

Design Spec
Fixed Fee Architecture

PROJECT
Land Between 5 And 9 Pirton Road,
Hitchin, Hertfordshire SG5 2AZ

CLIENT

DATE: Aug 2024

SCALE: As indicated

DRAWN BY: JS

PROJECT NO: 228950N

DWG NO: 01

REVISION

Sheet 2 of 2 @ A1

PROJECT STAGE

Planning Application

Unit F2, Launchpad, Airport Business Park,
Cherry Orchard Way, Rochford, Essex SS4 1YH
Telephone: (+44) 01702 847980
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House - Design Spec Ltd.
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Instagram - designspec_ltd
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All dimensions and or load bearing walls to be checked & agreed on site by contractor prior to commencement of works & ordering of materials. Any discrepancies to be reported to Design Spec Ltd. prior to commencement of works. Design Spec Ltd. will accept no responsibility for works commenced on site prior to building control approval.



Planting Schedule

Front Planters

Name	No.
Box Hedging - Buxus Sempervirens	7
Campsis Radican	1
Lavender	1
Ferstucca Intense Blue	1

Rear Garden

Name	No.
Campsis Radican	3
Laurels	3
Mahonia Media Charity	3
Ferstucca Intense Blue	3
Forsythia	3
Parthenocissus	3
Lavender	3
Ionocera Similis	3
Hydrangea	3
Lavendula Steochas Bandera Scopflavender	3

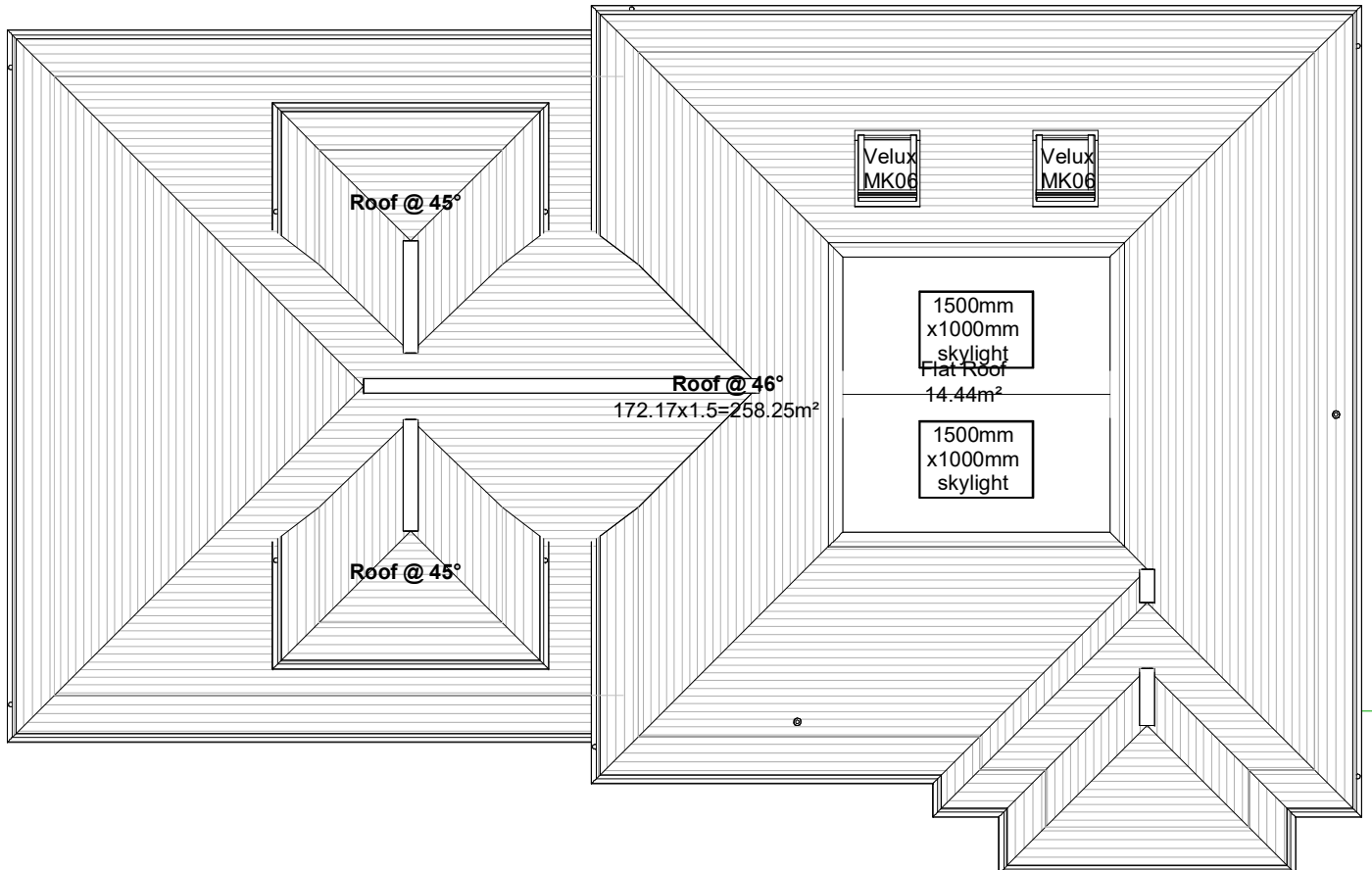
Front plants not to exceed 3 feet in height

Rear plants varies between 2 feet to 5 feet in height

All planting to be maintained for a minimum of 5 years.

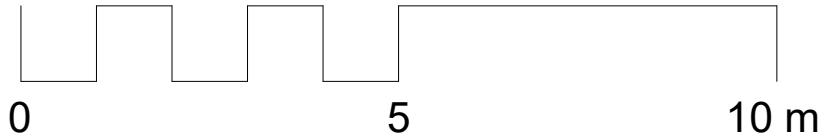
All proposed planting to be within natural soil level (no planters)

Total effective design area = 272.69m²
Rainwater to discharge onto new ramps onto 9m² Sustainable drainage system Polystorm or similar approved, subject to percolation test. Sited 5m from foundation of buildings. Subject to percolation test.



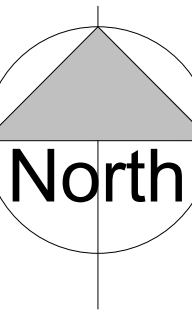
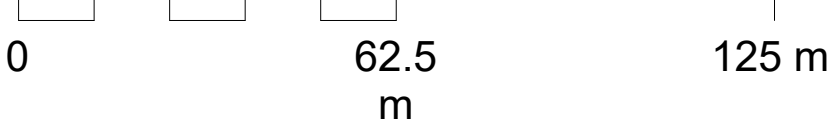
Proposed Roof Plan

1 : 100



Location Plan

1 : 1250

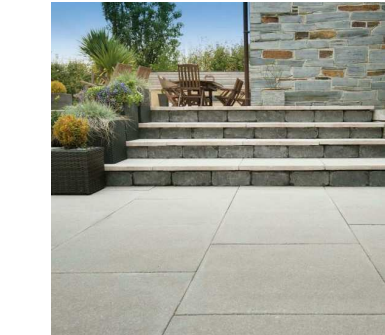


Site Plan

1 : 100



driveway & paths
Paving Brett Alpha Flow Charcoal
<https://www.brettlandscaping.co.uk/product/alpha-flow/>



outdoor seating
<https://www.pavingsuperstore.co.uk/brett-paving-mainmade-chaucer-natural-paving-slabs>



bin store
<https://www.wheeliebinstorageirect.co.uk/shop/bellus-double-wheelie-bin-and-recycling-box-storage/>