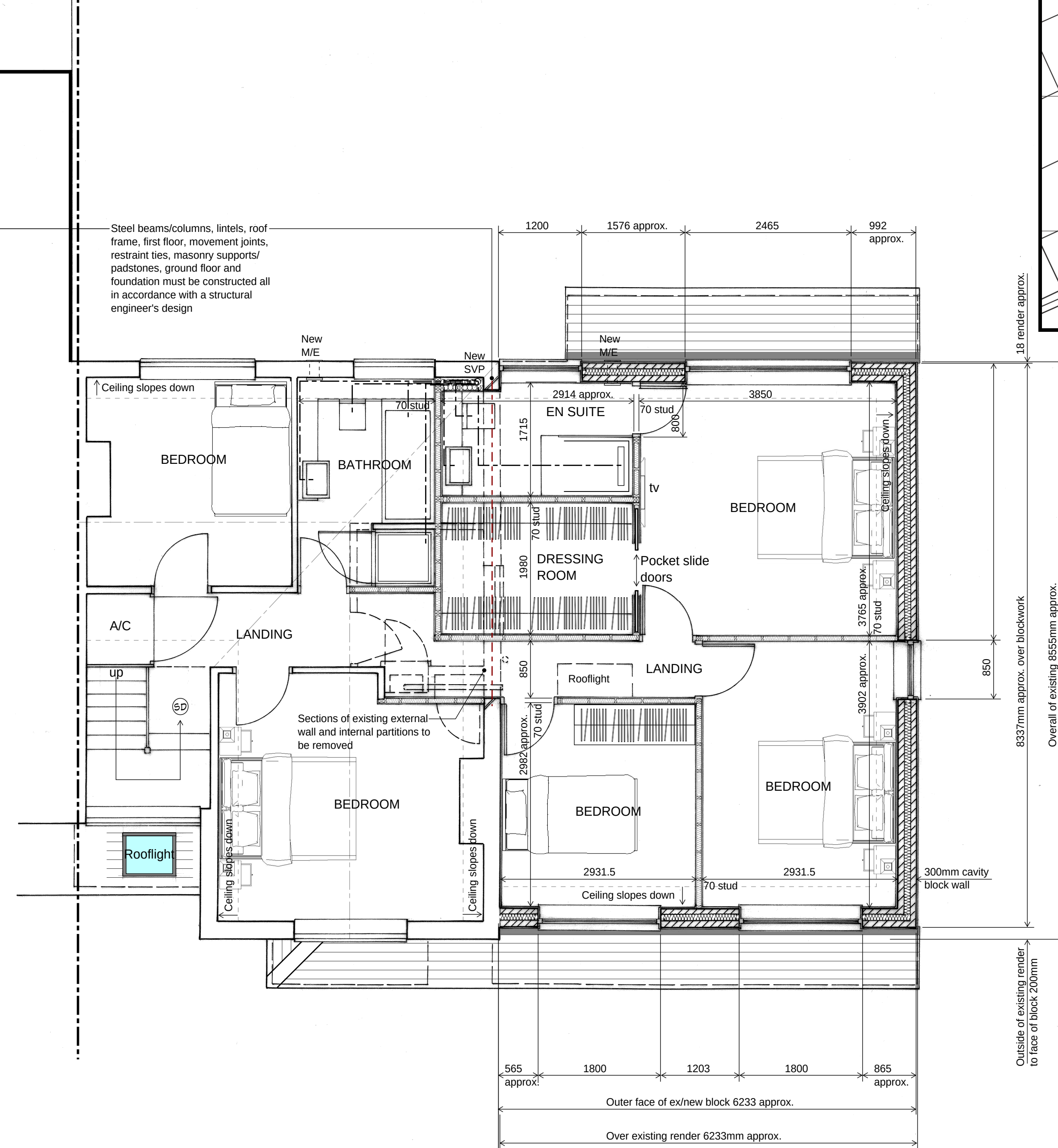
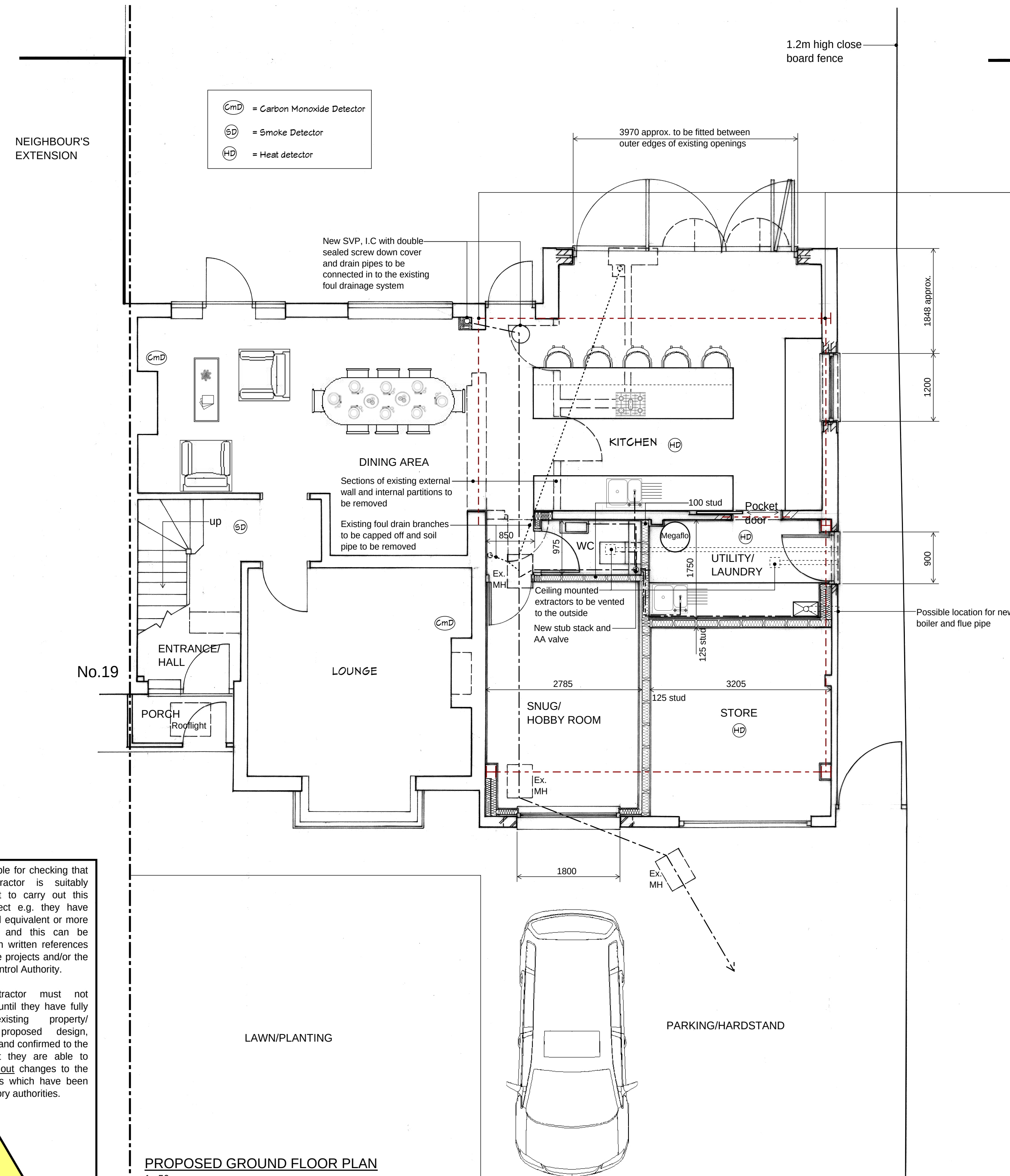


PROPOSED FRONT/NORTH EAST ELEVATION
1 : 100

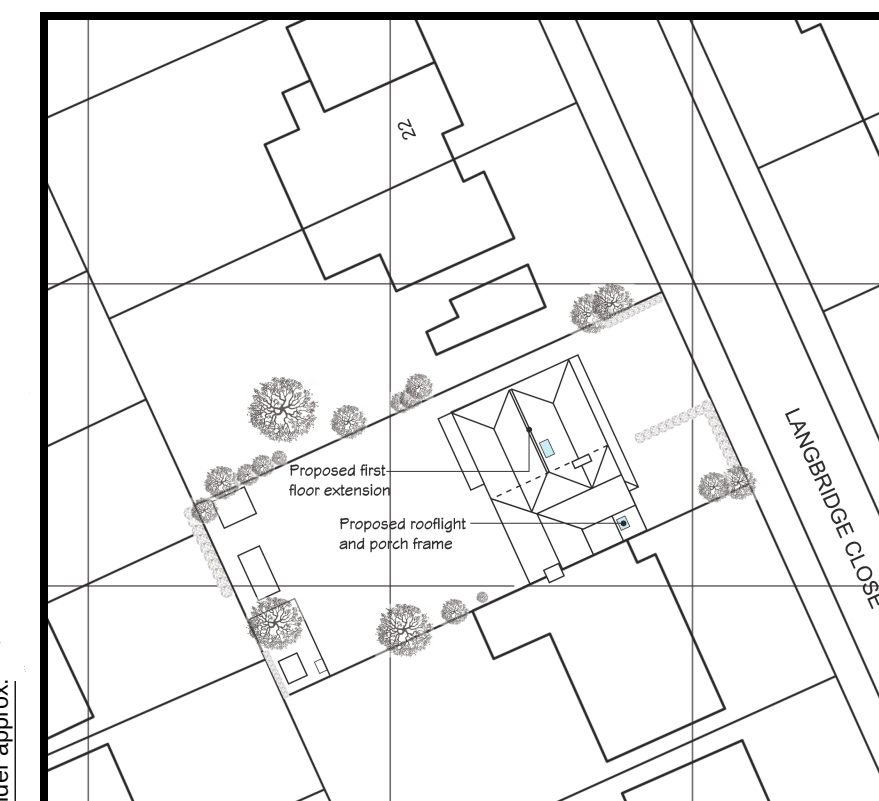
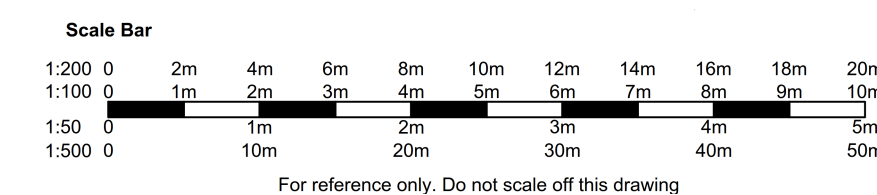
PROPOSED SIDE/NORTH WEST ELEVATION
1 : 100

PROPOSED REAR/SOUTH WEST ELEVATION
1 : 100

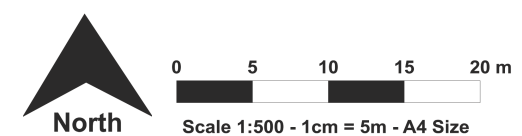
PROPOSED SIDE/SOUTH EAST ELEVATION
1 : 100



PROPOSED FIRST FLOOR PLAN
1 : 50



BLOCK/ROOF PLAN
1 : 500



General Notes

- This design drawing has been prepared for the purpose of applying for Planning Permission for the proposed development, from the Local Planning Authority. The design drawing is not to be used for any other purpose, and no liability or costs shall be incurred by the client against the developer for the issuance of any such plans if the client advances the development before the issuance of the Planning Permission has been obtained in writing from all relevant bodies.
- All Planning and Building Regulation Conditions must be discharged by the contractor prior to the start of the works before any construction on site.
- All work to comply fully with the most up to date Building Regulation Legislation
- No covenants have been considered in the preparation of these plans and it is the Client's responsibility to advise if any such covenants exist that may affect the proposed development. The Client is responsible for obtaining or confirming to the Principal Contractor and all Sub-Contractors that all necessary consents from all parties with a legal (or other) interest in the subject property i.e. mortgage lender, etc. have been obtained in writing and that the Client will ensure that their building insurance of the resultant increase in the building value.
- All work, including all demolition work and excavation work, to be carried out in accordance with the Building Regulations and all other relevant legislation and the Principal Contractor and all Sub-Contractors must be undertaken in strict accordance with all relevant CDM Regulations, Health & Safety Legislation, BS Building and made manufacturer literature and any requirements of statute or the local authority.
- Figured dimensions must be read as opposed to dimensions scaled from the drawing at the Client's Company or by others.
- This drawing is to be read in conjunction with all other relevant information other products of the Client's Company or by others.
- Planning Permission approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 may apply. The Client is responsible for ensuring that they comply with all relevant legislation relating to any building/excavation works and no liability is accepted by this company for the failure of the property owner to meet the requirements or provisions contained therein.
- Build-over/Adjacent to public sewers – all foundations or structures within 3 metres of a public sewer are to be taken below the invert level of the sewer in order to ensure that the sewer is not impeded or damaged by the proposed development. For engineering, financing and fully understanding all Build-Over / Adjacent-To agreements refer to the responsible person or persons.
- The PC must thoroughly check and obtain all the Client's legal boundaries and check all setting-out for the developments/s before any work commences. No part/portion/structure of the proposed development to extend over the legal boundary of the Client's Company or by others.

A	Amendments as per the client's requirements	27.01.26
	Revisions	

Project Title: Proposed first floor side extension, garage conversion, fenestration alterations to porch, replacement roof tiles and increase in chimney height
20 Langbridge Close, Hitchin, Herts, SG4 9EL - Mr & Mrs T Halls

Drawing Title: Proposed Plans and Elevations

Scale: 1 : 50, 1 : 100 & 1 : 500	Drawing No: JD/202516.2
Date: December 2025	Revision: A

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The Client is responsible for checking that their Principal Contractor is suitably experienced/competent to carry out this type of building project e.g. they have successfully completed equivalent or more complex projects on and this can be evidenced e.g. through written references from the client of those projects and/or the associated Building Control Authority.

The Principal Contractor must not commence any work until they have fully assessed the existing property/ surroundings, the proposed design, materials/components and confirmed to the client, in writing, that they are able to execute the build without changes to the design drawings/details which have been approved by the statutory authorities.

