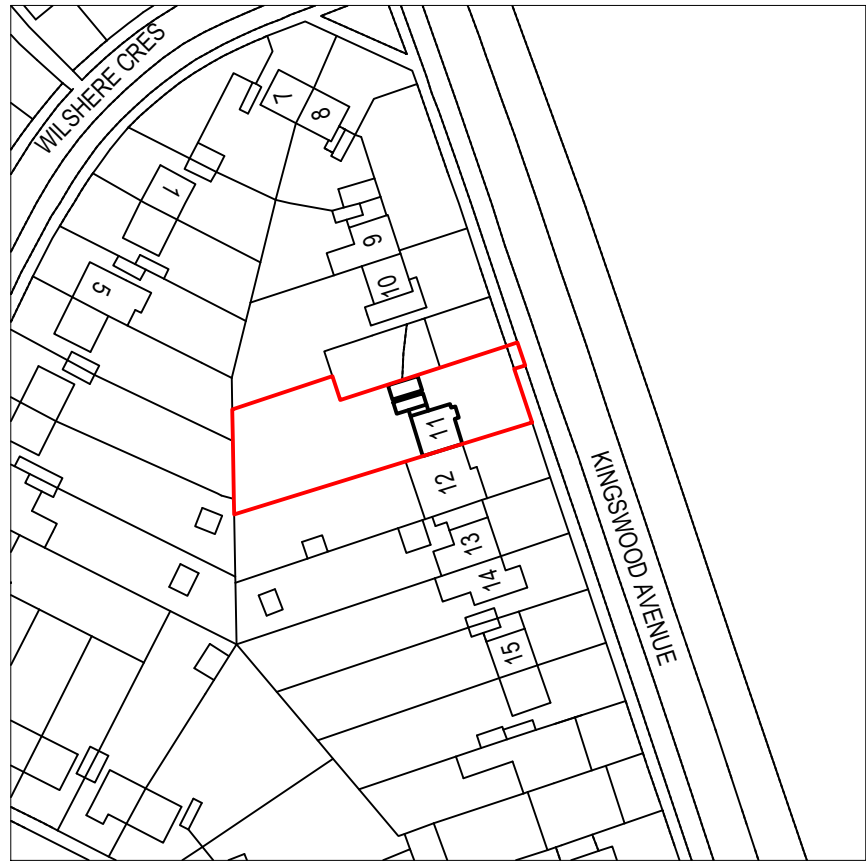
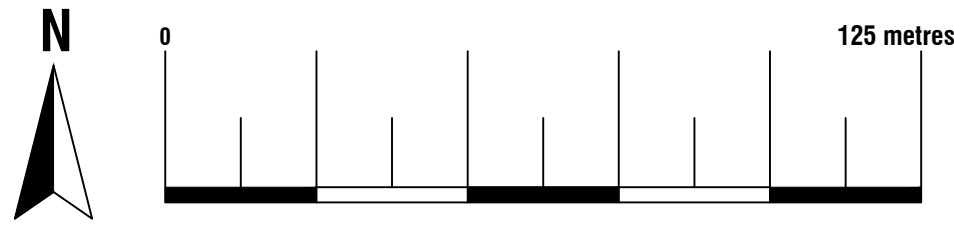




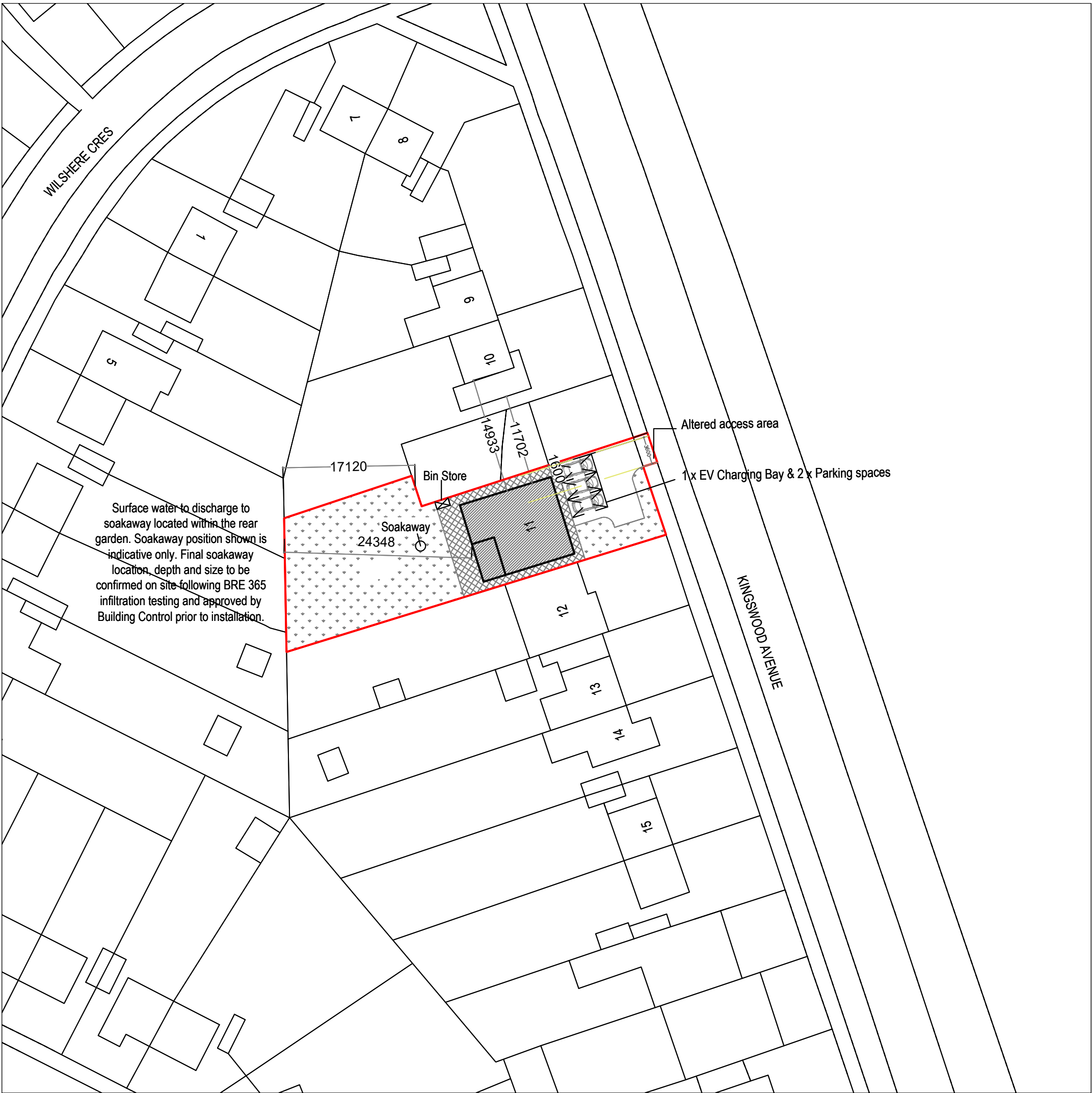
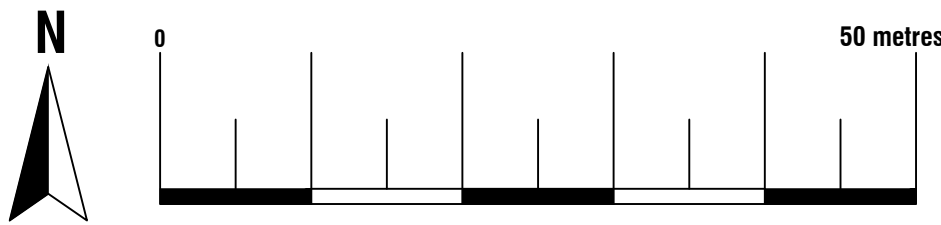
Location Plan
Scale 1:1250
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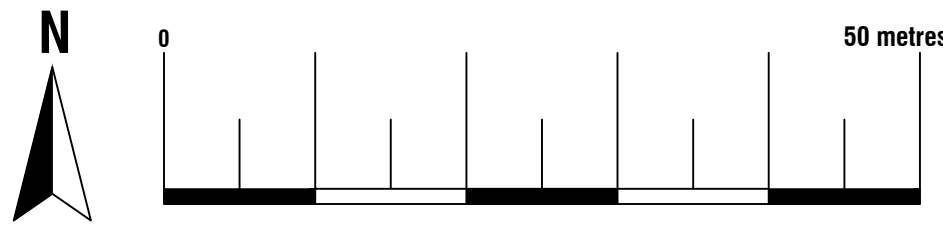
Existing Driveway



Existing Block Plan
Scale 1:500
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OS 100047474



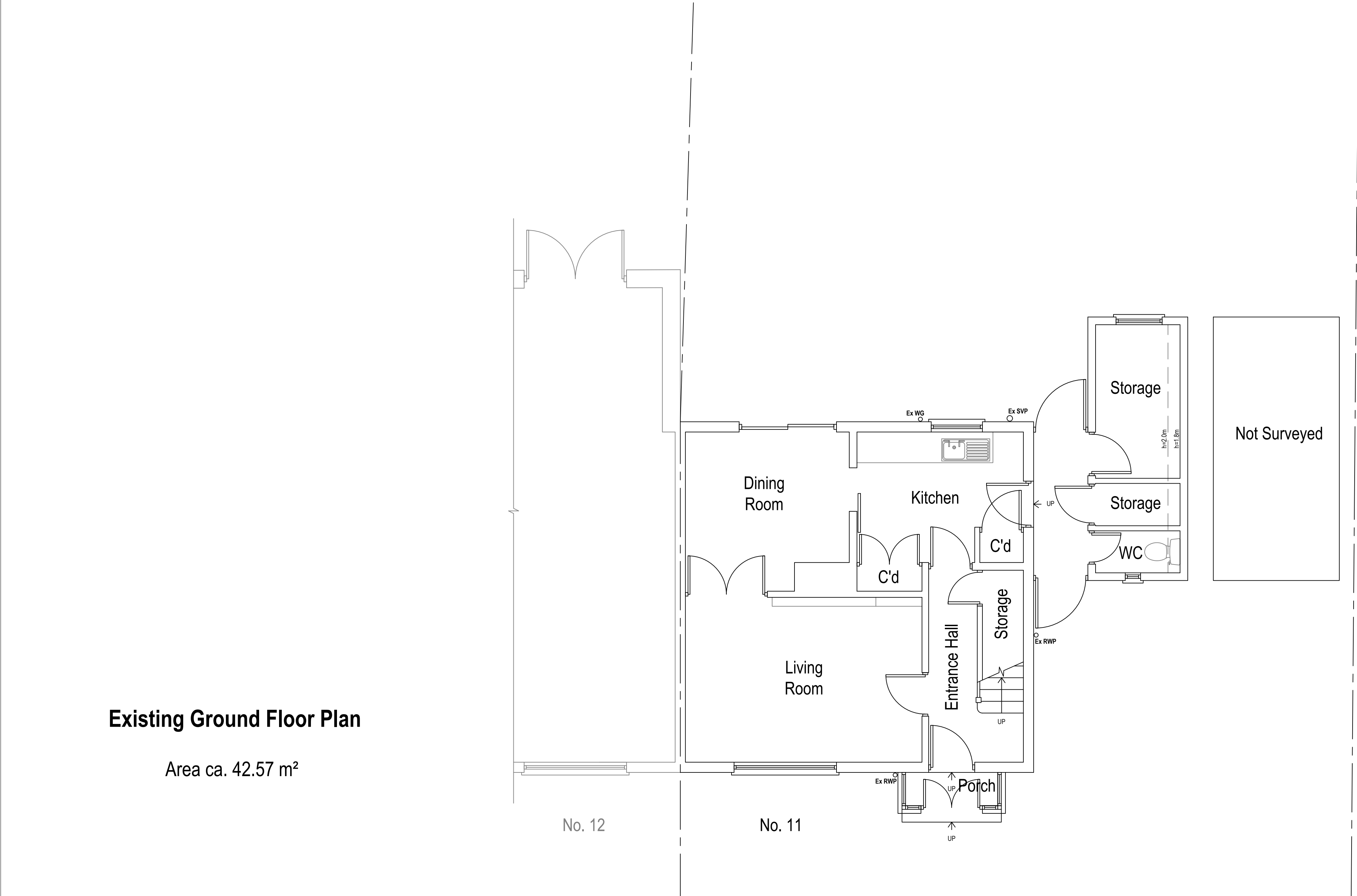
Proposed Block Plan
Scale 1:500
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Arkiplan

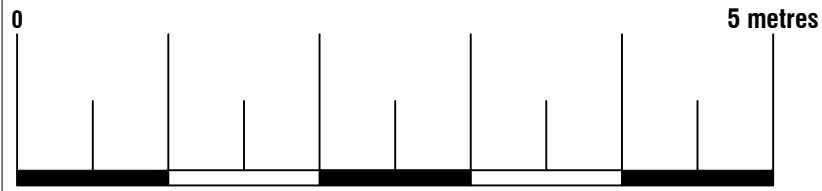
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Lytchett House, 13 Freeland Park, Wareham Road, Poole, Dorset, BH16 6FA

Site	11 Kingswood Avenue, Hitchin SG4 0PA, UK	Date	18.02.2026		
		Sheet	25-2263	D01	REV 09
		Job	Newbuild House		
		Scale	1:500, 1:1250 @A1, 1:1000, 1:2500 @A3		
Title Number	HD235506	Title	As Shown		



Existing Ground Floor Plan

Area ca. 42.57 m²



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Site	11 Kingswood Avenue, Hitchin SG4 0PA, UK	Date	18.02.2026
		Sheet	25-2263 D02 REV 09
		Job	Newbuild House
Title Number	HD235506	Scale	1:50 @A1, 1:100 @A3
		Title	As Shown

Symbol Key:

Boundary line

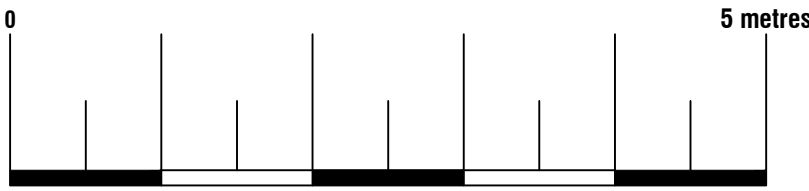
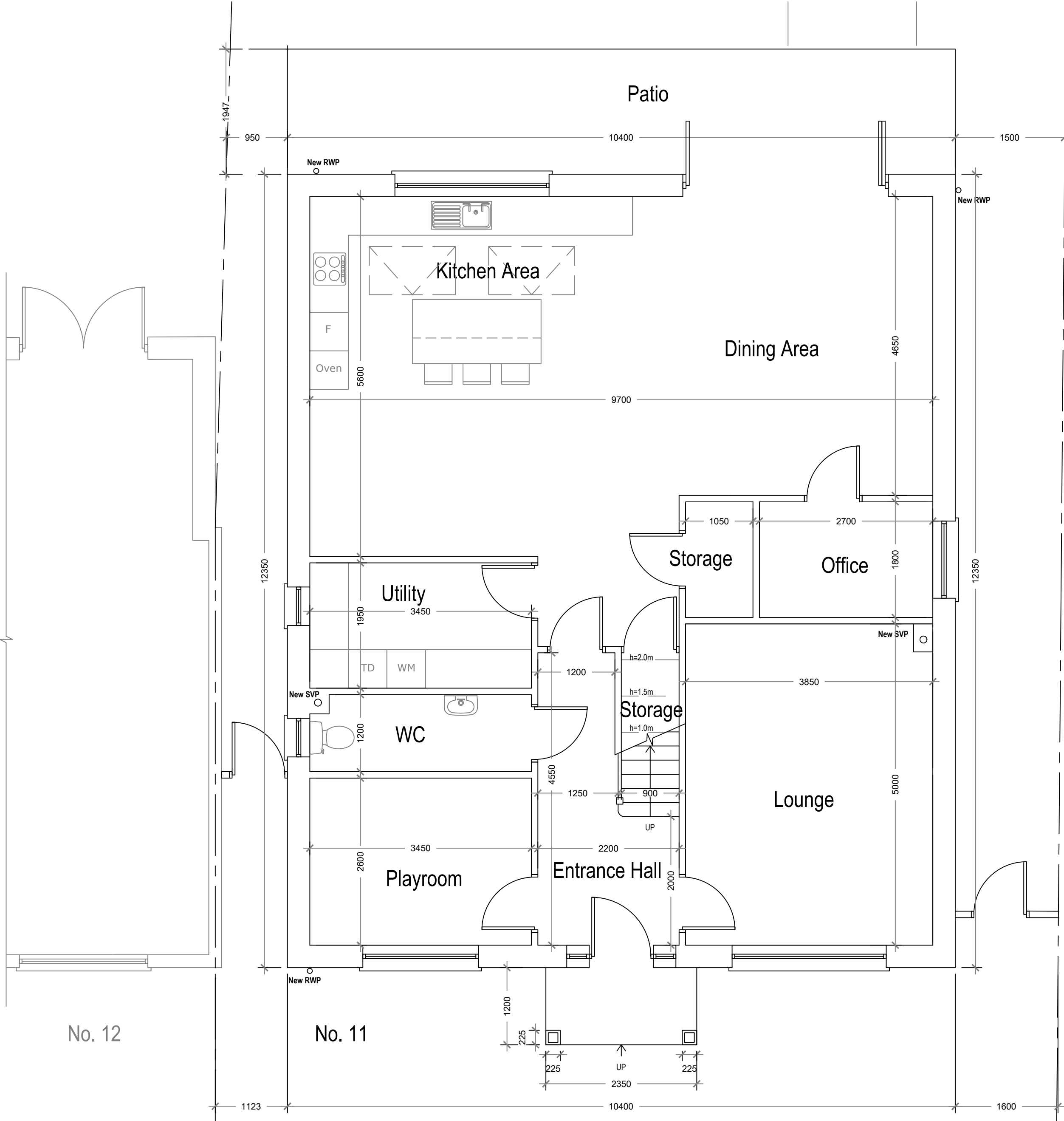
Demolished

Details above

Wall outline below roof

Proposed Ground Floor Plan

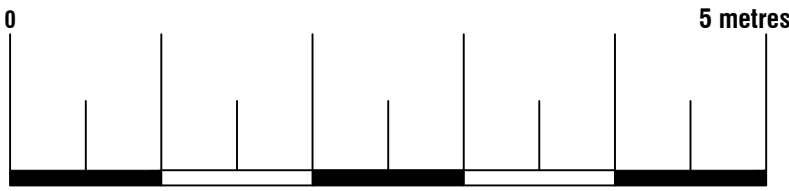
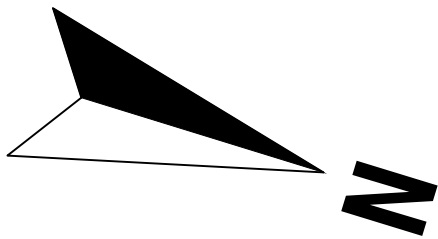
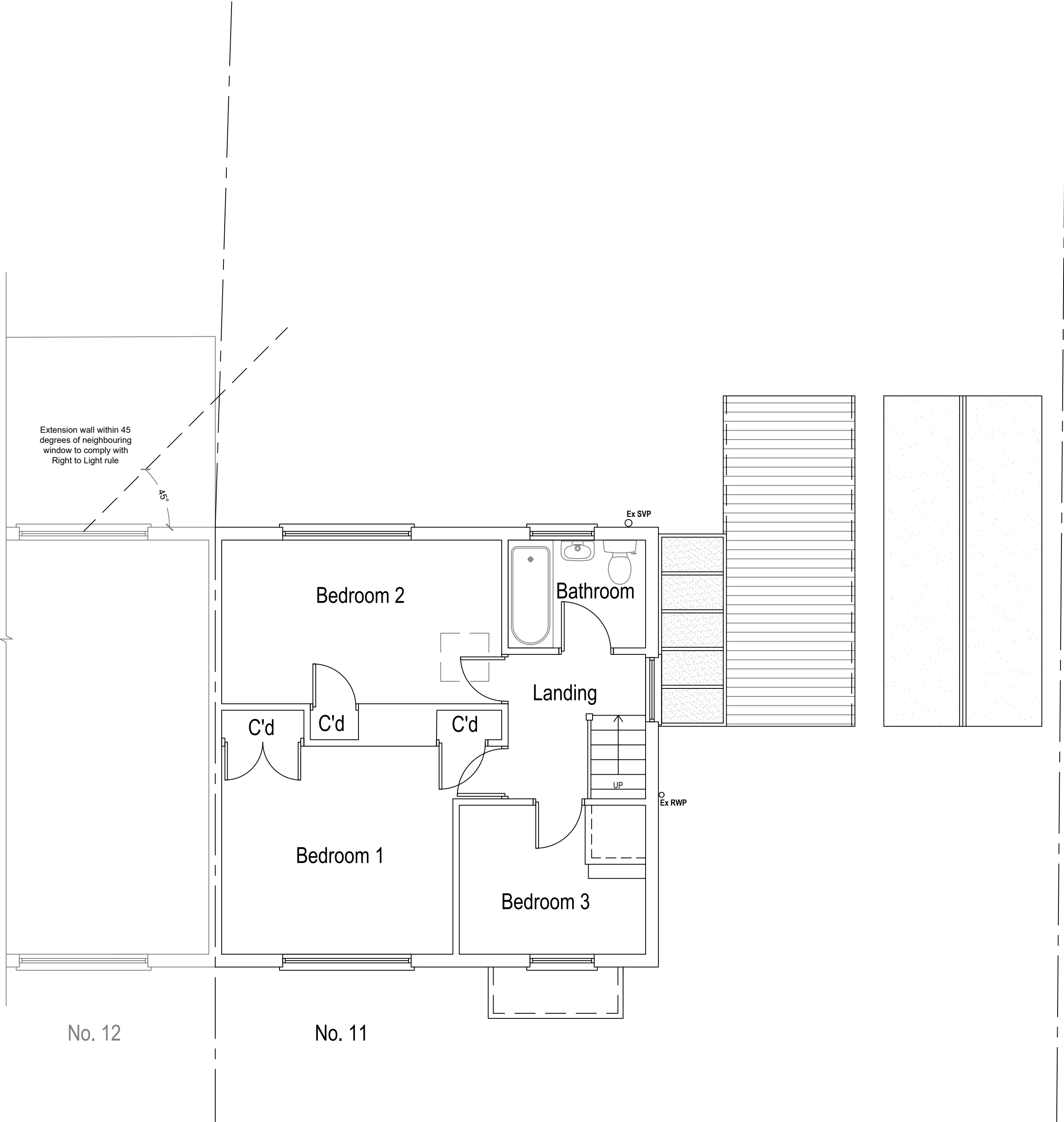
Area ca. 113.00 m²
Additional Area: 70.44 m²



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Site	11 Kingswood Avenue, Hitchin SG4 0PA, UK	Date	18.02.2026
		Sheet	25-2263 D03 REV 09
		Job	Newbuild House
Title Number	HD235506	Scale	1:50 @A1, 1:100 @A3
		Title	As Shown

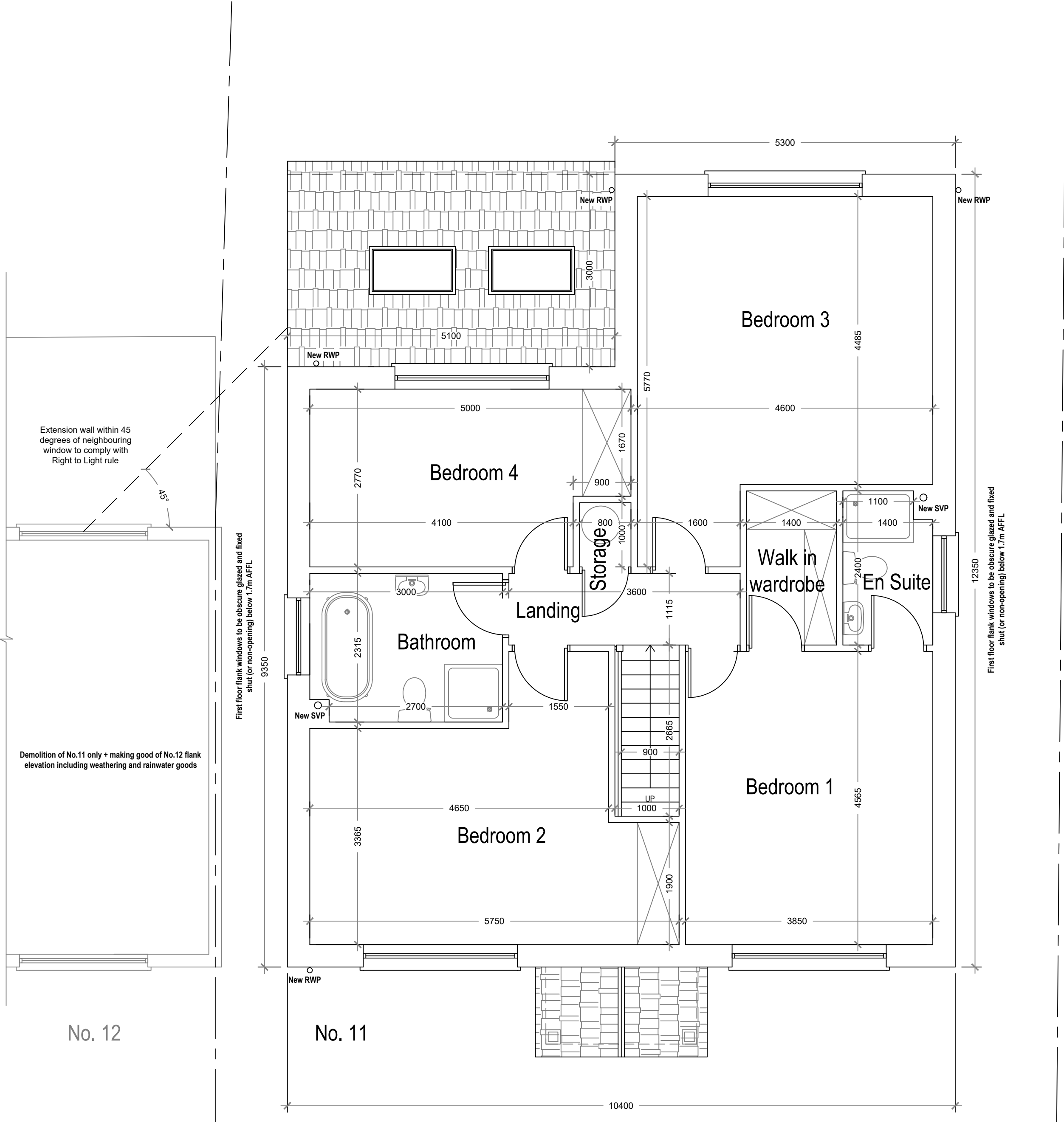
Existing First Floor Plan

Area ca. 42.57 m²



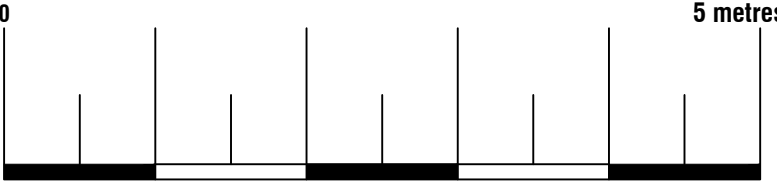
Arkiplan ArkiPlan Architectural Ltd • Enquiries@ArkiPlan.co.uk Lytchett House, 13 Freeland Park, Wareham Road, Poole, Dorset, BH16 6FA			
Site	11 Kingswood Avenue, Hitchin SG4 0PA, UK	Date	18.02.2026
		Sheet	25-2263 D04 REV 09
		Job	Newbuild House
Title Number	HD235506	Scale	1:50 @A1, 1:100 @A3
		Title	As Shown

- Symbol Key:
- Boundary line
 - Demolished
 - Details above
 - Wall outline below roof

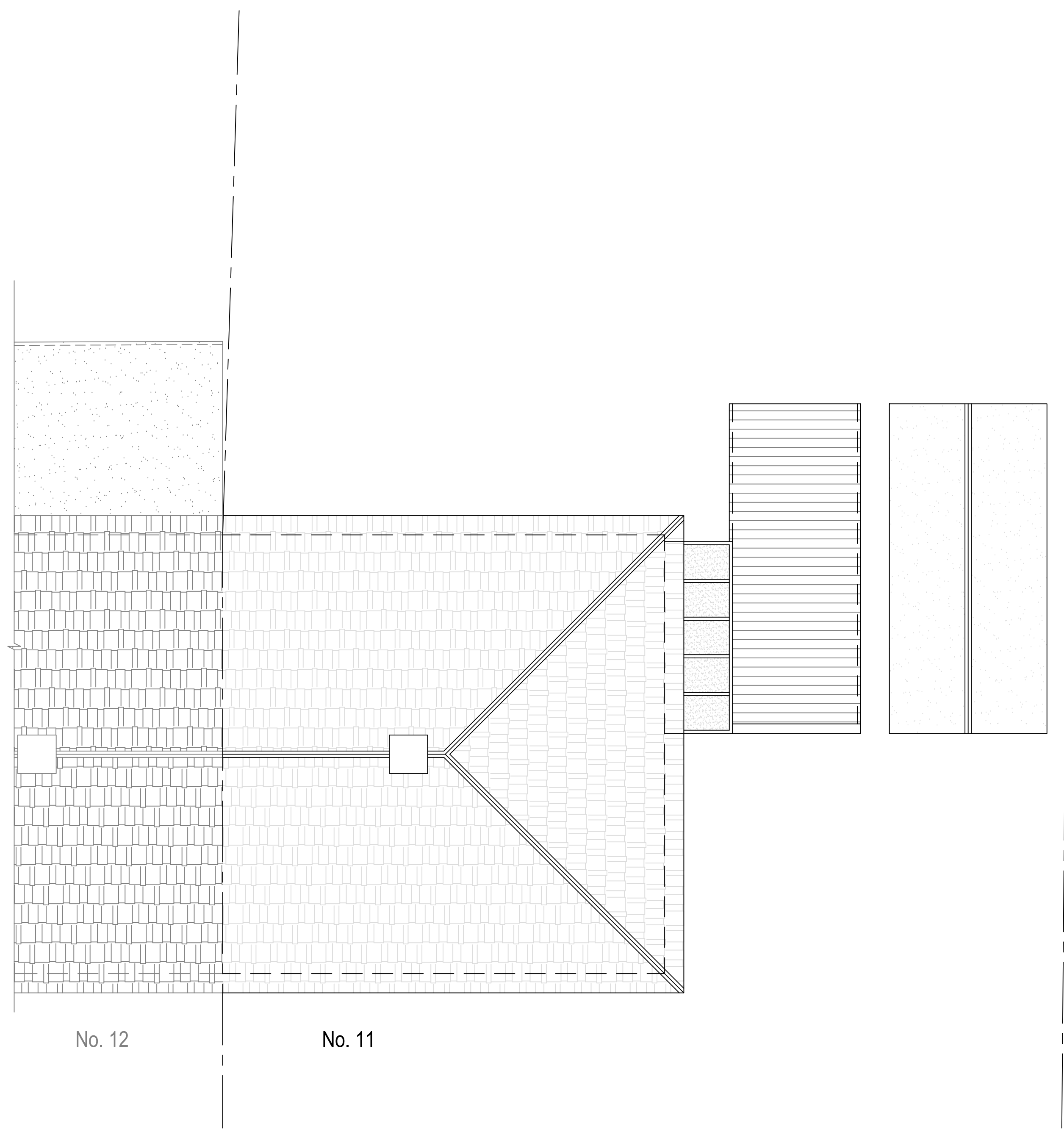
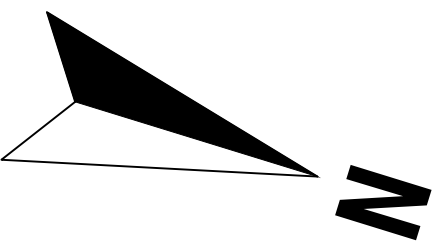


Proposed First Floor Plan

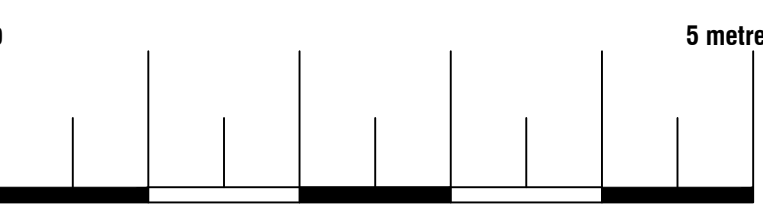
Area ca. 97.71 m²
Additional Area: 55.14 m²



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Site	11 Kingswood Avenue, Hitchin SG4 0PA, UK	Date	18.02.2026
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		Job	Newbuild House
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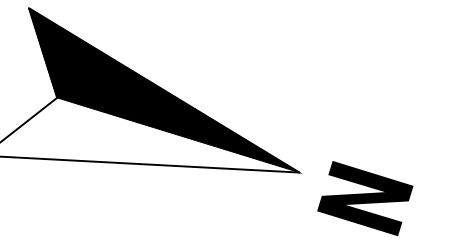


Existing Roof Plan



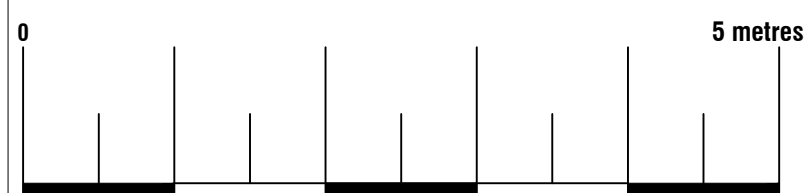
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Site	11 Kingswood Avenue, Hitchin SG4 0PA, UK	Date	18.02.2026
		Sheet	25-2263 D06 REV 09
		Job	Newbuild House
Title Number	HD235506	Scale	1:50 @A1, 1:100 @A3
		Title	As Shown

- — — — — Boundary line
- — — — — Demolished
- — — — — Details above
- — — — — Wall outline below roof



No. 12

No. 11

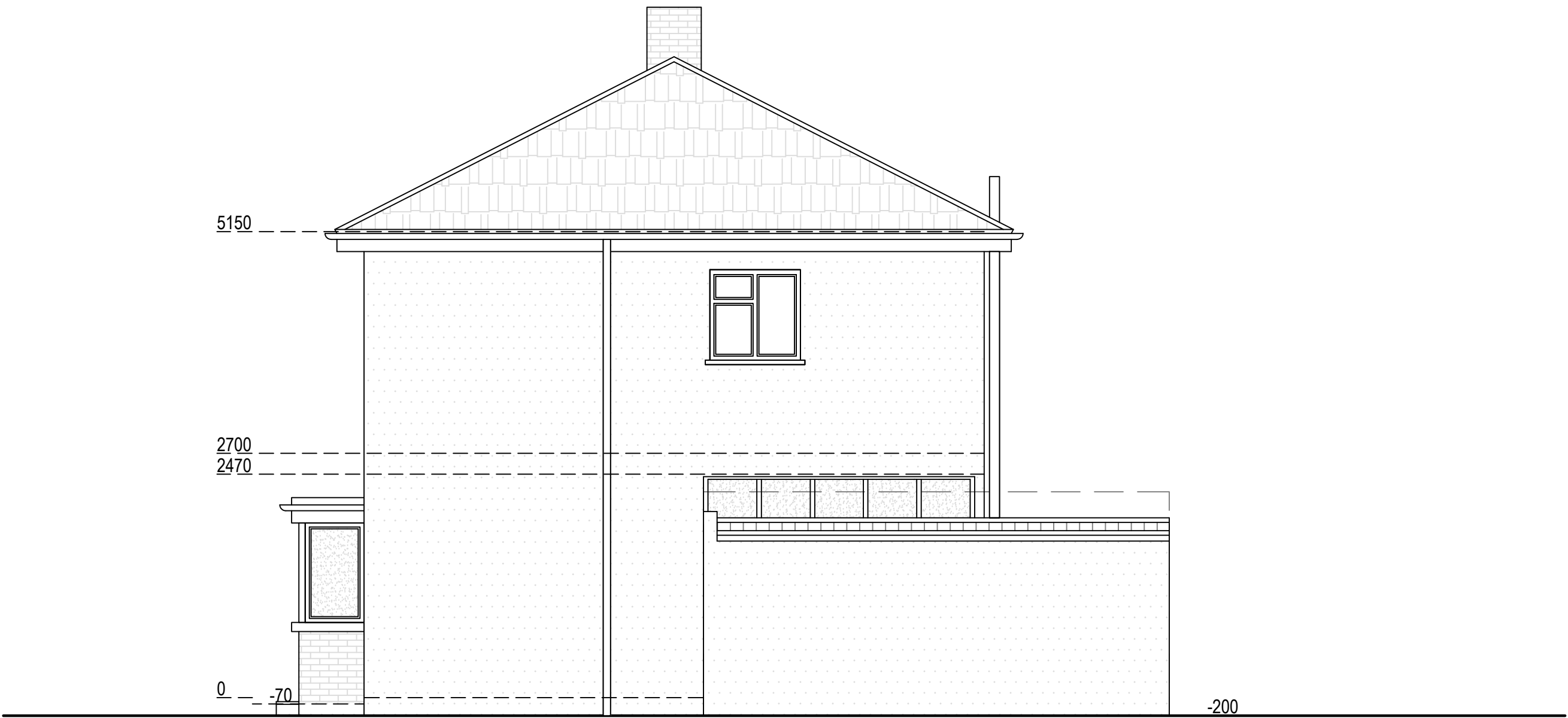


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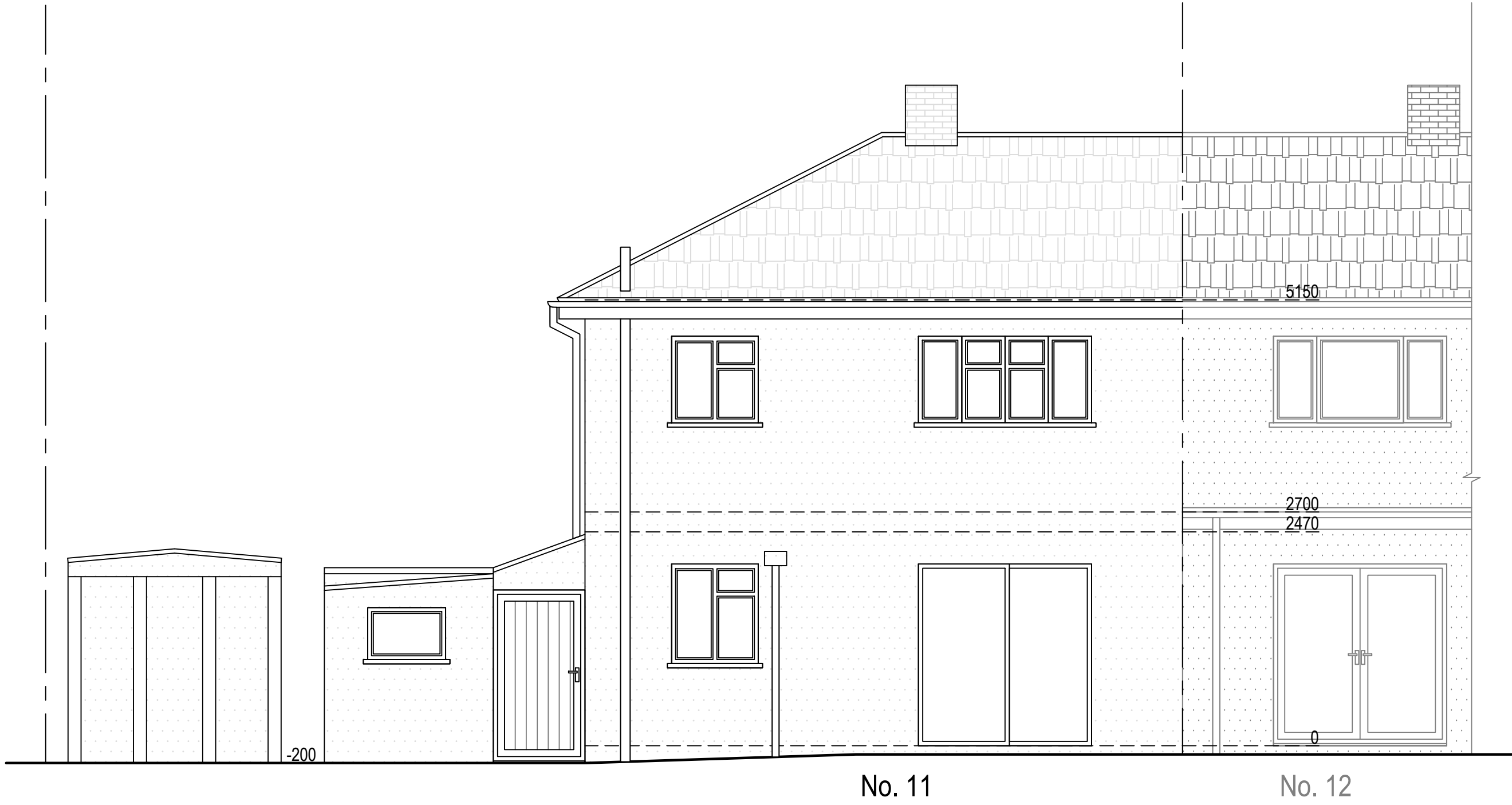
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Title Number	HD235506	Title	As Shown



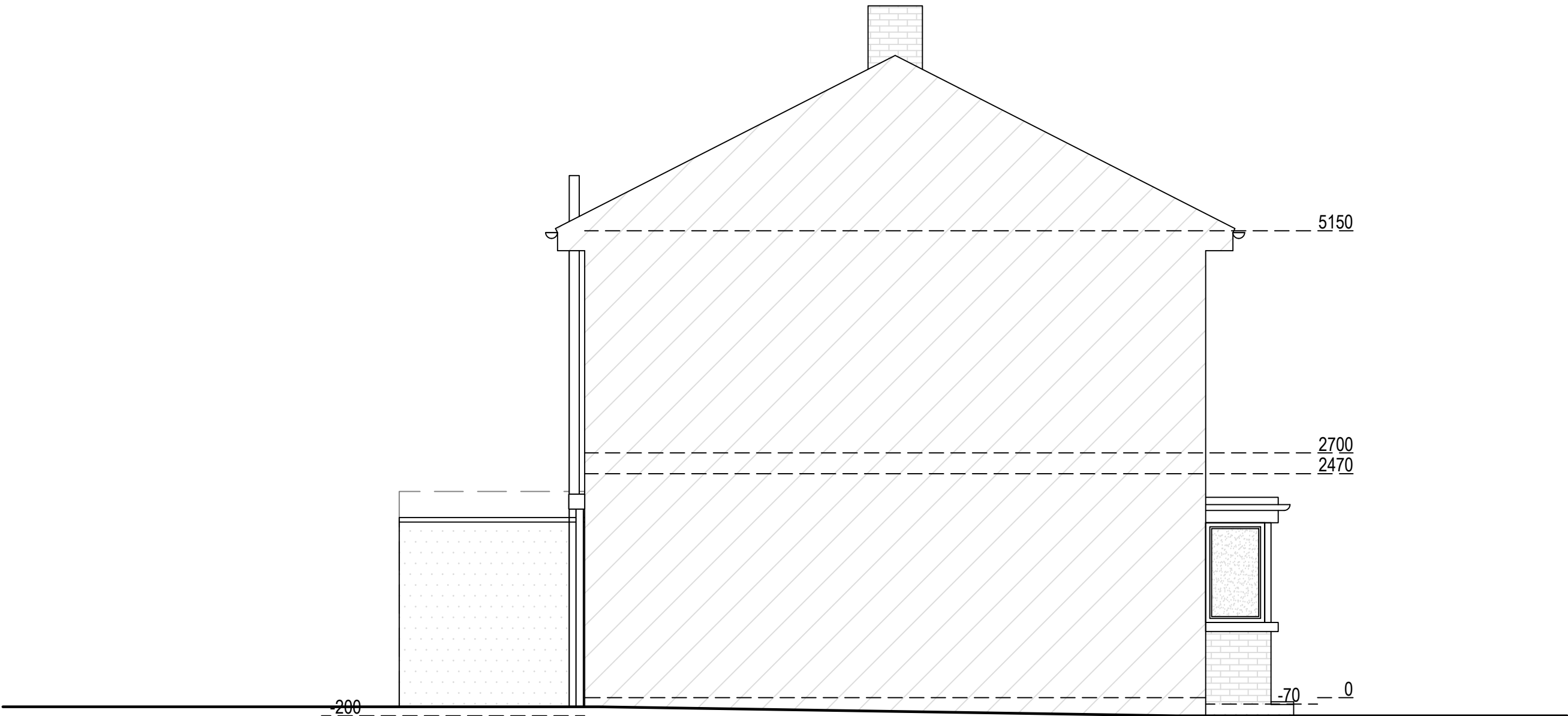
Existing East Elevation



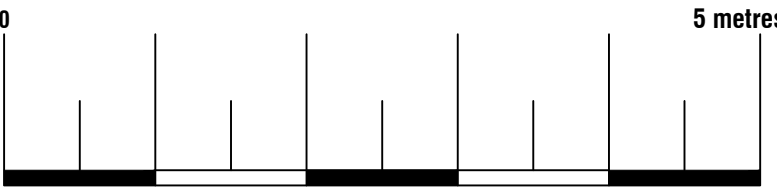
Existing North Elevation



Existing West Elevation

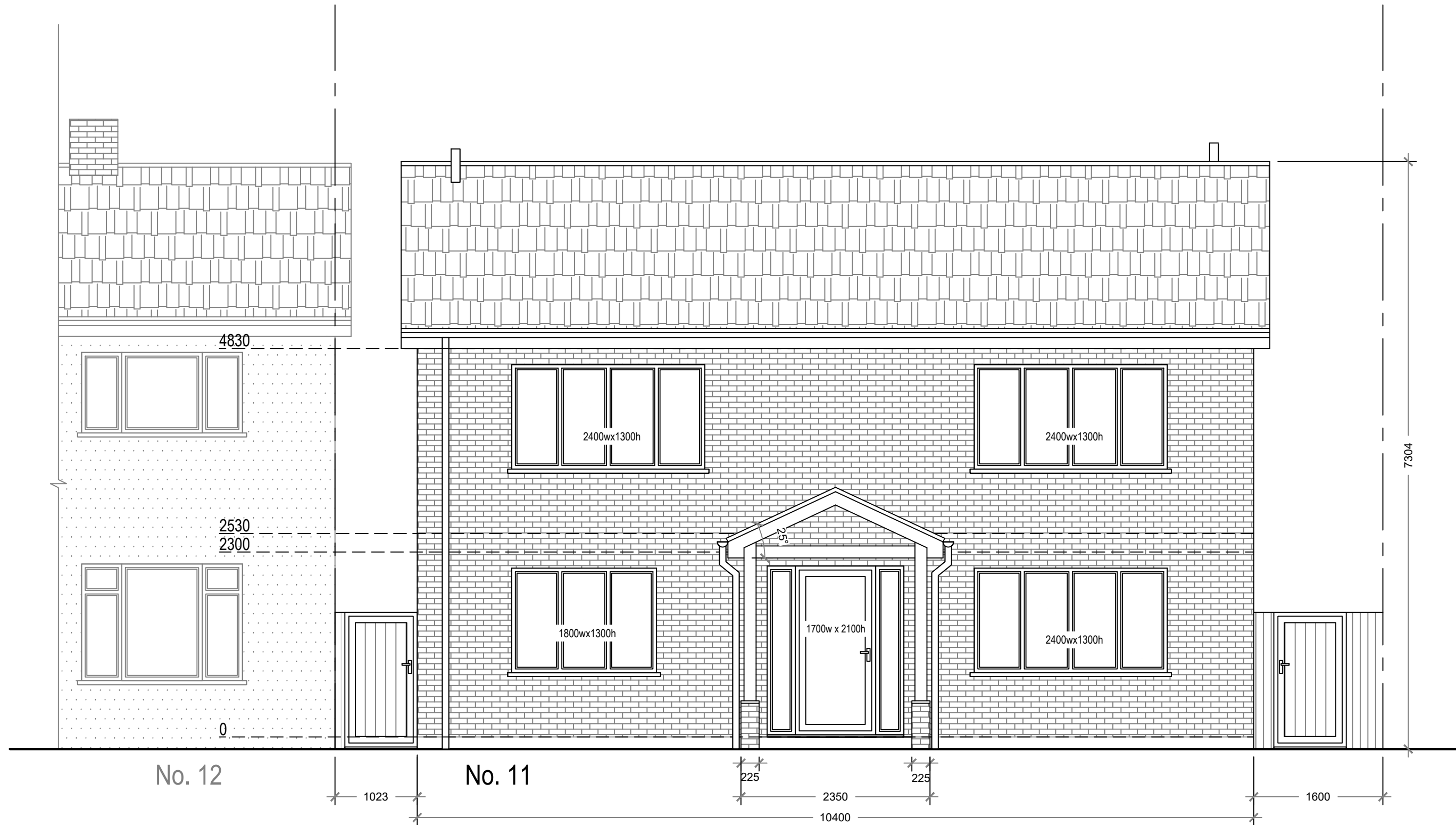


Existing South Elevation

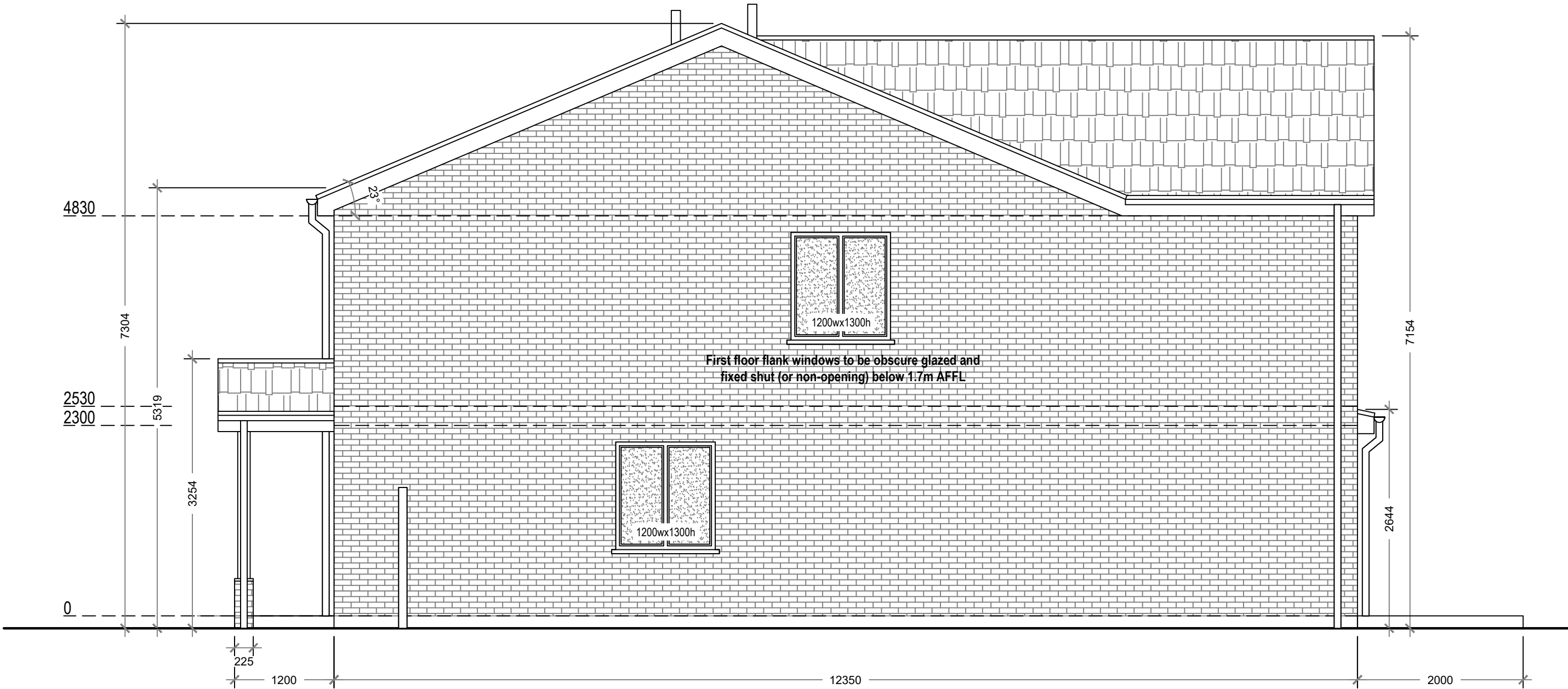


Existing Materials:
Walls: Concrete panels
Pitched roof: Clay/concrete tiles
Windows: Timber-framed, single-glazed

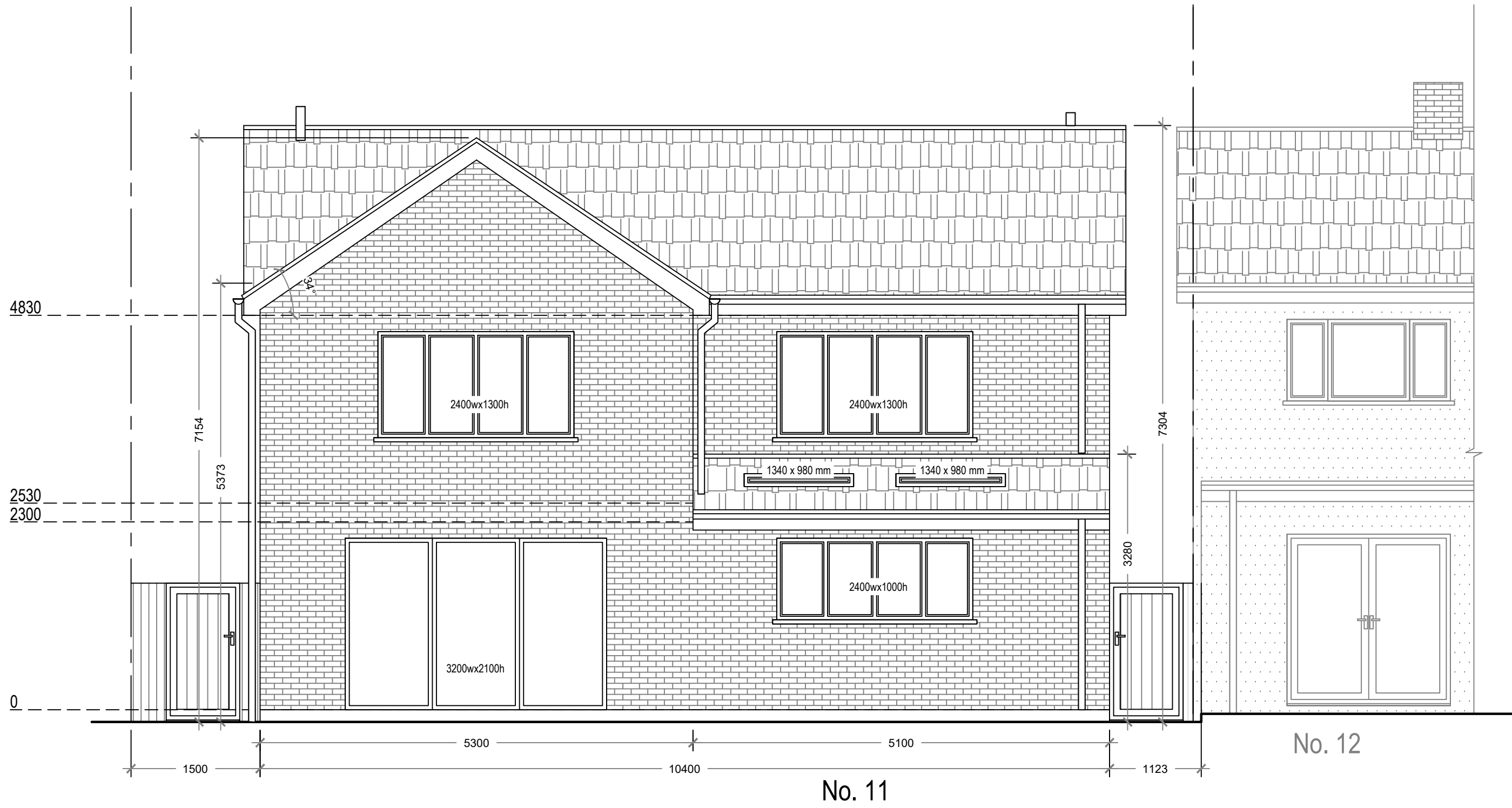
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Site	11 Kingswood Avenue, Hitchin SG4 0PA, UK	Date	18.02.2026
		Sheet	25-2263 D08 REV 09
		Job	Newbuild House
Title Number	HD235506	Scale	1:50 @A1, 1:100 @A3
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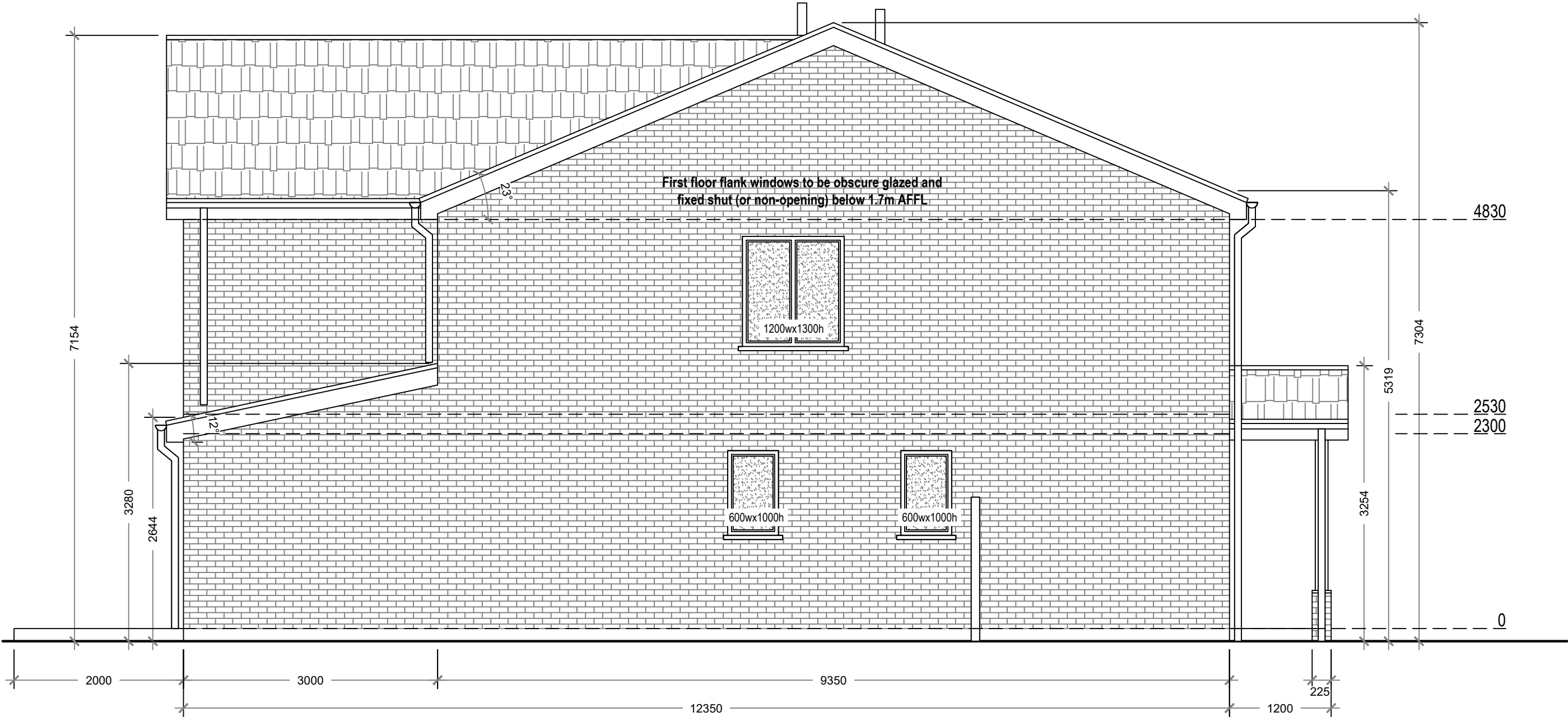
Proposed East Elevation



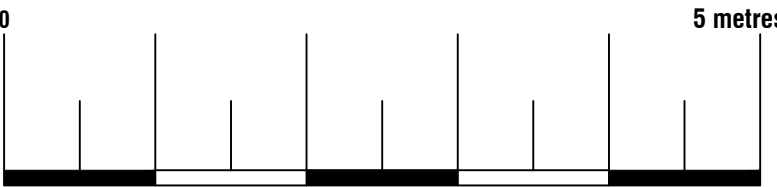
Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



Proposed Materials:
Ground Floor Walls: Kassandra Multi Red Brick (cavity)
1st Floor Walls: Kassandra Multi Red Brick (cavity)
Loft Gable Walls: Kassandra Multi Red Brick (cavity)
Pitched roof: Tile, black fascia and soffit
Windows: Cream double glazed UPVC

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Site	11 Kingswood Avenue, Hitchin SG4 0PA, UK	Date	18.02.2026		
		Sheet	25-2263	D09	REV 09
		Job	Newbuild House		
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Title Number	HD235506	Title	As Shown		