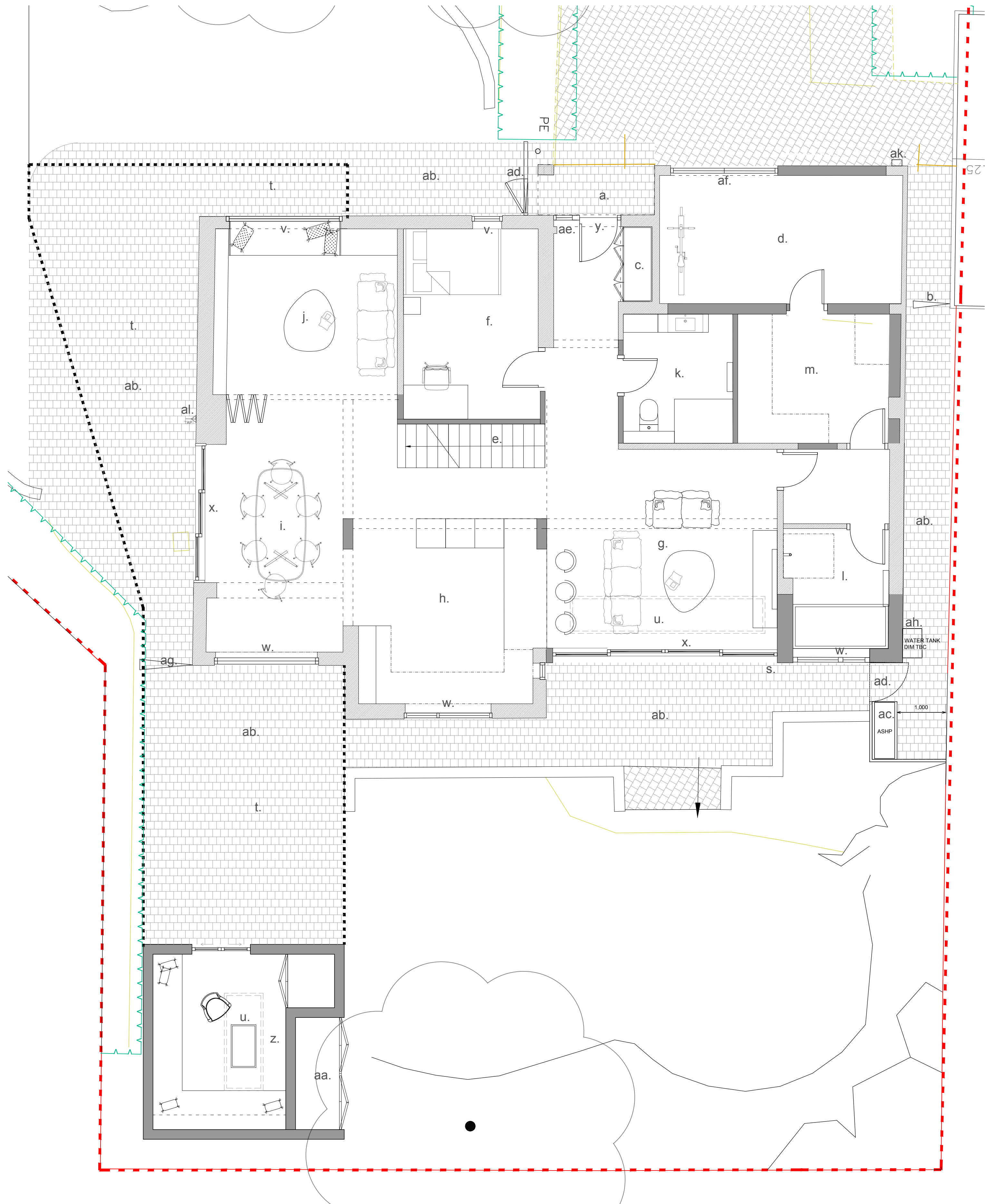
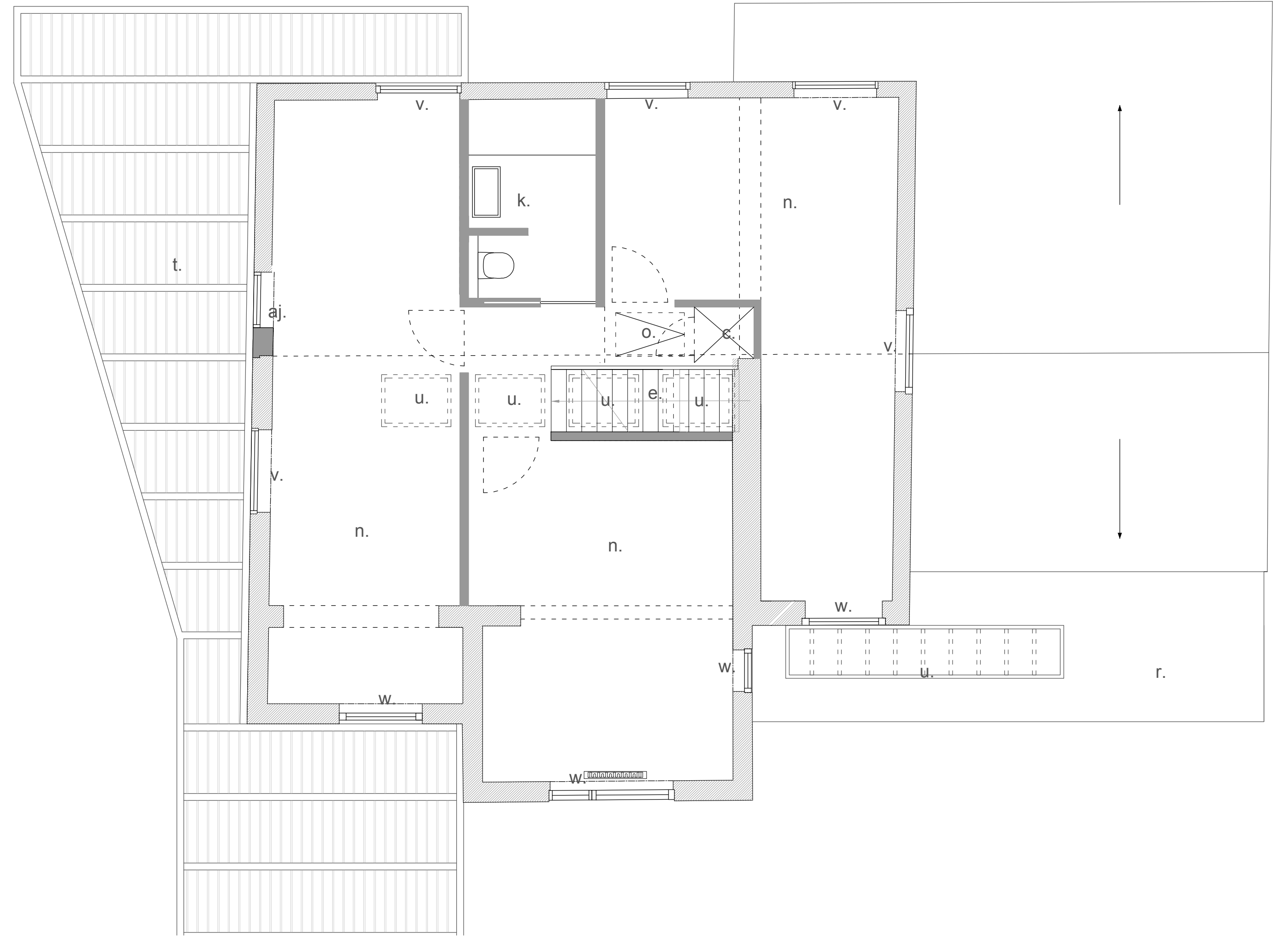




Ground floor Plan as Proposed



First Floor Plan as Proposed

Notes:

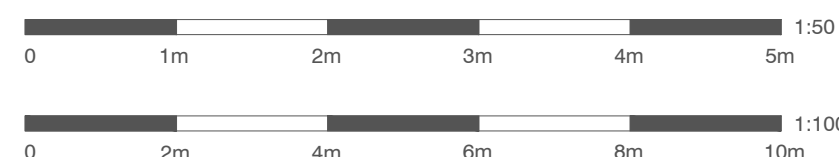
- a. Existing main entrance
- b. Existing side gate
- c. Storage
- d. New garage layout
- e. New staircase
- f. New guest room
- g. New living room
- h. Kitchen
- i. Dining room
- j. New reading room
- k. New family bathroom
- l. New wet room
- m. New utility room
- n. Bedroom
- o. New loft hatch and storage above
- p. Replacement grey/brown roof tile to match existing

- q. New PV solar panel
- r. New flat roof
- s. New timber cladded rear extension
- t. New timber pergola canopy with fins at 150mm cc (above)
- u. New aluminium framed roof light, dark grey (above)
- v. White aluminium framed replacement glazing
- w. New dark grey aluminium framed glazing with oak surrounding frame
- x. New glazed sliding door, dark grey aluminium framed with oak surrounding frame
- y. New hardwood front door
- z. New garden room, yellow or cream coloured brick

- aa. New garden storage with timber doors
- ab. Replacement paved patio
- ac. New air source heat pump
- ad. New timber side gate
- ae. Replacement fixed forested glazing, white aluminium frame
- af. New timber door to garage
- ag. Replacement side gate
- ah. Rainwater harvesting tank
- ai. New wildflower roof
- aj. New white aluminium framed glazing with oak surrounding frame
- ak. New wall-mounted EV charger
- al. New outdoor tap

KEY:

- Indicative Site boundary (refer to title deed)
- Downtakings
- Existing walls
- Proposed walls
- Hard landscape surface
- Canopy
- Hedge



Second Floor, 99 Bancroft
Hitchin, SG5 1NQ
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

Notes:

- This drawing is copyright.
- Scale and boundaries are indicative.
- Ownership boundary indicative based on OS data.
- To be read in conjunction with Structural Engineers information, specification and drawings
- Key plan not to scale.
- Dimensions shown are indicative only and subject to survey
- This drawing is based on the topographical survey provided by Survey Solutions

3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Ground and First Floor
Plan as Proposed

Stage 3
Status: Planning

012
REVISION
C
Scale
1:50 @A1
1:100 @A3

Michael Collins Architects Ltd.