



storage shed

storage shed

Sustainable Energy:

- refer to the Energy Statement by T16 for full details.

Overheating:

- refer to the Overheating Risk Assessment by T16 for full details.

Drainage:

- refer to Flood Risk Assessment and Drainage Strategy by Spillways for full details.

Ecology:

- refer to PEA and Ecology report by Brindle & Green for full details

Trees/Hedgerows:

- refer to Arboricultural Report and Impact Assessment by Brindle & Green for full details

NDSS:

- 4 person - 2 bedroom - 2 storey
- GIA = 83.8m²
- kitchen/living/dining = 31.3m²
- bedroom 1 = 15.7m²
- bedroom 2 = 11.6m² (excluding ensuite)

Site Boundary:

- Site Boundary referenced from OS Map

- Site boundary assumed and indicated as shown based on interpretation of Land Registry site plan supplied by Client and topographical survey.

- Should exact clarification of boundary be required then a third party boundary professional must be appointed

Key:

- electric vehicle charging point
- parking bay
- secure and covered bin store
- disabled bay
- secure and covered cycle store
- ASHP
- garage to be removed
- below ground attenuation
- plant room for sustainable tech
- water butts
- existing tree crown
- existing tree root protection area
- below ground treatment plant

Proposed Roof Plan

0 0.250.5 1 1.5 2 2.5 5m
scale 1:50

Notes

- Drawing used for the status indicated only
- All dimensions and setting out shall be checked and confirmed and any discrepancies to be reported to the Architect prior to commencement of any work
- All work and materials to be in accordance with current statutory legislation, relevant codes of practice and British Standards
- Drawing to be read in accordance with relevant consultants and sub-contractors drawings and specifications
- This drawing is the property of Clear Architects Ltd and is not to be used in whole or in part without written consent

No	Revision
-	issued to planning
A	issued to planning

Date	Drawn By	Checked By
16/09/26	JN	AB
07/10/26	BWO	AB

Drawing Status
Planning

Scale
1:50

Sheet
A1

Drawn By
JN

Checked By
MC

Project
Old Hale Way
Ickleford
Hitchin
SG5 3UW

Title
Proposed Ground Floor Plan

Drawing No.
458-PL-03

Rev
A

Date
May-26

clear.

The Studio
38 Church Hill
Loughton
Essex, IG10 1LA

Tel +44 (0)208 502 5585
www.cleararchitects.co.uk

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