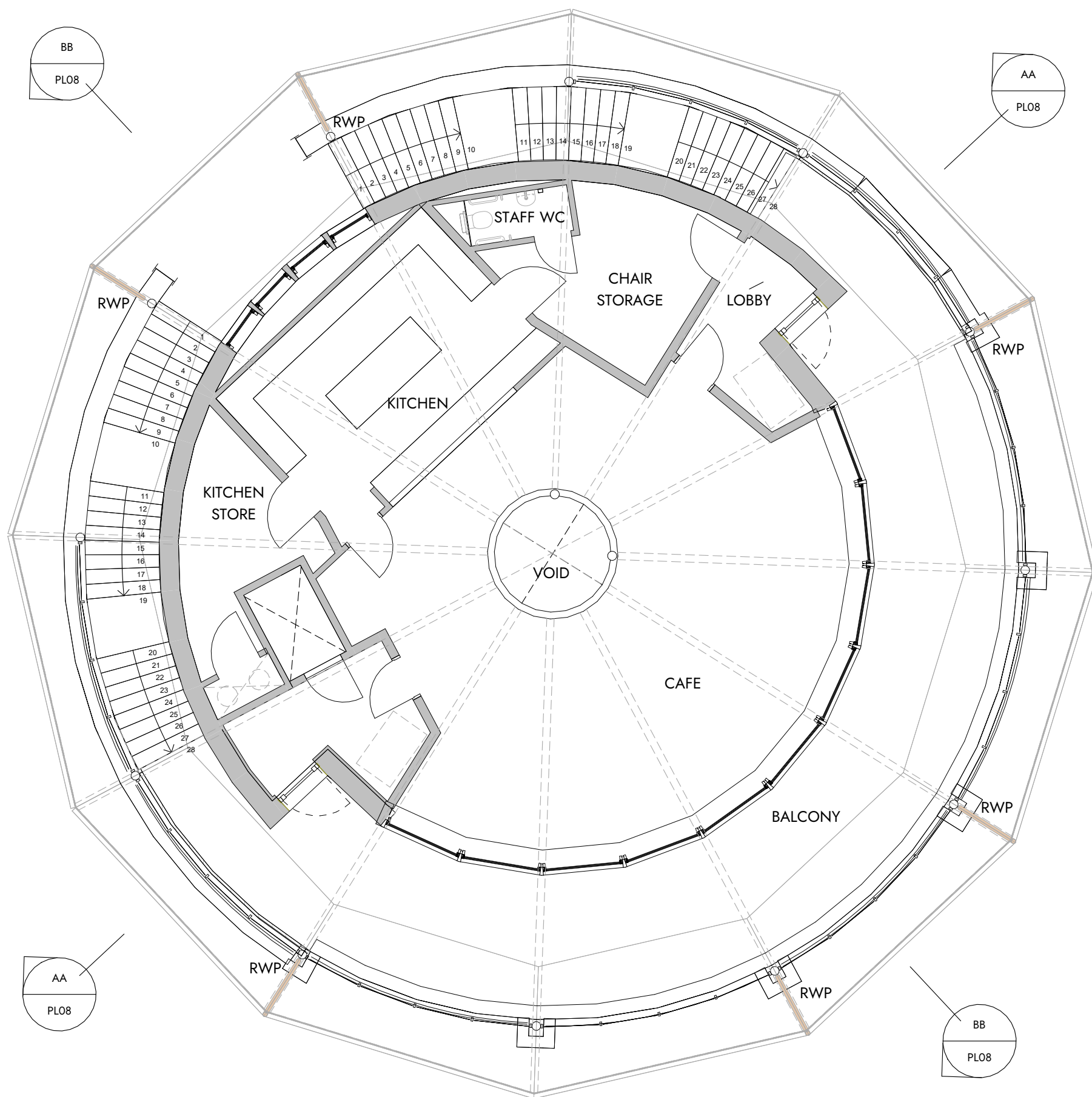
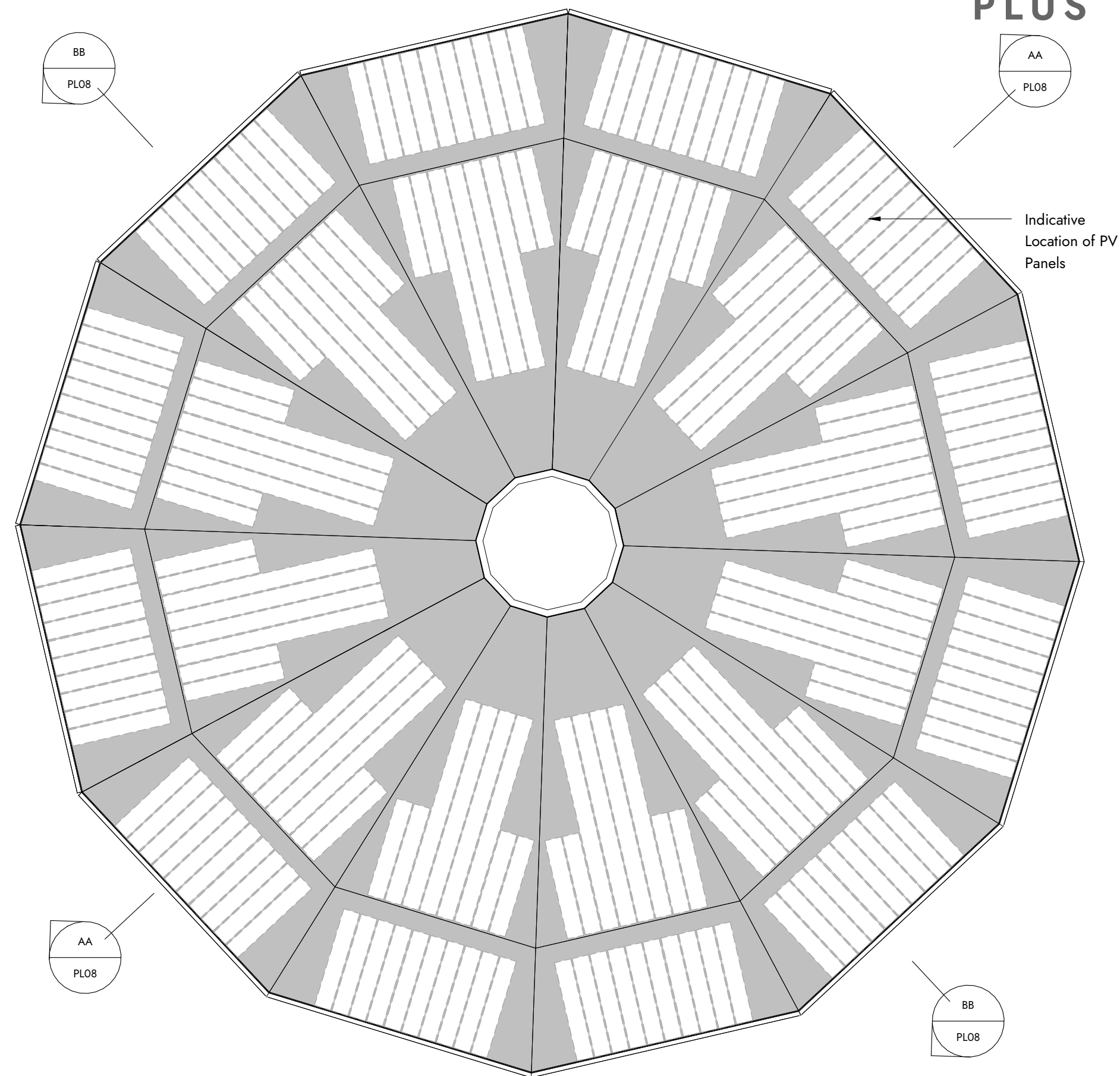




Ground Floor
1 : 100



First Floor
1 : 100



Roof Plan
1 : 100

Notes:

Roof

Metal standing seam roof, mill finish aluminium, with Photovoltaic panels.
Gutter and downpipes to be powder coated aluminium.

Walls

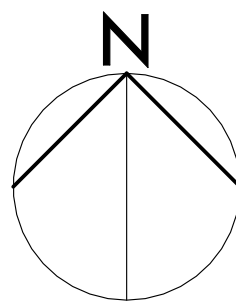
First Floor Cladding. Rainscreen cladding panels with mottled finish to emulate rusting steel finish in Brown/Orange
Ground floor Local stone wall, with window surrounds, heads and cills with mottled finish to emulate rusting steel finish in Brown/Orange

Windows

First floor Passivhaus Certified Triple glazed wood aluminium composite with aluminium outer face powder coated to match cladding panels Brown/Orange
Ground floor Passivhaus Certified Triple glazed wood aluminium composite with aluminium outer face powder coated to match Brown/Orange surrounds

Doors

External Plant room and Store doors to be steel louvres/grilles powder coated to match cladding panels Brown/Orange
Main entrance door bespoke concertina door with cut out design and features.
Inner Entrance door coloured to match Rainscreen cladding panels Brown /Orange



Proposed Floor Plans
The Iron Line

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1

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Revision	Description	Drawn	Approved	Date
P01	Planning drawings updated due to design development	LC		25/09/2025

Drawing				Status	
Proposed Floor Plans				PL - Planning	
Project	Client name	RIBA stage			
The Iron Line	Story Contracting Limited	4 - Technical Design			
Date	Drawn by	Scale @ A1	Drawing number	Revision	
01/04/2025	LC	1 : 100	24044-PL07	P01	