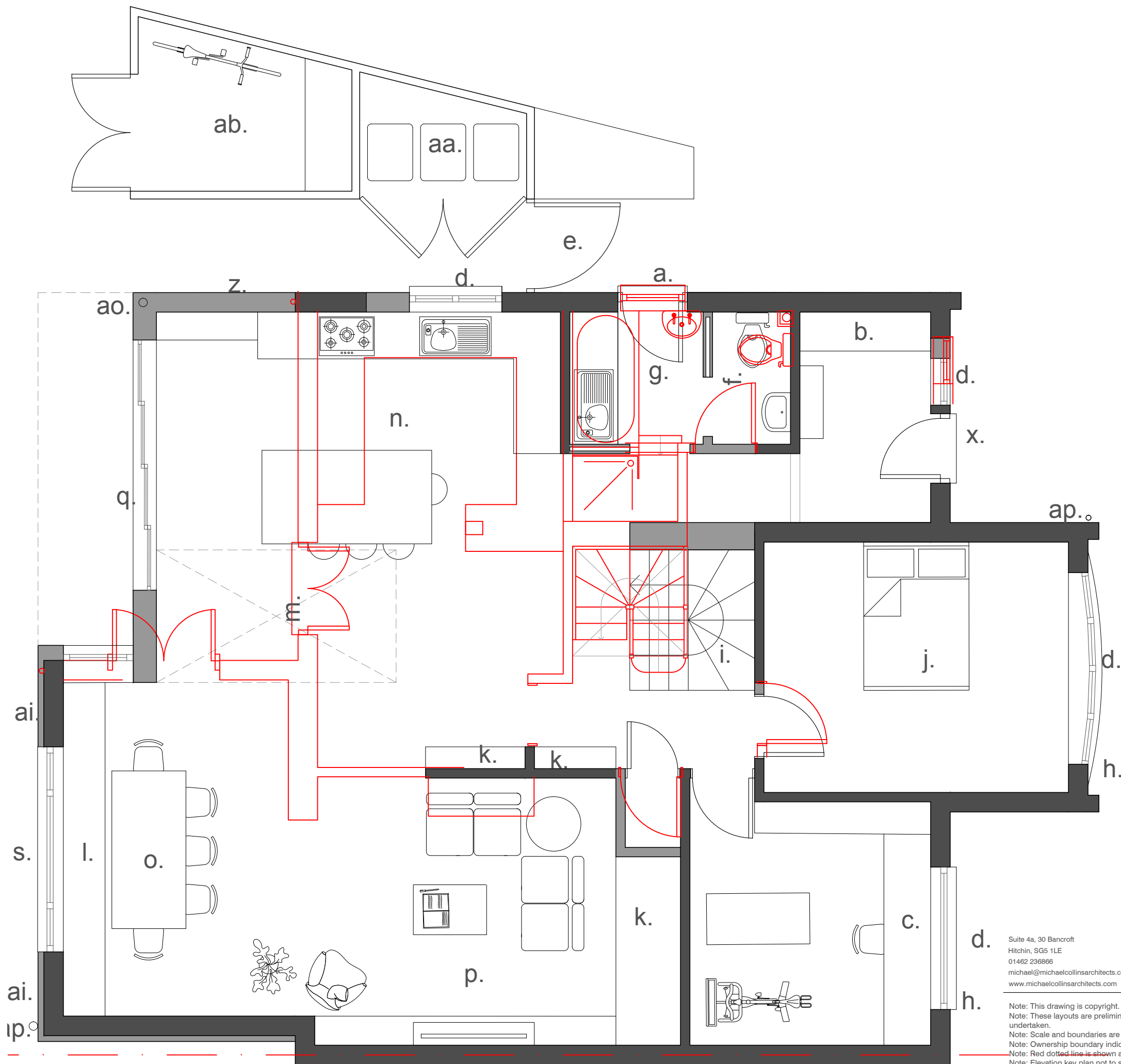




Proposed Ground Floor Plan Notes:

- a. New side entry door (previously window)
- b. Cloakroom storage
- c. Office/exercise room
- d. Replacement uPVC windows
- e. New larch side gate
- f. New WC
- g. New utility room
- h. Larch mullion detail
- i. New staircase
- j. Existing bedroom
- k. New fitted joinery
- l. New benchseat
- m. Void above
- n. New kitchen
- o. Dining area
- p. Living area
- q. New Aluminium frame glazed sliding doors, frame colour TBC
- r. New fixed aluminium glazing, frame colour TBC
- s. New openable aluminium windows, frame colour TBC
- t. New bedroom
- u. Existing dormer, structure retained, re-insulated & re-clad
- v. Void below
- w. New rooflight
- x. Replacement front door
- y. New dormer
- z. New wall in brickwork to match existing
- aa. New bin store
- ab. New garden storage
- ac. New terrace patio area
- ad. Lawn leveled out
- ae. New tree planting
- af. Single-ply EPDM with gravel ballast
- ag. Replacement roof tiles, fibre-cement
- ah. New fibre-cement roof tiles
- ai. New larch cladding
- aj. Aluminium parapet cappings
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods



Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

Note: This drawing is copyright.
Note: These layouts are preliminary until further surveys are undertaken.
Note: Scale and boundaries are indicative.
Note: Ownership boundary indicative based on OS data.
Note: Red dotted line is shown as site boundary.
Note: Elevation key plan not to scale.

Michael Collins Architect LLP

31 Manor Crescent

Job No.
227 Proposed Ground floor plan

Stage: Stage 3
Status: Planning

021

REVISION: A Scale 1:50 @A1