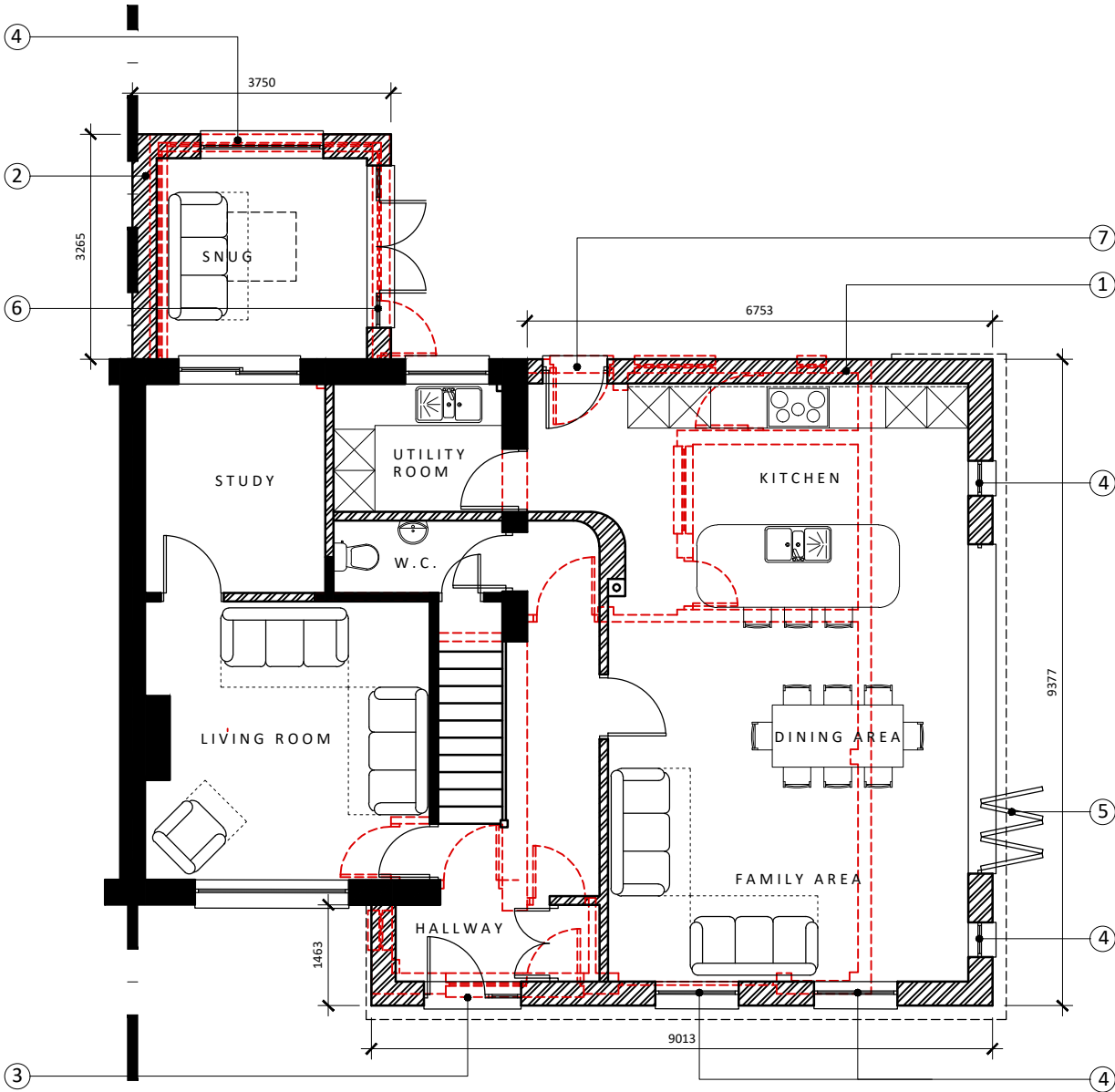
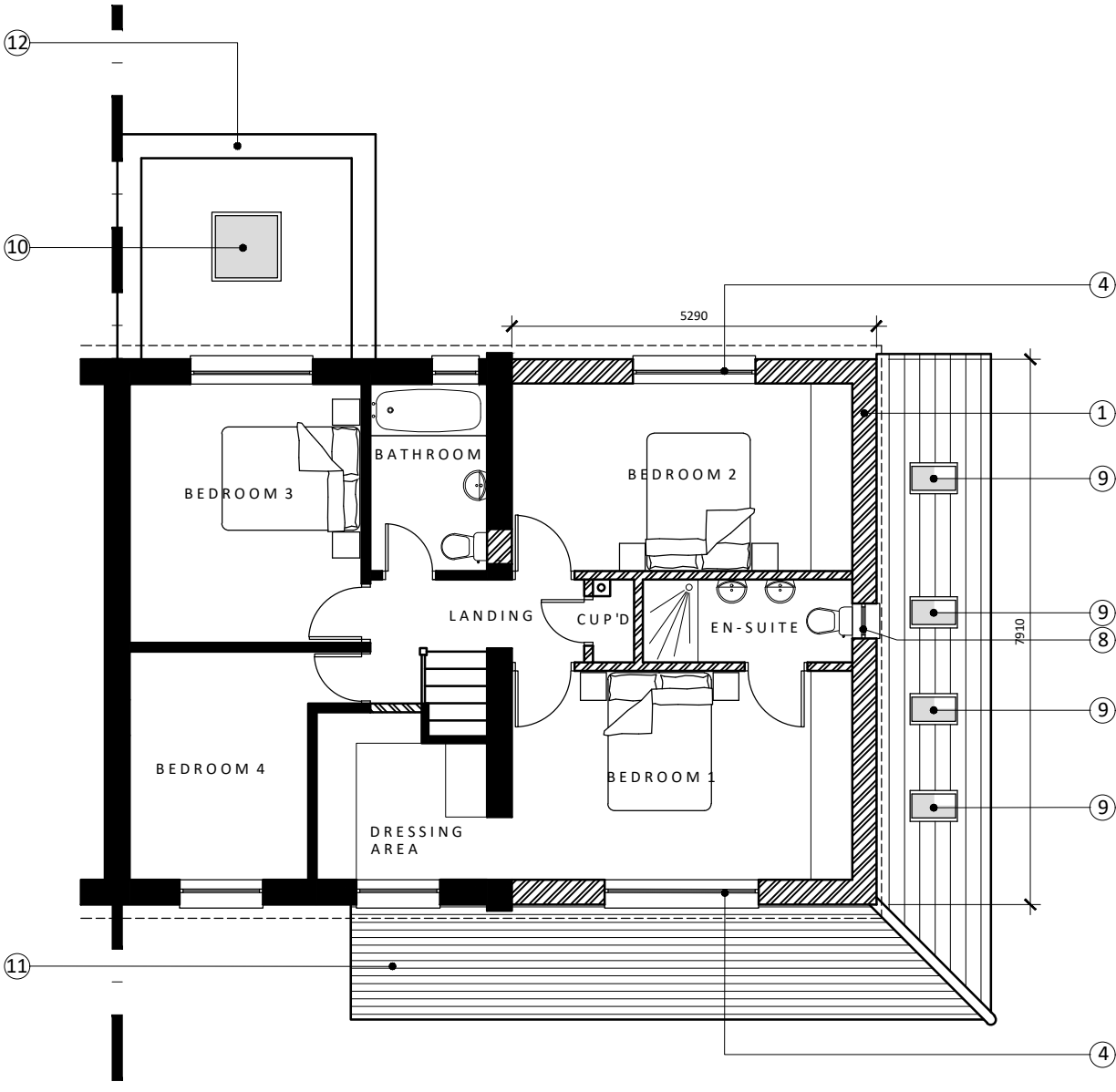


This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. All feasibility studies are subject to full site survey. This drawing is to be read in conjunction with all relevant consultants and/or specialists drawings/documents and any discrepancies or variations are to be notified to the architects in writing before the affected work commences. All queries relating to design of structural elements are to be referred to the structural engineering consultant for resolution. The workmanship and materials of all trades and building operations shall comply with the recommendations of British Standard (BS)8000 parts 1-16 inclusive and with Approved 2013 Document to support Regulation 7 1999 edition (incorporating 2018 amendments) of the Building Regulations 2010. All design and construction is to be in accordance with the Construction (Design and Management) Regulations 2015.

| Rev | Date | Description |
|-----|------|-------------|
|-----|------|-------------|



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LEGEND

- ① PART SINGLE PART DOUBLE STOREY SIDE EXTENSION FINISHED IN BRICKWORK TO MATCH EXISTING & RENDER (COLOUR: WHITE)

② SINGLE STOREY REAR EXTENSION FINISHED IN BRICKWORK TO MATCH EXISTING

③ NEW ENTRANCE DOOR & DOUBLE GLAZED FIXED SIDE PANEL (COLOUR: TBC)

④ DOUBLE GLAZED WINDOW TO MATCH EXISTING (COLOUR: WHITE)

⑤ DOUBLE GLAZED BI-FOLD DOORS (COLOUR: WHITE)

⑥ DOUBLE GLAZED DOUBLE DOORS & FIXED GLAZED SIDE PANELS (COLOUR: WHITE)
- ⑦ DOUBLE GLAZED ENTRANCE DOOR (COLOUR: WHITE)

⑧ OBSCURE DOUBLE GLAZED WINDOW TO MATCH EXISTING (COLOUR: WHITE)

⑨ DOUBLE GLAZED ROOF LIGHT (COLOUR: GREY)

⑩ DOUBLE GLAZED FLAT ROOF LIGHT (COLOUR: GREY)

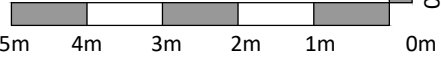
⑪ ROOF TILES TO MATCH EXISTING

⑫ PARAPET WALL WITH COPING STONE

⑬ RAINWATER GOODS TO MATCH EXISTING (COLOUR: BLACK)

⑭ FASCIA & SOFFITS TO MATCH EXISTING (COLOUR: WHITE)

Scale @ 1:100



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PLANNING

Client  
Mr S Morton

Project  
119 Garden Walk  
Royston  
Hertfordshire

Drawing Title  
Proposed Ground and First Floor Plans

| Drawn   | Date       | Checked  | Scale @ A3 |
|---------|------------|----------|------------|
| MEH     | MAY 2025   |          | 1:100      |
| Job No  | Drawing No | Revision | Note       |
| 2025/09 | PL.005     | -        |            |