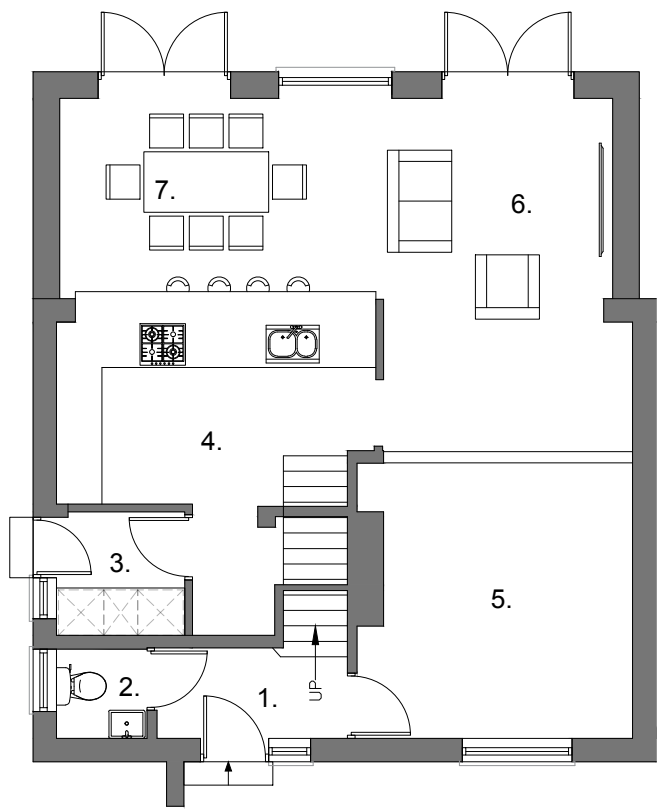
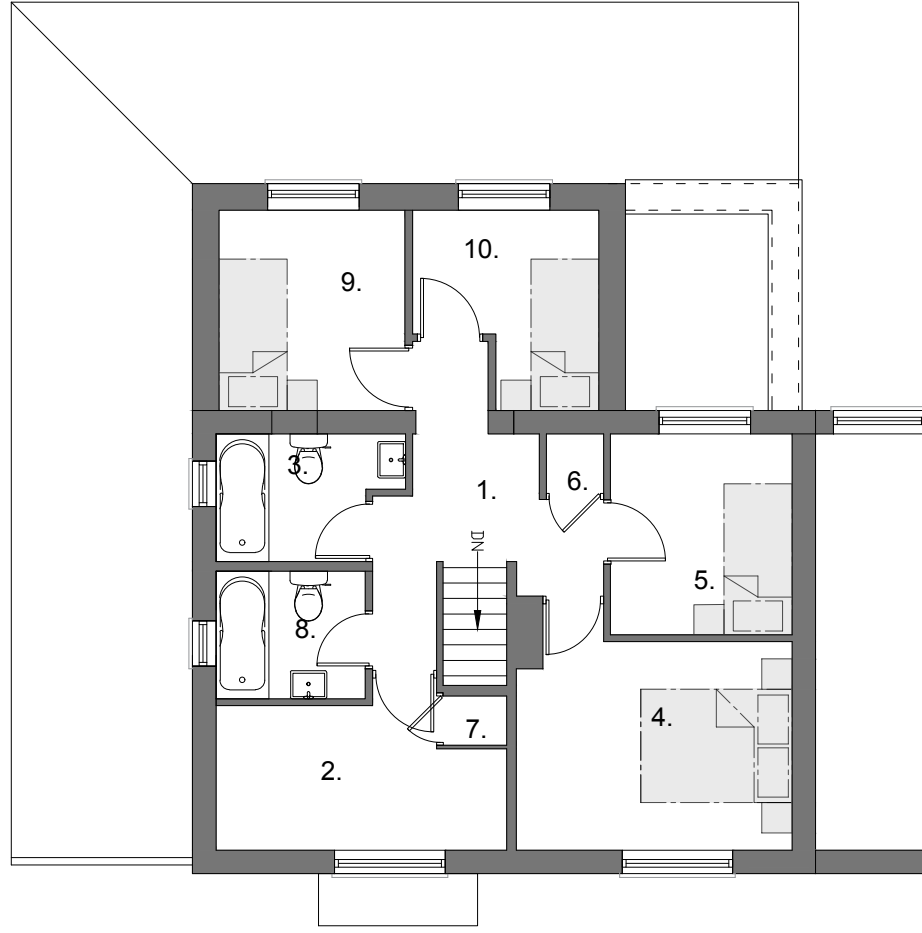




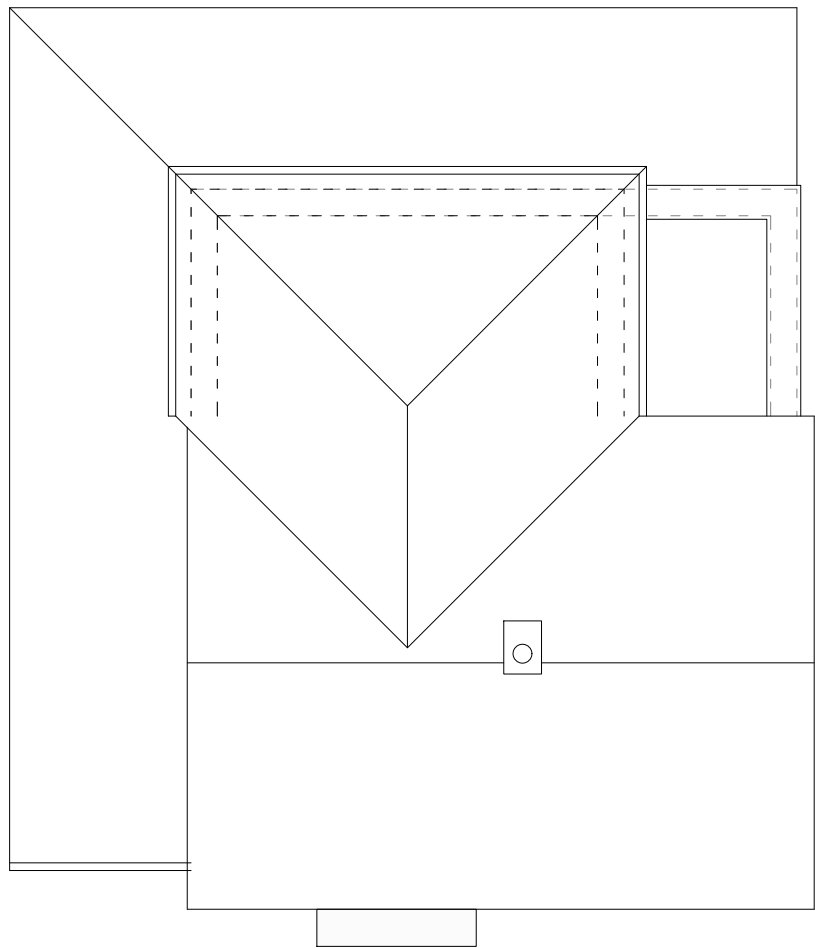
GROUND FLOOR PLAN
1. Hall
2. WC
3. Utility Room
4. Kitchen
5. Living Room
6. Snug
7. Dining Room

Proposed Ground Floor Plan
Scale 1:100



FIRST FLOOR PLAN
1. Landing
2. Study
3. Shower / WC
4. Bedroom
5. Bedroom
6. CPD
7. CPD
8. Bathroom
9. Bedroom
10. Bedroom

Proposed First Floor Plan
Scale 1:100



Proposed Roof Plan
Scale 1:100



Proposed Front Elevation
Scale 1:100

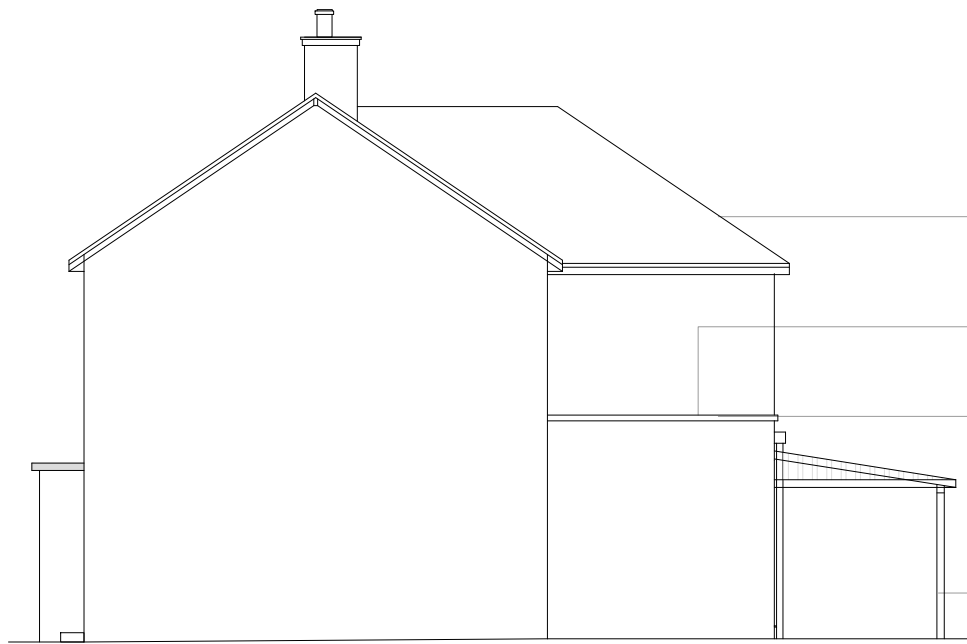


Proposed Rear Elevation
Scale 1:100

Roof Tiles to match existing house.
UPVC Windows
Brickwork to match existing house.
UPVC French Doors
Existing Wooden Pergola Extended.



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

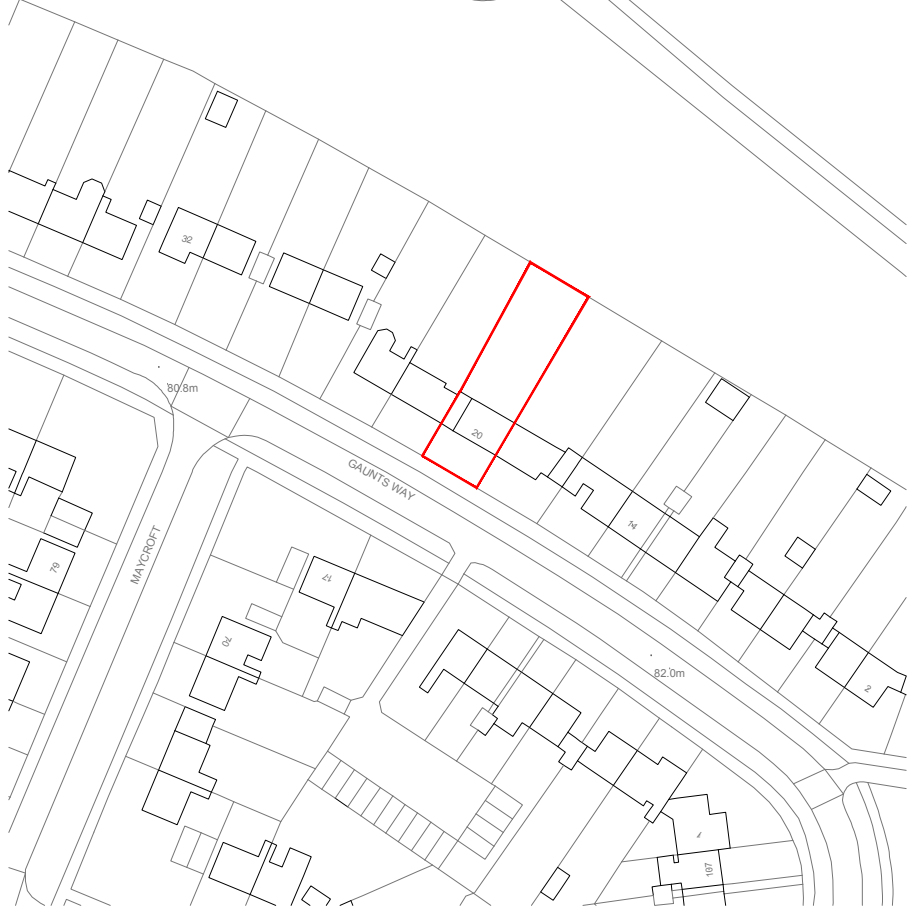
Rooftiles to match existing house.
Brickwork to match existing house.
Existing Wooden Pergola Extended.

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

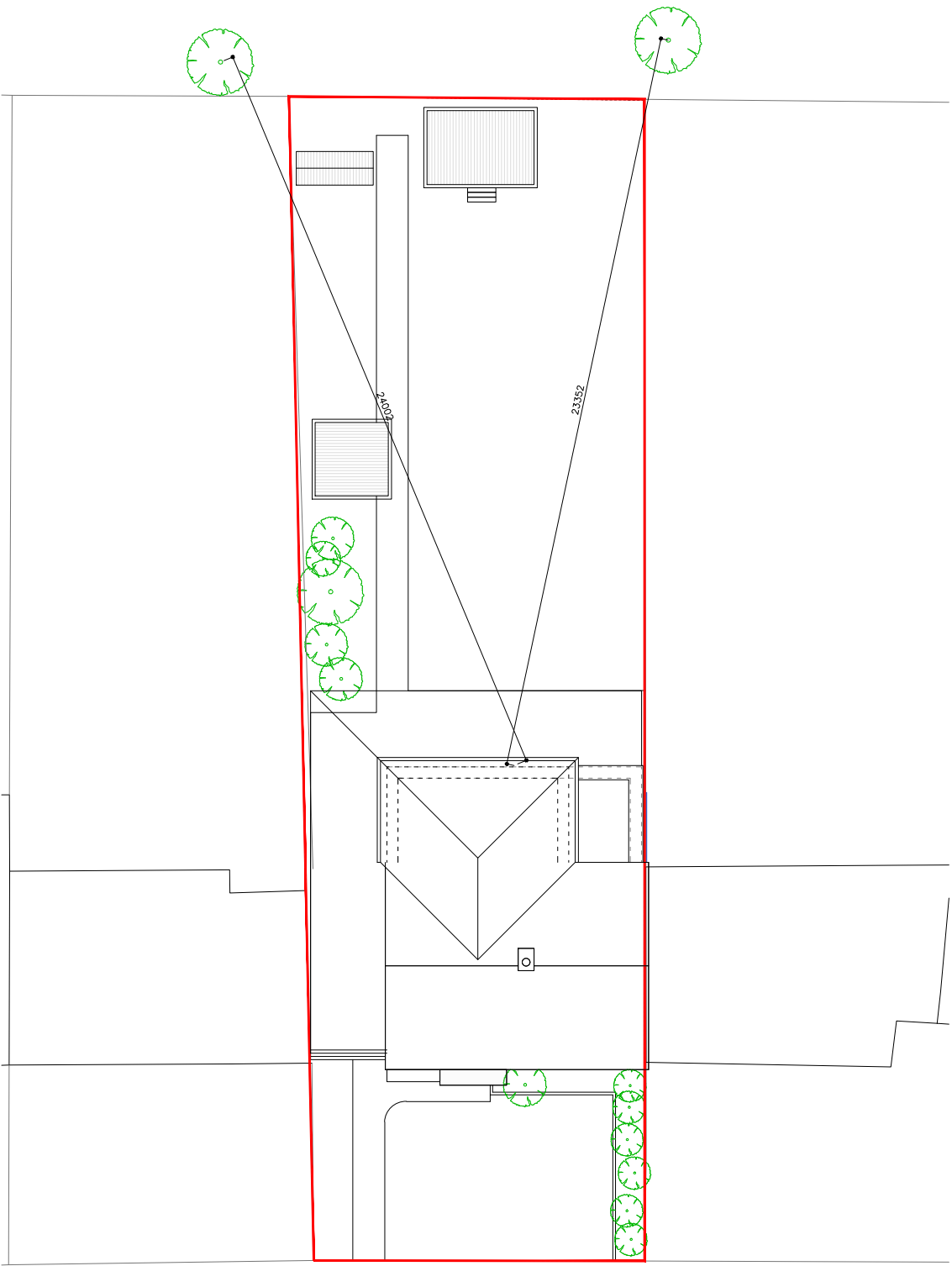
Notes
Any discrepancies should be reported immediately. All dimensions should be checked on site prior to commencement of work. Site/survey based on Ordnance Survey information provided by project systems plc. (www.ordnance.co.uk) product does not guarantee that all past or current uses or features will 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



GAUNTS WAY

Proposed Site Plan
Scale 1:200

19/08/26	LD
E	Proposed Front Extension added.
E	Proposed Front Elevation amended.
D	Proposed Parapet height reduced to 3m.
C	Drawings changed to Planning Status.
B	Road names added to site location plan.
A	First Preliminary Issue

STUDIO 95
DESIGN
contact@studio95design.co.uk
www.studio95design.co.uk

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

