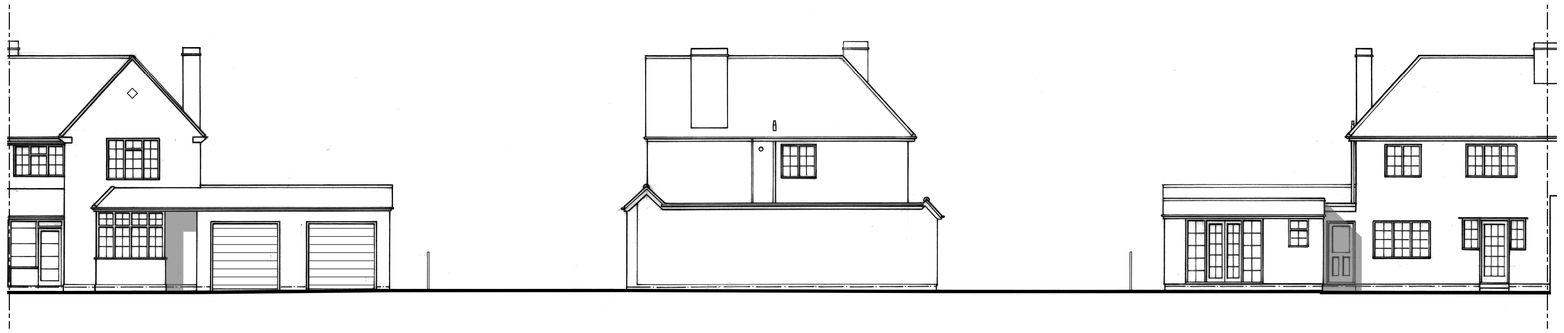
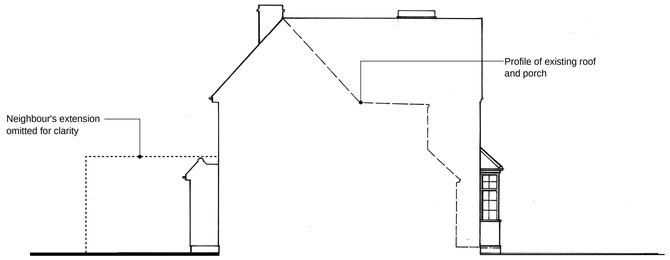
A1
DWG



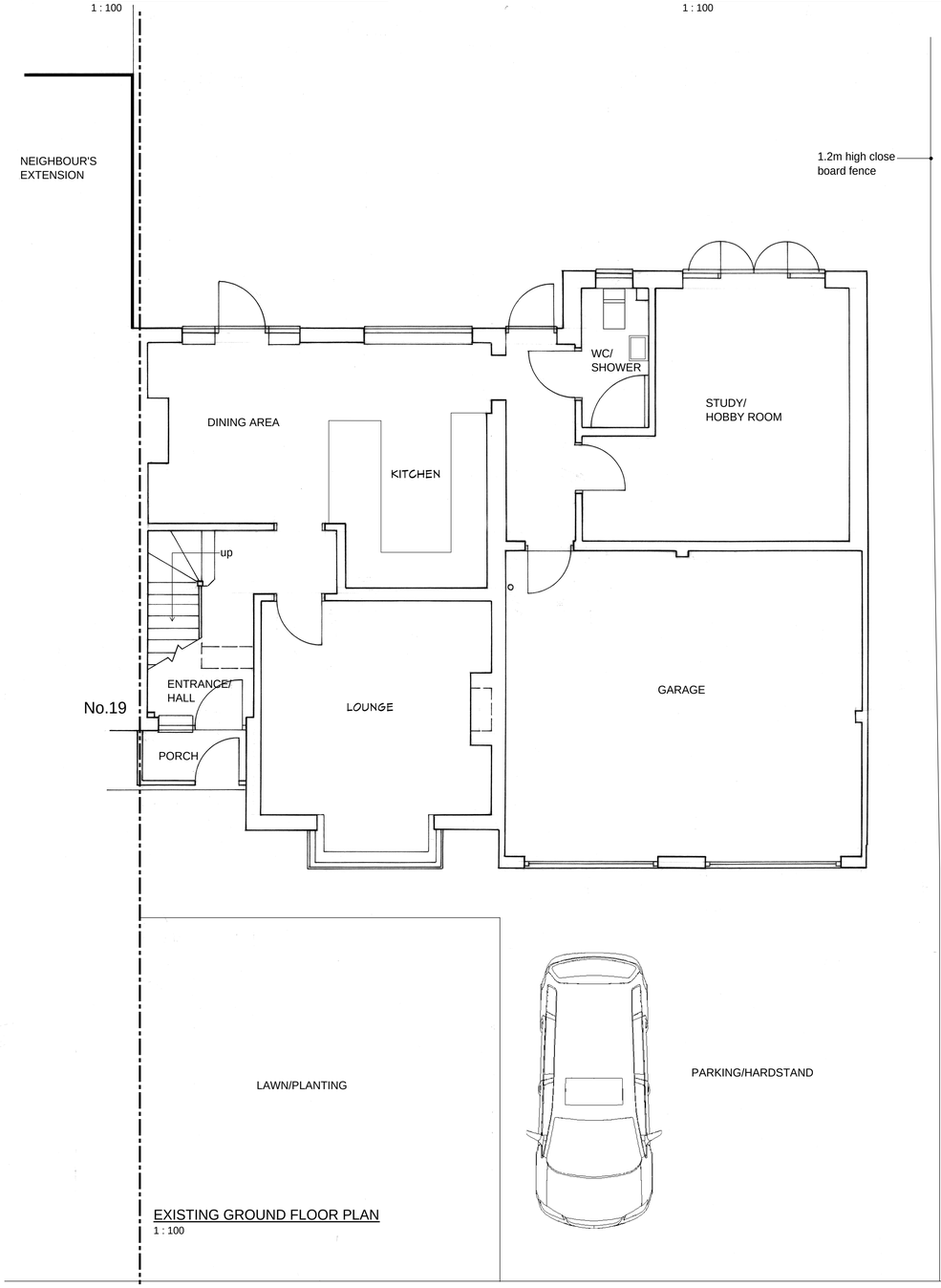
EXISTING FRONT/NORTH EAST ELEVATION
1 : 100

EXISTING SIDE/NORTH WEST ELEVATION
1 : 100

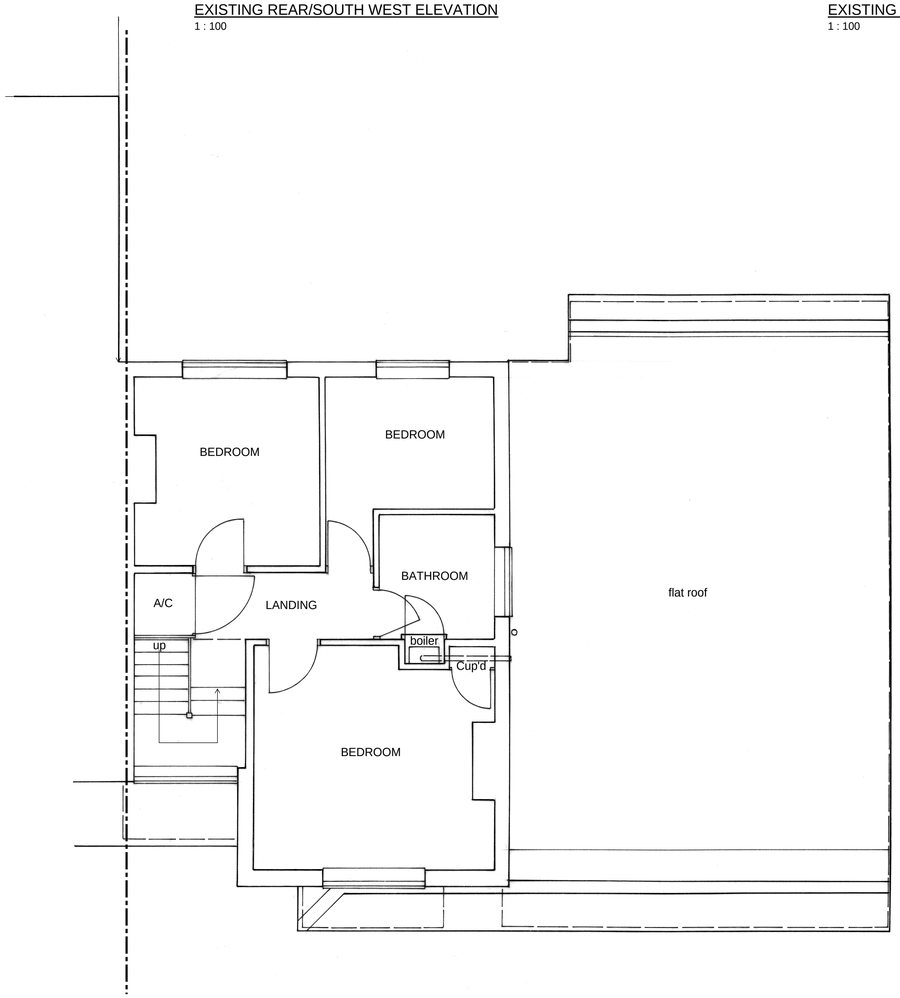
EXISTING REAR/SOUTH WEST ELEVATION
1 : 100



EXISTING SIDE/SOUTH EAST ELEVATION
1 : 100



EXISTING GROUND FLOOR PLAN
1 : 100



EXISTING FIRST FLOOR PLAN
1 : 100



LOCATION PLAN
1 : 1250

North

0 12.5 25 37.5 50 m

Scale 1:1250 - 1cm = 12.5m

General Notes

1. This design drawing has been prepared for the purpose of applying for applying for Planning Permission for the proposed development, from the LPA (local Planning Authority) and Building Regulation Approval only. Dixon Surveying & Design accept NO liability or any costs if the Client advances the development before the requisite permissions/approvals have been obtained (in writing) from all regulatory bodies!

2. All Planning and Building Regulation Conditions must be discharged by the homeowner or their building contractor before any work commences on site.

3. All new work to comply fully with the most up to date Building Regulation Legislation

4. 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 development proposal. The Client is responsible for obtaining consent to extend from all parties with a legal (or other) interest in the subject property i.e. mortgage lender, developer/builder of the property, building warranty provider and inform their building insurer of the resultant increase in the 're-building' value.

5. All work, including all demolition work and excavation work, to be carried out carefully and safely with all necessary propping, shoring and strutting. All work by the Principal Contractor and all Sub-Contractors must be undertaken in strict accordance with all relevant CDM Regulations, Health & Safety legislation, BS Publications, trade manufacturer literature and any requirements of statute or the local authority.

6. Figured dimensions must be read as opposed to dimensions scaled from the drawing at all times!

7. This drawing to be read in conjunction with all other relevant information whether produced by this company or by others.

8. Planning Permission approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 may apply. The Client/ homeowner is responsible for compliance with this act prior to commencement of 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.

10. '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 accordance with the water utility company's requirements. The Client is responsible for organising, financing and obtaining all 'Build-Over / Adjacent-To' agreements before any work commences on site.

11. The PC must thoroughly check and fully understand the Client's legal boundaries and check all setting-out for the development/works before any work commences. No parts/components/structure of the proposed development to extend over the legal boundary. If in doubt then please ask.

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:
Existing Plans and Elevations

Scale:	1 : 50, 1 : 100 & 1 : 1250	**Drawing No:**	JD/202516.1
Date:	December 2025	**Revision:**	A

Scale Bar

1:200	0	2m	4m	6m	8m	10m	12m	14m	16m	18m	20m
1:100	0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:50	0		1m		2m		3m		4m		5m
1:500	0		10m		20m		30m		40m		50m

For reference only. Do not scale off this drawing

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