

Project
Retrofit/Extension
Clementine Bond
68 Old Park Road, Hitchin
SG5 2JT

Date
02/2026

Drawing Title
01A PROPOSED FLOOR
PLANS

Revision
-
First Issue for comment
A
SUBMISSION FOR PLANNING

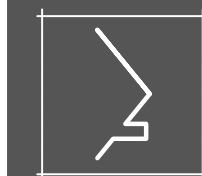
Date
DD/MM/YY
31/03/26

By
LR

Project Number
2509

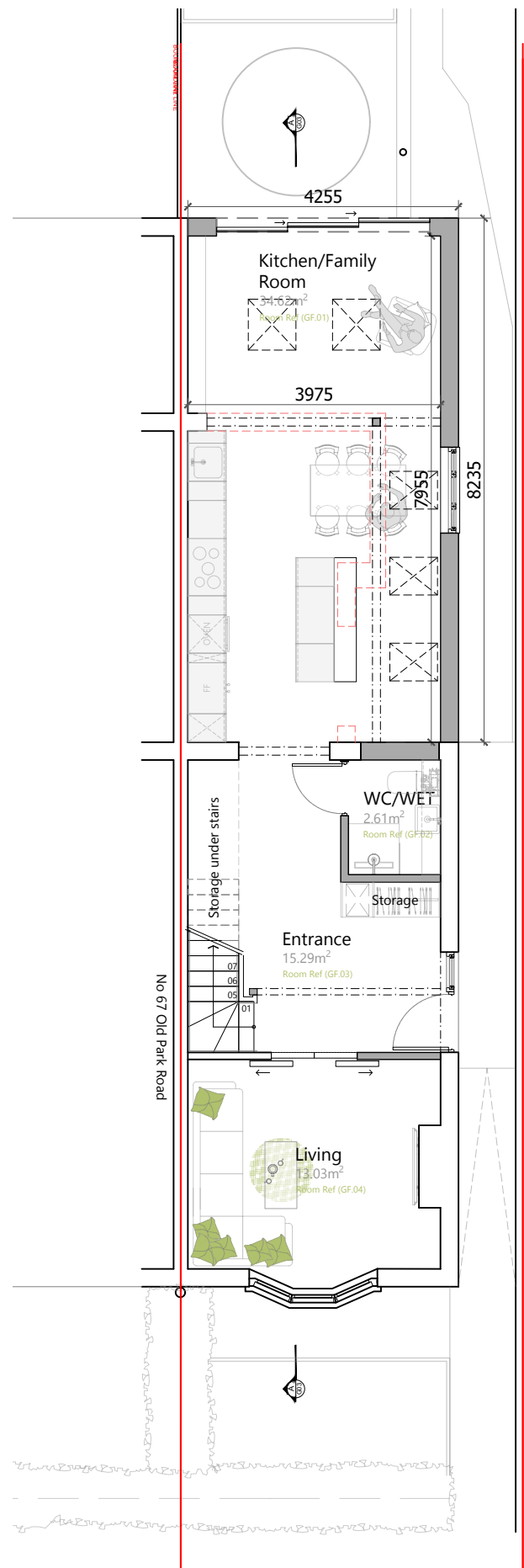
REVISION -

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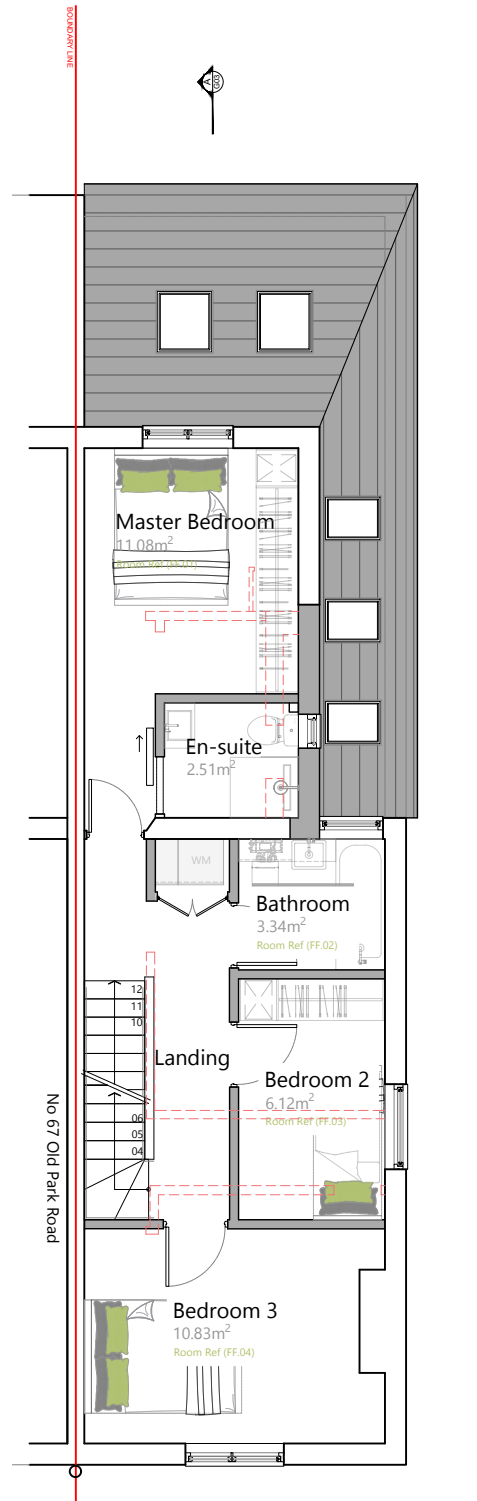


Notes
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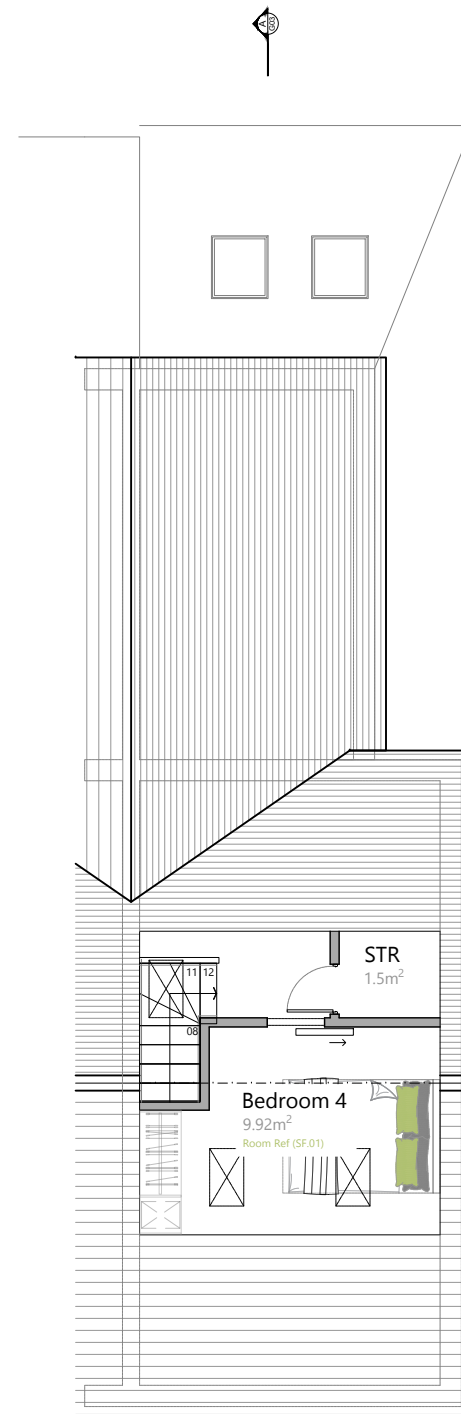
All structural information must be confirmed with a structural engineer's calculations.



PROPOSED Ground Floor Plan
1:100@A3



PROPOSED First Floor Plan
1:100@A3



PROPOSED Second Floor Plan
1:100@A3

NOTES:

Structural: All structural works to be completed in accordance with the Structural Engineer's specifications. Engineer to review and comment on all new steel and timber members.

M&E: Allow for new drainage, heating, and full electrical fit-out (up to first fix). Include installation of solar panels, ground-floor underfloor heating (UFH), and mechanical ventilation on the first floor.

Insulation & Efficiency: Improve thermal efficiency throughout. Scope includes:

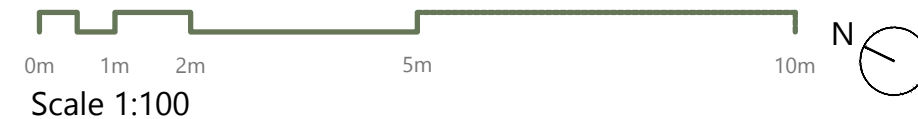
Internal insulated plasterboard (where feasible).

Insulation between floors and within existing roof rafters (between and below).

Loose-fill mineral wool within the suspended timber floor void.

All materials systems and products installed in accordance to manufacturer specification

Note client to confirm scope of works.



ALL PROPOSED DRAWINGS TO BE READ IN CONJUNCTION ALL OTHER PROPOSED DRAWINGS. DRAWINGS FOR INFORMATION PURPOSES ONLY.