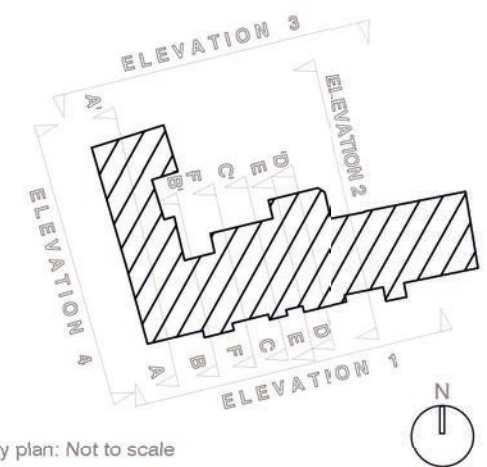




Notes:

- a. New floor joists and fire protection, Access hatch.
- b. master bed room area.
- c. Internal partitions and ceiling structure removed.
- d. Existing window and doors infilled with brickwork to match existing.
- e. New aluminum framed roof light
- f. Existing gate repaired/replaced to match existing
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. Existing floor removed new mezzanine floor level added at a lower level.
- i. Existing rotten timber floor and boards replaced.
- j. Existing timber beams repaired/ replaced to match existing. Acoustic /thermal treatments and Fireproof linings to the underside.
- k. New folding oxidised copper shutters
- l. Underpinning required to the existing flint boundary wall.
- m. Oxidised copper standing seam roof / or natural slate roof.
- n. Replacement window to match existing.
- o. Existing trusses replaced/repared as necessary and insulated. Existing Lath and plaster ceilings removed.
- p. Existing tiled roof replaced ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match.
- t. New insulated linings internally.
- u. Existing brickwork repointed and repaired
- v. Timber bays repaired and replaced and redecorated.
- w. Replacement lead roof coverings to bays. new rainwater goods.
- x. Chimney repairs and re-flashing work.
- y. New timber floor coverings, leveling existing floor
- z. New island unit (floor strengthened below.
- aa. New Commercial Kitchen extraction system and filtration system located within roof void.
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. New aluminum framed windows swissor hinged opening mechanism with Bi-fold doors below
- ae. Timber framed structure exposed rafters walls clad with copper or natural slate externally.
- af. New ground source heat pump boreholes

- ag. Raised bed and retaining structure to existing flint wall, new piers to match
- ah. New flush PV panels facing south
- ai. Existing levels lowered and levelled aprox 1m reduction at northern end.
- aj. Copper flashing detail
- ak. Brick to match existing
- al. Oak projecting surround to windows.
- am. Solid Oak door and glazed side panel
- an. rendered Datum



Key plan: Not to scale

12 Purwell Lane
Hitchin, SG4 0NE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com



Note: This drawing is copyright
Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

Michael Collins Architect LLP

The White Horse, Kimpton

Job No. 039 Elevation 2
as proposed

Stage: pre-planning
Status: Preliminary

027

REVISION: Scale
1:100
@:A3