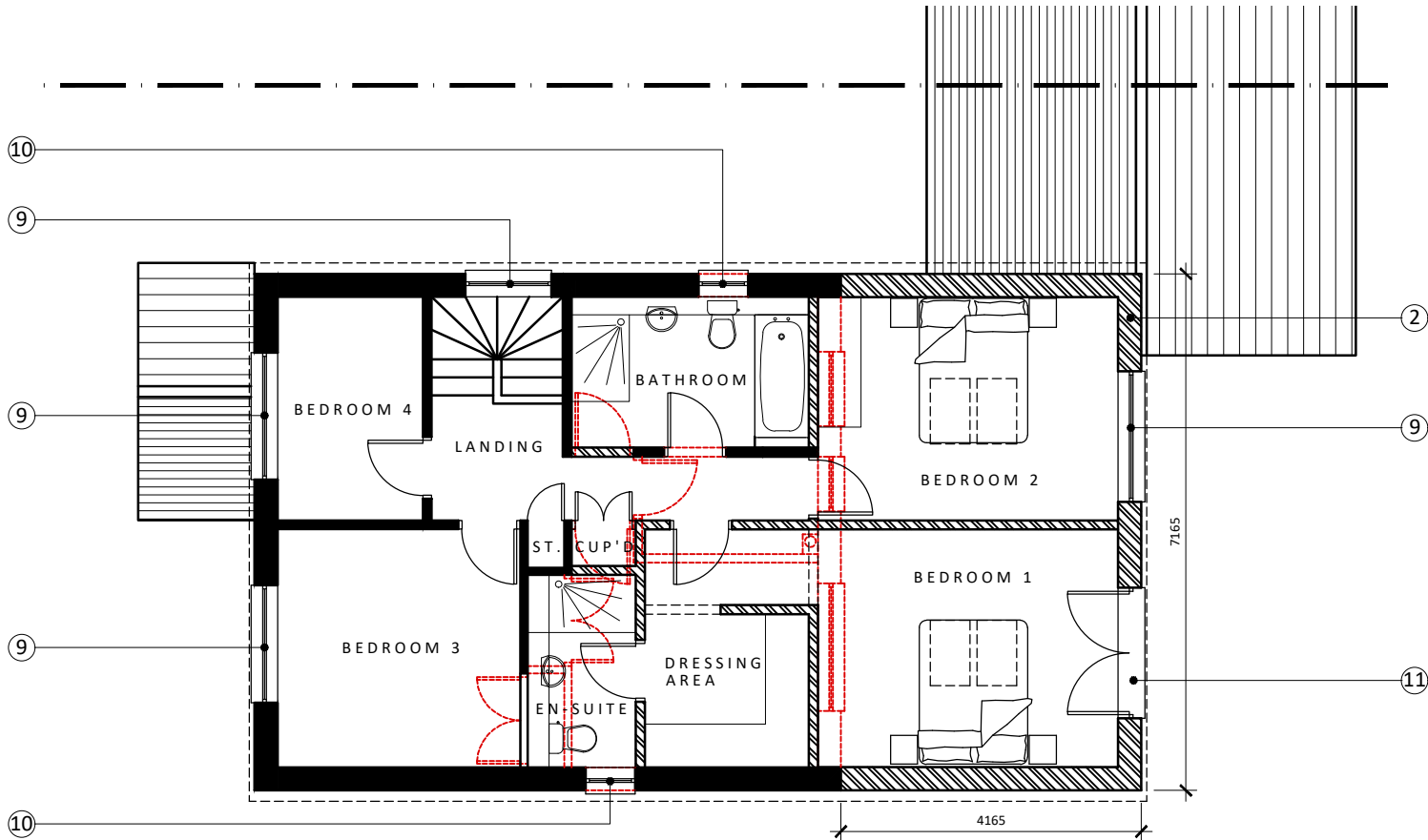
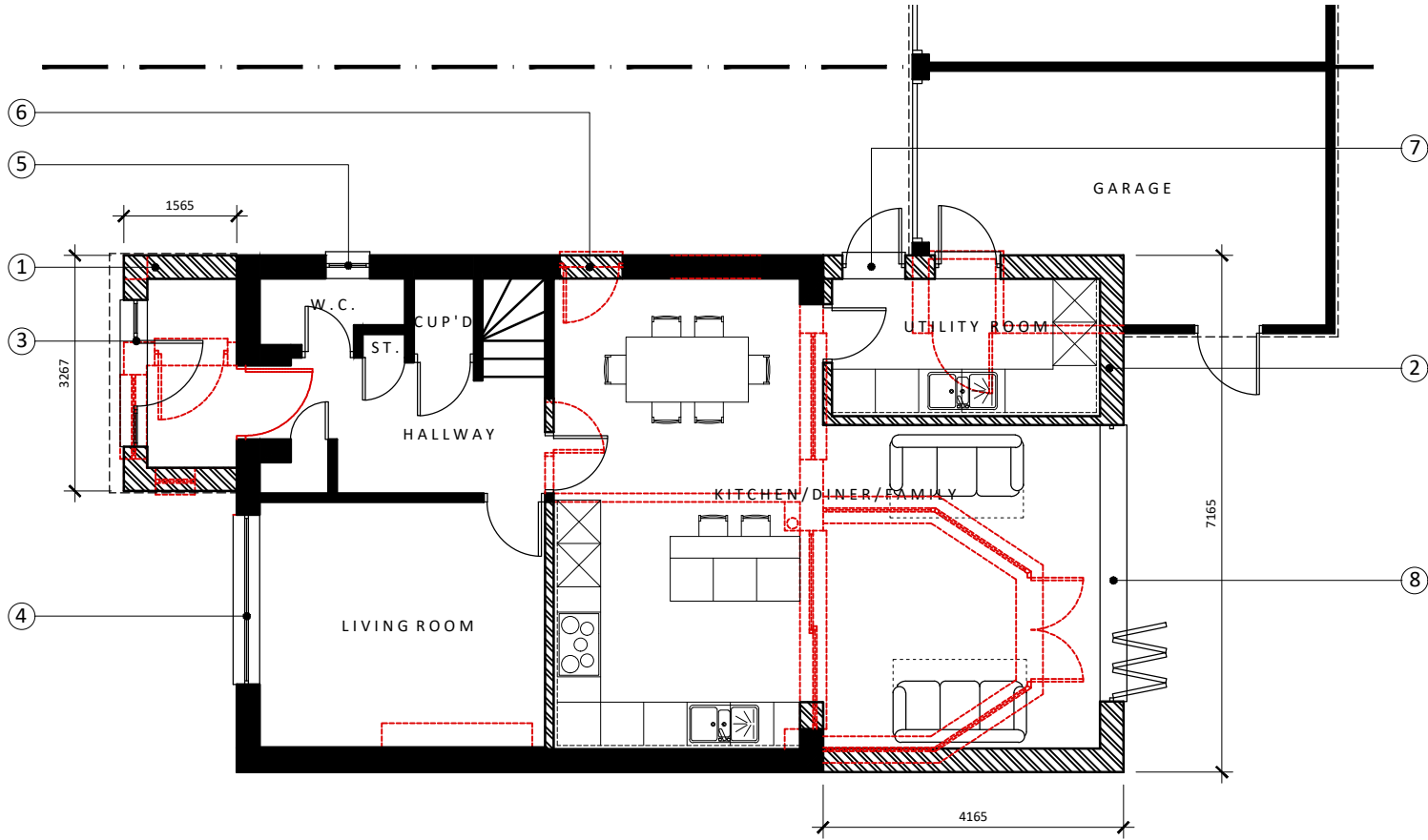


This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. All feasibility studies are subject to full site survey. This drawing is to be read in conjunction with all relevant consultants and/or specialists drawings/documents and any discrepancies or variations are to be notified to the architects in writing before the affected work commences. All queries relating to design of structural elements are to be referred to the structural engineering consultant for resolution. The workmanship and materials of all trades and building operations shall comply with the recommendations of British Standard (BS)8000 parts 1-16 inclusive and with Approved 2013 Document to support Regulation 7 1999 edition (incorporating 2018 amendments) of the Building Regulations 2010. All design and construction is to be in accordance with the Construction (Design and Management) Regulations 2015.

Rev	Date	Description
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

LEGEND

- ① ADAPT EXISTING PORCH & FINISH IN TILE HANGING AND BRICKWORK TO MATCH EXISTING
- ② DEMOLISH CONSERVATORY & ERECT A DOUBLE STOREY REAR EXTENSION IN BRICKWORK TO MATCH EXISTING
- ③ NEW DOUBLE GLAZED ENTRANCE DOOR & FIXED SIDE PANELS (COLOUR: TBC)
- ④ REPLACE EXISTING WINDOW WITH HIGHER SILL & INFILL WITH BRICKWORK TO MATCH EXISTING
- ⑤ OBSCURE DOUBLE GLAZED WINDOW TO MATCH EXISTING (COLOUR: WHITE)
- ⑥ REMOVE DOOR & INFILL WITH BRICKWORK TO MATCH EXISTING
- ⑦ NEW DOUBLE GLAZED ENTRANCE DOOR (COLOUR: TBC)
- ⑧ DOUBLE GLAZED BI-FOLD DOORS (COLOUR: WHITE)
- ⑨ DOUBLE GLAZED WINDOW TO MATCH EXISTING (COLOUR: WHITE)
- ⑩ FORM NEW OPENING & INSTALL OBSCURE DOUBLE GLAZED WINDOW TO MATCH EXISTING (COLOUR: WHITE)
- ⑪ DOUBLE GLAZED JULIET BALCONY (COLOUR: WHITE) WITH GLAZED BALUSTRADE
- ⑫ DOUBLE GLAZED ROOF LIGHT (COLOUR: GREY)
- ⑬ ROOF TILES TO MATCH EXISTING
- ⑭ RAINWATER GOODS TO MATCH EXISTING (COLOUR: WHITE)
- ⑮ FASCIAS & SOFFITS TO MATCH EXISTING (COLOUR: WHITE)
- ⑯ REPLACE CHIMNEY WITH GRP BESPOKE CHIMNEY TO MATCH EXISTING



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PLANNING

Client
Mr & Mrs M Bottazzi

Project
47 Brandles Road
Letchworth Garden City
Hertfordshire

Drawing Title
Proposed Ground & First Floor Plans

Drawn	Date	Checked	Scale @ A3
MEH	JUNE 2024		1:100
Job No	Drawing No	Revision	Note
2024/11	PL.005	-	

Scale @ 1:100

