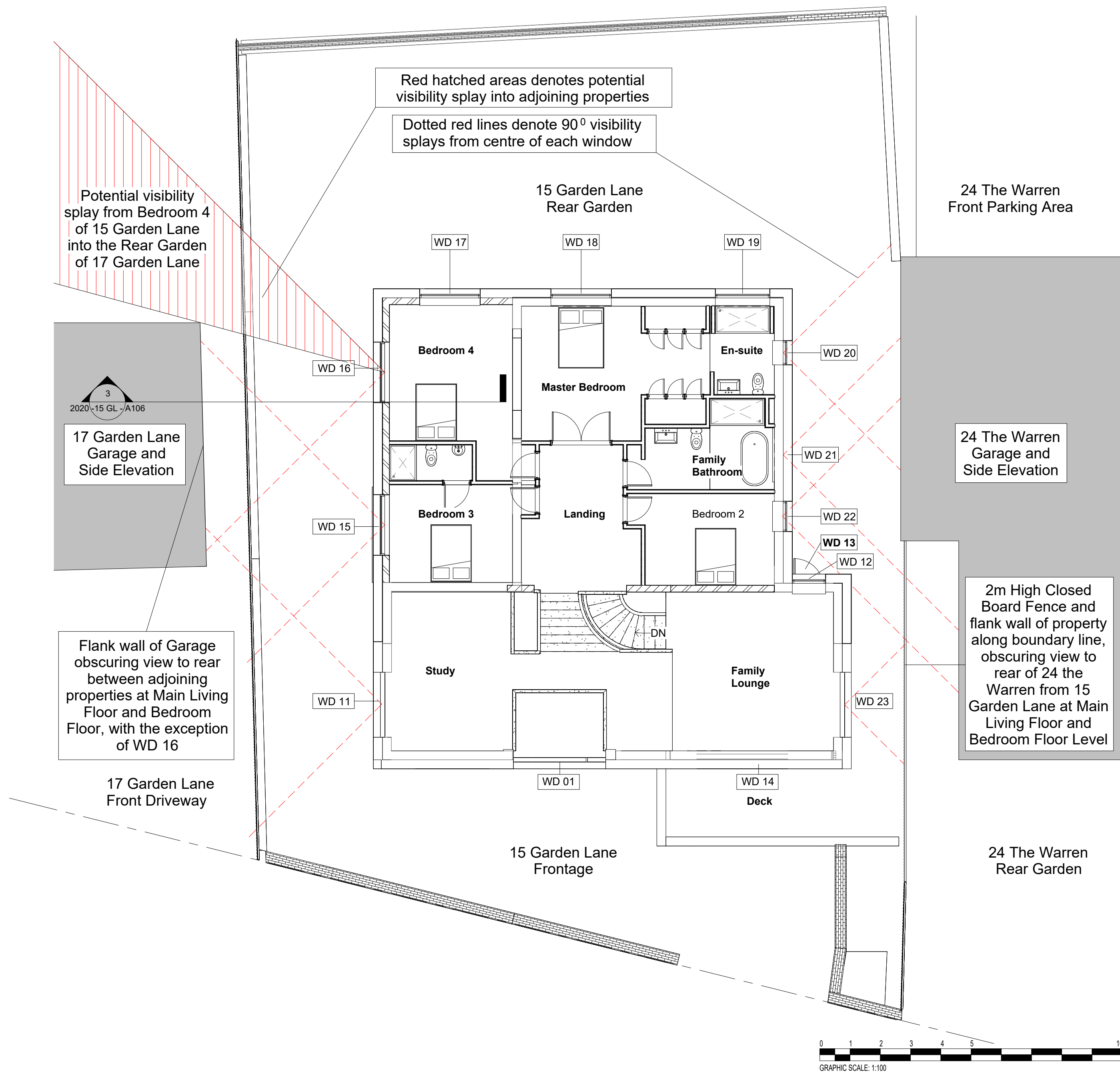
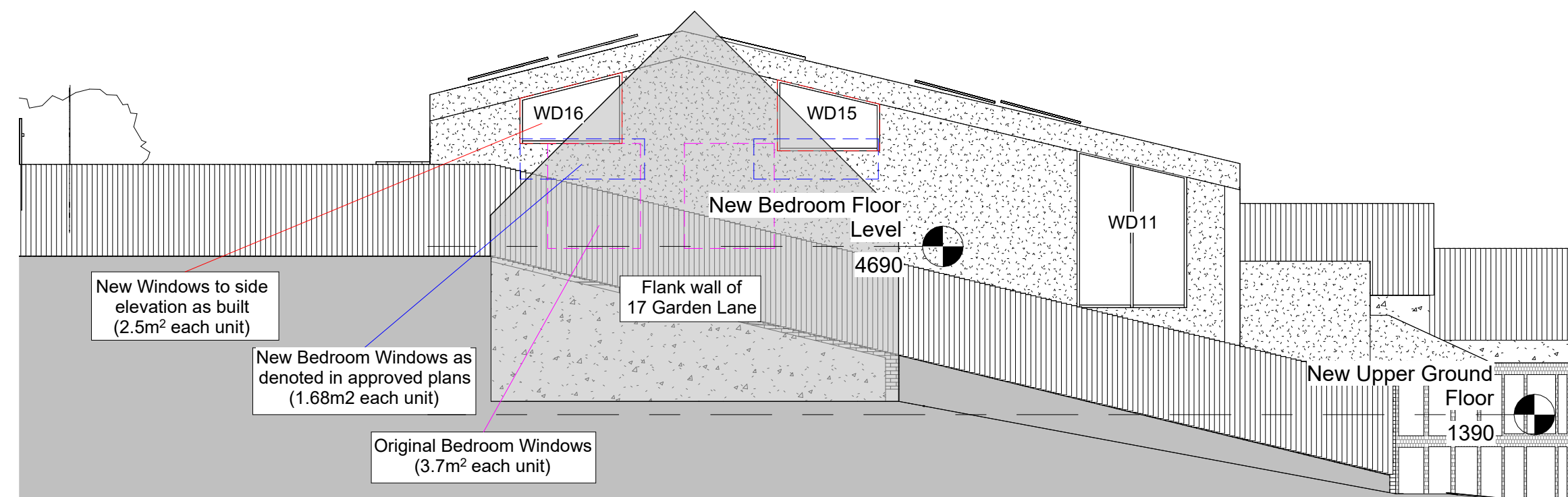
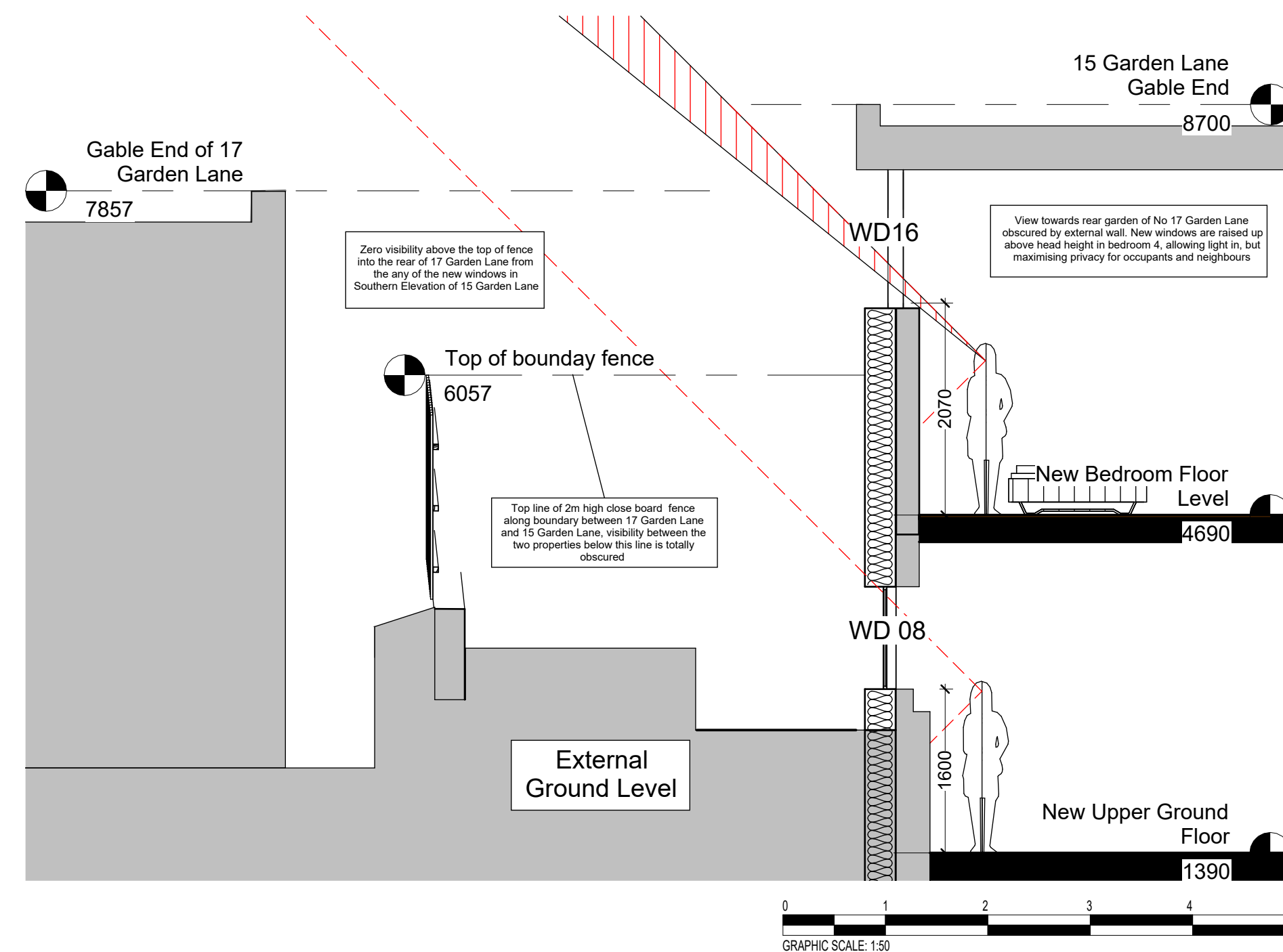




1 Main Living & Bedroom Floor Layout
1 : 100



2 Southern Elevation with Revised Bedroom Window Positions
1 : 100



3 Section through Southern Elevation detailing visibility splays from UGF and Bedroom Floor Windows
1 : 50

Notes:

90° Visibility splays are shown from centre line of each door and window on the Southern and Northern Elevations to clearly define any potential zones of overlooking into neighbouring gardens or breach of privacy rules in relation to planning.

Where a clear line of sight is noted from a window or door into a neighbouring private garden then obscure glazing should be specified.

Revisions:

21/02/21 rev 2
Proposed floating garden and carport omitted and front wall reinstated.

Proposed side access steps moved from Northern elevation to Southern elevation.

Original external steps along northern boundary deleted & additional planting created with binstore underneath.

02/03/21 rev 3
New front wall reduced to nominal 2100mm height to more closely match original wall detail.

30/06/25 rev 4
Additional detailing showing revision of fenestration positions and visibility splays on all both side elevations to allow for the amendment of condition 3 in the approved planning document

PURPOSE OF ISSUE

Planning

MBCM.

PROJECT

15 Garden Lane
Royston

TITLE

Proposed Main Living
and Bedroom Floors

CLIENT

Mr & Mrs Bevan

DRAWN BY

MBCM.

DATE

30/06/25

SCALE (@ A1)

As indicated

PROJECT NUMBER

2020 15 GL

DRAWING NUMBER

2020 -15 GL - A106

REV

4