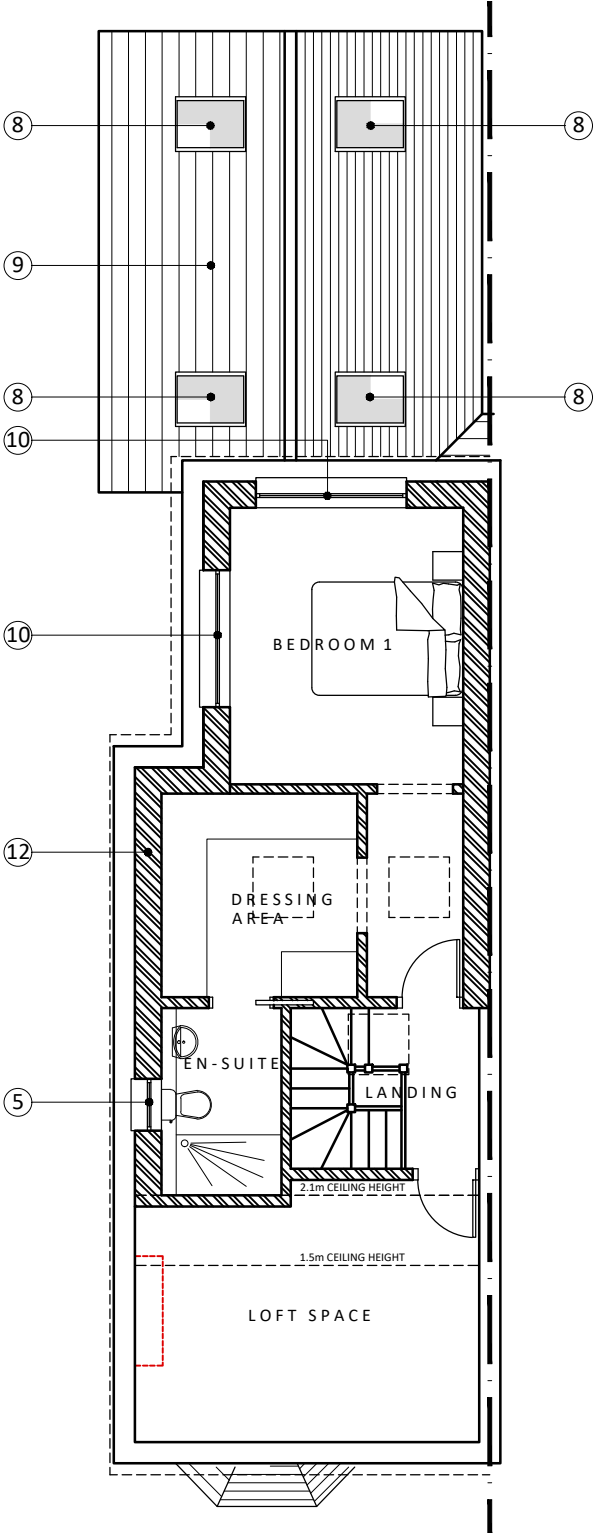
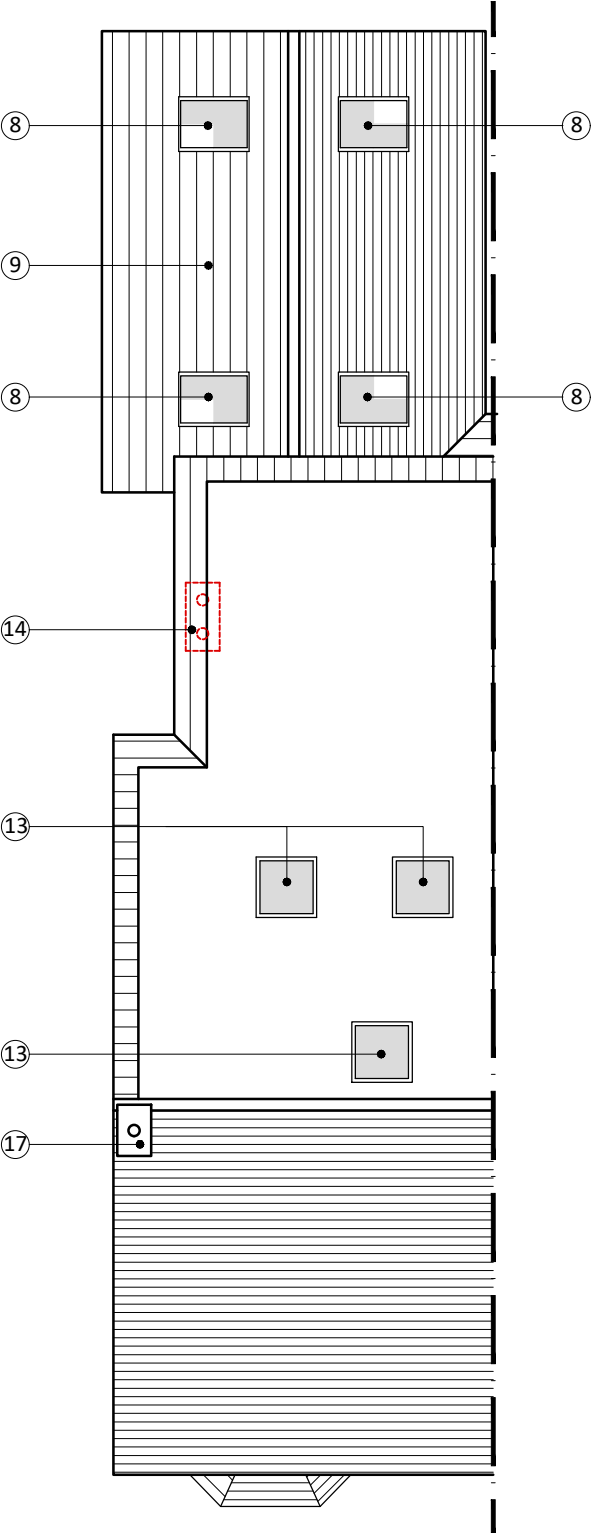


This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. All feasibility studies are subject to full site survey. This drawing is to be read in conjunction with all relevant consultants and/or specialists drawings/documents and any discrepancies or variations are to be notified to the architects in writing before the affected work commences. All queries relating to design of structural elements are to be referred to the structural engineering consultant for resolution. The workmanship and materials of all trades and building operations shall comply with the recommendations of British Standard (BS)8000 parts 1-16 inclusive and with Approved 2013 Document to support Regulation 7 1999 edition (incorporating 2018 amendments) of the Building Regulations 2010. All design and construction is to be in accordance with the Construction (Design and Management) Regulations 2015.

Rev	Date	Description
A	20/01/25	GRP chimney added.



SECOND FLOOR PLAN



ROOF PLAN

LEGEND

- 1. ERECT SINGLE STOREY REAR EXTENSION FINISHED IN SMOOTH RENDER (COLOUR: WHITE)
- 2. DOUBLE GLAZED BI-FOLD DOORS & FEATURE FIXED GLAZED TRIANGULAR WINDOW ABOVE (COLOUR: GREY)
- 3. DOUBLE GLAZED FLUSH CASEMENT WINDOW (COLOUR: WHITE)
- 4. REMOVE DOOR & WINDOW UNIT AND INFILL WITH BRICKWORK TO MATCH EXISTING
- 5. OBSCURE DOUBLE GLAZED FLUSH CASEMENT WINDOW (COLOUR: WHITE)
- 6. UPVC DOUBLE GLAZED SLIDING SASH WINDOW (COLOUR: WHITE)
- 7. DOUBLE GLAZED COMPOSITE FRONT DOOR (COLOUR: TBC)
- 8. DOUBLE GLAZED ROOF LIGHT (COLOUR: GREY)
- 9. ROOF TILES TO MATCH EXISTING
- 10. DOUBLE GLAZED FLUSH CASEMENT WINDOW (COLOUR: GREY)
- 11. OBSCURE DOUBLE GLAZED FLUSH CASEMENT WINDOW (COLOUR: GREY)
- 12. FLAT ROOF DORMER ROOF EXTENSION FINISHED IN ZINC EFFECT CLADDING SYSTEM (COLOUR: GREY)
- 13. DOUBLE GLAZED FLAT ROOF LIGHT (COLOUR: GREY)
- 14. REMOVE CHIMNEY STACK
- 15. RAINWATER GOODS TO MATCH EXISTING (COLOUR: BLACK)
- 16. FASCIA & SOFFITS TO MATCH EXISTING (COLOUR: BLACK)
- 17. REPLACE EXISTING CHIMNEY WITH GRP CHIMNEY FINISHED IN BRICKWORK TO MATCH EXISTING

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PLANNING

Client			
Mrs D Howson			
Project			
31 Lancaster Avenue			
Hitchin			
Hertfordshire			
Drawing Title			
Proposed Second Floor and Roof Plans			
Drawn	Date	Checked	Scale @ A3
MEH	JULY 2024		1:100
Job No	Drawing No	Revision	Note
2024/18	PL.005	A	

