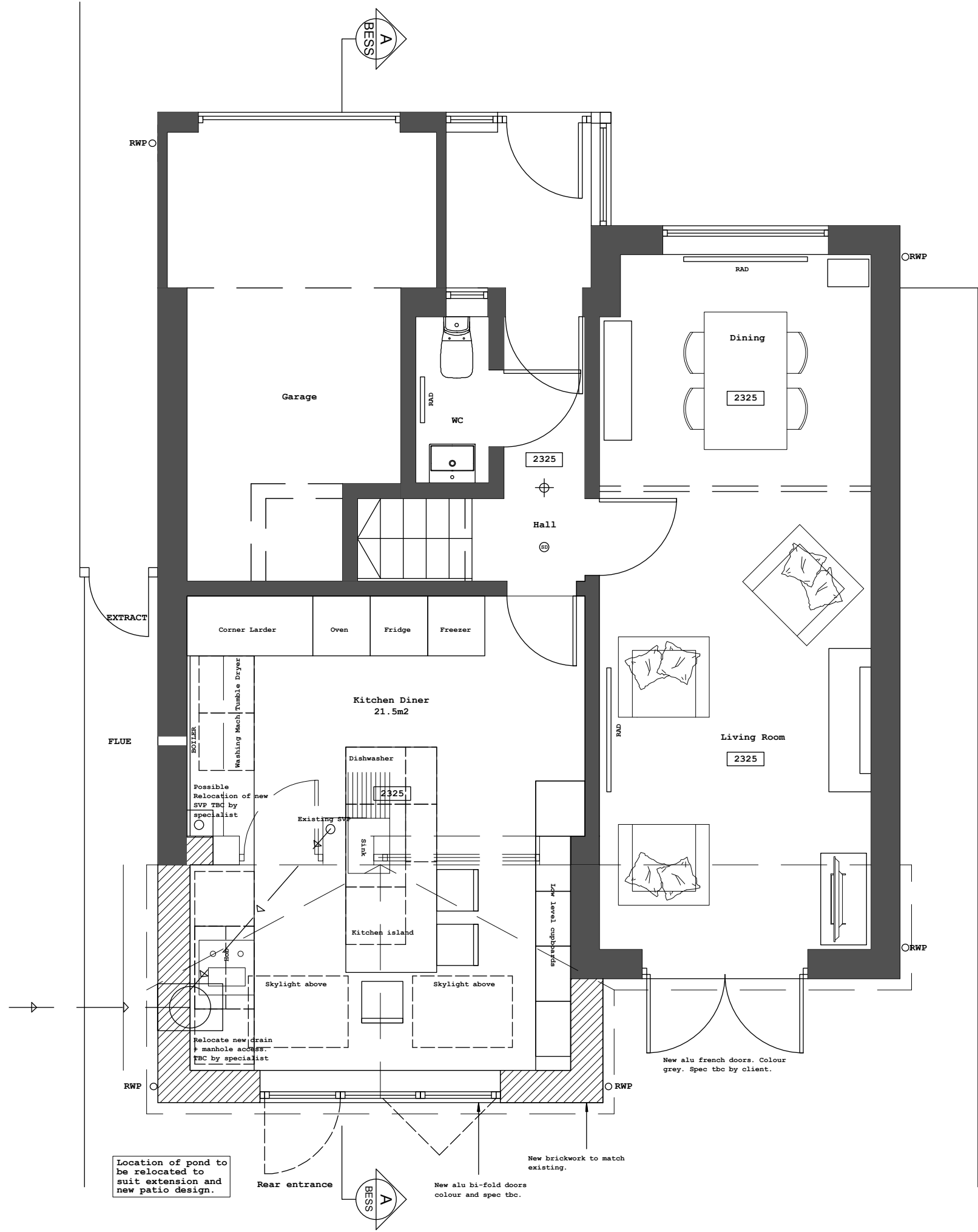
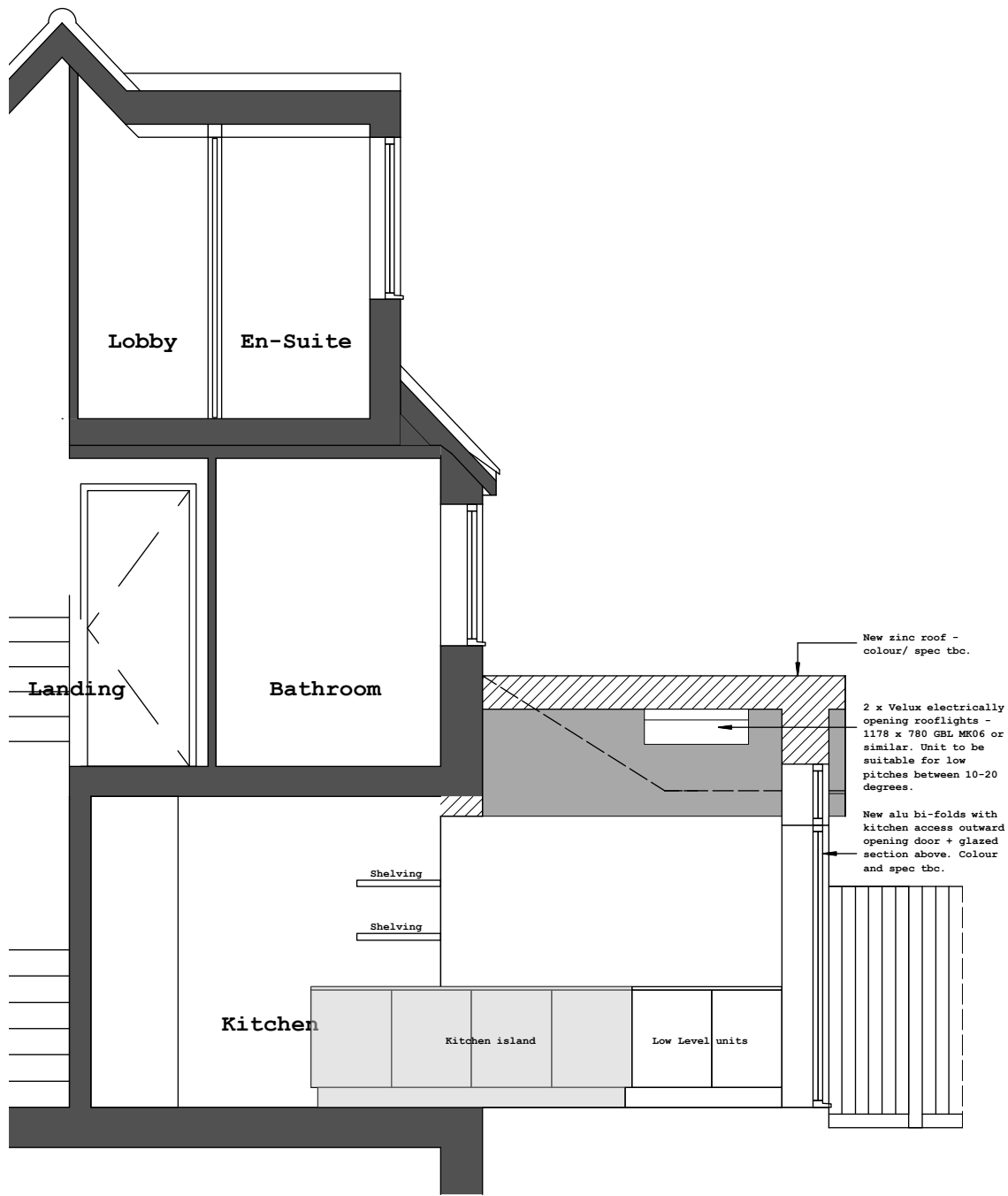




Ground Floor



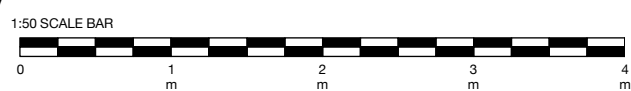
Roof Plan



Section A-A

This drawing is a print and must not be scaled from without making reference to the accompanying scale bar. Any queries regarding dimensions must be taken up with Scoot / Studio Limited. All dimensions of existing buildings to be verified on site.

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Revisions as bubbled.		
Rev	Date	Comments
A	06/08/25	Issued for Planning, plus additional notes added for kitchen company and contractor.



Rear view of existing property

- / Notes
- Design & Access Statement notes:**
- Use/** 4 bed, 1 reception room property. Proposed layout to accommodate a more generous kitchen layout appropriate to the properties scale.
- Amount/** Proposal intends to increase overall property by 9.5m2.
- Layout/** Will provide much need additional space. This creating a more generous kitchen/ dining area and better flow throughout.
- Scale/** Design of extension has been designed to sit sympathetically with the existing property, mirroring the existing proportions and location.
- Appearance/** Alterations will reintroduce a contemporary feel, one that is informed by the existing character of the property. Brick specification will match existing, combined with a new zinc roof finish that will enable both proposed and existing single storey elements to read as one.
- Access/** Side access to the rear of the property with be retained.
- Refuge strategy/** Will use existing side access to the property.
- Note to Kitchen and Contractor Specialist:**
- ALL previous dimensions issued were to provide indicative guidance for pricing ONLY. ALL dimensions are to be checked by specialist during and on completion of the build prior to manufacture/ ordering. **Scoot / Studio are unable to guarantee any dimension following completion of build.**



Rear Elevation



East elevation 01



West elevation 02

Scoot / Studio

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STATUS		
PLANNING		
CONTRACT		
43 Bessemer Close, Hitchin, Herts, SG5 1AG		
DRAWING TITLE		
Proposed Plans, Sections & Elevations		

SCALE		
1:50	DRAWING NUMBER	REVISION
DATE	11- 01	A
AUG 25	PROJECT CODE	CHECKED
DRAWN BY	JS	JS
BESS-2		