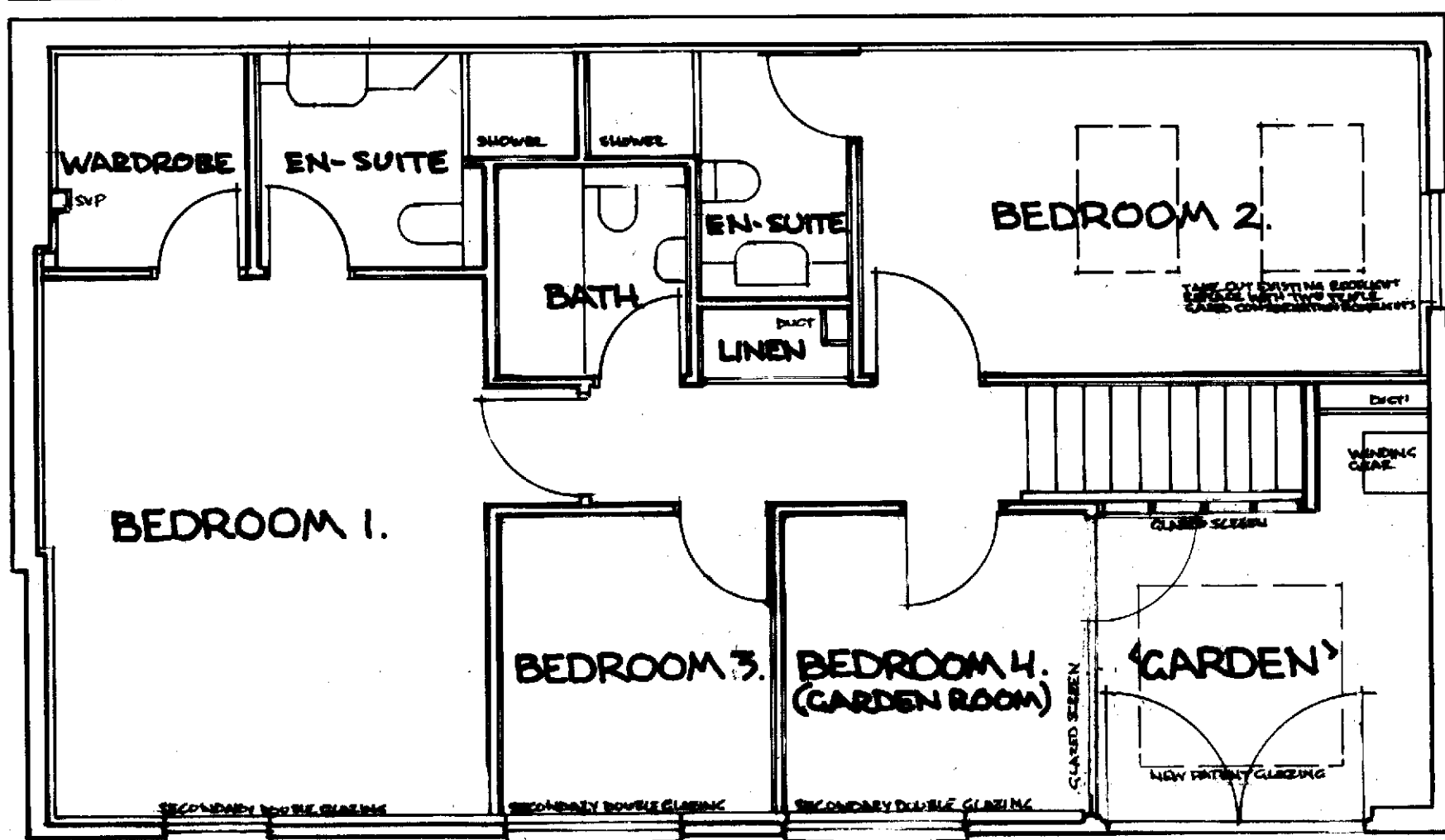
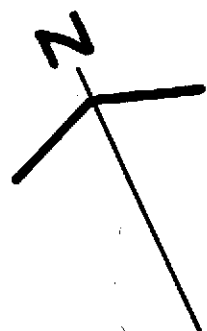
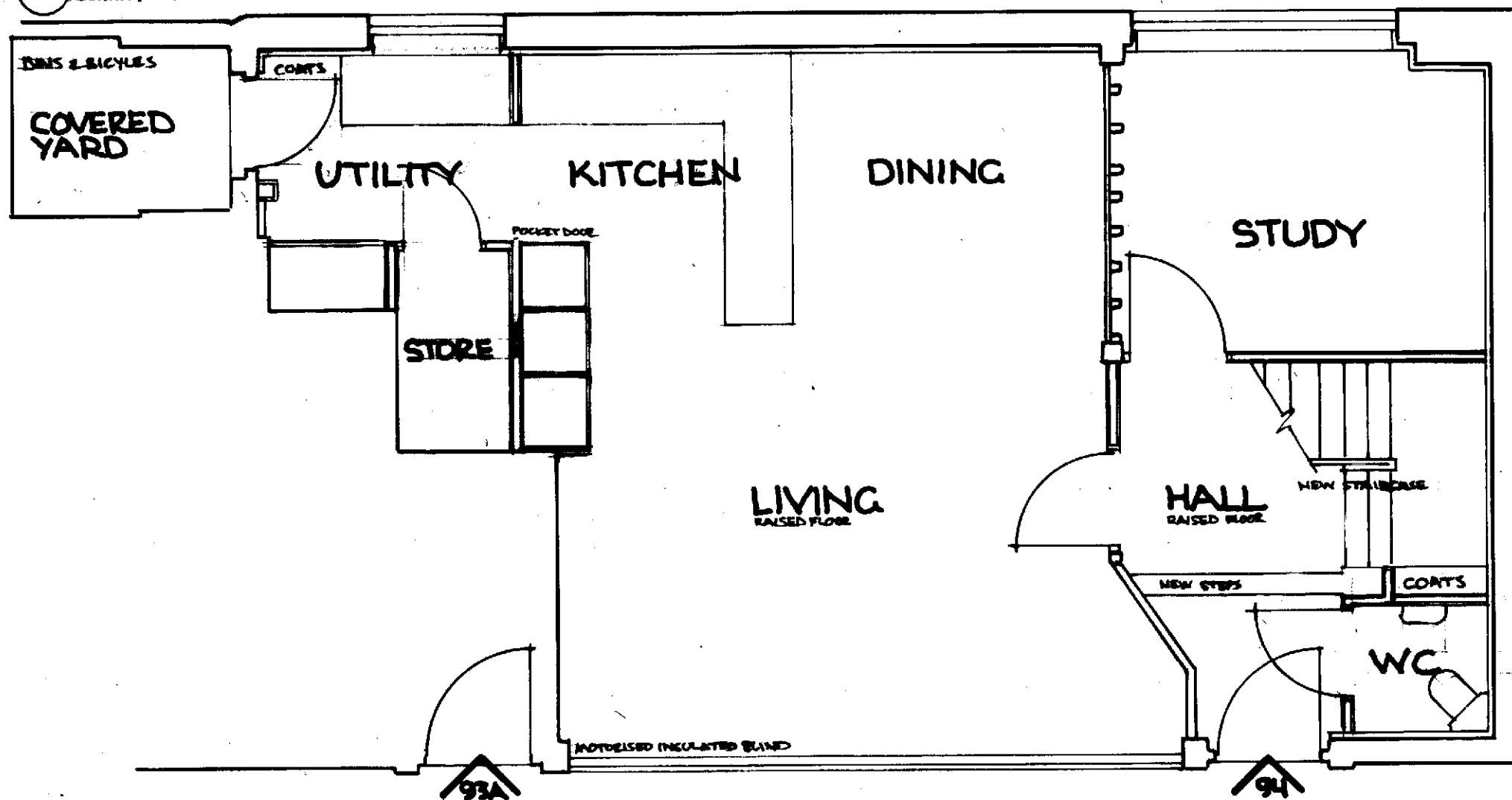




FIRST FLOOR PLAN

0 1 2 3 4 5 SCALE 1:50



GROUND FLOOR PLAN

Notes

The south facing Garden Area will provide solar gain. The building to be heated by means of an air to water heat exchanger located in the Garden Area above the winding gear.
A whole house heat recovery ventilation system will be provided with the unit mounted in the roofspace. The 150mm inlet grille in Garden Area and the extract grille located in the opposite gable. The ductwork will be 100mm diameter and will be run in the ducts as shown. Extract will be taken from the Toilet, Kitchen cooker hood, Utility Room, Bin Cupboard, and the first floor Bath/Shower Rooms. Tempered fresh air will be taken to ceiling grilles in the Living Room, Study and Bedrooms. The existing first floor front windows to be repaired as necessary and removable secondary double glazing be provided internally.
The rooflight in Bedroom 2 to be replaced by two triple glazed conservation style opening rooflights. The building to be insulated to current standards by lining all walls with insulated plasterboard, insulation between roof joists underlined with insulated plasterboard and raised ground floor insulated and provided with underfloor heating.
Waste disposal to be accommodated by the provision of a ventilated bin storage cupboard in the covered yard for the general refuse (purple) bin, recycling (grey) bin and food waste caddy (brown). A waste disposal unit will be provided to the Utility Room sink.

**94 TILEHOUSE STREET, HITCHIN, HERTFORDSHIRE
FLOOR PLANS AS PROPOSED**

BRENT SMITH ASSOCIATES 1 Mews Court, 22 Bancroft, Hitchin, Herts SG5 1JW Tel: 01462 442979 Email: brent@walden7.uk	DRAWING NUMBER 10
SCALE 1:50@A3 MAR 2025 JOB NO. 610	