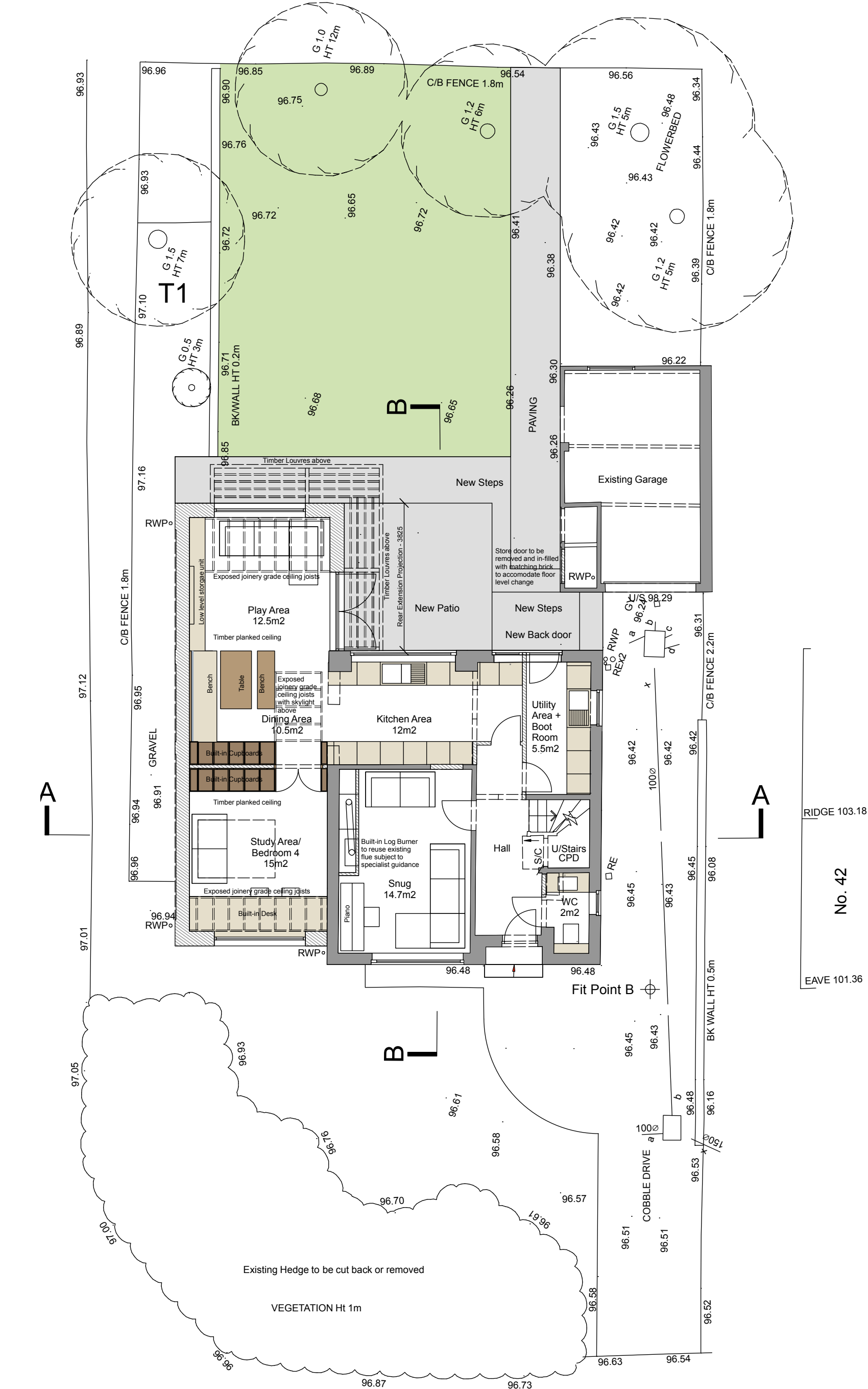
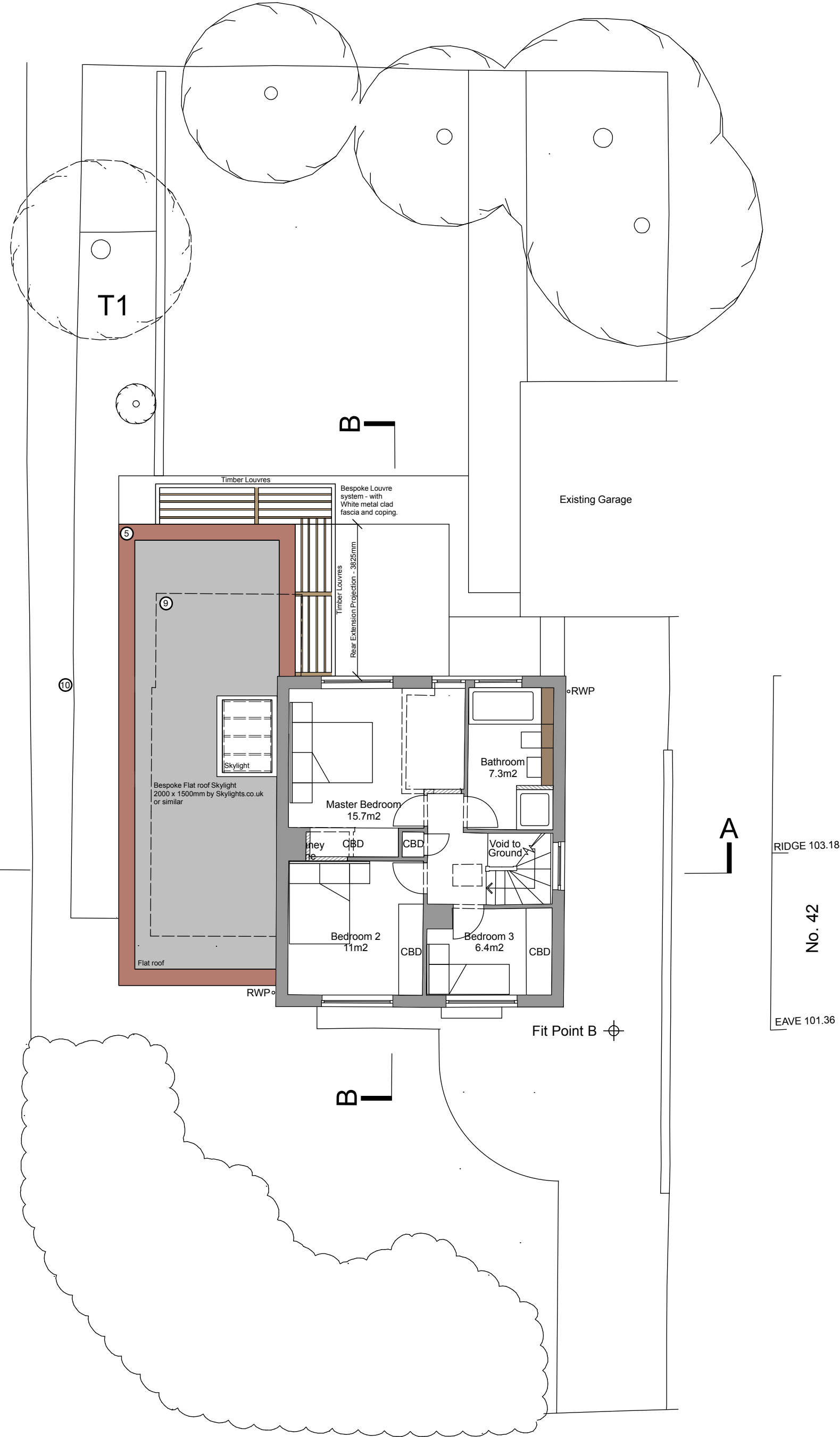


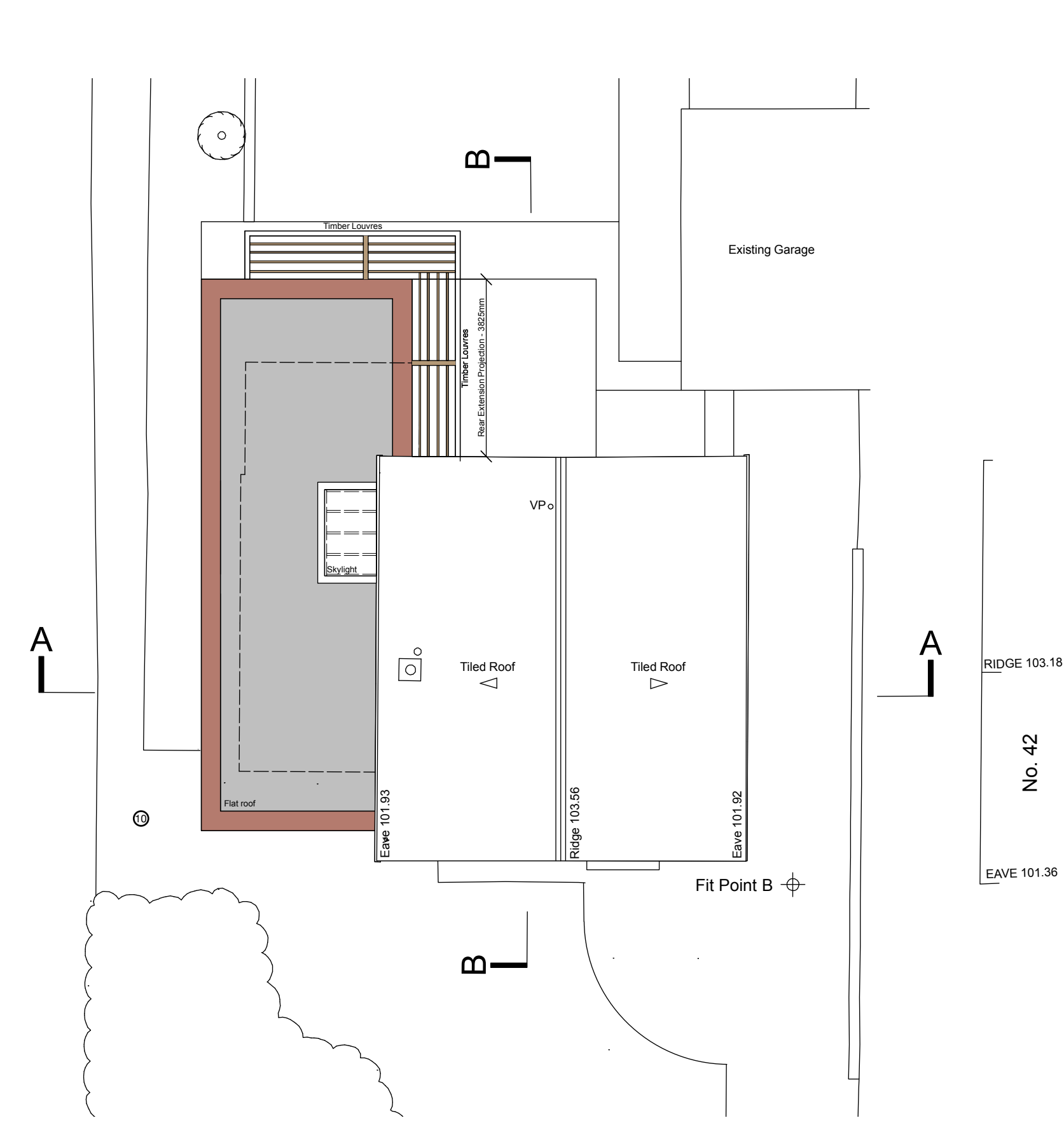
Ground Floor



First Floor



Roof Plan



Rear Visual

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Rev	Date	Comments
A	31/03/26	Revised drawings in accordance with LHF comments.
B	08/04/26	Rear extension projection dimension added in accordance with LHF.
C	18/05/26	Extension height dimension added. Sun Louve information and spec added, plus visual showing system in situ.
D	02/06/26	T1 - Tree ref added and issued for planning.

Notation Key:

- Proposed bricks to match existing.
- White alu clad sun louvre fascia with exposed timber struts.
- New windows to match existing.
- Brick infill to match existing.
- Brick on edge coping design to match existing
- Shadow indicates 25mm set back within brick elevation for articulation purposes.
- Retain existing tiled elevation.
- Feature joinery elements, exposed joinery grade timber joists, internal timber cladding + built-in cupboards.
- Existing building outline.
- Existing fence line.
- Black alu hopper and down-pipe.

Areas indicated include built-in joinery.

Design & Access Statement notes:

Use/ 4 bed, 2 reception room property + lean-to conservatory. Proposal aim is to accommodate a more generous, open GF plan layout.
Amount/ Proposal increases overall property by 12m2.
Layout/ Will provide much need usable family space. This creating a more generous kitchen/ dining area, play room, and better flow throughout. Study room will also accommodate relocated bedroom 4 previously located on 1st floor.
Scale/ Proposed extension has been designed to sit sympathetically with the existing property, mirroring the existing proportions and location in line with Letchworth Garden City Heritage Foundation guidance.

Appearance/ Alterations will reflect and refine the previous side extension, match existing brickwork and provide a feature cantilevered sun louvre design to reflect the prominent single storey white fascia boards of the area.

Access/ Side access to the rear to be retained.
Refuge strategy/ Will use existing side access to the property.

Survey Drawings produced by:
Catherine Brown / Independent Surveyor.

Notes

- LEVELS BASED ON OS DATUM.
- WINDOW CILL AND HEAD LEVELS MEASURED INTERNALLY.
- SANITARY FITTINGS INDICATIVE ONLY.

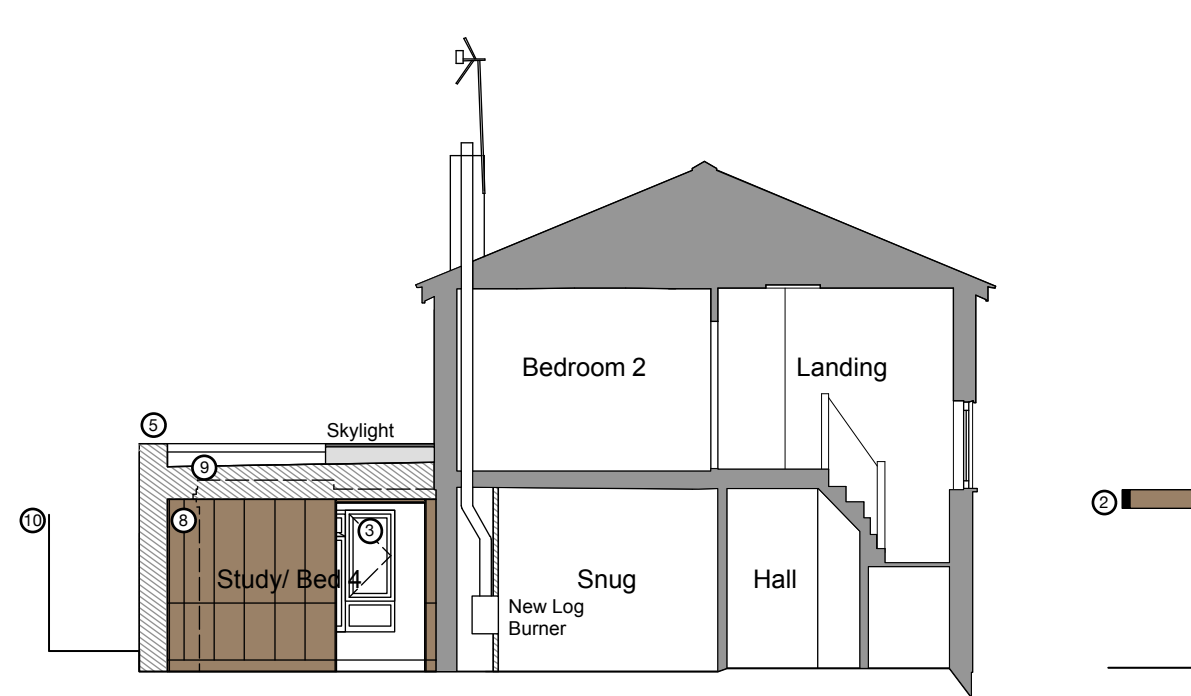
Level abbreviations :

C	CILL LEVEL
CL	CEILING LEVEL
CP	CROWN LEVEL
CVL	COVER LEVEL
DH	DOOR HEAD LEVEL
FCL	FALSE/SUSPENDED CEILING LEVEL
FL	FLOOR LEVEL
H	HEAD LEVEL
SCL	STRUCTURAL CEILING LEVEL
SP	SPRING LEVEL
TOW	TOP OF WALL LEVEL
U/S	UNDER SIDE

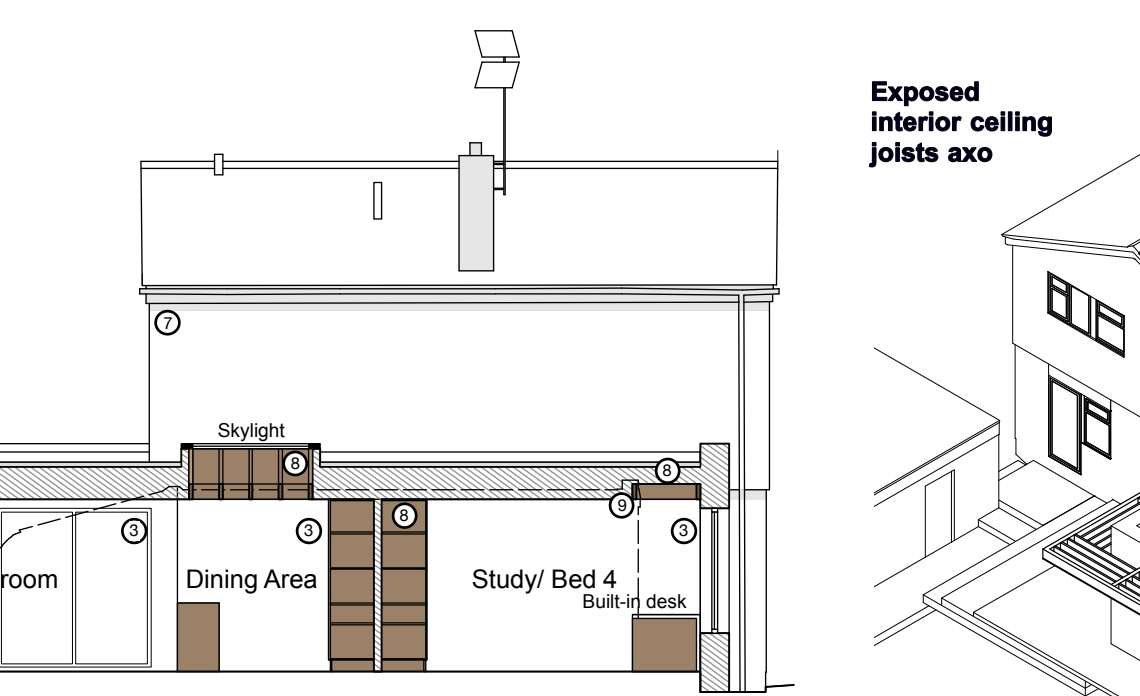
General abbreviations :

AB	AIR BRICK
ACU	AIR-CON UNIT
CBD	CUPBOARD
DP	DOWN PIPE
GY	GULLY
IC	INSPECTION COVER
MH	MANHOLE
Rad	RADIATOR
RC	RADIATOR COVER
RE	RODDING EYE
RS	ROLLER SHUTTER
RWP	RAIN WATER PIPE
S/B	SLOPING BEAM
S/C	SLOPING CEILING
Sub	SOIL PIPE
SVP	SOIL VENT PIPE
→	STEP UP
VP	VENT PIPE
WS	WORK SURFACE
>	FALL IN ROOF

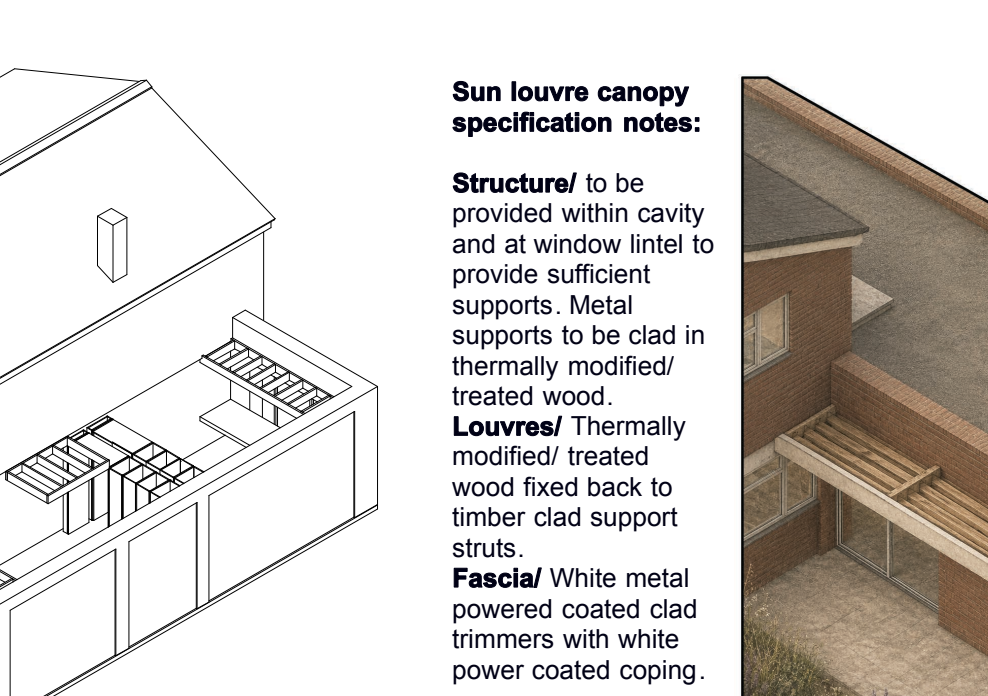
West Elevation



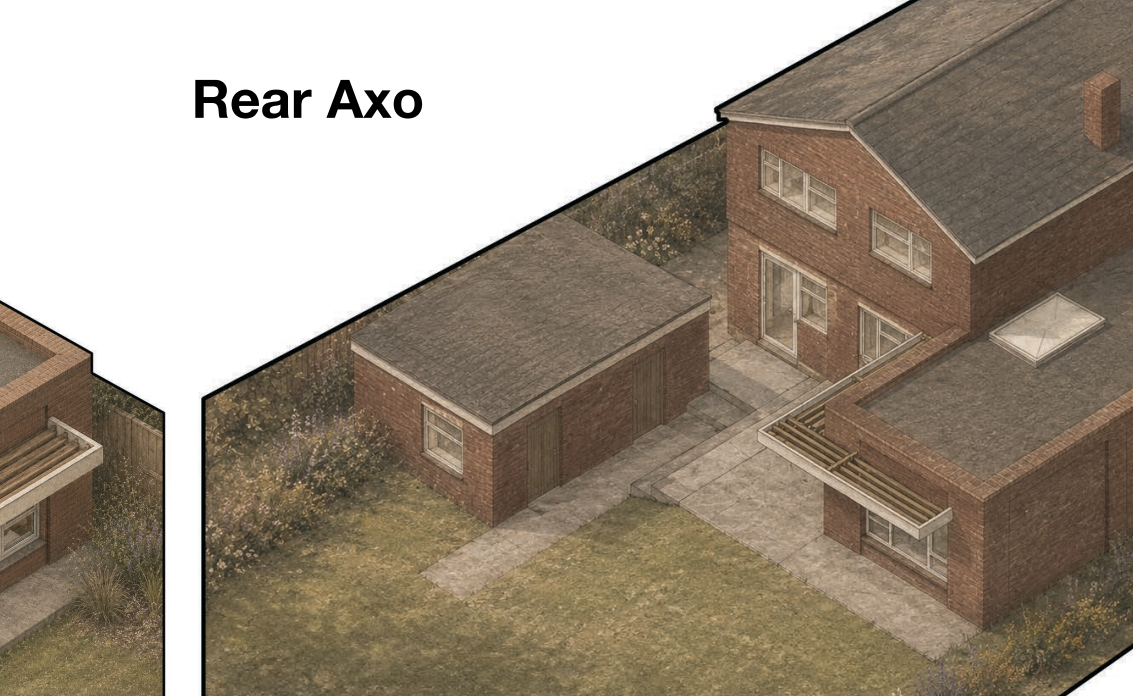
South Elevation



East Elevation



North Elevation



Rear Axo



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PLANNING

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SG6 2JB

Proposed Layouts, Elevations & Sections

SCALE	1:100	DRAWING NUMBER	REVISION
DATE	JUNE 26	11-01	D
DRAWN BY	CJB Survey + JS	PROJECT CODE	CHECKED
		BRAN	JS