

Architectural floor plan of the first floor of a house. The plan shows four bedrooms (Bedroom 1, 2, 3, 4), a central landing with stairs, a bathroom, two ensuite rooms, and a dressing room. Key features include a glazed canopy below the landing, a glazed balustrade to Juliet balconies, new glazed screens, built-in wardrobes, showers, basins, and WCs. A rooflight to an orangery is shown on the right. The plan is labeled "FIRST FLOOR PLAN".

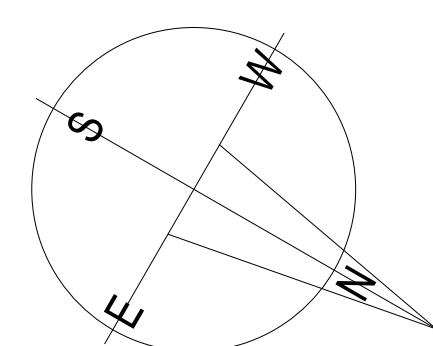
The ground floor plan illustrates a residential property with several rooms and proposed modifications. The layout includes a Garage, Lounge, Office, Living Room, Breakfast room, Kitchen, Utility, WC, Entrance Hall, and a Veranda. The plan also shows a 3-metre exclusion zone from a water main and a new canopy roof over the entrance hall.

Rooms and Features:

- Garage:** Includes a new lightweight gable wall built off the existing retaining wall, a purpose-made electrically operated garage door, and a boiler.
- Lounge:** Features a fireplace and hearth, a new beam over, and a sliding / folding glazed screen.
- Office:** Includes an existing door opening infilled with facing brick to match the existing structure.
- Living Room:** Features a fireplace and hearth, a new beam over, and a sliding / folding glazed screen.
- Breakfast:** Includes a bar, hob, built-in ovens, tall cupboard, and a new opening in the existing wall.
- Kitchen:** Includes a bar, hob, built-in ovens, tall cupboard, and a new opening in the existing wall.
- Utility:** Includes a fridge, sink, dish washer, new door, tall cupboard, freezer, dryer, sink, and washer.
- WC:** Includes a basin, wc, and an existing door rehung.
- Entrance Hall:** Includes a cupb, up, and a new canopy roof over.
- Veranda:** Includes a 3-metre exclusion zone from the water main, a new beam over, and a sliding / folding glazed screen.
- Orangery:** Includes a rooflight over and a new window.

Proposed Modifications:

- 1800mm high brick screen wall.
- new light weight gable wall built off existing retaining wall.
- purpose made electrically operated garage door.
- gas and electricity meters, and gas boiler repositioned within garage.
- existing door opening infilled with facing brick to match existing.
- new opening in existing wall.
- new window.
- new door.
- existing door rehung.
- opening infilled.
- new beam over.
- sliding / folding glazed screen.
- existing beam over.
- fireplace and hearth.
- bar.
- hob.
- built in ovens.
- tall cupb.
- fridge.
- sink.
- dish washer.
- freezer.
- new door.
- tall cupb.
- dryer.
- sink.
- washer.
- basin.
- wc.
- existing door rehung.
- cupb.
- up.
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PROPOSALS PLANS