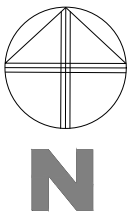




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LOCATION PLAN

SCALE 1:1250

PROPOSED EXTERNAL FINISHES

NEW GROUND FLOOR EXTENSION ROOF-BROWN PANTILES TO MATCH EXISTING AND TO PLANNERS APPROVAL.
ROOF PITCH APPROX 30/27 DEGREES TO MATCH THE EXISTING.

NEW EXTERNAL EXTENSION WALLS- FACING BRICKWORK TO MATCH THE EXISTING AND TO PLANNERS
APPROVAL.

NEW WINDOWS-NEW WINDOWS TO BE DOUBLE GLAZED UPVC WINDOWS, COLOUR WHITE TO MATCH THE
EXISTING AND TO THE CLIENTS CHOICE.

NEW RAINWATER GOODS- OSMA OSA BLACK HALF ROUND PLASTIC GUTTERING WITH 76mm ROUND
DOWNPIPES TO MATCH EXISTING PROPERTY.

NEW FASCIAS & SOFFITS NEW FASCIAS COLOUR WHITE TO CLIENTS CHOICE

NEW PITCHED ROOFLIGHTS- 2No VELUX MK-04 780W X 980L ROOFLIGHTS

GENERAL NOTES

- 1) THIS DRAWING IS NOT TO BE SCALED.
- 2) ALL DIMENSIONS TO BE CHECKED ON SITE. REPORT ANY DISCREPANCIES.
- 3) ALL DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING REGULATIONS/LABC & BRITISH STANDARDS WHERE APPLICABLE.
- 4) ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.
- 5) THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VISION STRUCTURES LTD AND MAY NOT BE REPRODUCED WITHOUT CONSENT.
- 6) REFER TO NOTES REGARDING ANY BUILD OVER NOTICE. CONTRACTOR TO INVESTIGATE PRIOR TO ANY WORKS COMMENCING. CLIENT TO ADVISE ON WHAT DRAINAGE EXISTS WHERE POSSIBLE.
- 7) ANY VARIATIONS TO BE AGREED WITH THE CLIENT IN WRITING AND SIGNED AS APPROVED BY BOTH PARTIES

FURTHER NOTES

- 1) PLEASE VERIFY FLOOR SPANS ON SITE AND IMMEDIATELY REPORT BACK TO THE STRUCTURAL ENGINEER ANY ISSUES. CONTRACTOR TO CHECK THEY HAVE CURRENT DRAWINGS PRIOR TO PROCEEDING



visionstructuresltd@gmail.com
07732 075759



STATUS: **PLANNING**

SITE ADDRESS:
**58, BROWNING DRIVE,
HITCHIN, HERTS,
SG4 0QR**

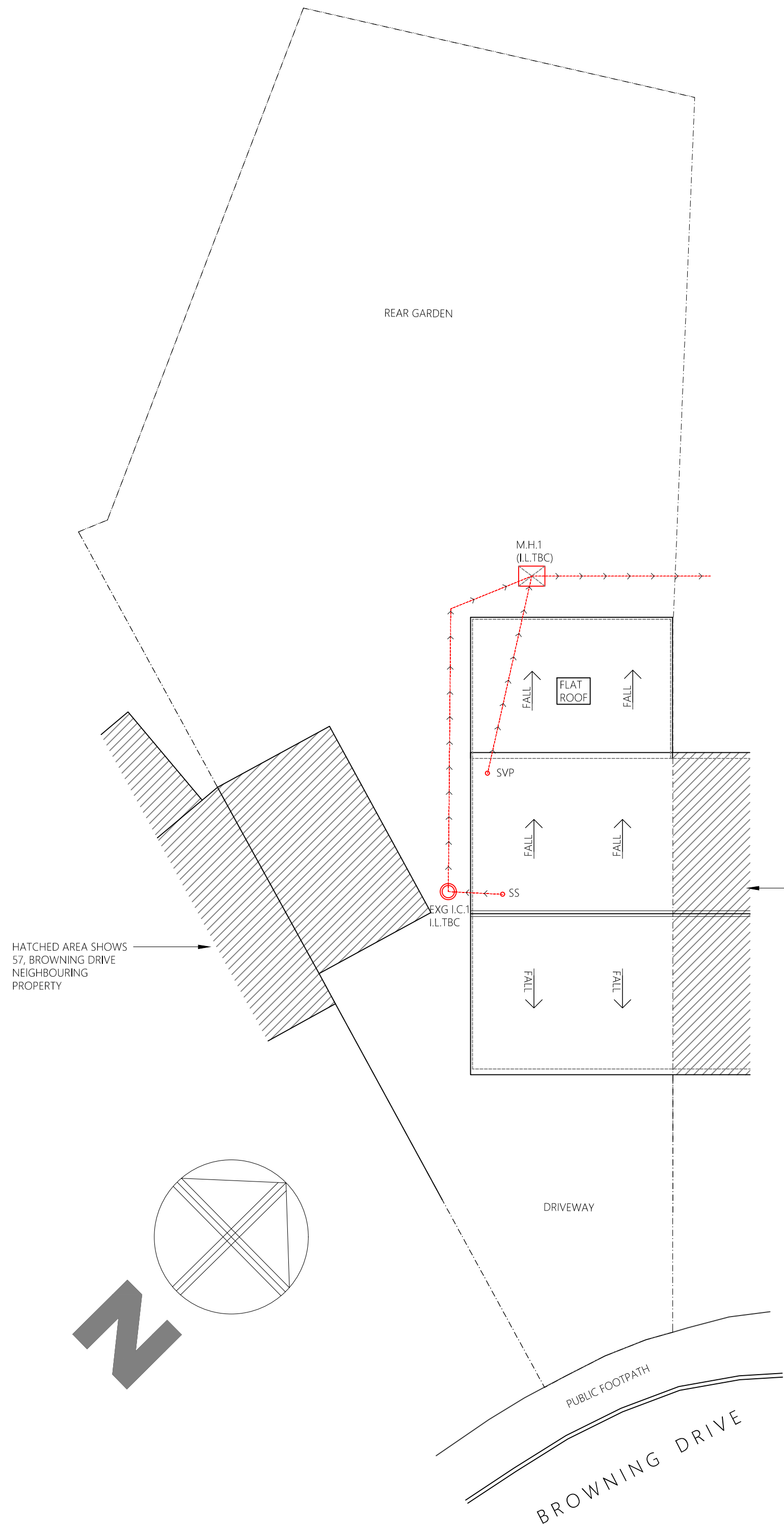
PROJECT:
**PROPOSED TWO STOREY SIDE AND
REAR EXTENSION**

DRAWING TITLE:
SITE AND LOCATION PLANS

JOB NO: **1179** DATE: **JUNE 2025** DRAWN BY: **NSH**

SCALE: **AS SHOWN** PAPER SIZE: **A1** DRAWING NO: **03** REVISION: **-**

DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING

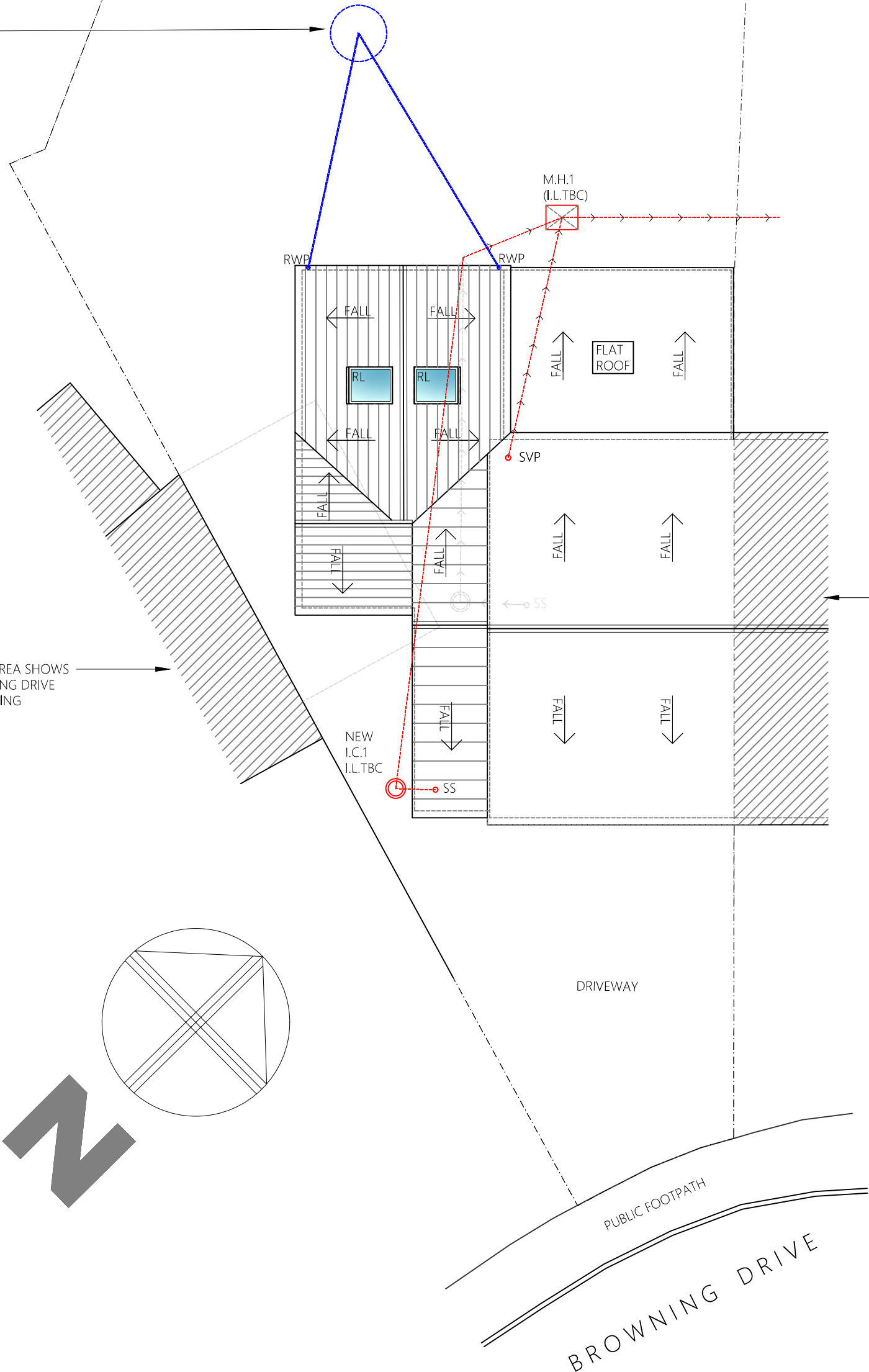


EXISTING SITE PLAN

SCALE 1:100

NEW RWP'S/ ACO-DRAIN TO DISCHARGE INTO THE EXISTING DRAINAGE SYSTEM (TO BE AGREED WITH BUILDING CONTROL) OR CONTRACTOR TO ALLOW FOR A SOAKAWAY TO BE MORE THAN 5m AWAY FROM THE EXISTING BUILDING LINE

IT IS RECOMMENDED THAT A SITE/SOIL/GROUND & EXISTING FOUNDATIONS INVESTIGATION IS CARRIED OUT BY THE OWNER / BUILDER PRIOR TO ANY EXCAVATIONS.



PROPOSED SITE PLAN

SCALE 1:100

Scale in Metres for 1:50
0 1 2 3 4 5

Scale in Metres for 1:100
0 1 2 3 4 5 10

Scale in Metres for 1:200
0 1 2 3 4 5 10 15 20

Scale in Metres for 1:1250
0 10 20 30 40 50 100