



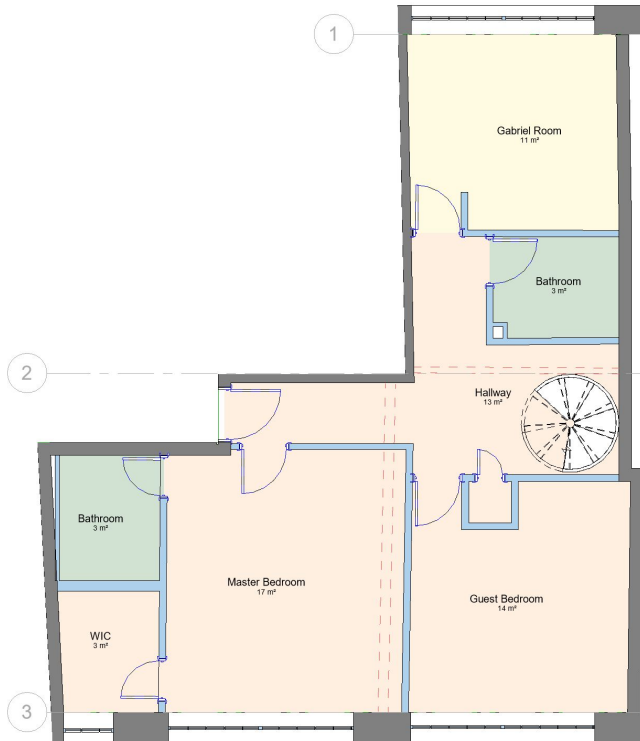
Feasibility Study for EDG MAISON

52 Tanners Yard, 239 Long Lane, SE1 4PT

Issue for Review

17.03.2025

EXISTING PLANS

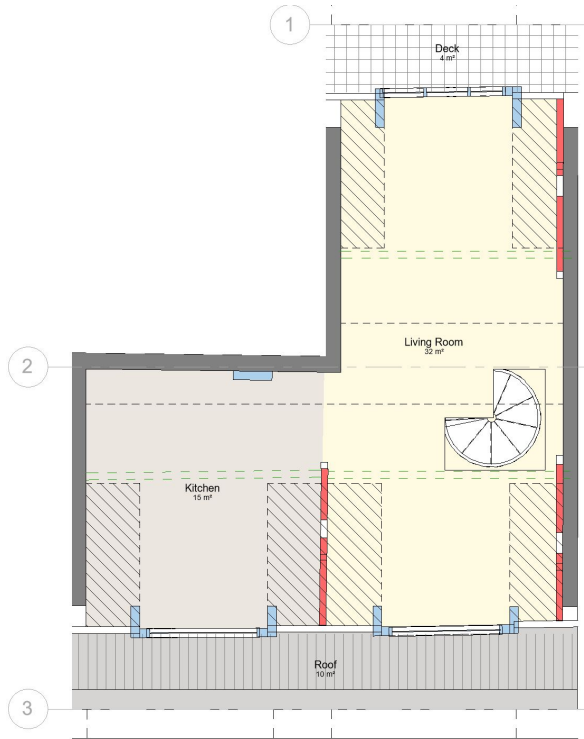


Existing Entrance Floor Layout

Master Bedroom :	17m ²
Master Bathroom:	3m ²
Master WIC :	3m ²
Guest Bedroom :	14m ²
Hallway :	13m ²
Bathroom :	3m ²
Gabriel Room :	11m ²
Total Net GIA:	64m ²

Red Dash Line : Steel beam overhead

EXISTING PLANS



Existing Upper Floor Layout

Kitchen : 15m²

Living Room : 32m²

Total Net GIA: 47m²*

*Approx. 12m² of total GIA is not being used effectively due roof pitch.

Black dash line : Flat roof area overhead

Diagonal Area : Sloped Roof

Green Dash Line : Timber beam overhead

SCENARIOS

SCENARIO 1 : Swapping the bedrooms located at south with kitchen and living room at upstairs.

Entrance Level : Option a Upper Level : Option a / b /c

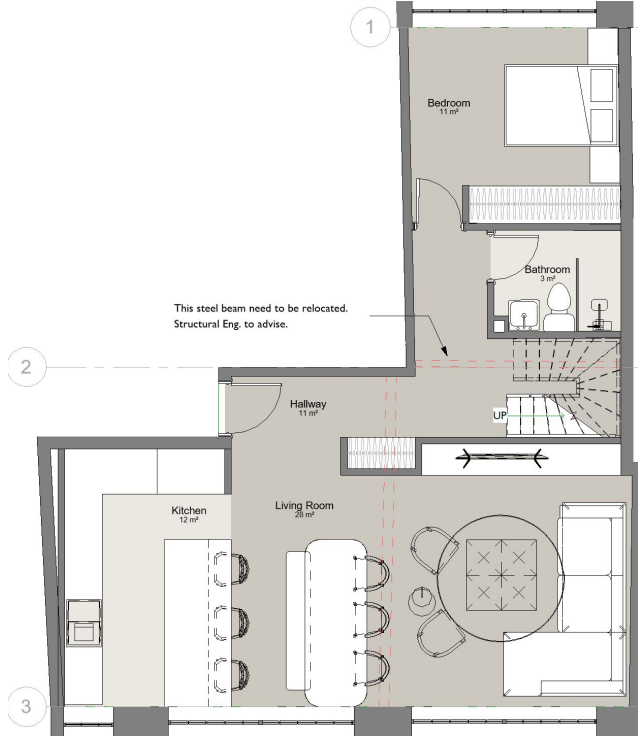
SCENARIO 2 : Keeping the bedrooms where they are, enlarging the dormer windows upstairs.

Entrance Level : Option a /b Upper Level : Option a / b

SCENARIO 3 : Swapping the bedrooms located at south with kitchen and living room at upstairs, while enlarging the dormer windows.

Entrance Level : Option a Upper Level : Option a

PROPOSED PLANS | Entrance Level



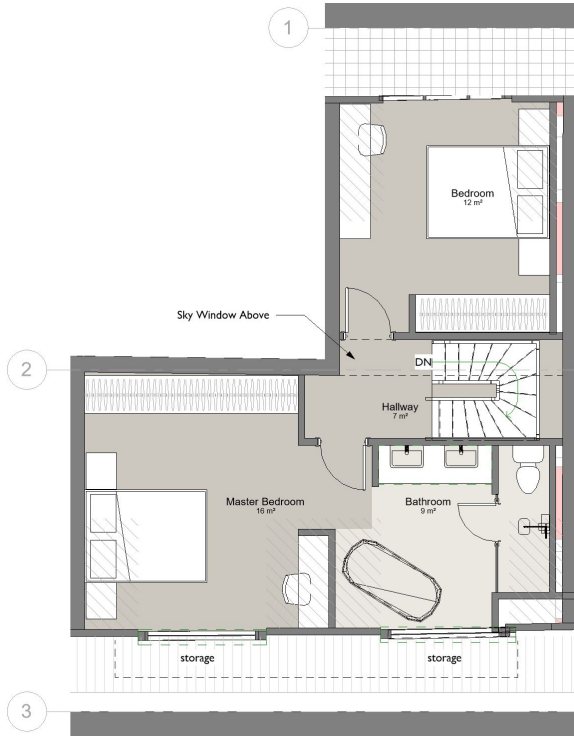
Scenario 1 | Option a

- Hallway : 11m²
- Living Room : 28m²
- Kitchen : 12m²
- Bedroom : 11m²
- Bathroom : 3m²

Total Net GIA: 64m²

Red Dash Line : Steel beam overhead
 Staircase is enlarged.

PROPOSED PLANS | Upper Level



Scenario 1 | Option a

Hallway :	7m ²
Master Bedroom :	16m ²
Ensuite Bathroom :	9m ²
Bedroom :	12m ²

Total Net GIA: 44m²*

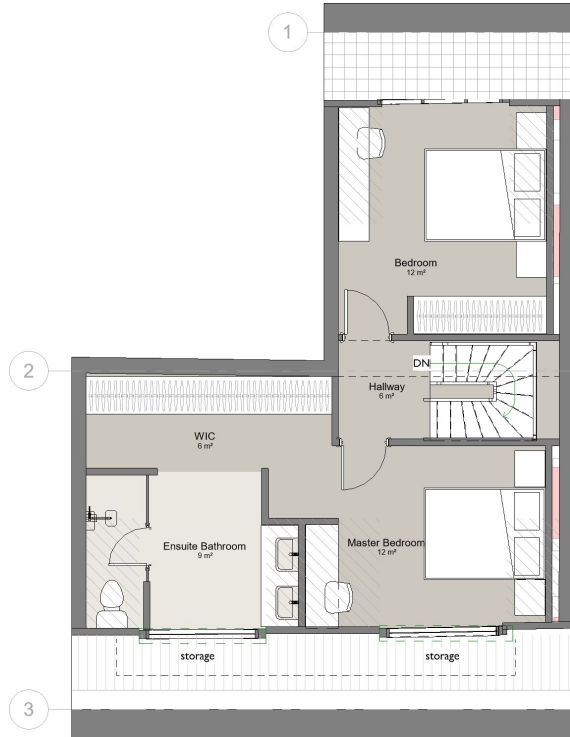
*Approx. 12m² of total GIA is not being used effectively due roof pitch.

Black Dash Line : Sky Window Overhead

Diagonal Area : Sloped Ceiling

Staircase is enlarged.

PROPOSED PLANS | Upper Level



Scenario 1 | Option b

Hallway :	6m ²
Master Bedroom :	12m ²
Ensuite Bathroom :	9m ²
WIC :	6m ²
Bedroom :	12m ²

Total Net GIA: 45m²*

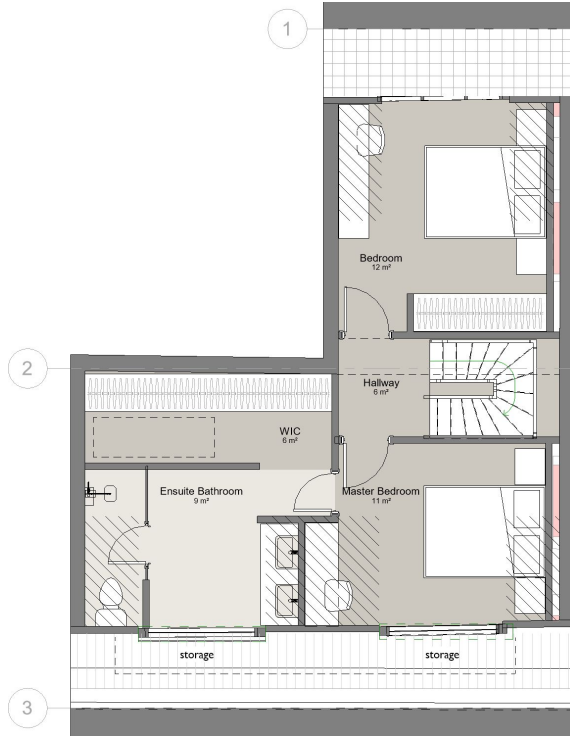
*Approx. 12m² of total GIA is not being used effectively due roof pitch.

Black Dash Line : Sky Window Overhead

Diagonal Area : Sloped Ceiling

Staircase is enlarged.

PROPOSED PLANS | Upper Level



Scenario 1 | Option c

Hallway :	6m ²
Master Bedroom :	11m ²
Ensuite Bathroom :	9m ²
WIC :	6m ²
Bedroom :	12m ²

Total Net GIA: 45m²*

*Approx. 12m² of total GIA is not being used effectively due roof pitch.

Black Dash Line : Sky Window Overhead

Diagonal Area : Sloped Ceiling

Staircase is enlarged.

PROPOSED PLANS | Entrance Level

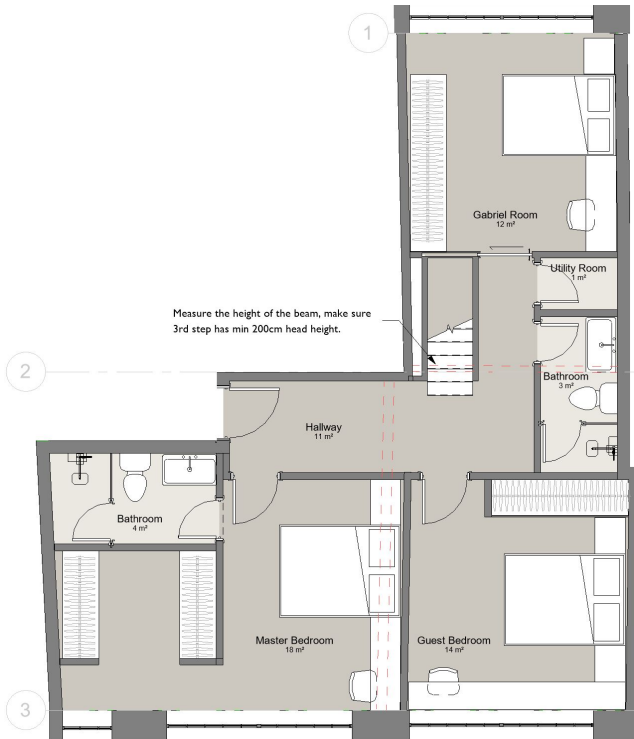


Scenario 2 | Option a

Hallway :	11m ²
Master Bedroom :	15m ²
Ensuite Bathroom :	5m ²
Walk'n Closet :	3m ²
Guest Bedroom :	14m ²
Gabriel's Room :	12m ²
Bathroom :	3m ²
Utility Room :	1m ²
Total Net GIA:	64m²

Red Dash Line : Steel beam overhead
Staircase is relocated.

PROPOSED PLANS | Entrance Level

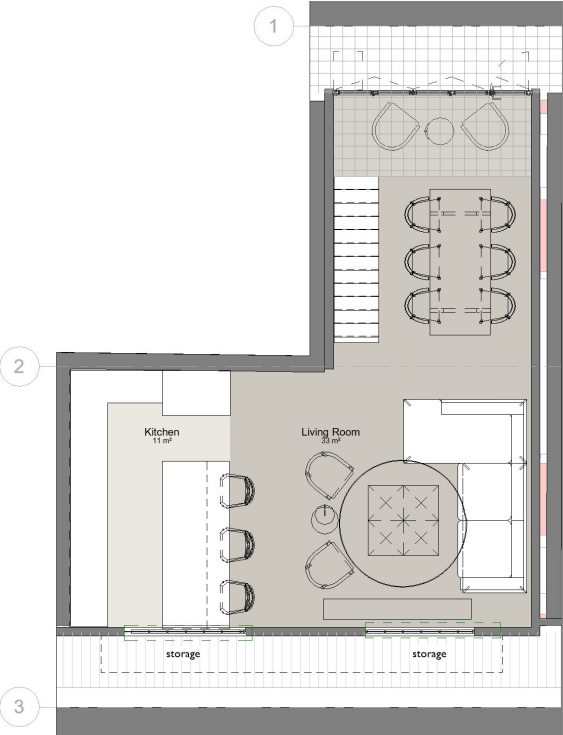


Scenario 2 | Option b

Hallway :	11m ²
Master Bedroom :	15m ²
Ensuite Bathroom :	5m ²
Walk'n Closet :	3m ²
Guest Bedroom :	14m ²
Gabriel's Room :	12m ²
Bathroom :	3m ²
Utility Room :	1m ²
Total Net GIA:	64m²

Red Dash Line : Steel beam overhead
Staircase is relocated.

PROPOSED PLANS | Upper Level

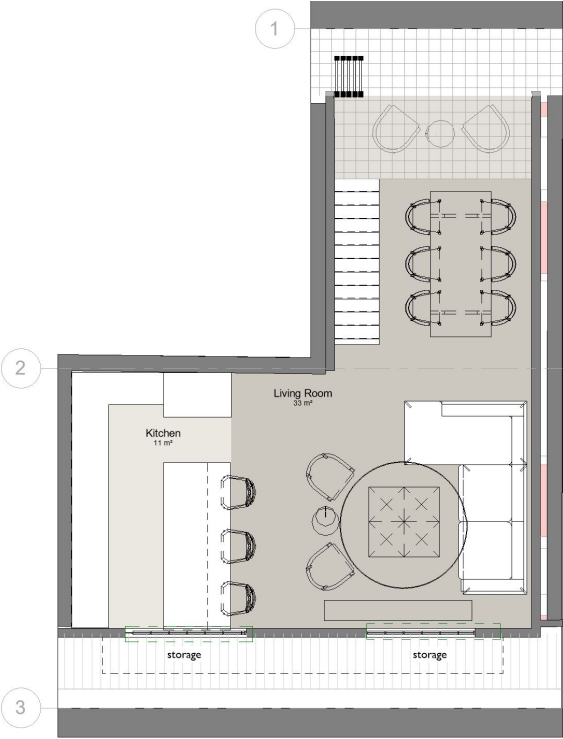


Scenario 2 | Option a

Living Room :	33m ²
Kitchen :	11m ²
Total Net GIA:	44m ²

Dormer Windows are enlarged wall to wall.
Staircase is relocated.

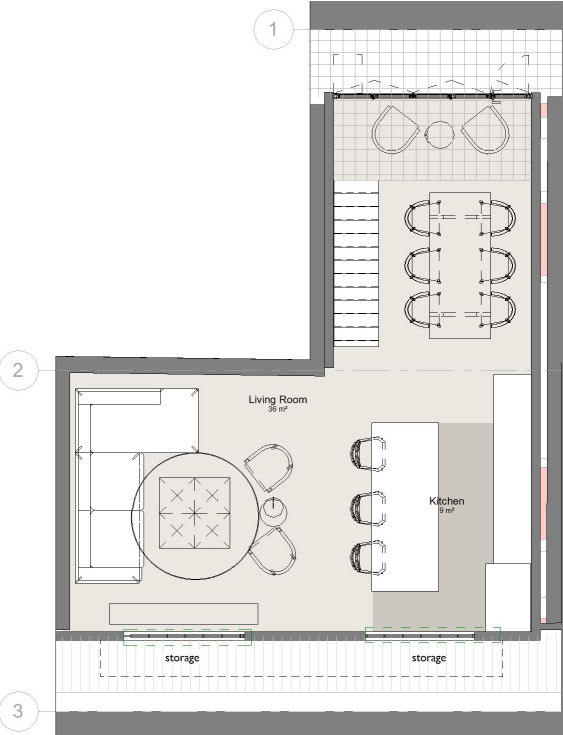
PROPOSED PLANS | Upper Level



Scenario 2 | Option a

Bi-folding Patio Door is Open

PROPOSED PLANS | Upper Level

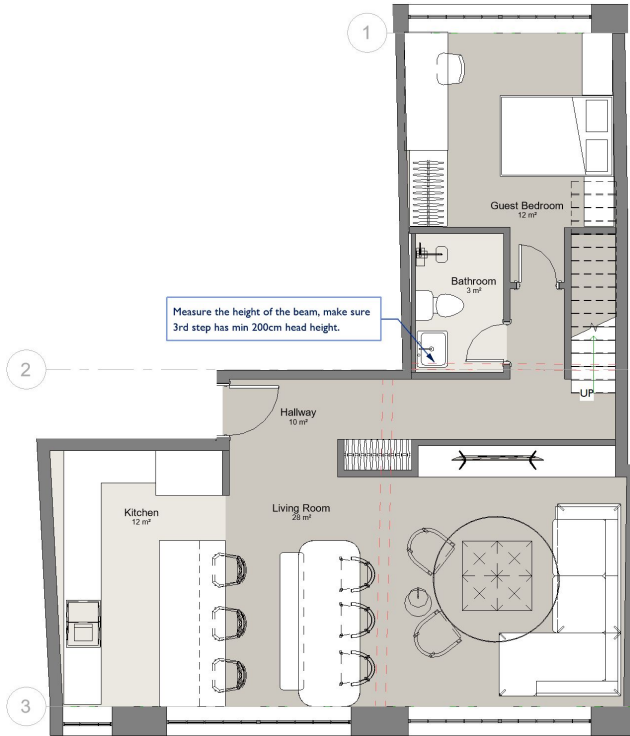


Scenario 2 | Option b

Living Room :	36m ²
Kitchen :	9m ²
Total Net GIA:	45m ²

- Dormer Windows are enlarged wall to wall.
- Staircase is relocated.
- Kitchen is relocated.

PROPOSED PLANS | Entrance Level

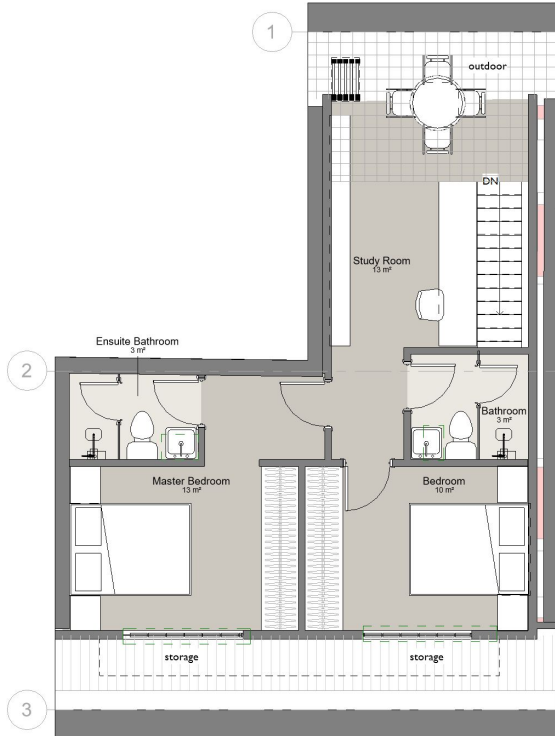


Scenario 3 | Option a

Hallway :	10m ²
Living Room :	28m ²
Kitchen :	12m ²
Bathroom :	3m ²
Bedroom :	11m ²
Total Net GIA:	64m ²

Red Dash Line : Steel beam overhead
Staircase is relocated.

PROPOSED PLANS | Upper Level



Scenario 3 | Option a

Master Bedroom :	13m ²
Ensuite Bathroom :	3m ²
Bedroom :	10m ²
Bathroom :	3m ²
Study Room :	13m ²
Total Net GIA:	42m ²

Dormer Windows are enlarged wall to wall.

Staircase is relocated.

Bathroom is added.



Thank you