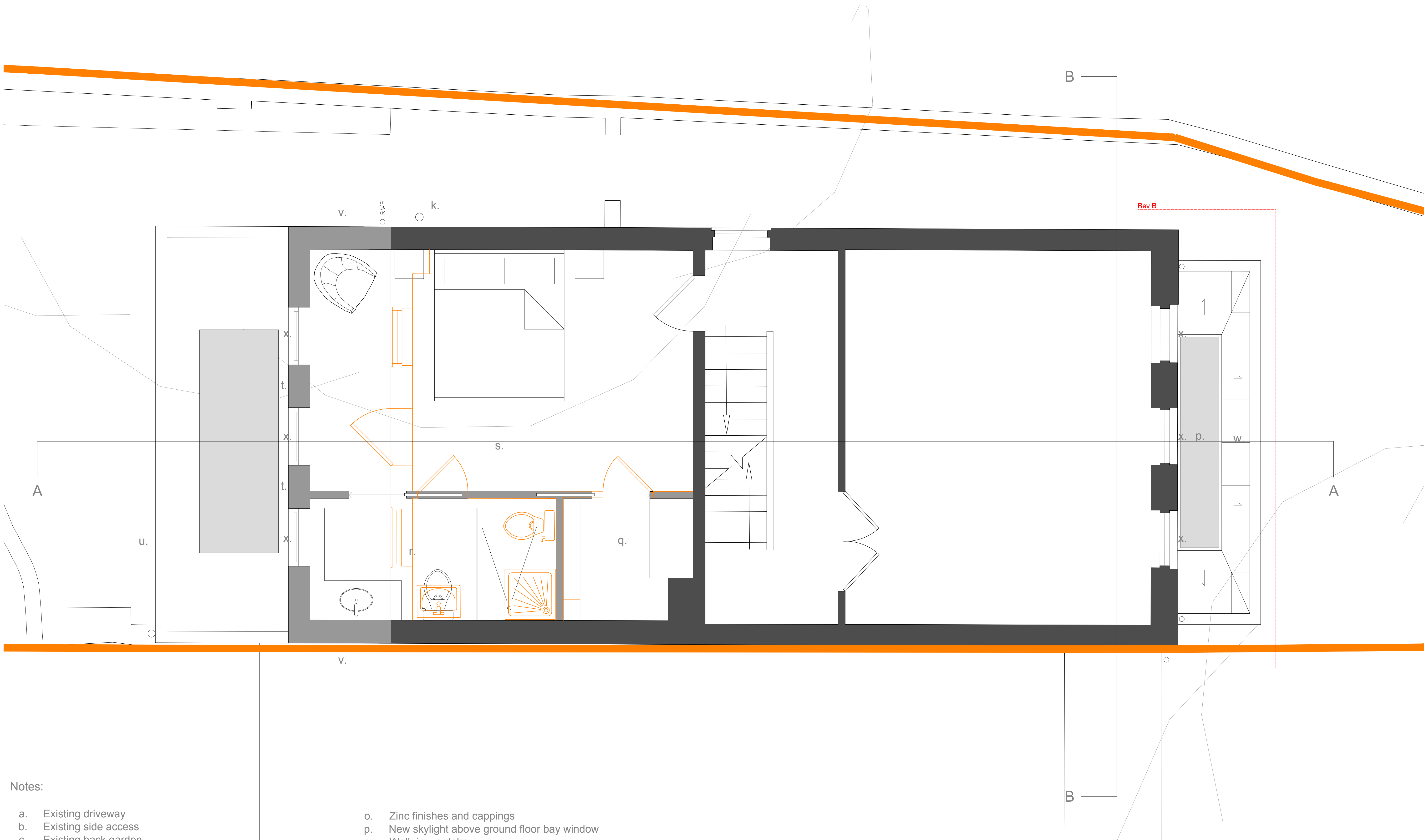
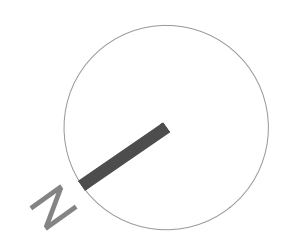
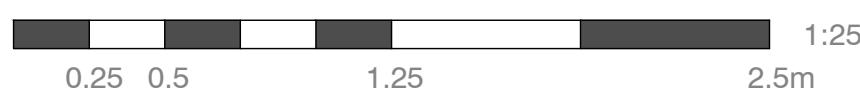




- Notes:
- a. Existing driveway
 - b. Existing side access
 - c. Existing back garden
 - d. Proposed garden studio
 - e. New living room
 - f. New bay window
 - g. New walk-through cloakroom/store room
 - h. New shower room
 - i. New sink
 - j. Boiler position as existing
 - k. Boxed in soil pipe relocated outside
 - l. New iroko fins
 - m. Slimline aluminium windows with **brown grey** RAL colour
 - n. Modified timber cladding

- o. Zinc finishes and cappings
- p. New skylight above ground floor bay window
- q. Walk-in wardrobe
- r. Ensuite bathroom
- s. Bedroom
- t. Decorative brick/terracotta tiles
- u. Existing capping replaced with new zinc capping
- v. Brickwork cladding to match existing
- w. Zinc roof in pigment green or similar
- x. Replacement slimline aluminium windows with **brown grey** RAL colour
- y. Single ply membrane with optional sedum roof over
- z. New bath
- aa. Shower relocated



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Revisions:
Rev A (20/01/25) Revised notes in red
Rev B (25/02/25) Revised notes in red

Note: This drawing is copyright.
Note: These layouts are preliminary until further surveys are undertaken.
Note: Scale and boundaries are indicative.
Note: Ownership boundary indicative based on OS data.
Note: Red dotted line is shown as site boundary.
Note: Elevation key plan not to scale.

Michael Collins Architect LLP

3D The Avenue

Job No. **212** Proposed First Floor Plan

Stage: Stage 2
Status: Preliminary

022

REVISION: **B** Scale 1:25 @:A1