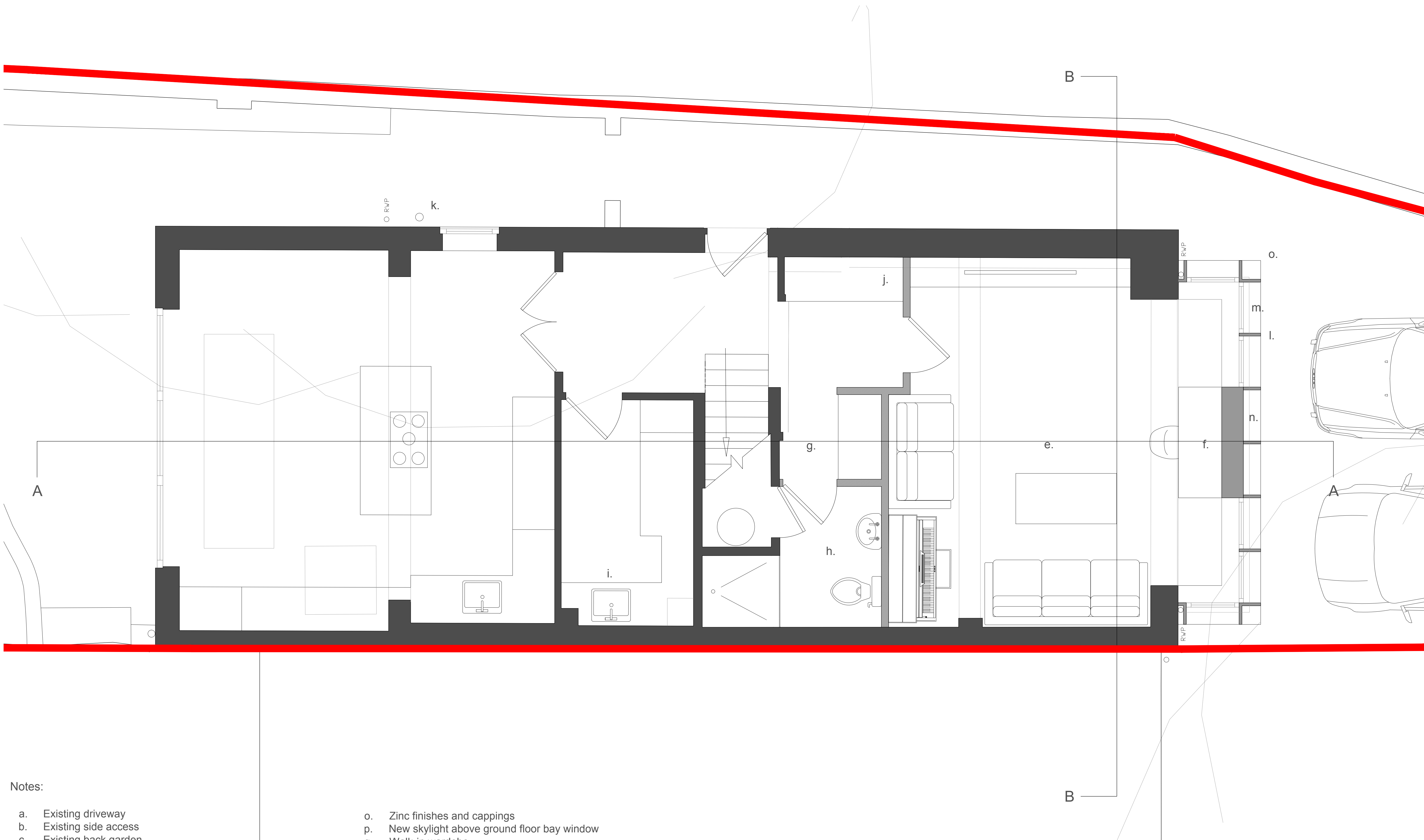
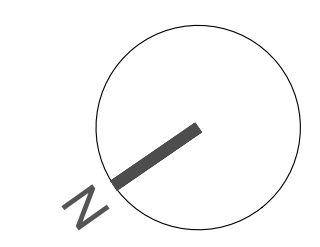
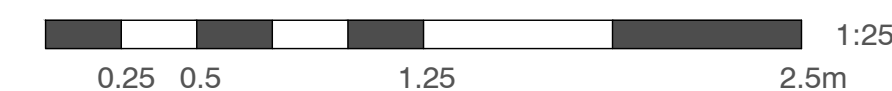




Notes:

- a. Existing driveway
- b. Existing side access
- c. Existing back garden
- d. Proposed garden studio
- e. New living room
- f. New bay window
- g. New walk-through cloakroom/store room
- h. New shower room
- i. New sink
- j. Boiler position as existing
- k. Boxed in soil pipe relocated outside
- l. New iroko fins
- m. Slimline aluminium/timber windows with dark red RAL colour
- n. Modified timber cladding

- o. Zinc finishes and cappings
- p. New skylight above ground floor bay window
- q. Walk-in wardrobe
- r. Ensuite bathroom
- s. Bedroom
- t. Decorative brick/terracotta tiles
- u. Existing capping replaced with new zinc capping
- v. Brickwork cladding to match existing
- w. Zinc roof in pigment red
- x. Replacement slimline aluminium/timber windows with dark red RAL colour
- y. Single ply membrane with optional sedum roof over
- z. New bath
- aa. Shower relocated



Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

Note: This drawing is copyright.
Note: These layouts are preliminary until further surveys are undertaken.
Note: Scale and boundaries are indicative.
Note: Ownership boundary indicative based on OS data.
Note: Red dotted line is shown as site boundary.
Note: Elevation key plan not to scale.

Michael Collins Architect LLP

3D The Avenue

Job No. 212 Proposed Ground Floor Plan

Stage: Stage 2
Status: Preliminary

021

REVISION: Scale 1:25 @:A1