Vehicular and pedestrian entrance from Sunnyside Road

Existing gate to driveway removed

New Field Maple tree

Shrub removed and replaced with new tree

Existing gravel driveway levels remain unchanged

Terraced garden walls

New brick wall to Sunnyside Road min 1100mm high - angled to allow visibility splay lines from vehicular entrance and 'extent of highway' information

SUNNYSIDE ROAD

Lamp post retained

Tree 2 removed (see arboriculturalist's report)

New sitting area

New steps

New steps

DRIVEWAY

Terraced planters

Small tree removed and replaced with planting

SUNKEN GARDEN

Patio

Window seat

PLAY ROOM

Bench

ENTRANCE HALL

Entrance

WC

Bench

Desk

KITCHEN / DINING ROOM

LIVING ROOM

Stove

UTILITY

Log stack

BIN STORE

New brick walls to bin store

Existing road sign

New steps to bin store

New Hornbeam tree

New brick wall

FRONT GARDEN

Existing Tree 3 retained (see arboriculturalist's report)

Existing road sign

Existing lamp post

Parking spaces

Potential platform lift to serve both properties to be installed in future if required

New planter

Existing steps down to 161 Stevenage Road garden

Existing outbuilding removed

New Field Maple tree

SIDE GARDEN

Tree 1 removed (see arboriculturalist's report)

Extent of existing wall - new brick wall starts here

New planting along wall to Stevenage Road

STEVENAGE ROAD

76.430 · 76.270 · 74.866 · 75.870 · 75.915 · 76.120 · 74.200 · 75.310 · 75.314 · 74.980 · 74.200 · 76.680 · 75.040 · 74.754 · 74.400 · 74.470 · 74.610 · 74.180

C GA-05 · A GA-04 · B GA-04 · D GA-05

A - PROPOSED GROUND FLOOR PLAN 1:100 @ A3

Notes

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Do not scale from this drawing use figured dimensions only

All dimensions are to be checked on site by the Contractor and such dimensions are to be their responsibility

This drawing should not be used to calculate areas for the purposes of valuation

Report any discrepancies, drawing errors and omissions to the Architect immediately

All structural elements are to be designed by the Structural Engineer

All work must comply with relevant British Standards and Building Regulations requirements

Proposed site boundary

10m exclusion zone around the electricity substation

Demolition

0 5 M

Revisions

A	5/6/18	Scheme revised following comments from Planning Officer.
B	15/6/18	Site boundary amended following receipt of information on 'extent of highway'.

C D
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Project Name
161 Stevenage Road, Hitchin SG4 9DX

Client
Jenny Havill and Steve Hastings

Scale @ A1	- 1:100 @ A3	Status	Planning
Date	20/03/18	Drawn By	BD
Job Number	1608	Checked By	SC

Title
Proposed Ground Floor Plan

Drawing No. 1608-GA-002

Rev B