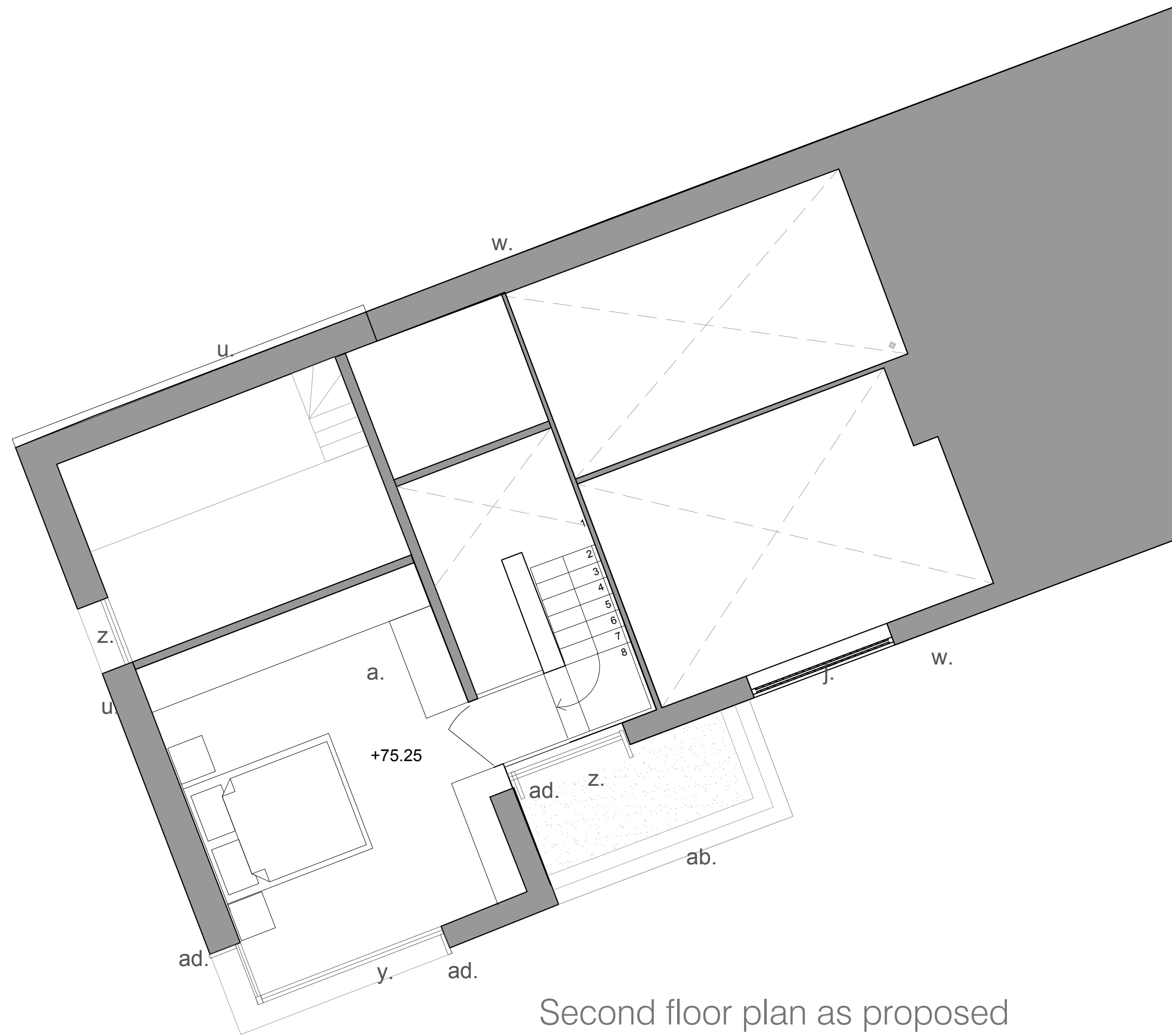
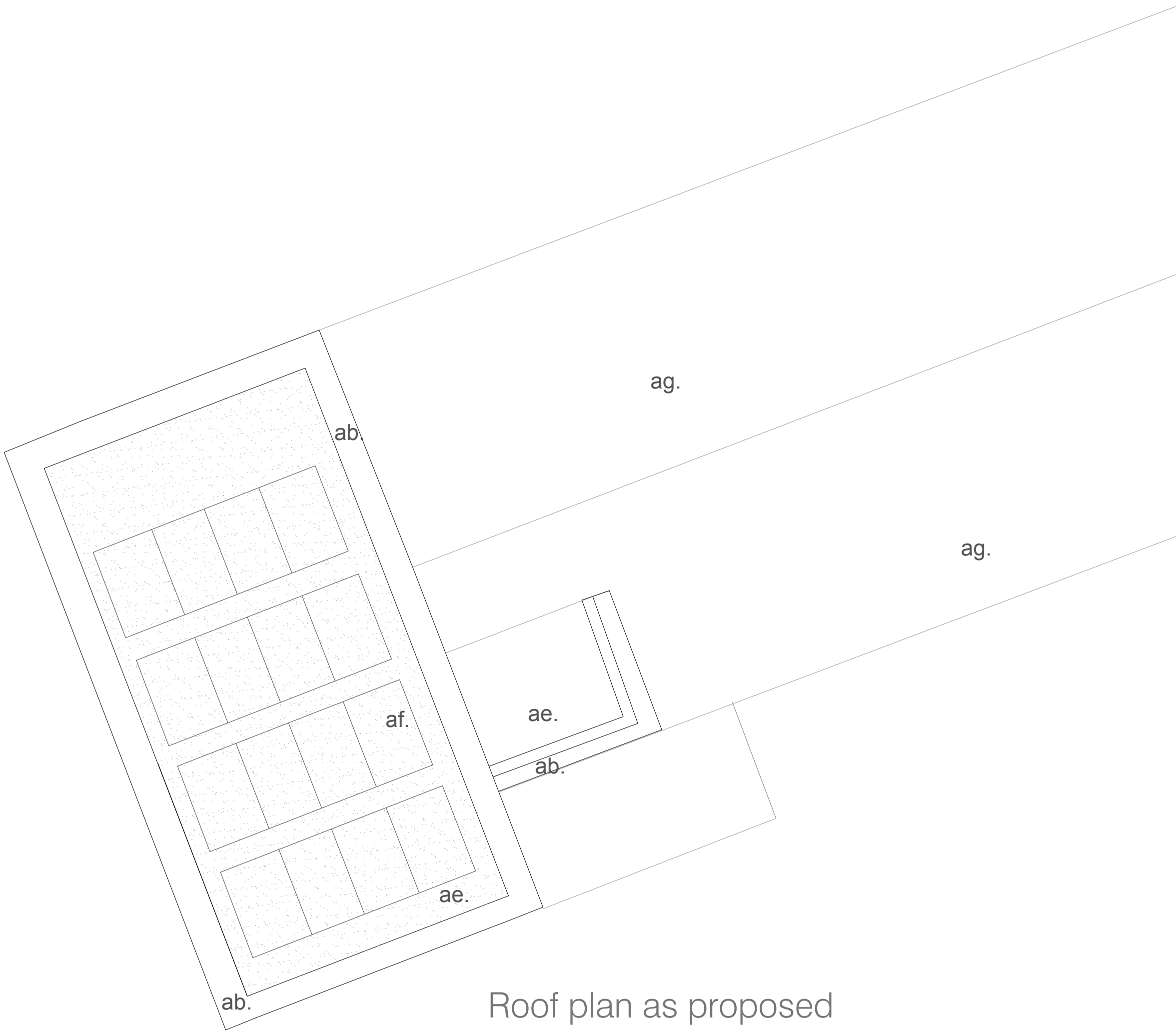




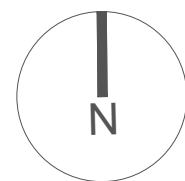
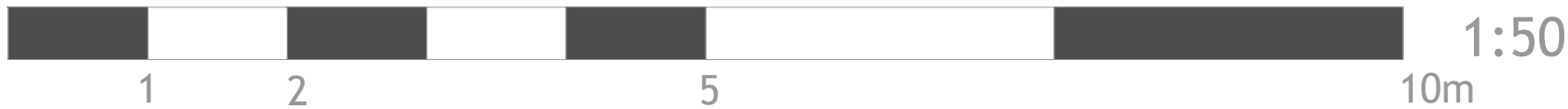
Second floor plan as proposed



Roof plan as proposed

Notes:

- a. New double bedroom
- b. New study (with potential for double guest sofa bed)
- c. New family bathroom/shower room
- d. Existing double bedroom retained
- e. Roof terrace access level with garden area, hardwood decking with single ply membrane below
- f. New stair
- g. Void over living area
- h. High level, aluminium window RAL 350 M
- i. Canopy roof below
- j. Replacement aluminium window framing to RAL 350 M
- k. Glazed access door
- l. Gravel Path.
- m. Steps to upper garden area
- n. Lawn area
- o. Steps to lower terrace, kitchen/dining area
- p. Steps to shade terrace/living area
- q. Sliding aluminium doors / windows to RAL 350 M
- r. Aluminium cladding 50mm square corrugated panels
- s. Galvanised Mesh planted with Wysteria fixed to brickwork facade.
- t. New utility area set below ground level, decking over
- u. Aluminium casement corner window to RAL 350 M
- v. Fixed aluminium glazing framing to RAL 350 M
- w. Sedum roof on single ply membrane
- x. Aluminium flashings to RAL 350 M
- y. Powder coated metal handrail 900mm high
- z. European Oak surrounds to new windows
- aa. Gravel ballast on single ply membrane roof finish
- ab. Solar PV panels set behind parapet at a 30 degree angle
- ac. Existing roof to be repaired, tiles reinstated and supplemented with new to match existing



Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 236666
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

Indicative site boundary - refer to title deed

Note: This drawing is copyright

Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance
with the British Standards.

Note: This drawing is not a deed plan.

Michael Collins Architect LLP

Whitehill Road

Job No. 184 Second floor and roof
plan as proposed

Stage: Stage 2
Status: Preliminary Planning

022

REVISION: Scale
1:50@A1