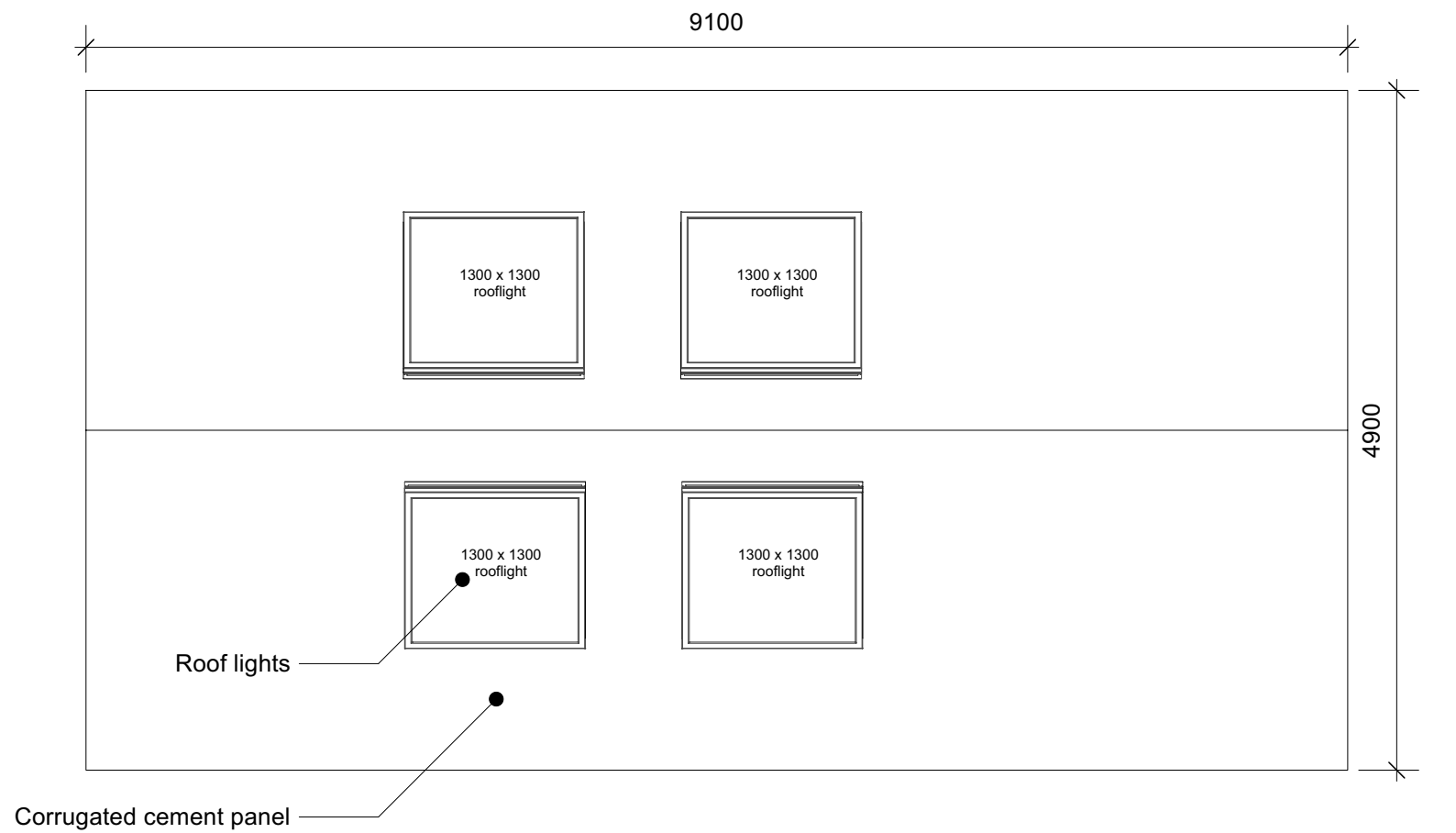
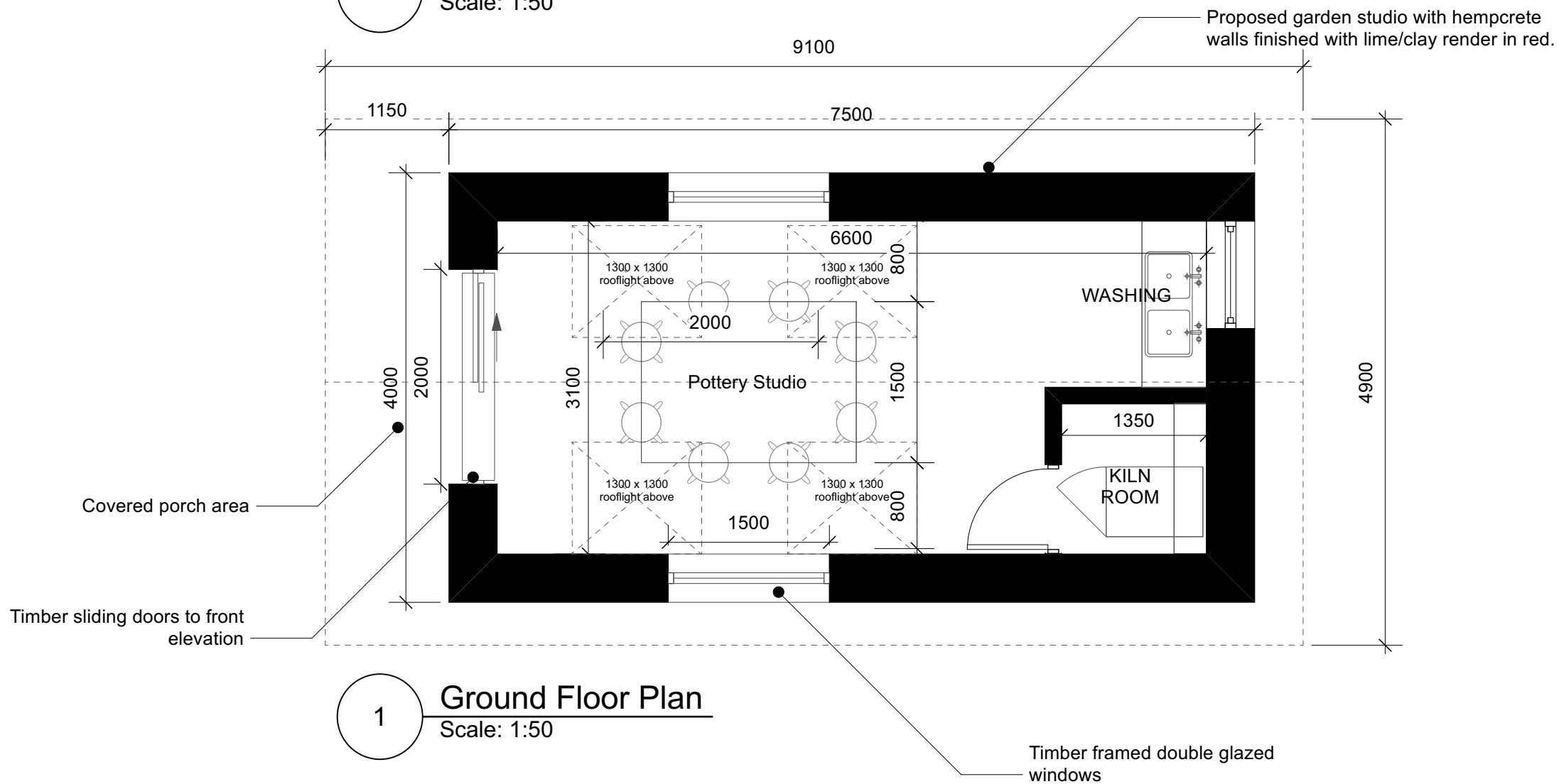




2 **Roof Plan**
Scale: 1:50



1 **Ground Floor Plan**
Scale: 1:50

Notes

© Editorial Studio Ltd. All rights as per the Copyright and Patents Design Act 1988 have been asserted.

All dimensions to be checked on site.

Key

- New Walls
- Site Boundary
- Proposed Demolition

NOTES

- Window dimensions are to the structural opening sizes. Dimensions are for quotation purposes only - not for manufacturer. To be checked on site.

REVISIONS

Date	Description
06.03.25	* Planning Submission

PERMITTED DEVELOPMENT

0 0.5 1 m

EDITORIAL STUDIO

Drawing
As Proposed Ground Floor + Roof Plans

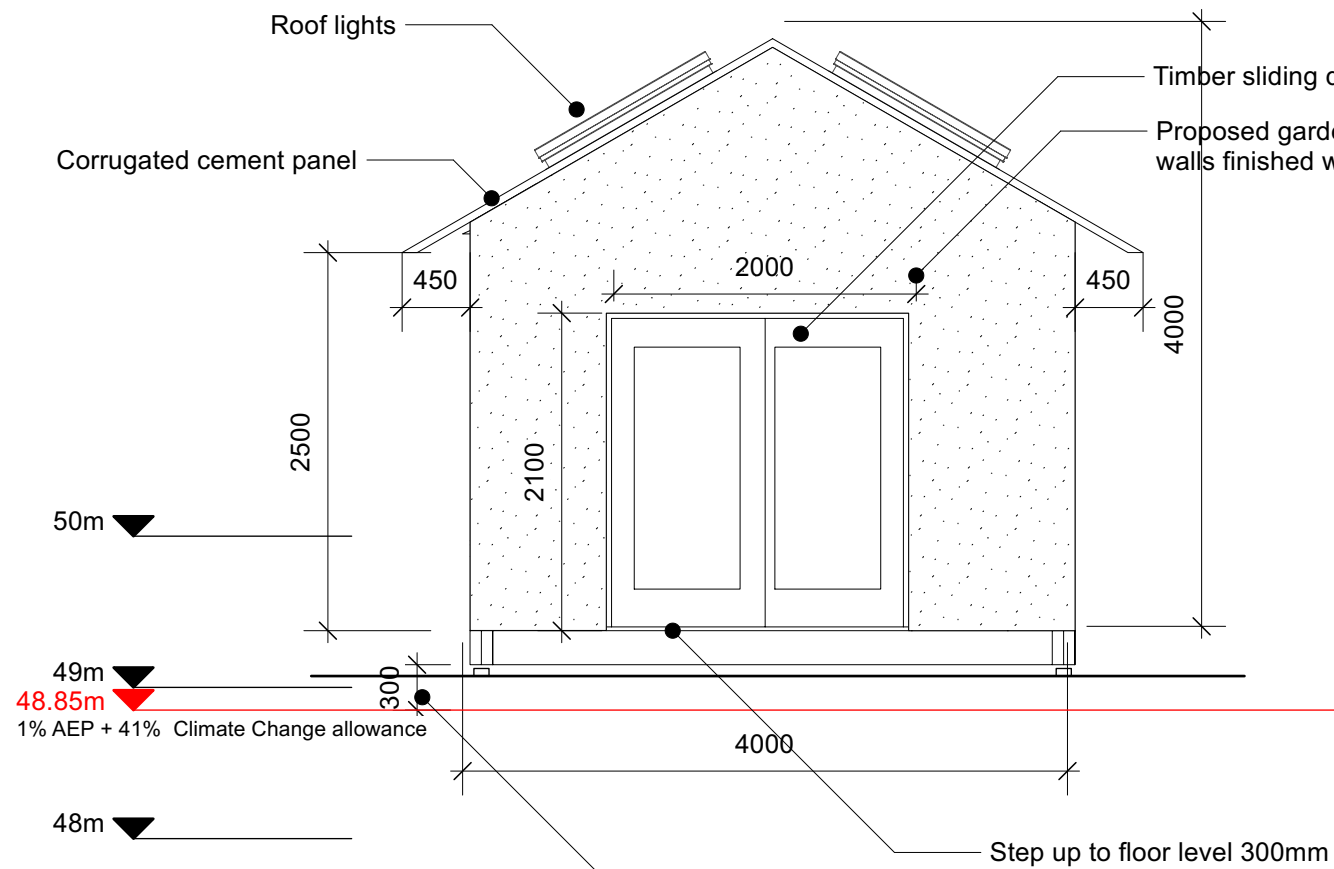
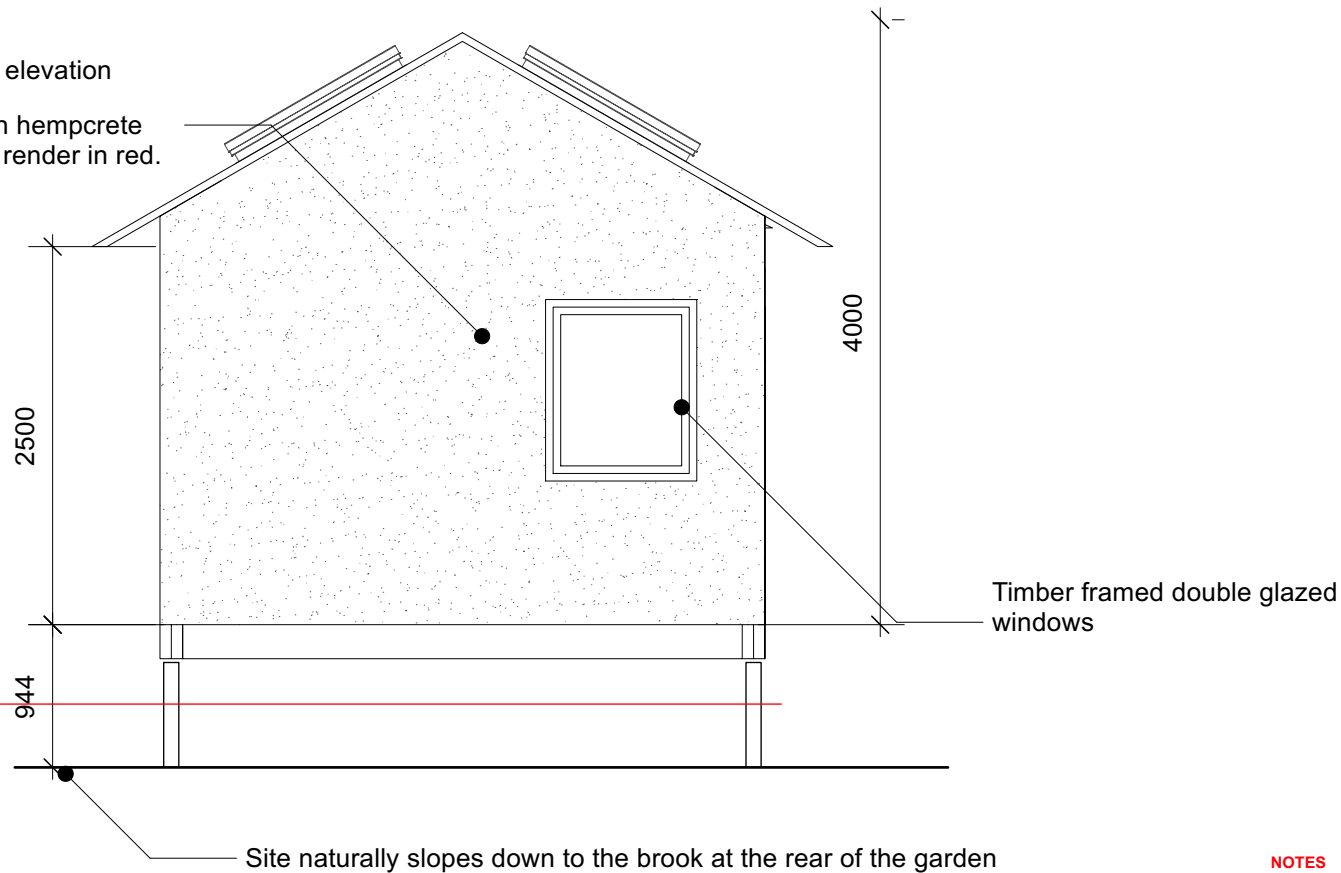
Project
Milwain Road Garden Room

Contact
post@editorialstudio.com

Scale
1:25 @ A3

Date
06.03.25

Drawing No.
092_L12_10



Site is with Flood Risk Zone Level 3 and falls within the 1% AEP + Climate Change allowance for 2080.

The proposed floor level is therefore required to be +300mm above the 2080 flood level. Please see further information from the Environment Agency. Galvanised screw pile foundations proposed to lift the proposed studio out of the ground to mitigate flood risk.

1 Front Elevation
Scale: 1:50

2 Rear Elevation
Scale: 1:50

NOTES

- Window dimensions are to the structural opening sizes. Dimensions are for quotation purposes only - not for manufacturer. To be checked on site.

REVISIONS

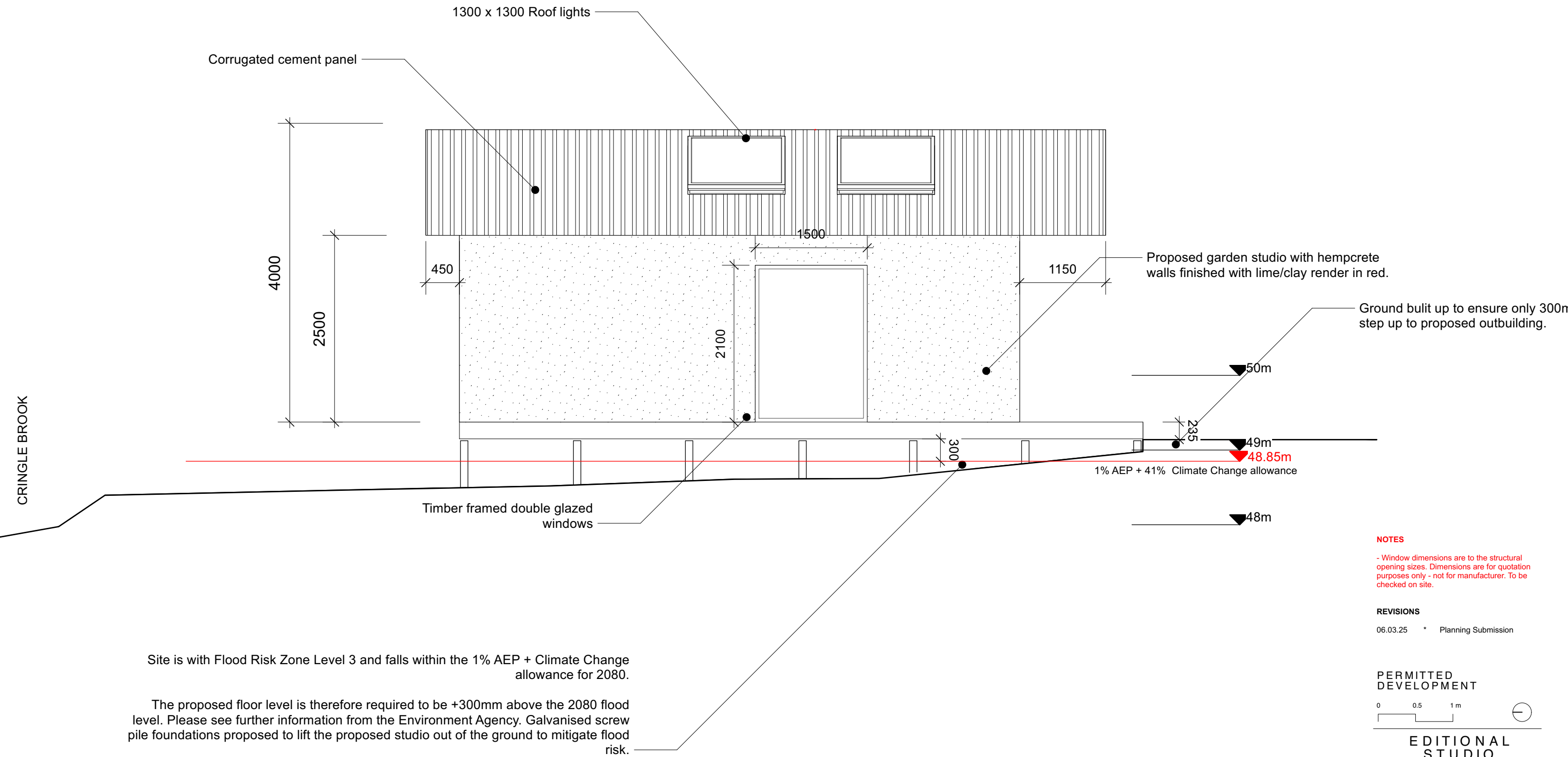
Date	Description
06.03.25	* Planning Submission

PERMITTED DEVELOPMENT

0 0.5 1 m

EDITORIAL STUDIO

Drawing
As Proposed Front + Rear Elevations
Project
Milwain Road Garden Room
Contact
post@editorialstudio.com
Scale
1:50 @ A3
Date
06.03.25
Drawing No.
092_L15_10



NOTES

- Window dimensions are to the structural opening sizes. Dimensions are for quotation purposes only - not for manufacturer. To be checked on site.

REVISIONS

06.03.25	*	Planning Submission
----------	---	---------------------

PERMITTED DEVELOPMENT

0 0.5 1 m

EDITORIAL STUDIO

Drawing

As Proposed Side Elevation

Project

Milwain Road Garden Room

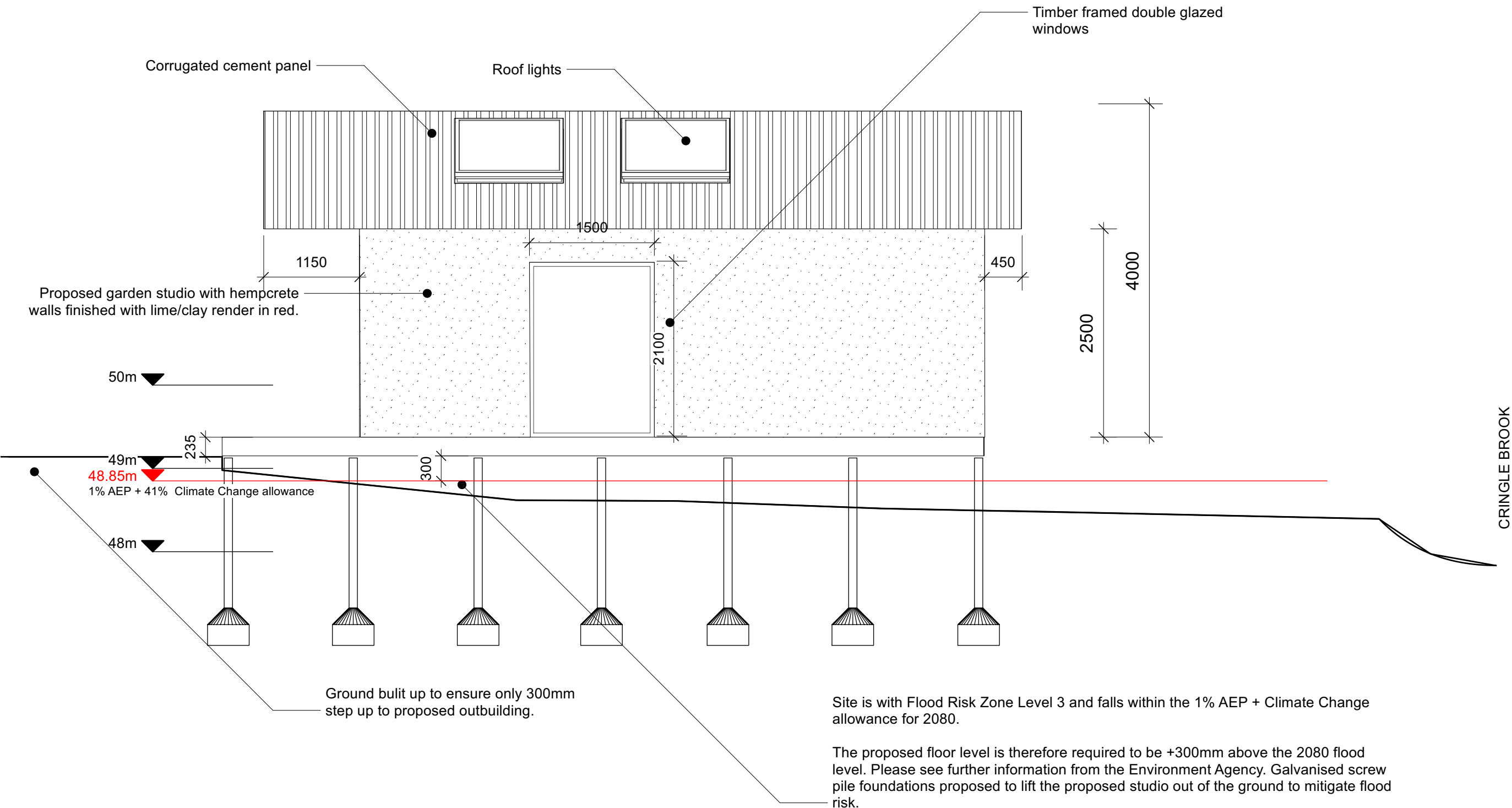
Contact

post@editorialstudio.com

Scale 1:50 @ A3

Date 06.03.25

Drawing No. 092_L15_11



NOTES

- Window dimensions are to the structural opening sizes. Dimensions are for quotation purposes only - not for manufacturer. To be checked on site.

REVISIONS

06.03.25	*	Planning Submission
----------	---	---------------------

PERMITTED DEVELOPMENT

0 0.5 1 m

EDITORIAL STUDIO

Drawing

As Proposed Side Elevation

Project

Milwain Road Garden Room

Contact

post@editorialstudio.com

Scale 1:50 @ A3

Date 06.03.25

Drawing No. 092_L15_12