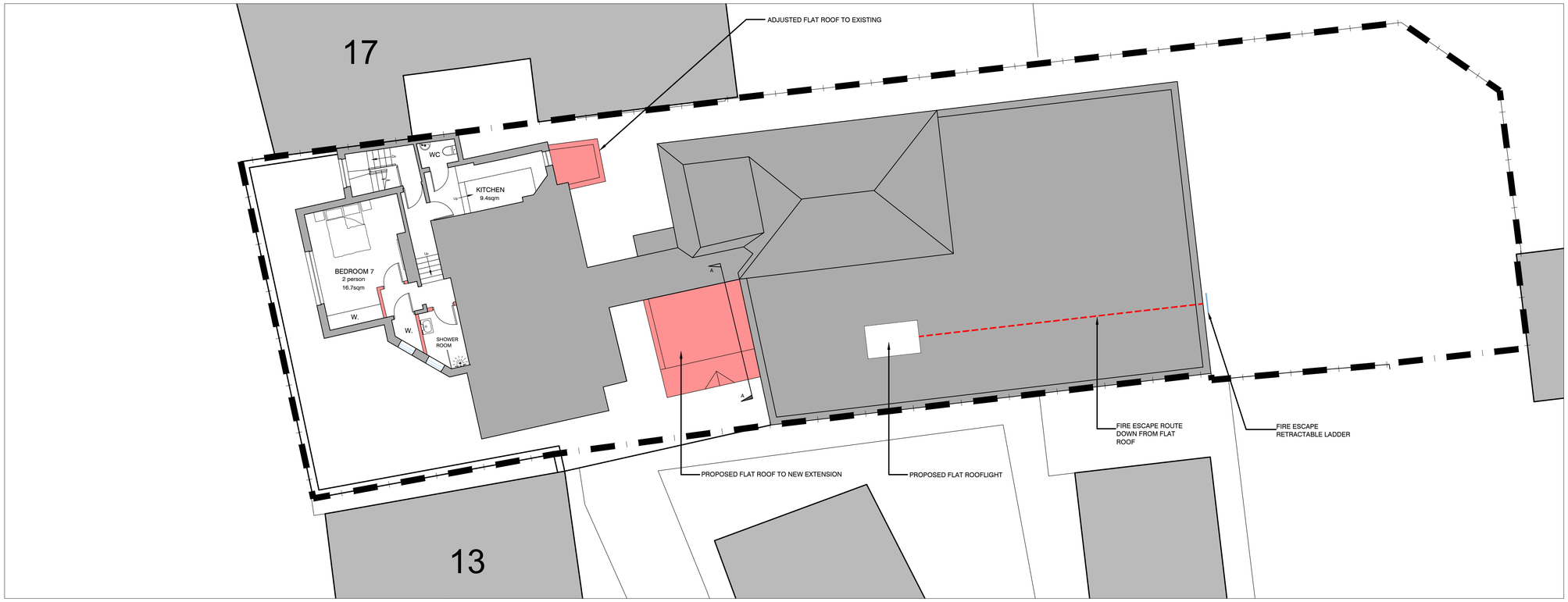
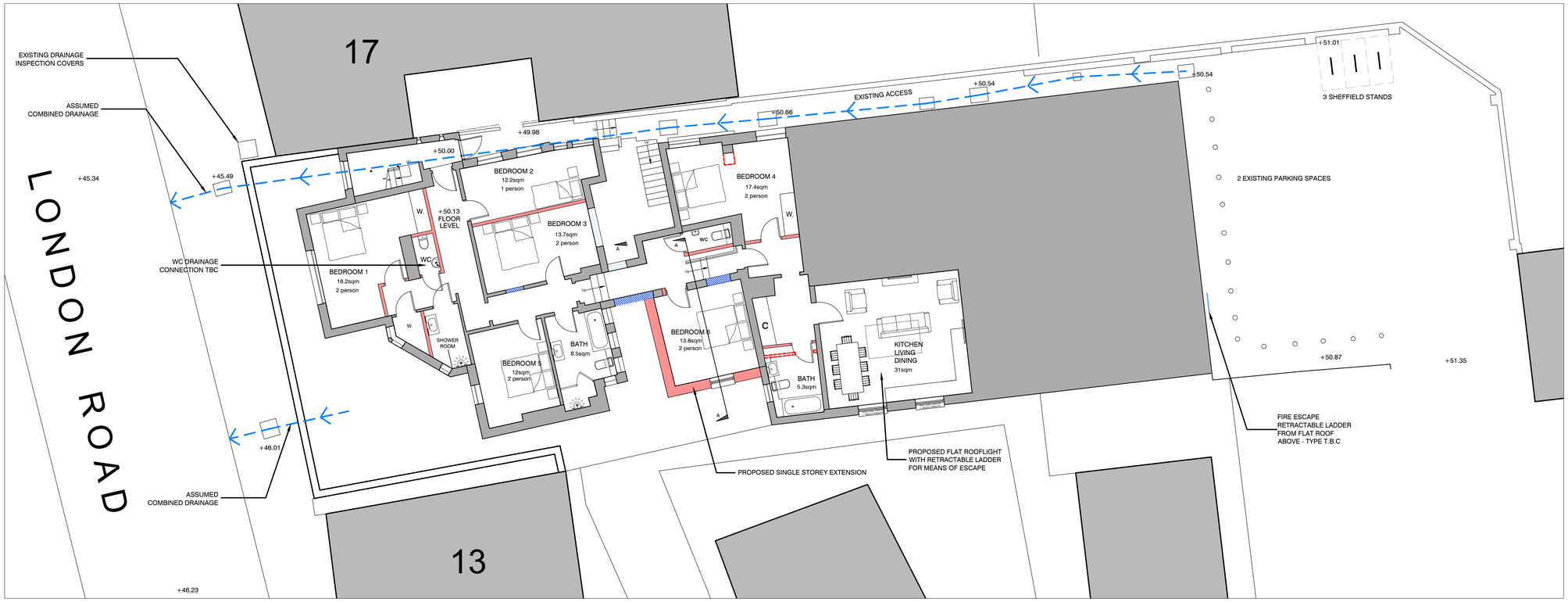


PROPOSED SECOND FLOOR PLAN - G.I.A - 48m² = 516ft²



PROPOSED FIRST FLOOR PLAN - G.I.A - 200m² = 2152ft²

THE EXTERNAL BUILDING FABRIC, INCLUDING GLAZING, VENTILATION AND WALL CONSTRUCTIONS, SHALL ACHIEVE SUITABLE SOUND INSULATION PERFORMANCE TO MITIGATE NOISE INGRESS FROM THE ADJACENT HIGH STREET AND SURROUNDING COMMERCIAL ACTIVITIES. DETAILED ACOUSTIC SPECIFICATIONS TO BE CONFIRMED AT BUILDING REGULATIONS STAGE AND IMPLEMENTED PRIOR TO CONSTRUCTION.

DISCLAIMER NOTE.

ADJACENT PROPERTIES AND BOUNDARIES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND HAVE NOT BEEN SURVEYED UNLESS OTHERWISE STATED.

ALL AREAS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE FORMING THE BASIS OF A DECISION.

DO NOT SCALE OTHER THAN FOR PLANNING APPLICATION PURPOSES.

ALL DIMENSIONS MUST BE CHECKED BY THE CONTRACTOR BEFORE COMMENCING WORK ON SITE.

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GROUND FLOOR SLABS, FOUNDATIONS, SUB-STRUCTURES, ETC. ALL WORK BELOW GROUND LEVEL IS SHOWN PROVISIONALLY. INSPECTION OF GROUND CONDITIONS IS ESSENTIAL PRIOR TO WORK COMMENCING.

REASSESSMENT IS ESSENTIAL WHEN THE GROUND CONDITIONS ARE APPARENT, AND REDESIGN MAY BE NECESSARY IN THE LIGHT OF SOIL CONDITIONS FOUND. THE RESPONSIBILITY FOR ESTABLISHING THE SOIL AND SUB-SOIL CONDITIONS RESTS WITH THE CONTRACTOR

KEY

- EXISTING WINDOWS/DOORS
- PROPOSED WINDOWS/DOORS
- EXISTING WALLS
- FIRE ROUTE
- NEW WALLS
- OPENINGS IN WALLS BRICKED UP AND MADE GOOD
- BOUNDARY LINE
- ASSUMED EXISTING DRAINAGE FLOW
- +50.00 EXISTING LEVELS

NORTH

SITE AREA = 0.071 Ha

PROPOSED BUILDING
TOTAL G.I.A - 248m² = 2669ft²

Rev	Date	Detail	Drwn	Chk
E	17-06-26	CHANGES TO FIRST FLOOR		
D	11-06-26	FIRE ROUTE AMENDED AMENDMENTS TO WINDOWS		
C	21-05-26	FIRE ROUTE ADDED		
B	13-05-26	DRAWINGS AMENDED AS PER CONSULTATION RESPONSE		
A	02-04-26	EXISTING LEVELS ADDED		

0 2m 4m 6m 8m 10m
0 100mm
SCALE 1:100

Status
PLANNING

ASCOT DESIGN
Timeless architecture

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Project Title
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Drawing Title
PROPOSED SITE PLAN
FIRST & SECOND FLOOR PLAN

Scale	Date	Drawn	Rev
1:100 @ A1	FEB '26	D.Q	E

Drawing N°.
25 - J4875 - 02 - 001

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