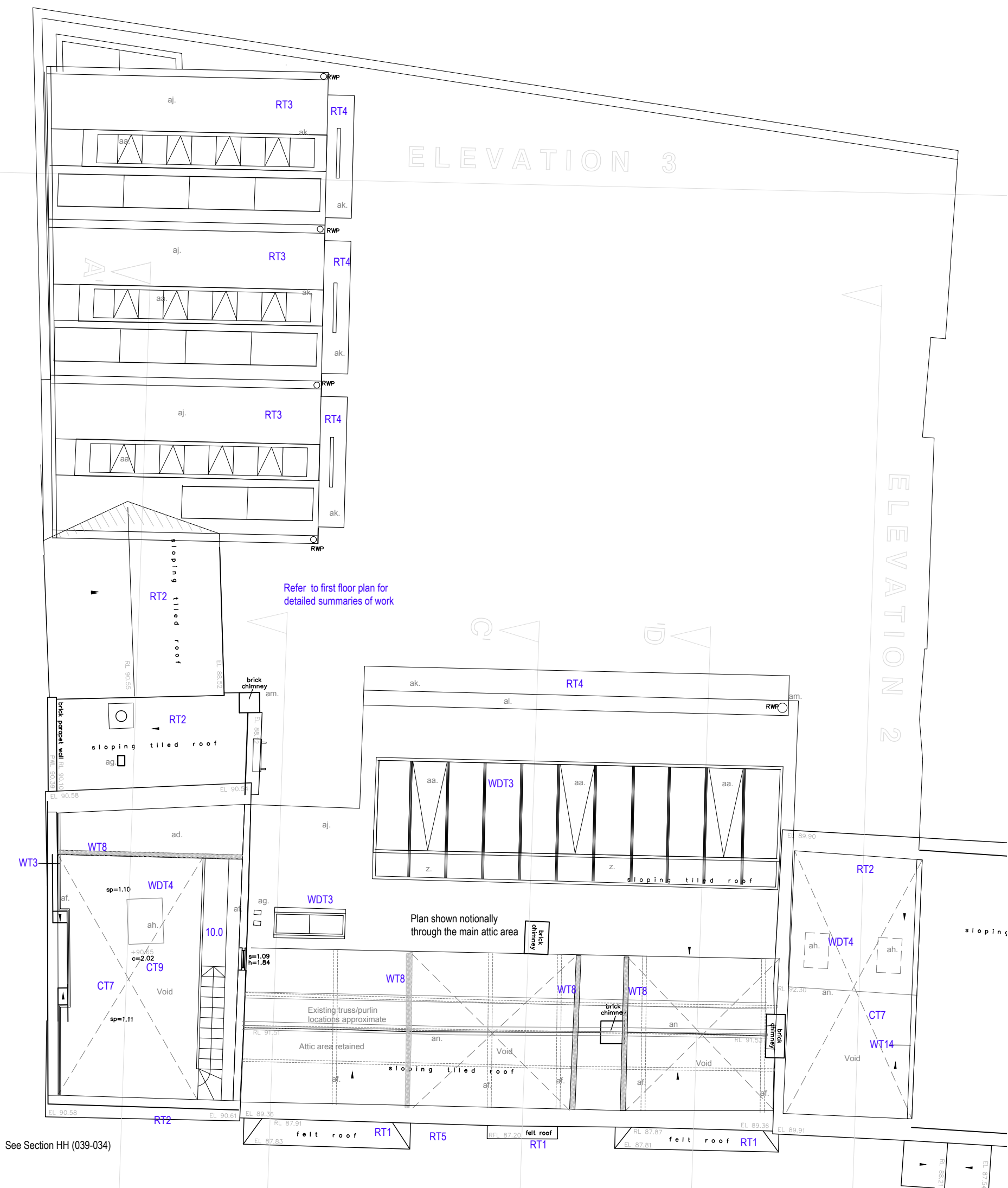
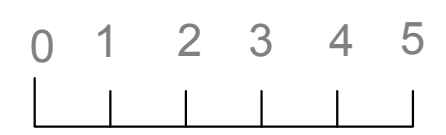




Notes:

- a. New formal dining living space
- b. New brick oven
- c. New kitchen island 3mx1m
- d. New kitchen area
- e. New staircase to master suite and bedroom 2.
- f.
- g. Stair to bedrooms 3/4
- h. Bathroom
- i. Reinstated fireplace and central snug, existing studs exposed
- j. New cafe/bar kitchen
- k. Living space, exposed structure over.
- l. New glazed door
- m. New rear extension Oxidised copper clad folding external shutters, internal joinery shutters.
- n. new boot area
- o. Store
- p. New disabled WC
- q. Existing wash house retained
- r. Stair to office area
- s. New Cafe tables
- t. New reception area
- u. Access to cellar retained
- v. New storage / displays
- w. External cafe seating
- x. New front garden area
- y. New paved courtyard - levels reduced to align with the FFL in the new property, graded to 1:30 to the rear of the site
- z. Flush rooflight to bathroom, thermal break and spandrel link over partition below.
- aa. Openable rooflight (actuators)
- ab. Toplit WC space (RL over)
- ac. Window (over) to be replaced
- ad. High level storage area
- ae. Office space, flexible workshop space
- af. Existing trusses to be made good and retained.
- ag. New flush tilevent
- ah. New rooflight
- ai. new acoustic / fire partitions
- aj. New natural slate roof
- ak. Standing seam oxidised copper roof
- al. New valley gutter
- am. concealed RWP
- an. New ventilated ridge over



Note that service routes/ventilation and drainage routes to be agreed prior to construction.

[Refer to the Outline specification for wall, floor, roof and room specifications](#)

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Note: This drawing is copyright
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Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

Michael Collins Architect LLP

The White Horse, Kimpton

Job No. **039** Second floor plan as proposed

Stage: planning
Status: Planning

022

REVISION: n Scale 1:100 @:A3