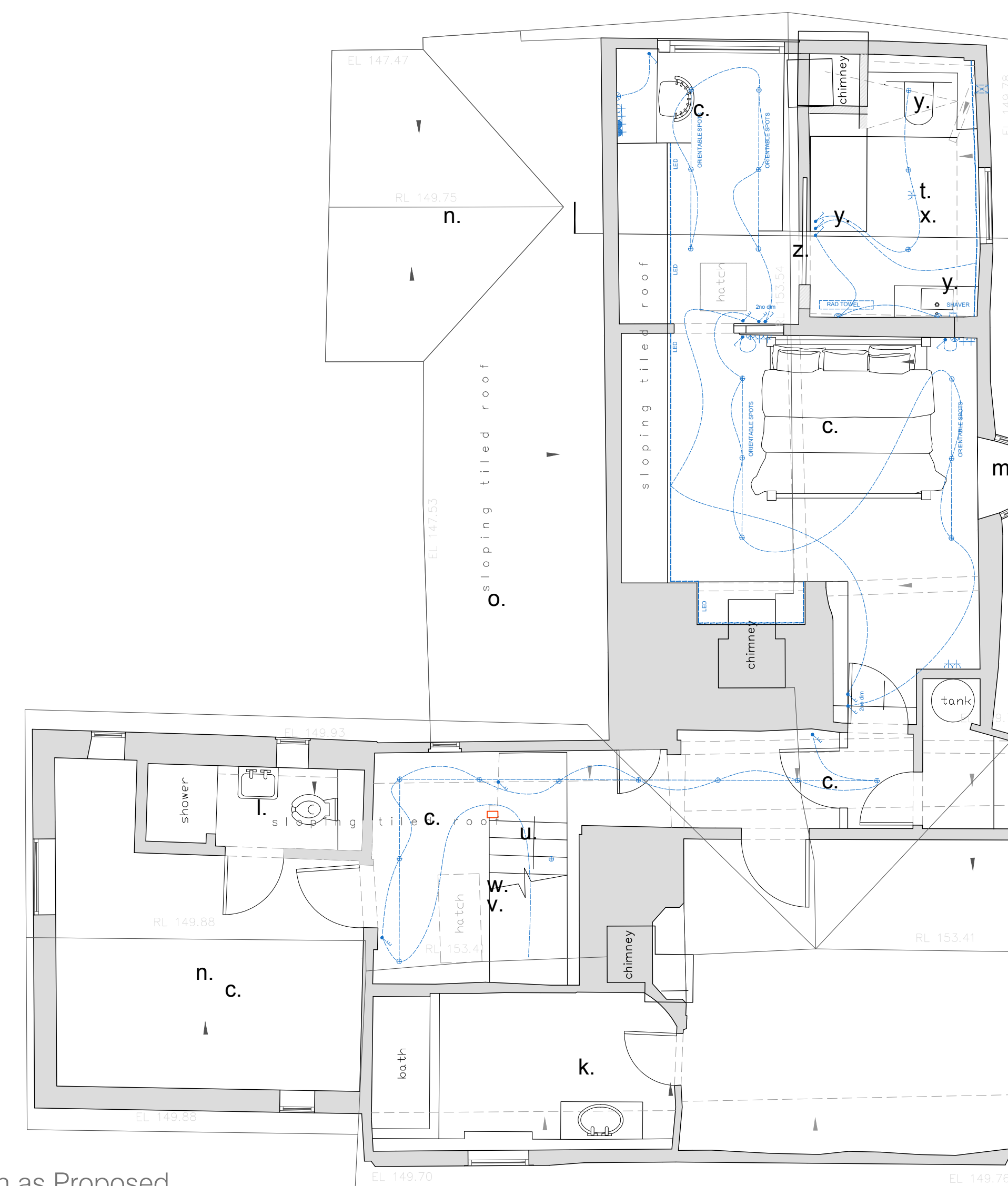
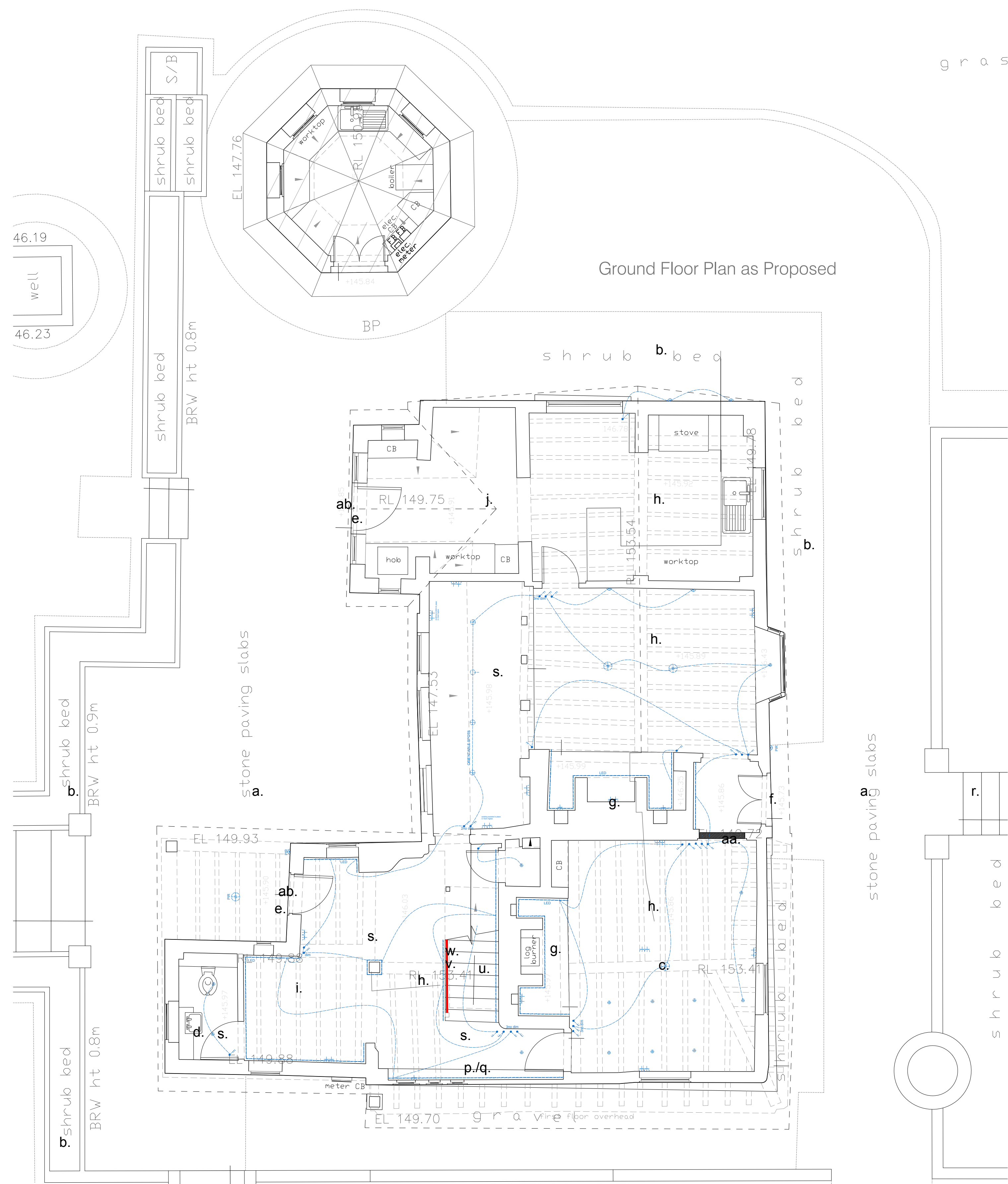


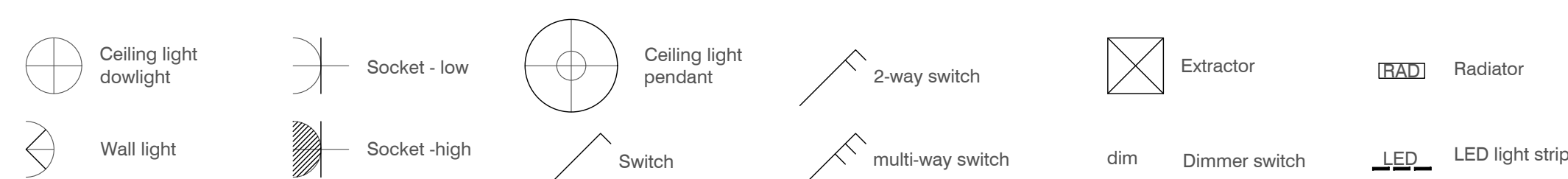


Notes:

- a. Stone and concrete paving salbes
- b. Vegetation and shrub
- c. Existing carpet
- d. Toilet with hardflooring as a part of a later extension
- e. Entrance / access door to the garden
- f. Existing french door
- g. Inglenook existing chimney
- h. Historic timber above
- i. Timber of later addition to the building
- j. Tiled floor area in the kitchen
- k. Tiled floor in bathroom
- l. Hardflooring in bathroom
- m. Bay window
- n. Area from a later extension in 1988 - see LBC report
- o. Hand made clay tiles to the pitched roof
- p. Internal plaster between historic timber
- q. Historic timber visible internally between plaster
- r. Sunken garden
- s. New flooring - engineered wood
- t. New flooring - tiles with UFH
- u. New flooring - carpet
- v. Removing of modern handrail and balustrade
- w. Paint of timber of the staircase - light wood colourInternal joinery upgrade or fit-out
- x. En-suite refurbishment
- y. New outlet including shower and wc
- z. New pocket door to en-suite
- aa. Door infill
- ab. External door and brick paint to replace existing

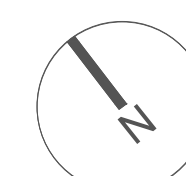
Ground Floor Plan as Proposed

Service key



Note: This drawing is copyright

— Indicative site boundary - refer to title deed



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

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

Tudor House, Poynders End
SG4 7RX

Job No.

257 Ground and First Plans
as proposed

Stage 3
Status: Planning

008

REVISION: Scale
1:50@A: