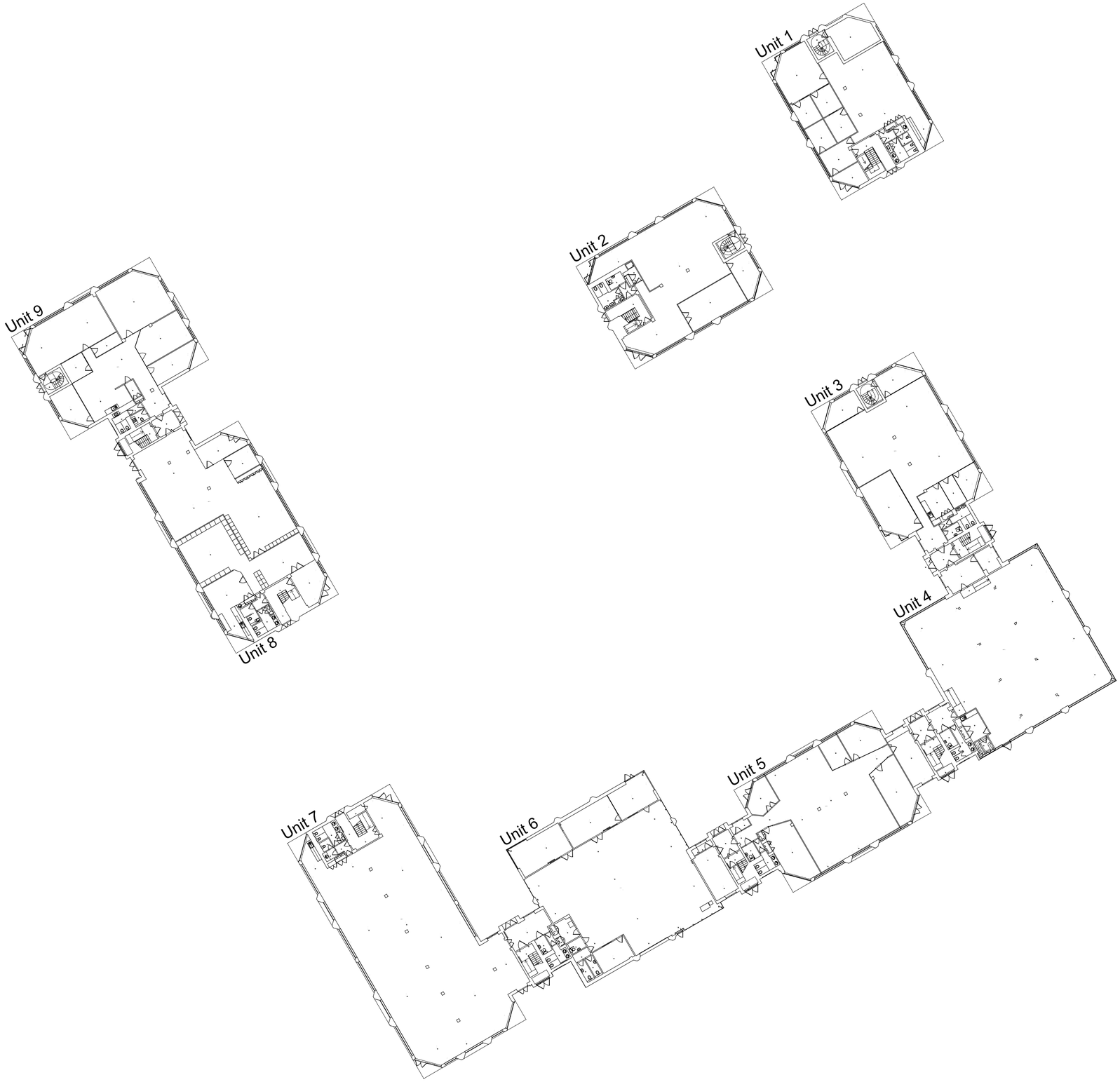


Existing Ground Floor Plan
Scale 1:400 @A2

The Contractor is to check and verify all building and site dimensions, levels, sewer invert levels and positions of drains before works start. Any discrepancy to be notified to MDG Architects. **DO NOT SCALE FROM THIS DRAWING**
This drawing and the building works depicted may not be reproduced or amended except by written permission.
No liability will be accepted for amendments made by other persons.

Rev.	Date	N	Revision	C'ked.

0 4 8 12 16 20m

N

Application Site Boundary

PLEASE NOTE:
All drawing information provided herein is indicative only and subject to ongoing design development and detailed design input. No element of the drawing(s) should be relied upon for construction, costing, or statutory approvals without further verification.

The position and extent of all utilities (above and below ground), easements, topographical features, and trees are to be confirmed through additional surveys. The site boundary is to be confirmed based on the Land Registry title plan and further on-site investigations. The layout has been produced for feasibility and discussion purposes only, and is based on PDF survey data that is subject to a full measured building survey. This sketch is based on incomplete and unverified survey information. Core areas are assumed to contain vertical circulation but remain unconfirmed. The proposal is subject to full measured, structural, and M&E surveys, and represents an early-stage feasibility concept.

Further design development is required to address the following (non-exhaustive):
A compliant fire strategy, including:
Means of escape, Protected lobbies, Evacuation lift requirements, Fire-rated construction, Acoustic and thermal performance in line with current Building Regulations, including enhancements between residential uses where appropriate. Ventilation of habitable and shared spaces per Approved Document F, and assessment of overheating risk in accordance with Approved Document O. Structural capacity of the existing building to support any new residential use and associated loadings. Natural light provision, and performance against daylight/sunlight guidance as outlined by BRE.

Services coordination, including:
Drainage infrastructure, Vertical risers, Ventilation and duct routes, Access and inclusivity, including potential lift upgrades and Part M compliance. Refuse and cycle storage in accordance with local authority standards. Assessment of hazardous materials (e.g., asbestos) within the existing building fabric.

All elements of the proposal remain subject to:
Detailed technical input, Comprehensive measured and specialist surveys, Compliance with current planning policy and building regulations.

USE OF THIS DOCUMENT:
This document and any associated drawings are not for construction and are issued solely for preliminary design coordination, internal review, and stakeholder discussion. Use beyond these purposes is at the user's own risk.

PROJECT
Ruscombe, Lakeside

Mountley Group

DRAWING
Existing Ground Floor

SCALE 1:400 @A2 CHECKED JW

DATE October 2026 DRAWN NH

DWG. No. A1562_(SK)002 REVISION

MDG Architects | Office 201 | The Folium
5-8 Caroline Street | Jewellery Quarter
Birmingham | B3 1TR

Tel: 0121 638 0201
www.mdgarchitects.co.uk
innovation@mdg.co.uk

MDG ARCHITECTS