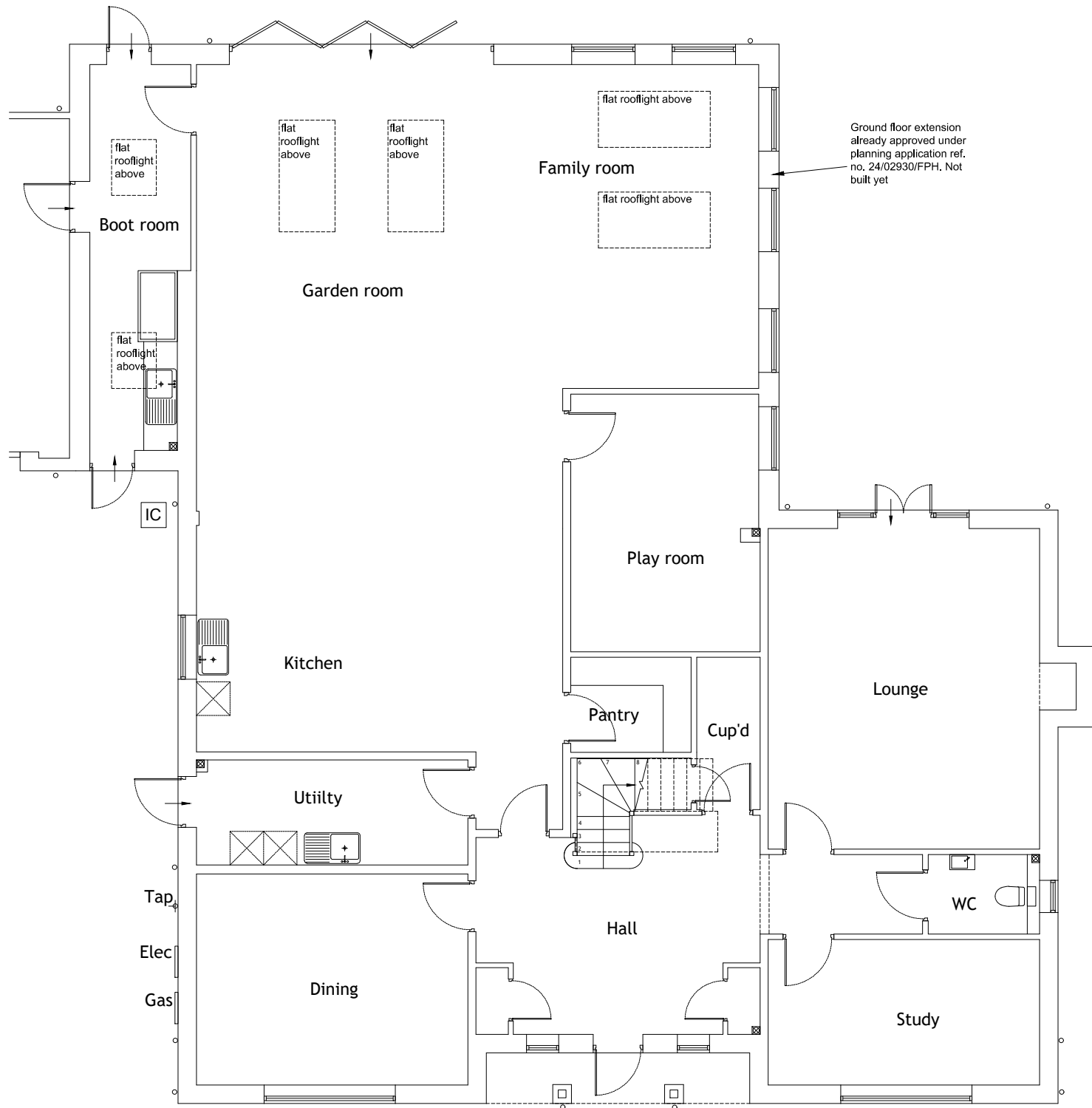
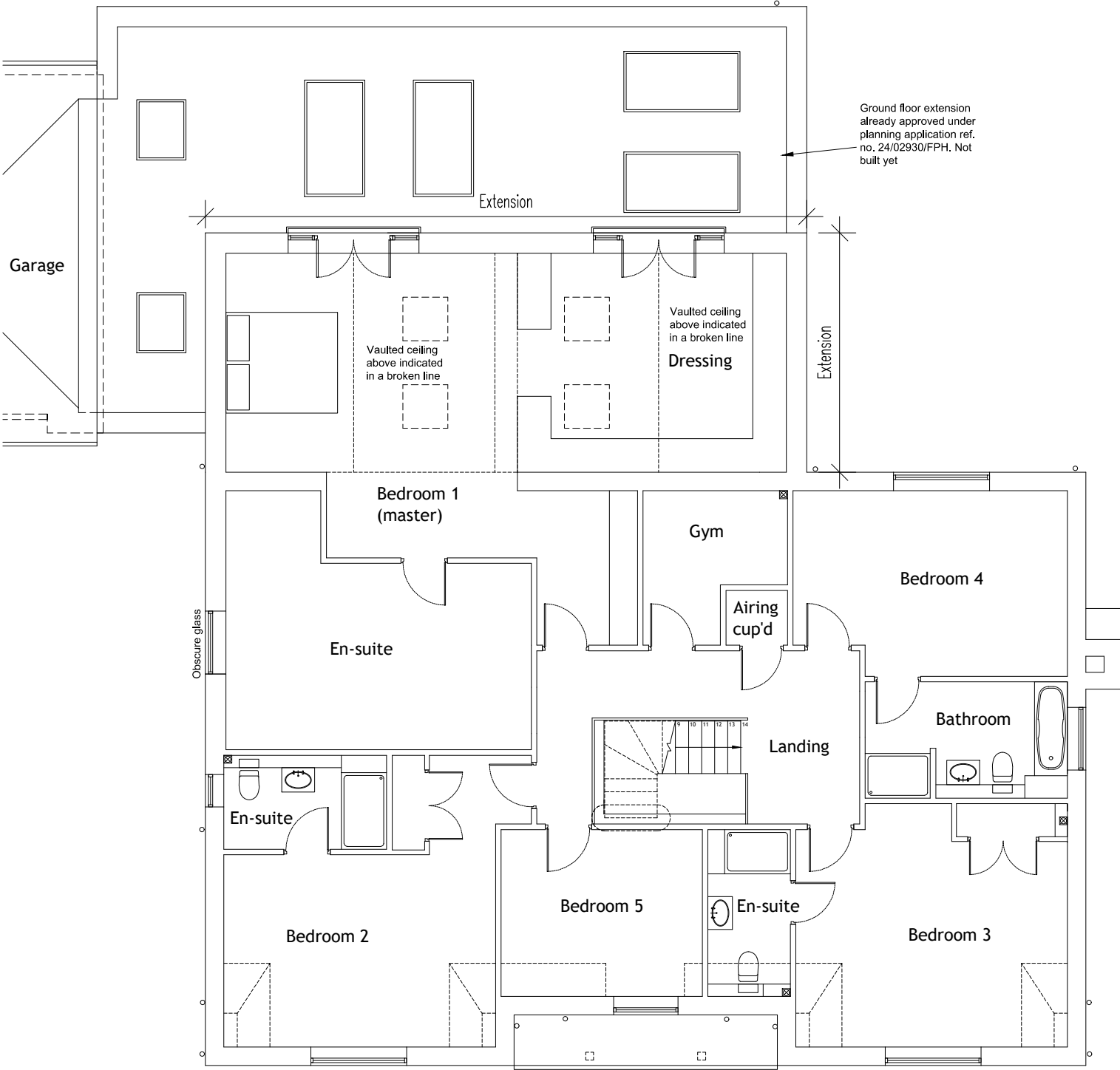




PROPOSED GROUND FLOOR PLAN 1:100
HOUSE GROSS EXTERNAL AREA - 268M²



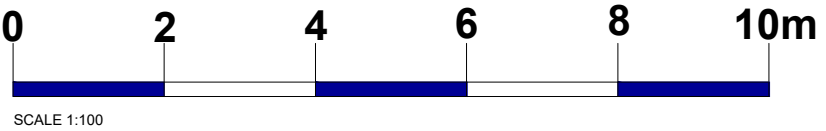
PROPOSED FIRST FLOOR PLAN 1:100
GROSS EXTERNAL AREA - 210M²

INCREASE IN GROSS EXTERNAL AREA = 32%

Existing buildings -188m² + 164m² + 41m² = 393m²
Proposed buildings -268m² + 210m² + 41m² = 519m²

Amount of extensions - 519m² - 393m² = 126m²

(126m² / 393m²) x 100 = 32%



PLANNING

GENERAL NOTES: This scheme is subject to Town Planning and the plans shall not be acted upon until they have been approved in accordance with the Building Regulations. All dimensions and levels given, whether figured or scaled, are to be physically checked on site by the contractor prior to commencement of work and the contractor will take responsibility for the same. All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015 & Building Safety Act 2022. This plan is copyright and is not to be produced or used for construction purposes without permission. It is only for use as a Planning and Building Control document. Prior to commencement of works, the contractor must ensure that all necessary notices under The Party Wall etc Act 1996 have been given and that all formal procedures required under the act have been fulfilled.		PLEASE NOTE: 1. ALL DIMENSIONS AND SITE BOUNDARIES ARE TO BE CHECKED ON SITE AS NECESSARY. 2. ALL PROPOSALS ARE SUBJECT TO STRUCTURAL ENGINEERS DESIGN.		A Rooflight, not under FF extension, removed from the GF plan. PS 16.01.2026	Revision	<table><tr><td rowspan="3"> Project First floor Rear Extension 8 The Stables Potters Heath, Welwyn Hertfordshire. AL6 9GR Title Proposed Ground & First Floor Plan PRE-CONSTRUCTION </td><td> Scale As noted@A3 Drawing Number 8374-P45A </td><td> Date 12/2025 Client PS </td><td rowspan="3"> All work to be in accordance with the Building Regulations and relevant codes of practice. The contractor is to check all dimensions on site. Any discrepancies are to be notified immediately. This drawing is copyright. Northcliffe Architects Ltd 13 Cusins Drive Welwyn Hertfordshire AL6 9GR Tel: 01763 501886 www.northcliffe-architects.co.uk </td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr></table>	Project First floor Rear Extension 8 The Stables Potters Heath, Welwyn Hertfordshire. AL6 9GR Title Proposed Ground & First Floor Plan PRE-CONSTRUCTION	Scale As noted@A3 Drawing Number 8374-P45A	Date 12/2025 Client PS	All work to be in accordance with the Building Regulations and relevant codes of practice. The contractor is to check all dimensions on site. Any discrepancies are to be notified immediately. This drawing is copyright. Northcliffe Architects Ltd 13 Cusins Drive Welwyn Hertfordshire AL6 9GR Tel: 01763 501886 www.northcliffe-architects.co.uk				
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