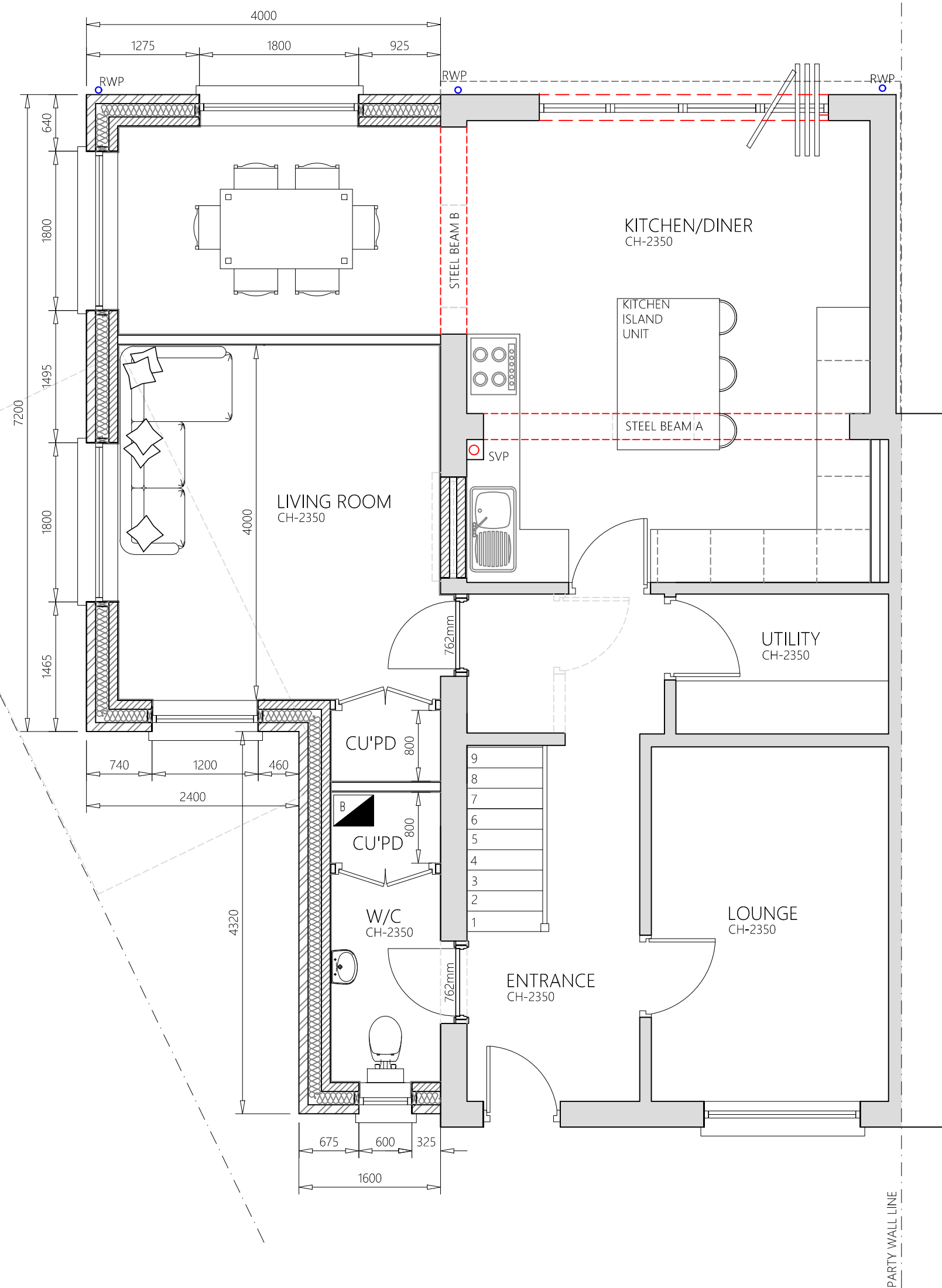




PROPOSED GROUND FLOOR PLAN
SCALE 1:50

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.

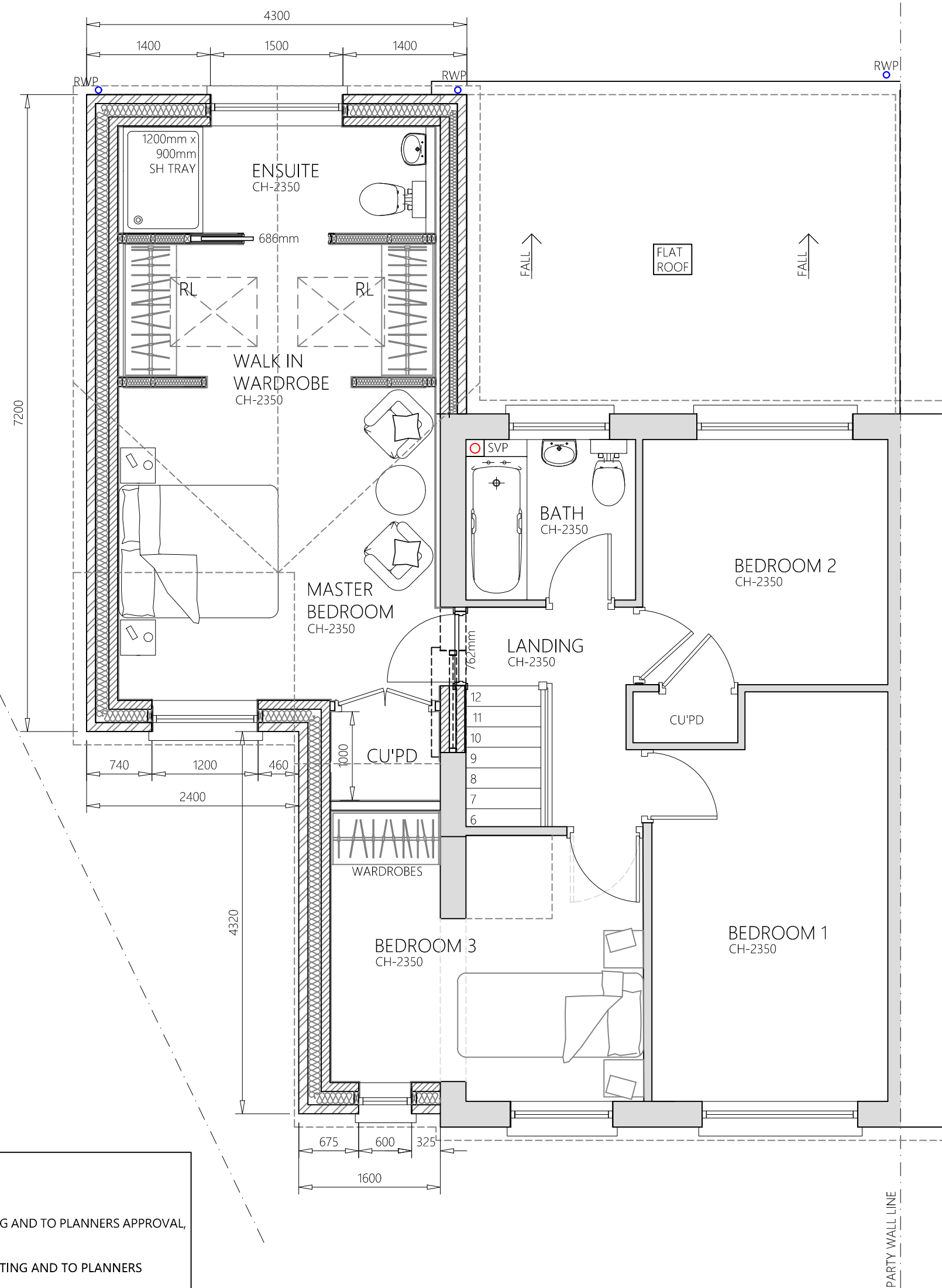
NEW EXTERNAL EXTENSION WALLS- FACING BRICKWORK TO MATCH THE EXISTING AND TO PLANNERS APPROVAL.

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



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



LOCATION PLAN
SCALE 1:1250

- 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

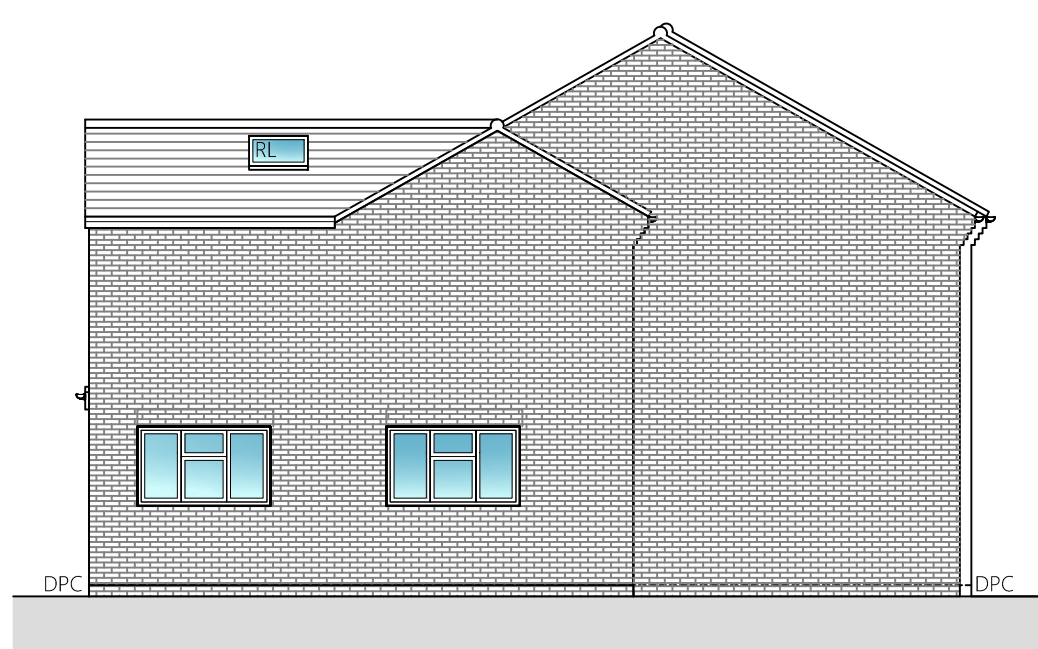
cabe visionstructuresltd@gmail.com
chartered building engineer 07732 075759



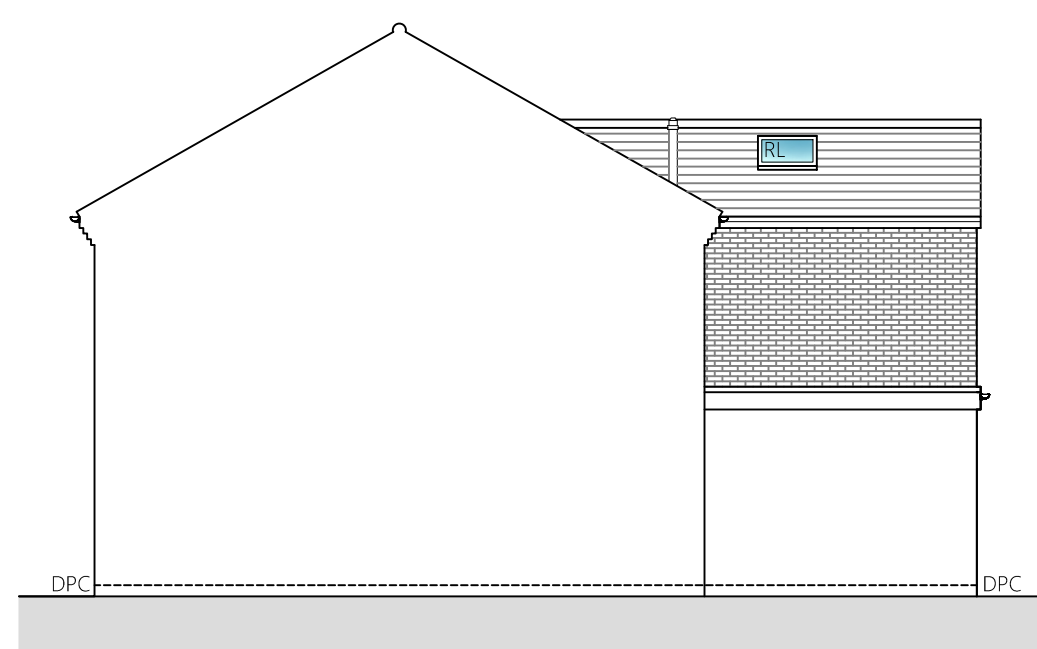
STATUS: PLANNING			
SITE ADDRESS: 58, BROWNING DRIVE, HITCHIN, HERTS, SG4 0QR			
PROJECT: PROPOSED TWO STOREY SIDE AND REAR EXTENSION			
DRAWING TITLE: PROPOSED FLOOR PLANS, ELEVATIONS AND LOCATION PLAN			
JOB NO: 1179	DATE: JUNE 2025	DRAWN BY: NSH	
SCALE: AS SHOWN	PAPER SIZE: A1	DRAWING NO: 02	REVISION: -
DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING			



PROPOSED NORTH-WEST ELEVATION
SCALE 1:100



PROPOSED SOUTH-WEST ELEVATION
SCALE 1:100



PROPOSED NORTH-EAST ELEVATION
SCALE 1:100



PROPOSED SOUTH-EAST ELEVATION
SCALE 1:100

