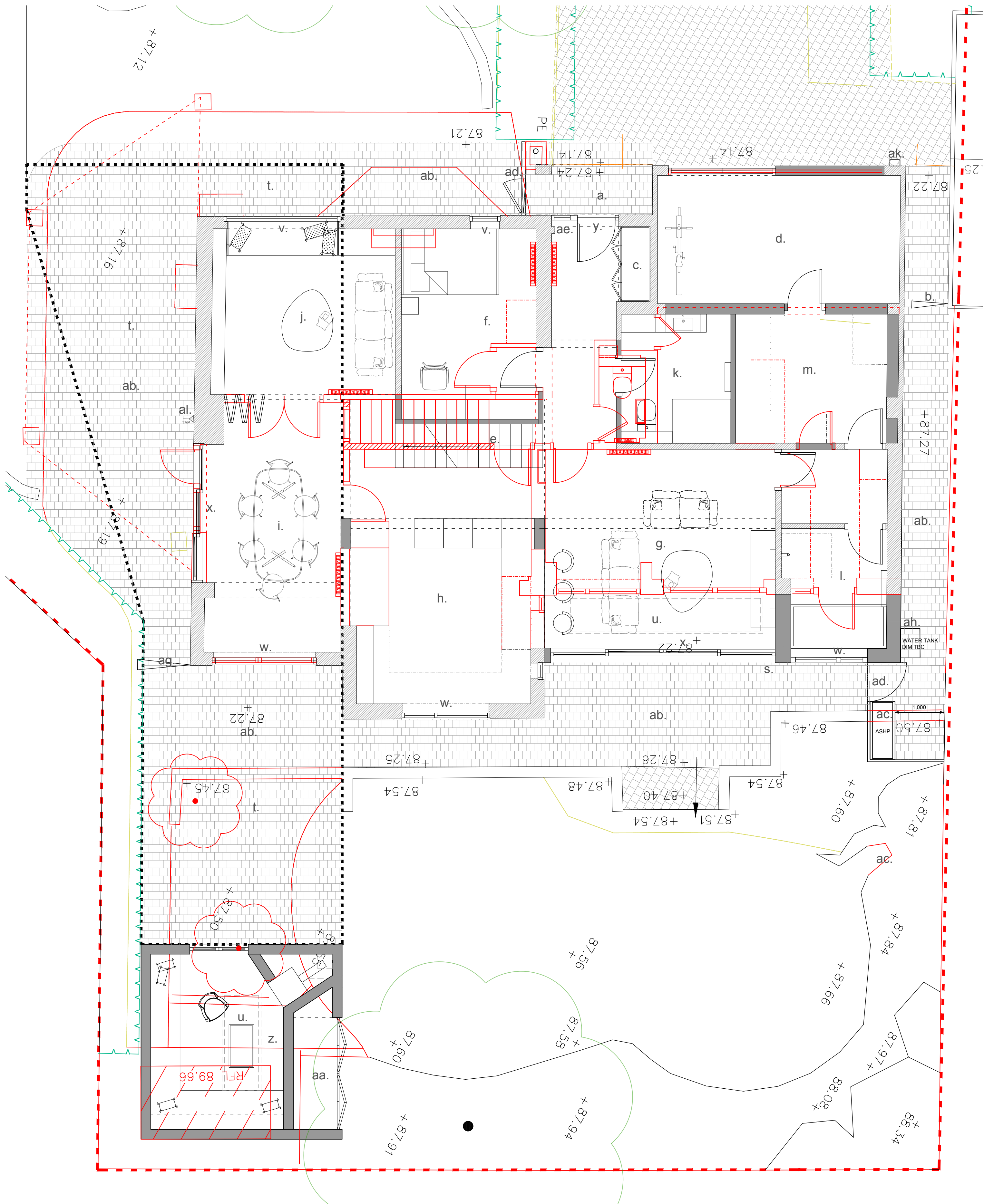
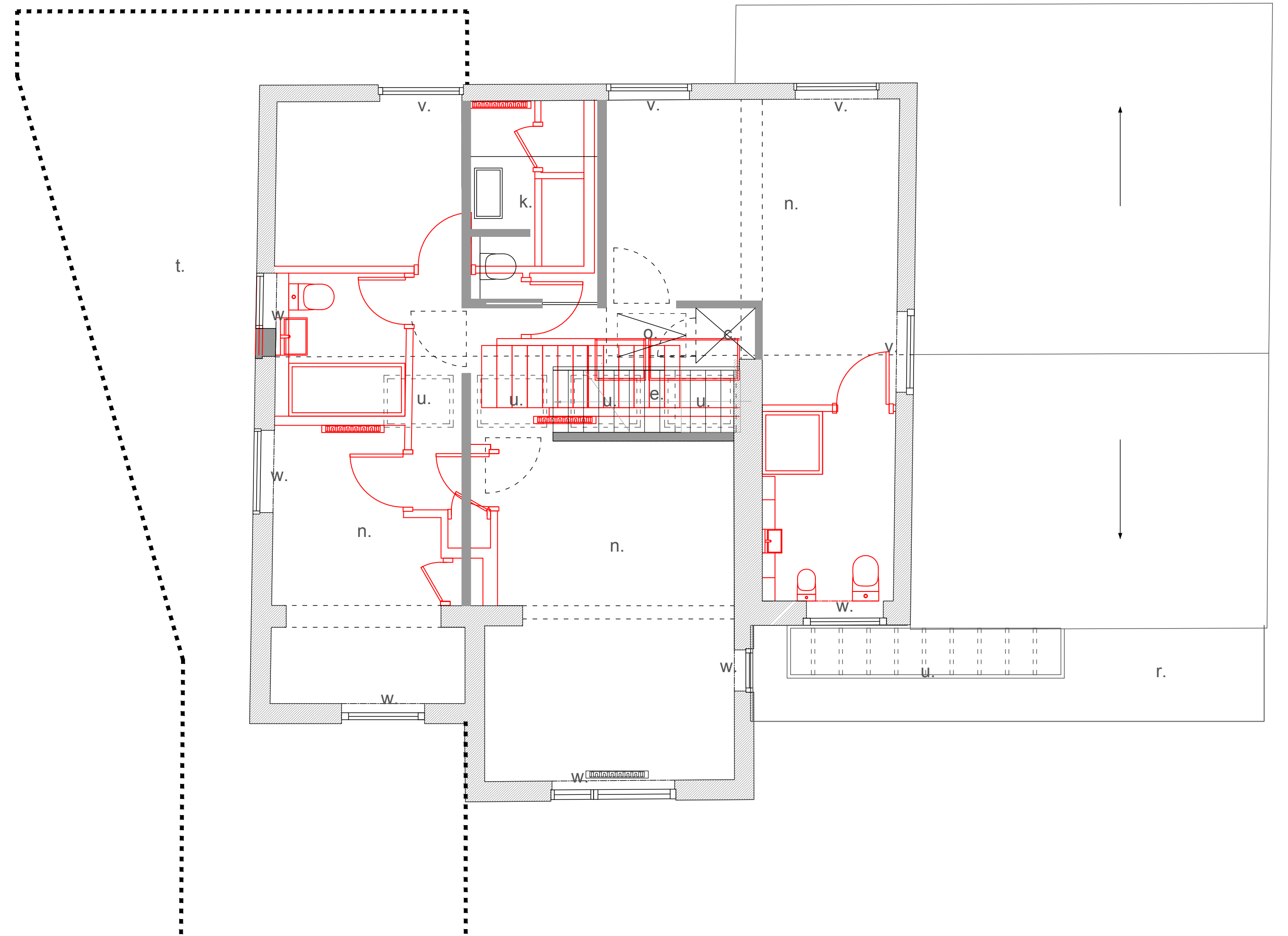




Ground floor Plan as Proposed



First Floor Plan as Proposed

Notes:

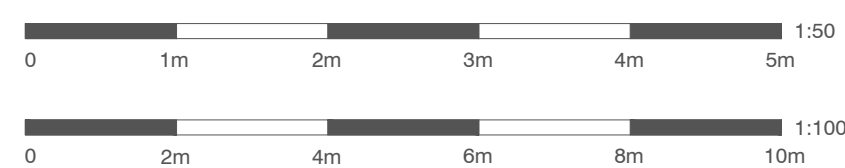
- a. Existing main entrance
- b. Existing side gate
- c. Storage
- d. New garage layout
- e. New staircase
- f. New guest room
- g. New living room
- h. Kitchen
- i. Dining room
- j. New reading room
- k. New family bathroom
- l. New wet room
- m. New utility room
- n. Bedroom
- o. New Loft hatch and storage above

- p. Replacement grey/brown roof tile to match existing
- q. New PV solar panel
- r. New flat roof
- s. New timber clad rear extension
- t. New timber pergola canopy (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 with fire place and seating, 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 Chimney
- 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



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Notes:
1. This drawing is copyright.
2. Scale and boundaries are indicative.
3. Ownership boundary indicative based on OS data.
4. To be read in conjunction with Structural Engineers information, specification and drawings
5. Key plan not to scale.
6. Dimensions shown are indicative only and subject to survey
7. 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
(with downtakings)
Stage 3
Status: Planning

013
REVISION:
A
Scale
1:50 @A1
1:100 @A3

Michael Collins Architects Ltd.