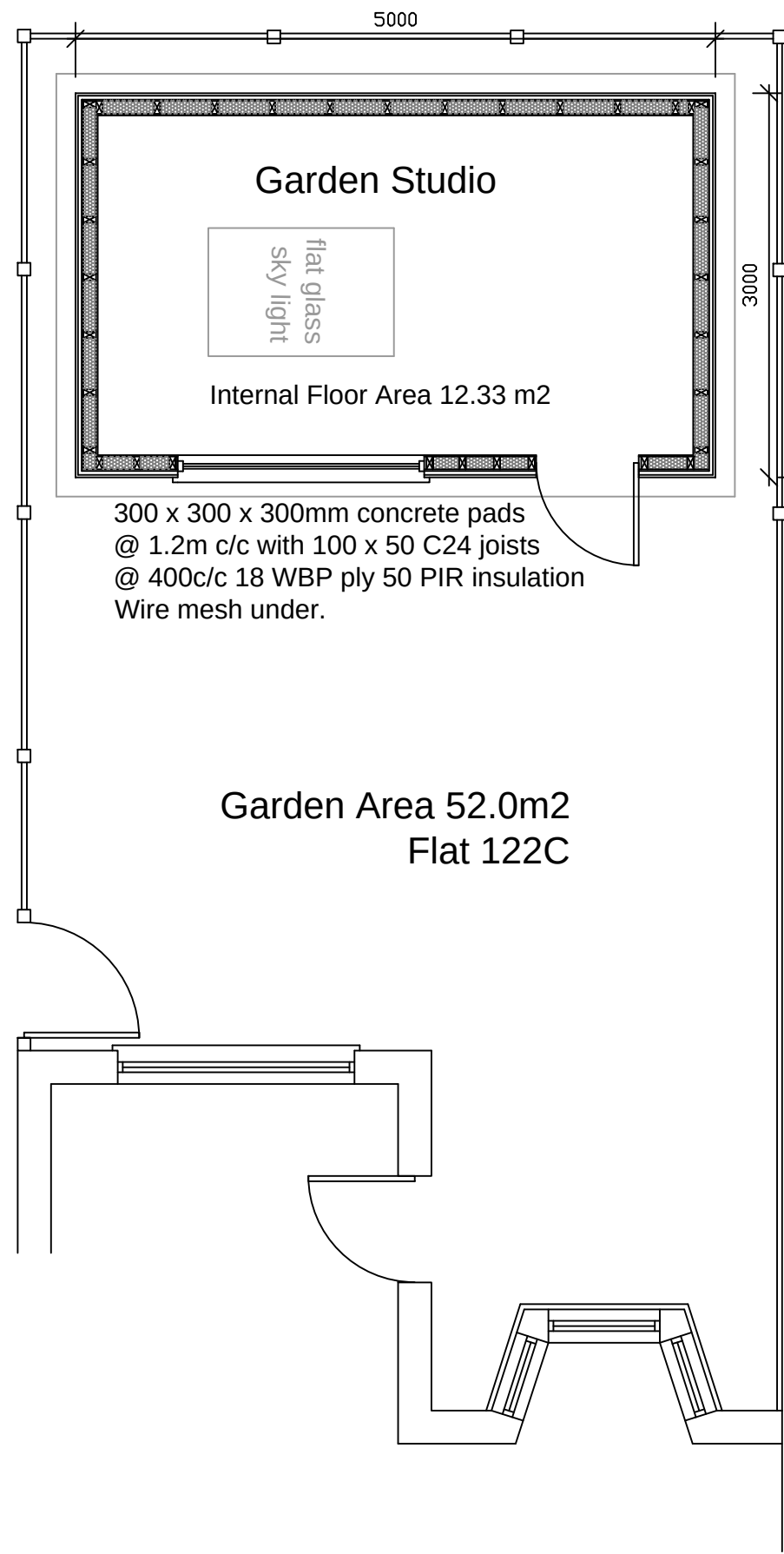
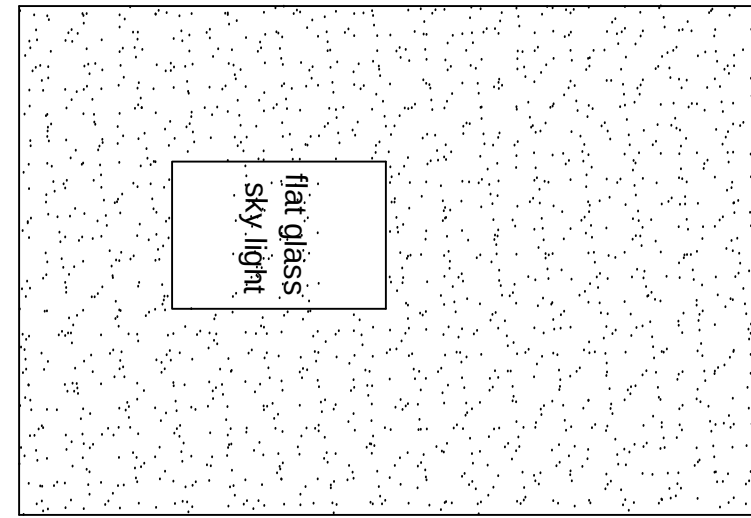
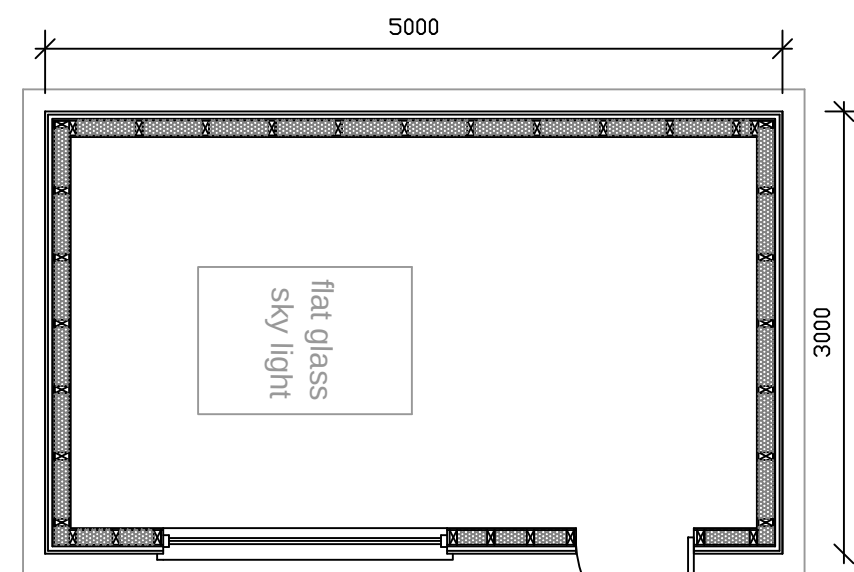




Main area of flat Roof to be Black EDPM rubber membrane laid on sheathing felt on 12 WBP plywood and firrings with 50 mm Celotex XR4110 with 50 cross ventilation. Minimum 1:40 fall. Black half round gutter & RWP.



Roof Plan

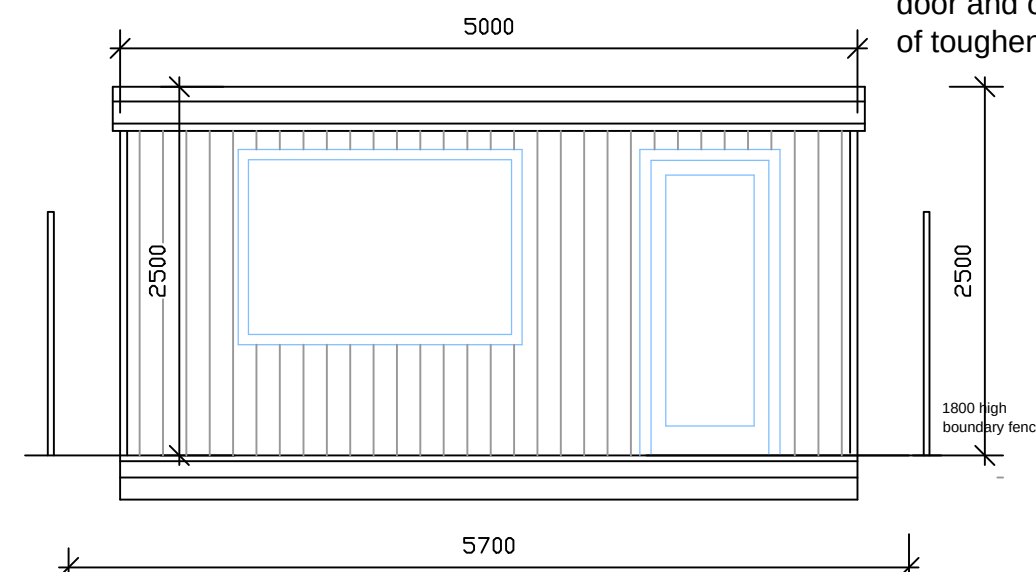


300 x 300 x 300mm concrete pads @ 1.2m c/c with 100 x 50 C24 joists @ 400c/c 18 WBP ply 50 PIR insulation Wire mesh under.

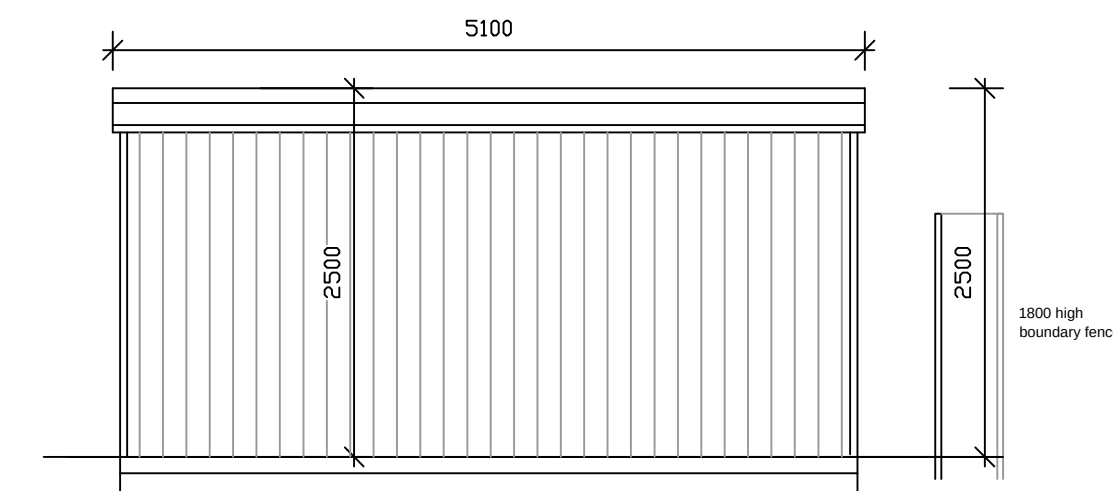
Floor Plan

Main area of flat Roof to be Black EDPM rubber membrane laid on sheathing felt on 12 WBP plywood and firrings with 50 mm Celotex XR4110 with 50 cross ventilation. Minimum 1:40 fall. Black half round gutter & RWP.

Double glazed hardwood hinged door and openable window units of toughened glass.



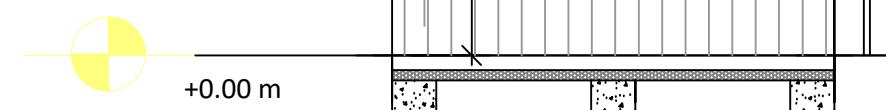
Proposed Studio Front Elevation



17mm grade 1 Western Cedar TGV on battens membrane 12mm WBP ply 100 x 50 C24 joists with 50 PIR insulation plasterboard and plaster finish.

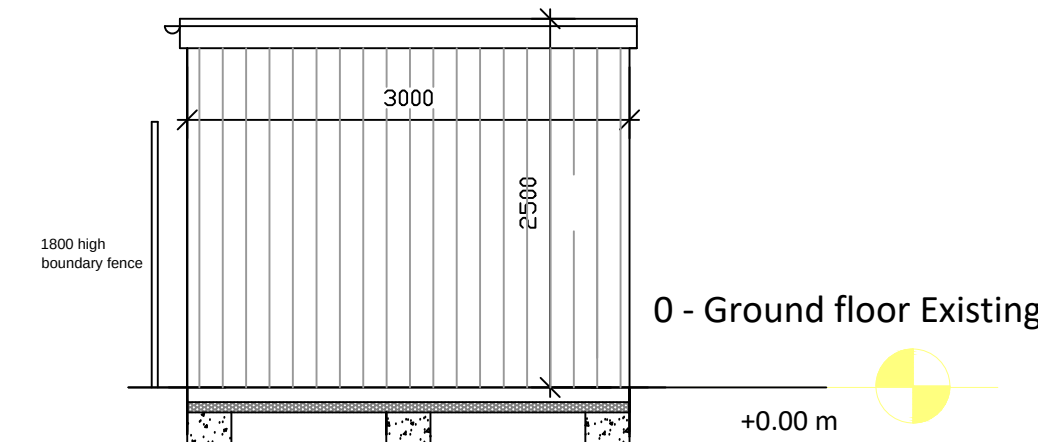
Proposed Studio Rear Elevation

0 - Ground floor Existing



17mm grade 1 Western Cedar TGV on battens membrane 12mm WBP ply 100 x 50 C24 joists with 50 PIR insulation plasterboard and plaster finish.

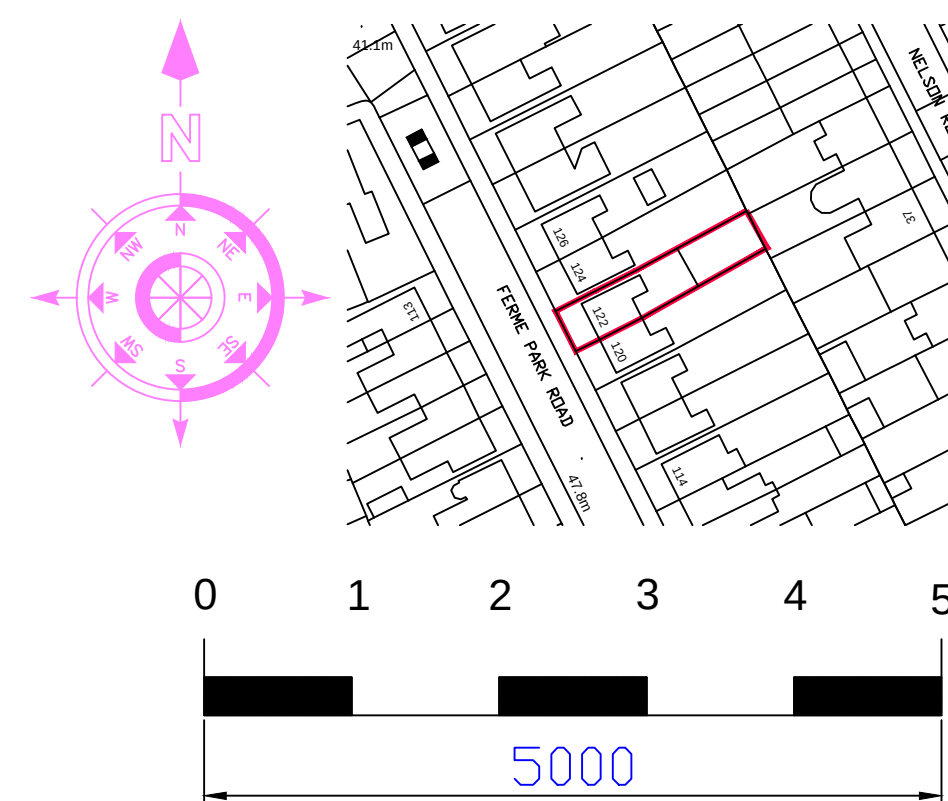
South Elevation



North Elevation

LOCATION PLAN

SCALE 1 : 1250



SCALE BAR @ 1:50

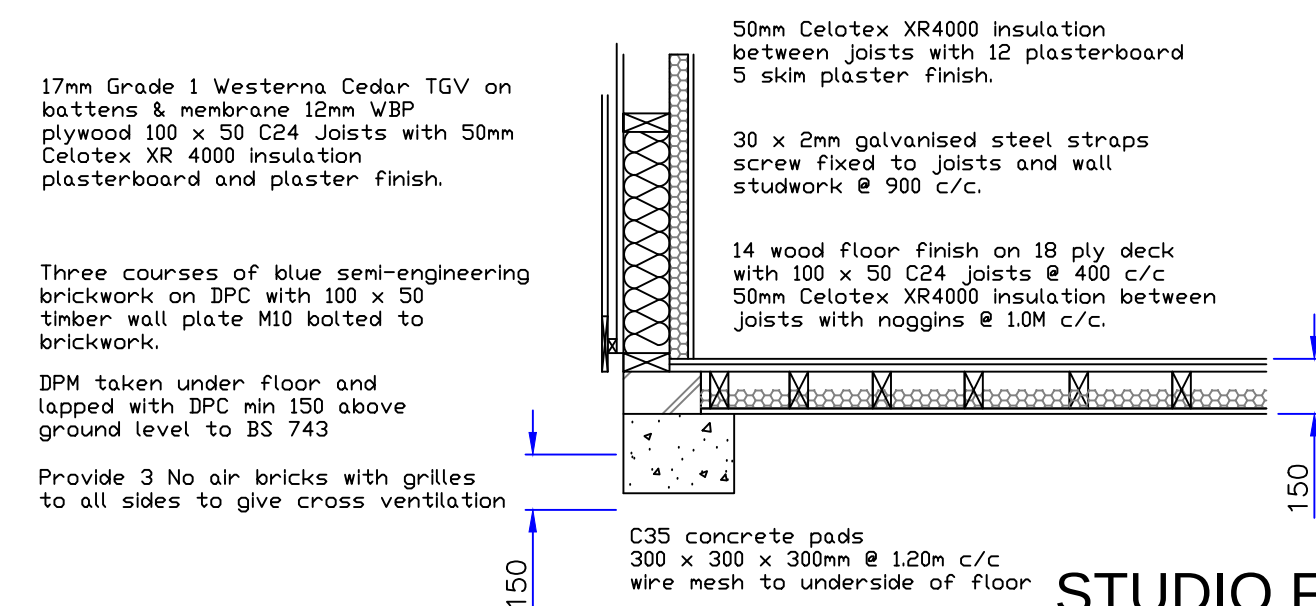
Flat roof area to be Black EDPM rubber mambrane laid on sheathing felt on 12 WBP plywood and firrings with 50 Celotex XR 4000 with cross ventilation minimum fall 1: 40 Black half rgutter & RWP

17mm Grade 1 Western Cedar TGV on battens & membrane 12mm WBP plywood 100 x 50 C24 Joists with 50mm Celotex XR 4000 insulation plasterboard and plaster finish.

Hardwood double glazed windows and doors set min 50 back from face of cladding with DPC to all reveals.

Scale 1:30

STUDIO ROOF SECTION



STUDIO FLOOR SECTION

NOTE:
General specification as LONDON GARDEN STUDIOS

PLANNING ISSUE 11/02/2026

REVISION No.	REVISION NOTES	DATE
-	-	-
PROJECT: 122C FERME PARK ROAD LONDON N8 9SD		
CLIENT: JAN COOMBS		
DESCRIPTION: PROPOSED STUDIO PLANS		
DRAWING No. 2601-01	REVISION -	SCALE. 1:50 @ A1
PROJECT No. 1098		DATE. 09/02/26
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.		

BCA
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DESIGN & PLANNING CONSULTANTS

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