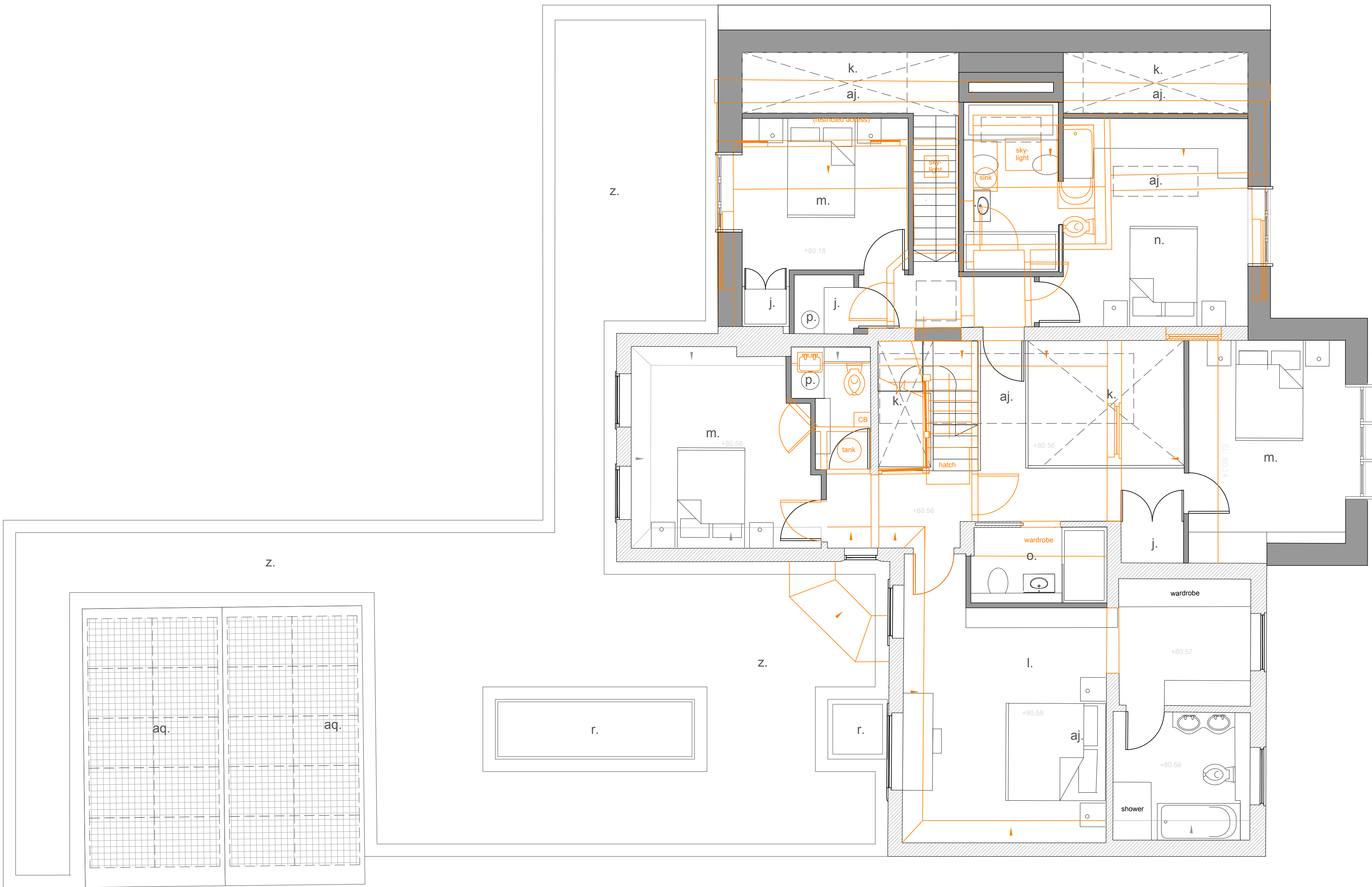
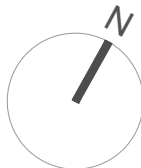
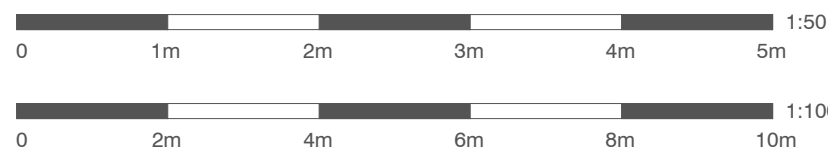




- Notes:
- a. New main entrance
 - b. new snug
 - c. New office
 - d. Proposed living room
 - e. Proposed kitchen layout
 - f. Proposed dining space
 - g. New canopy/porch (above)
 - h. Proposed utility room
 - i. Proposed bin storage area
 - j. Storage space
 - k. Void
 - l. Master Suite
 - m. Bedroom
 - n. En-suite
 - o. Family Bathroom
 - p. Laundry chute
 - q. Outdoor dining area
 - r. New rooflight
 - s. new utility room
 - t. Slimline aluminium Sliding door
 - u. New bay window
 - v. New front hallway
 - w. Pocket doors
 - x. Slimline aluminium glazing (anodised aluminium analok 543)
 - y. Flat roof to bridge the tiled roof and vent chimney, (oxidised aluminium cladding)
 - z. Sedum roof on EPDM /single ply) membrane
 - aa. Replacement aluminium guttering bronze RAL color, new timber fascias
 - ab. Annex opening
 - ac. New kitchen
 - ad. Existing garage
 - ae. Aluminium framed rooflight, dark grey
 - af. New or Existing window to be replaced - slimline fixed anodised bronze aluminum window (anodised aluminium analok 543)
 - ag. Replacement Oak and glazed front door
 - ah. New aluminium framed external doors frame color anodised Analok 543
 - ai. Ground floor WC and shower
 - aj. Rooflight above
 - ak. New stair
 - al. Cloakroom bench and jacket, boot storage
 - am. bar/pantry area
 - an. New Vent Chimney
 - ao. Existing raised patio
 - ap. New raised patio extension
 - aq. New solar panel
 - ar. Neighbouring property (North) - Willowmere
 - as. Neighbouring property (South) - Maple House
 - at. Existing shed
 - au. Existing garden footpath
 - av. New garden footpath
 - aw. New air source heat pump
 - ax. New buffer tank and hot water cylinder

- KEY:
- - - Site boundary
 - Downtakings
 - Existing walls
 - Proposed walls
 - Hard landscape surface

First Floor Plan



Second Floor, 99 Bancroft
Hitchin, SG5 1NQ
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

Revisions:

- Notes:
- This drawing is copyright.
 - Scale and boundaries are indicative.
 - Ownership boundary indicative based on OS data.
 - To be read in conjunction with Structural Engineers information, specification and drawings
 - Key plan not to scale.
 - Dimensions shown are indicative only and subject to survey
 - This drawing is based on the topographical survey provided by Survey Solutions

Michael Collins Architects Ltd

Little Court
St Ippolyts, Hitchin, SG4 7NE
Job No.
282 First Floor Plan
as Proposed
(with downtakings)
Stage: Stage 3
Status: DAS

025
REVISION: Scale
1:50 @A1
1:100 @A3