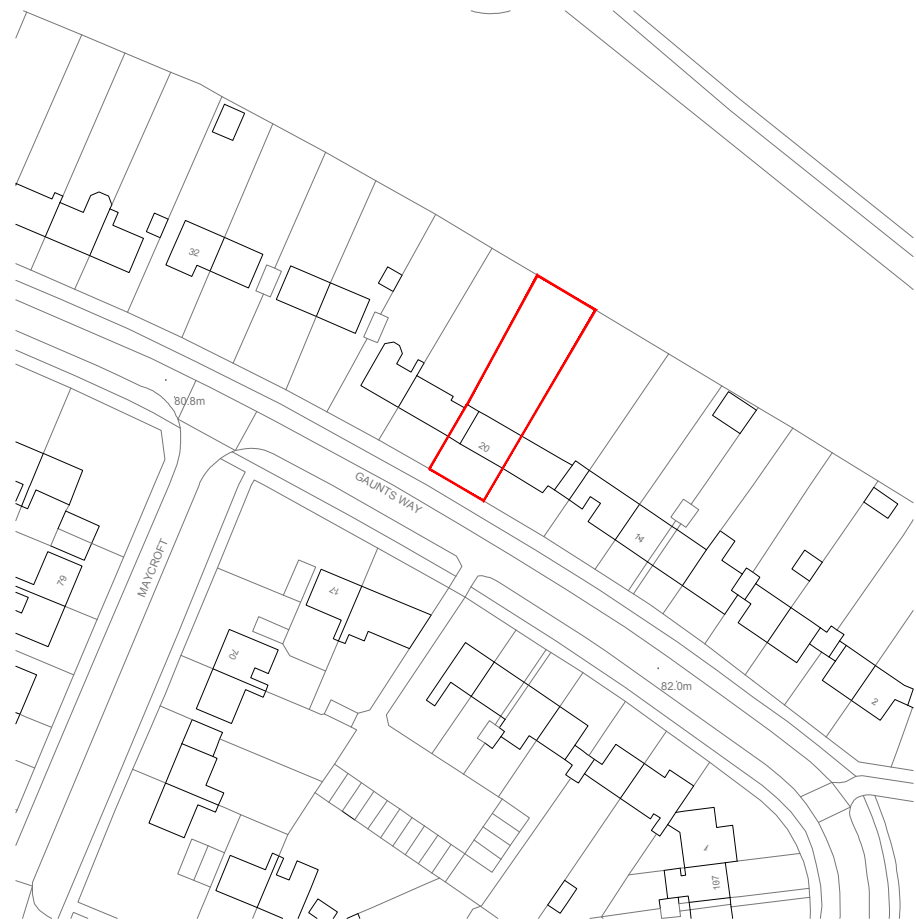


Notes
Any discrepancies should be reported immediately. All dimensions should be checked on site prior to commencement of work. Site/survey based on Ordnance Survey information provided by project systems plc. (www.ordnancesurvey.co.uk) product does not guarantee that all past or current uses or features will be identified in the product. The product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining suitability or value, or used as a substitute for any physical investigation or inspection.

When printing off pdf's, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet, also that the scale bars on the plan measure correctly.

PLANNING



Site Location Plan
Scale 1:1250

0m 20m 40m 60m
SCALE 1:1250

GROUND FLOOR PLAN

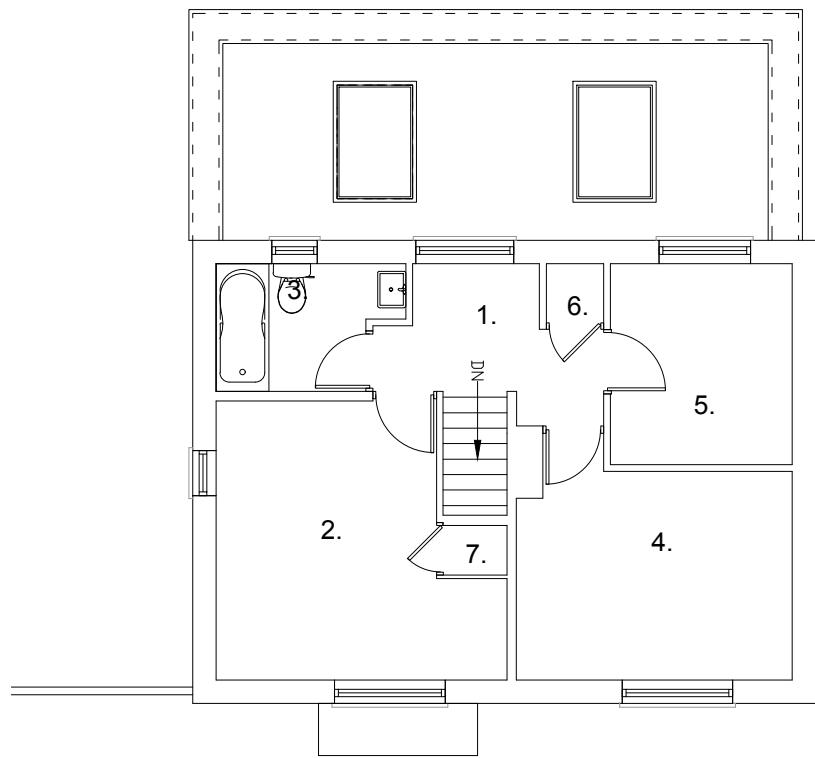
1. Hall
2. WC
3. Utility Room
4. Kitchen
5. Living Room
6. Snug
7. Dining Room



Proposed Ground Floor Plan
Scale 1:100

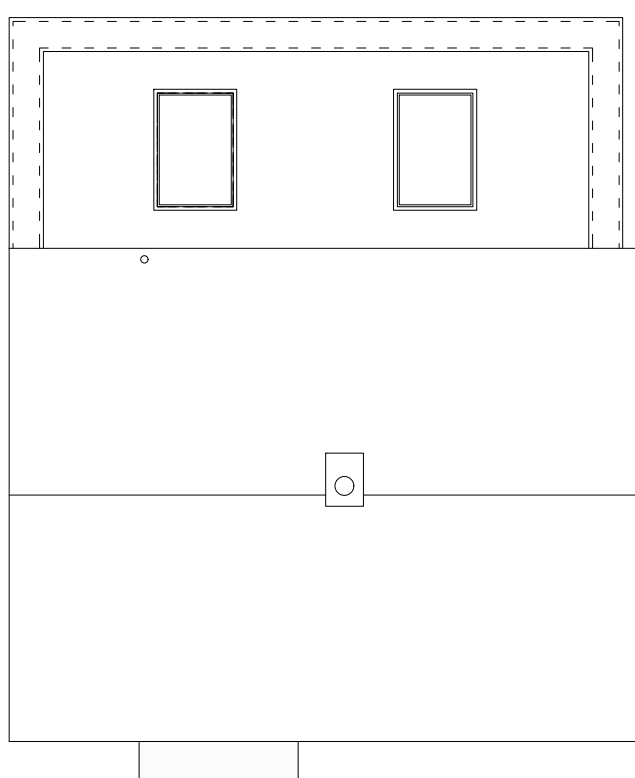
FIRST FLOOR PLAN

1. Landing
2. Bedroom
3. Shower / WC
4. Bedroom
5. Bedroom
6. CPD
7. CPD



Proposed First Floor Plan
Scale 1:100

Proposed Roof Plan
Scale 1:100



Proposed Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100

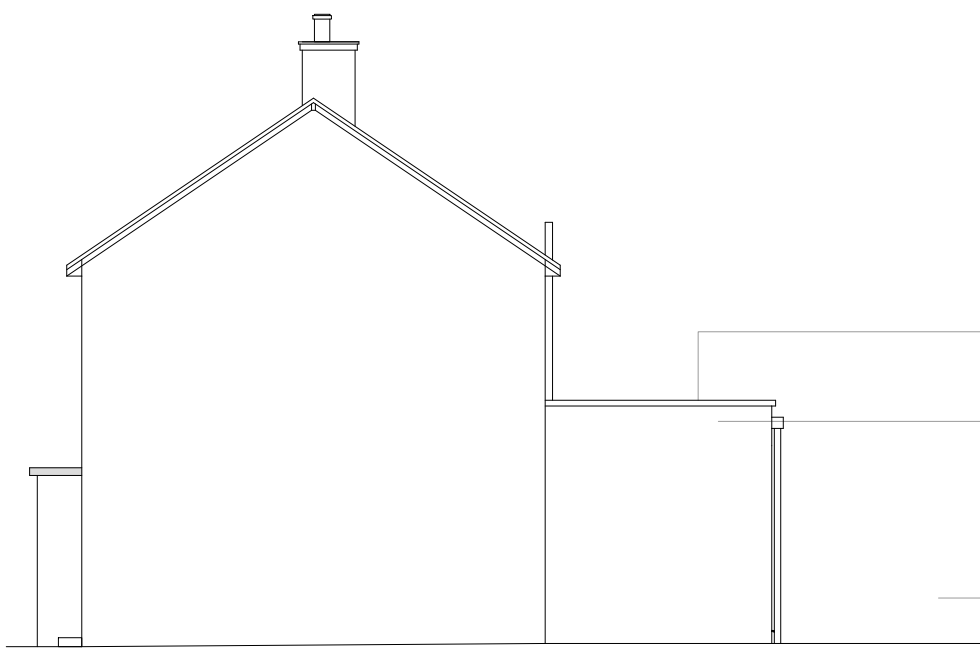
- Parapet Capping
- Brickwork to match existing house.
- UPVC French Doors
- Existing Wooden Pergola Extended.



Concept Render Rear



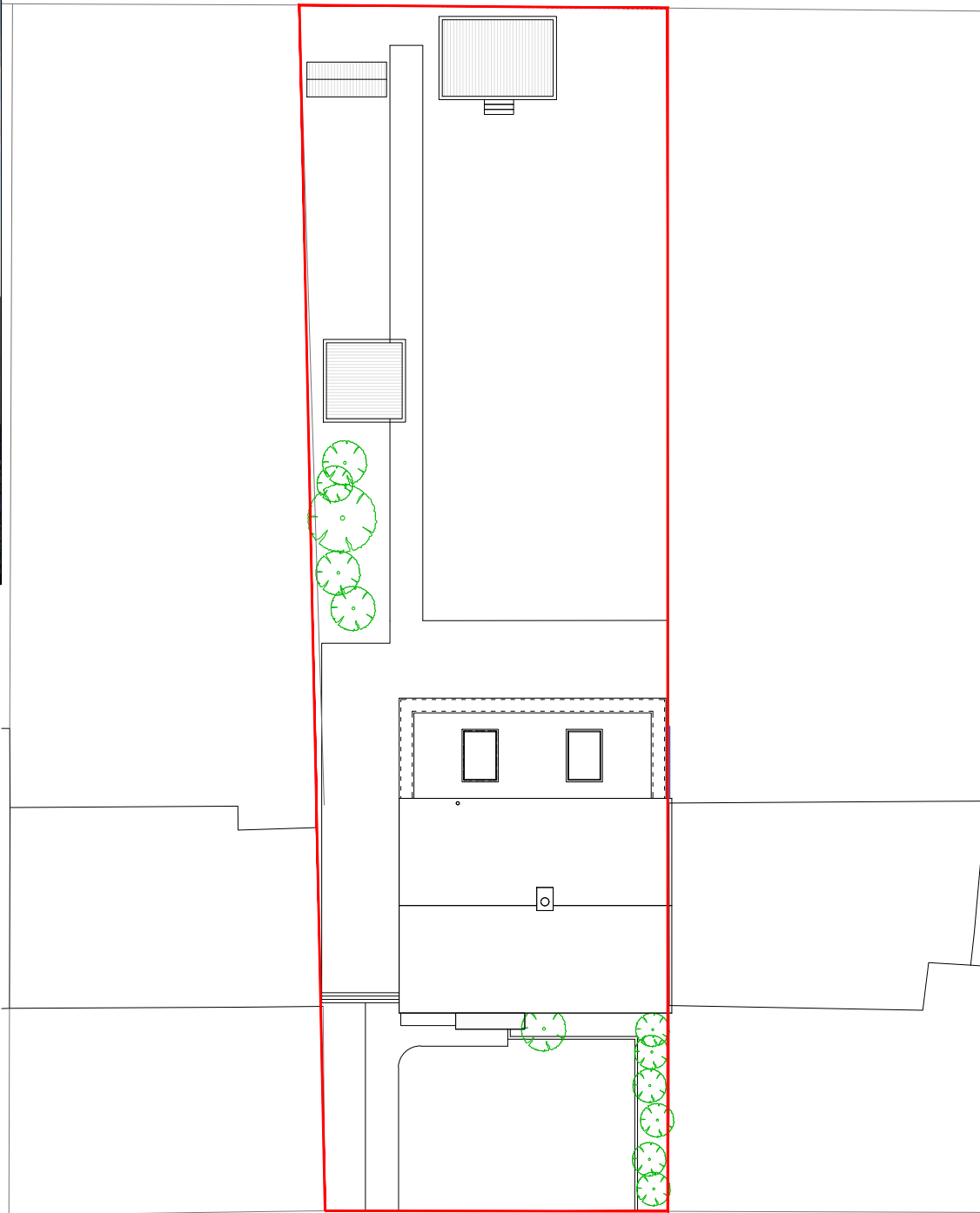
Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

- Parapet Capping
- Brickwork to match existing house.
- Existing Wooden Pergola Extended.

- Parapet Capping
- Brickwork to match existing house.
- Existing Wooden Pergola Extended.



GAUNTS WAY

Proposed Site Plan
Scale 1:200

C	Drawings changed to Planning Status.	11/06/25 LD
B	Road names added to site location plan	07/05/25 LD
A	First Preliminary Issue	23/04/25 LD

STUDIO 95
DESIGN
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www.studio95design.co.uk

Project	20 Guants Way, Letchworth	Drawn	LD
Title	Proposed Drawings	Date	April 2025
Scale	As Stated @ A1	Revision	C
Drawing No.	119/24/1001		

0m 2m 4m 6m 8m 10m
SCALE 1:100
0m 4m 8m 12m 16m 20m
SCALE 1:200