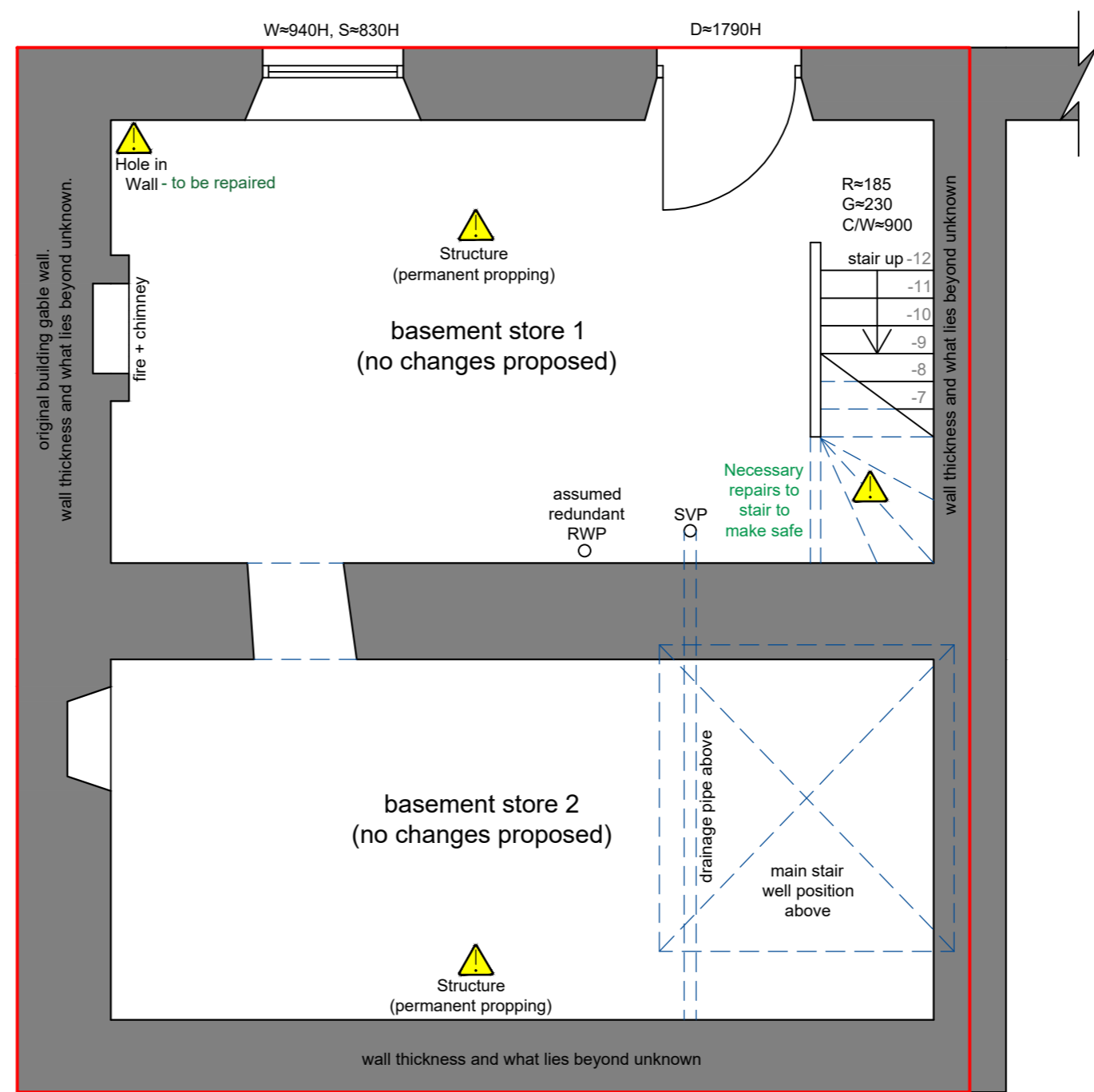
2nd Floor Plan scale 1:50



1st Floor Plan scale 1:50



Ground Floor Plan scale 1:50



Basement Floor Plan scale 1:50

Notes

Red boundaries denote site and ownership boundary. This differs on each level of the building. Note that nearby car parking spaces are included in the site and ownership boundary.

Proposed Works:

- Alterations to existing 2nd floor flat as shown, including external alterations to roof windows as shown/indicated.
- Conversion of redundant offices to 2no. residential flats (serviced apartments with future potential for individual residences) to first floor as shown, internal alterations to achieve this as shown.
- Proposed internal alterations at ground floor to provide necessary fire protected enclosure (FPE) at stair for escape.
- Any essential maintenance works as required to be like-for-like.

Note:

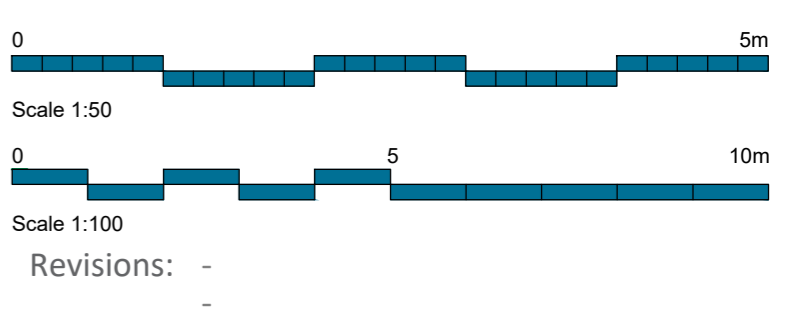
Self closing fire doors (SCFD) required at all doors into FPE and at all doors on 2nd floor (except bathrooms) for building regs.

Separating floors and walls required to all newly separating elements between apartments for building regs.

Approx. Finished Internal Floor Areas

- Flat 1 = 45m² (1 bedroom)
- Flat 2 = 75m² (2 bedrooms)
- Flat 3 = 99m² (3 bedrooms)

+ Shared Vestibule, Entrance Hall and Stair (FPE)
+ Basement Store Rooms (as existing)



STUDIO BROON
Chartered Architect

Project: Proposed Works at
Elmbank,
14 Castle Street
Banff, AB45 1DL

Client: Dawn Carus

Drawing: Planning -
Proposed Floor Plans

Job #: 240101 Dwg. #: 20 Rev.: -

Date: Mar. 2024 By/Ch.: VB/JB Scale: A1

E: vanessa@studiobroon.co.uk T: 07783118977

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Address: The Garden House, Ellon, AB41 7UA.
Dwg. to be read in conjunction with all other related dwgs.
Do not scale directly from drawing.
All dimensions to be checked and verified on site prior to commencement of any work or fabrication.
IF IN ANY DOUBT ABOUT ANY ASPECT OF THIS DRAWING THEN CONTACT STUDIO BROON FOR CLARIFICATION.