



Planning Control Committee

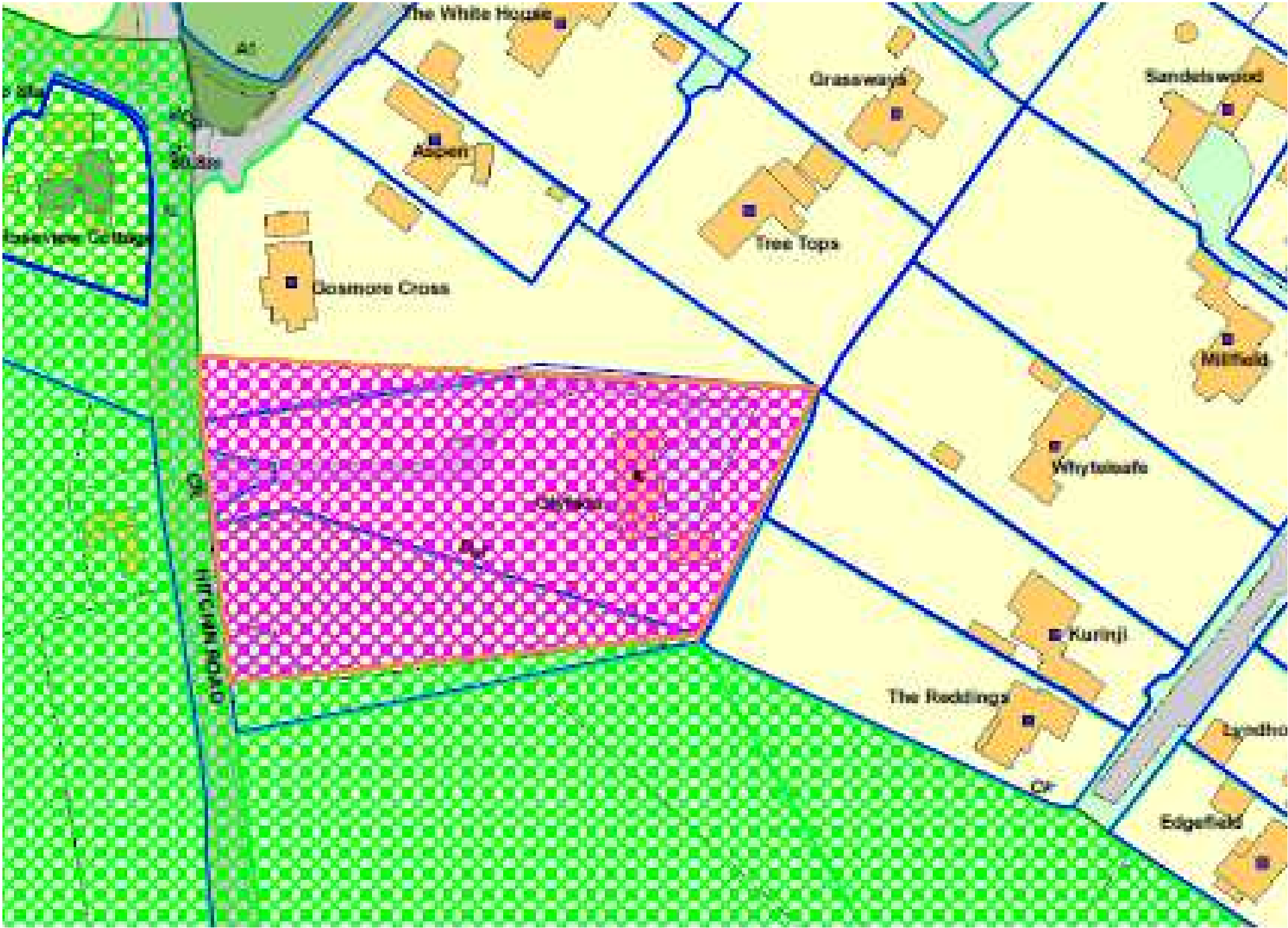
16th April 2020

Item 1

19/03033/FP

Glyfada, Gosmore Road, Hitchin, Hertfordshire

SG4 9BE

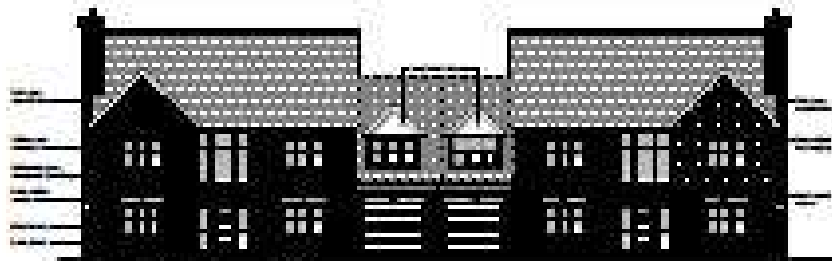








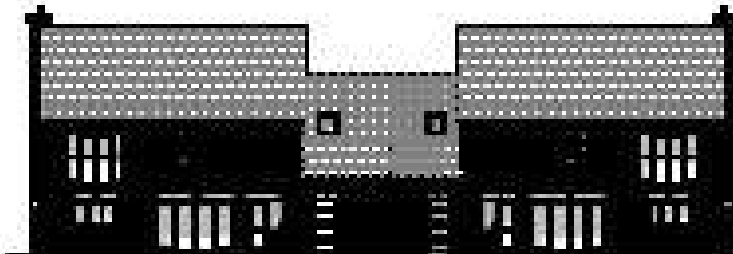




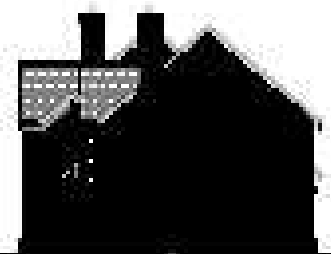
Front Elevation



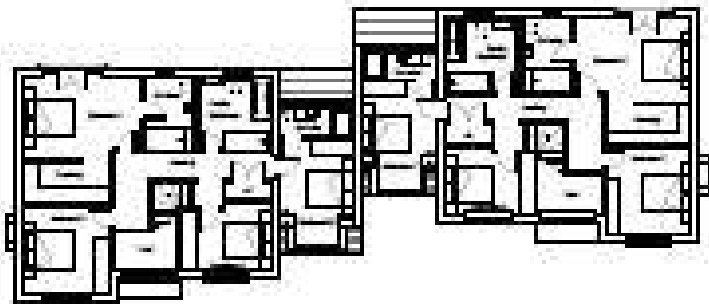
Right Elevation



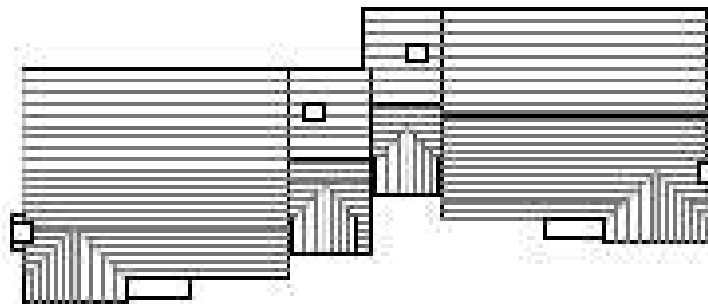
Left Elevation



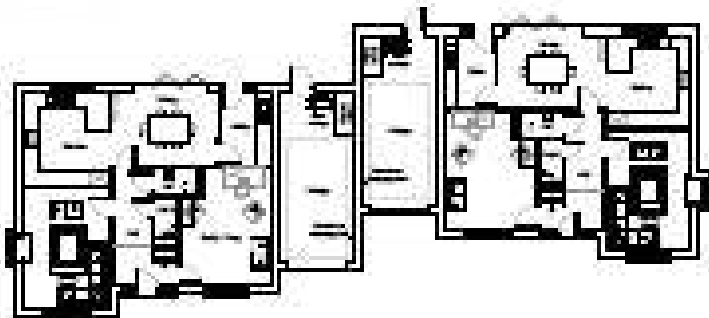
Rear Elevation



First Floor Plan



Second Floor Plan



Third Floor Plan

GENERAL NOTES	
1.	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3.	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4.	PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5.	MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
6.	PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION.
7.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
9.	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
10.	PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
11.	MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
12.	PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION.
13.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



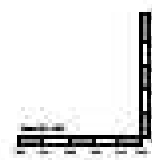
PLANNING

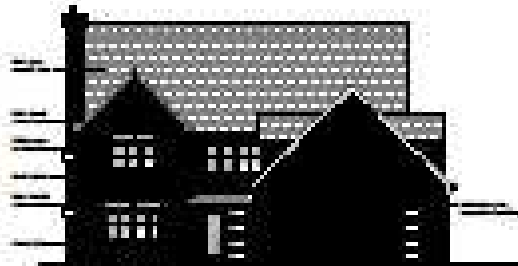
Site Plan

Project Description
 1234567890
 ABCDEF

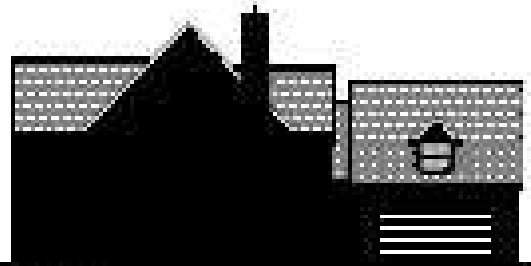
Scale
 1" = 10'-0"

NO.	DATE	REVISION
1	10/20/2023	ISSUED FOR PERMITTING
2	11/15/2023	REVISED PER COMMENTS
3	12/01/2023	FINAL FOR CONSTRUCTION

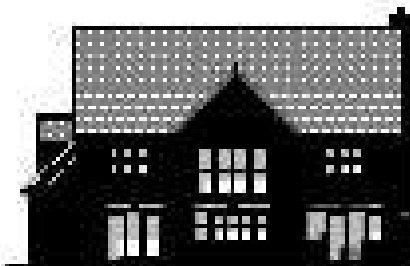




East Elevation



West Elevation



South Elevation



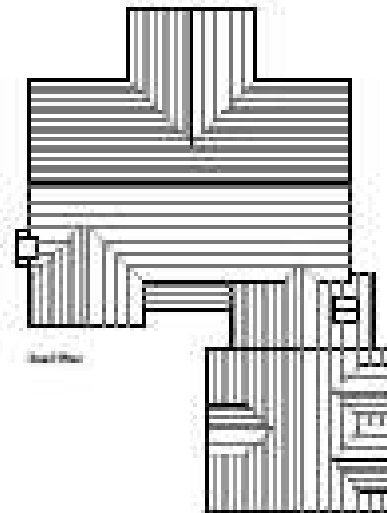
North Elevation



Ground Floor Plan

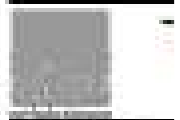


First Floor Plan



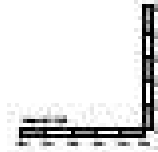
Roof Plan

Project Name	
Client Name	
Address	
City	
State	
Zip	
Phone	
Fax	
Email	
Website	



PLANNING

Project Name	
Client Name	
Address	
City	
State	
Zip	
Phone	
Fax	
Email	
Website	





Proposed Site Plan



Location Plan

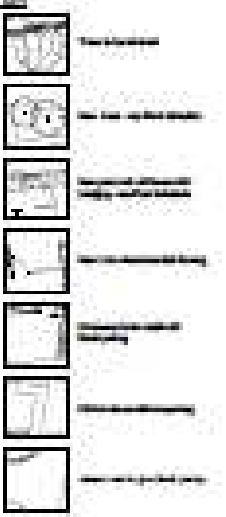
LEGEND

- Proposed Building Footprints
- Proposed Landscaping
- Proposed Driveway
- Proposed Walkways
- Proposed Site Easements

PLANNING

- Proposed Building Footprints
- Proposed Landscaping
- Proposed Driveway
- Proposed Walkways
- Proposed Site Easements

DATE: 08/15/2011	SCALE: 1/8" = 1'-0"
PROJECT: [Illegible]	
SHEET: [Illegible]	
DRAWN BY: [Illegible]	
CHECKED BY: [Illegible]	
APPROVED BY: [Illegible]	



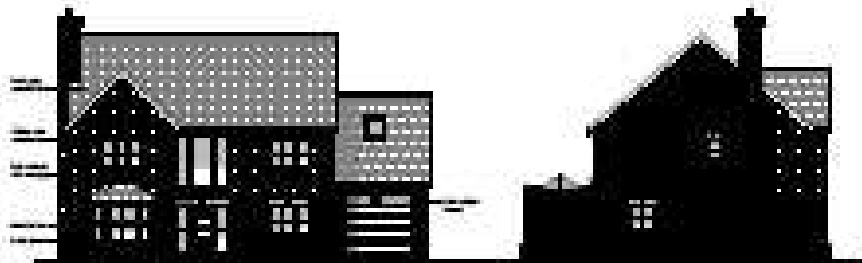
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PLANNING

DATE: 08/15/2011	SCALE: 1/8" = 1'-0"
PROJECT: [Illegible]	
SHEET: [Illegible]	
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APPROVED BY: [Illegible]	

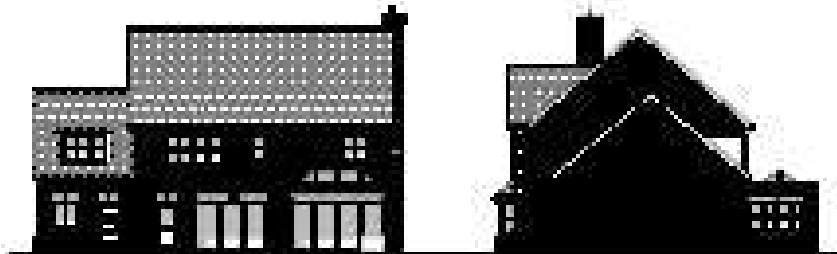
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	TOTAL
1	Plot 1	1,200	12.5	9,600
2	Plot 2	1,500	15.6	9,600
3	Plot 3	1,800	18.8	9,600
4	Plot 4	1,200	12.5	9,600
5	Plot 5	1,500	15.6	9,600
6	Plot 6	1,800	18.8	9,600
7	Plot 7	1,200	12.5	9,600
8	Plot 8	1,500	15.6	9,600
TOTAL		9,600	100.0	9,600

Seed Site Plan



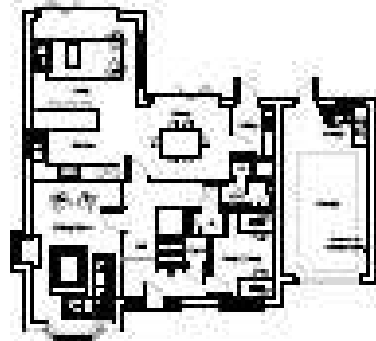
Front Elevation

Side Elevation

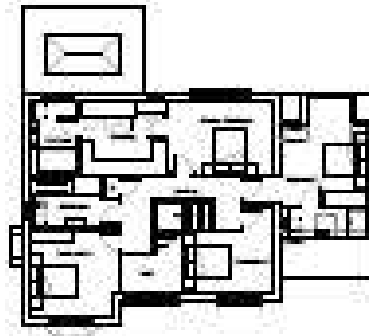


Rear Elevation

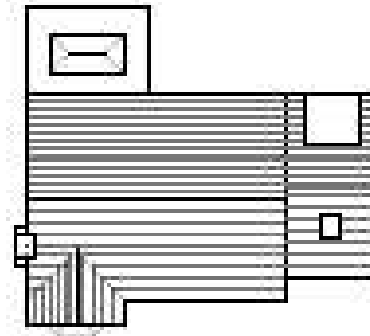
Back Elevation



First Floor Plan




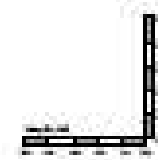
Second Floor Plan

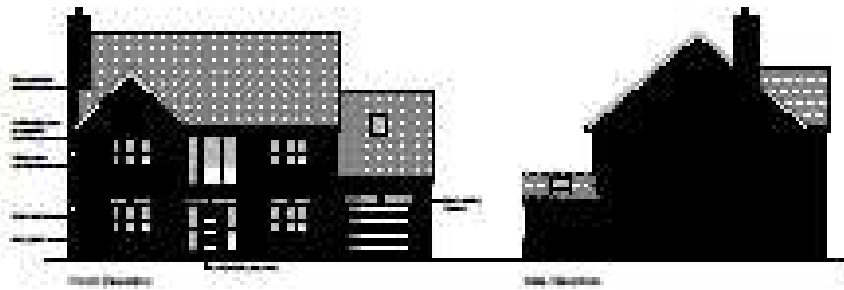


Third Floor Plan

GENERAL NOTES	
1.	CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2.	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4.	THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5.	ALL UTILITIES SHALL BE PROTECTED AND DEEPLY MARKED PRIOR TO CONSTRUCTION.
6.	THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
7.	ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH DAY.
8.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
9.	THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
10.	ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH DAY.

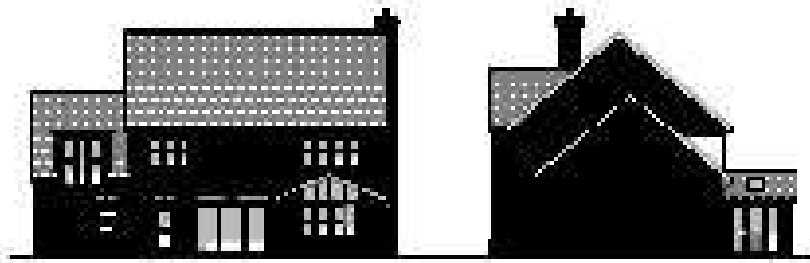
	
PLANNING	
Title: Final Development Date: 15/08/2024	
Client: Mr. John Doe Address: 123 Main Street, London, UK	
Project: Residential Development Site: 123 Main Street, London, UK	
Scale: 1:500 Date: 15/08/2024	
Author: John Doe Checker: Jane Smith Date: 15/08/2024	
Project: Residential Development Site: 123 Main Street, London, UK	





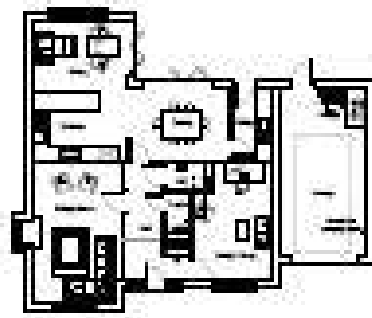
Front Elevation

Side Elevation

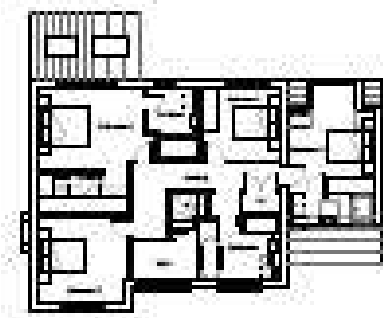


Rear Elevation

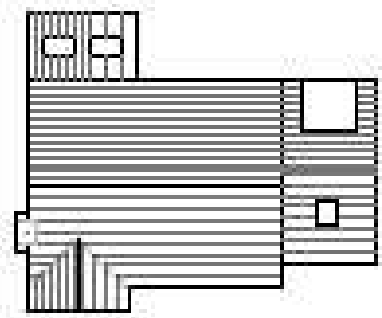
Front Elevation



First Floor Plan

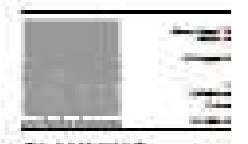


Second Floor Plan



Third Floor Plan

GENERAL NOTES	
1.	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3.	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4.	THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5.	PROTECTION OF EXISTING UTILITIES AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
8.	ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S INTENT.

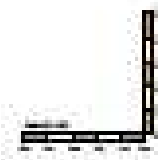


PLANNING

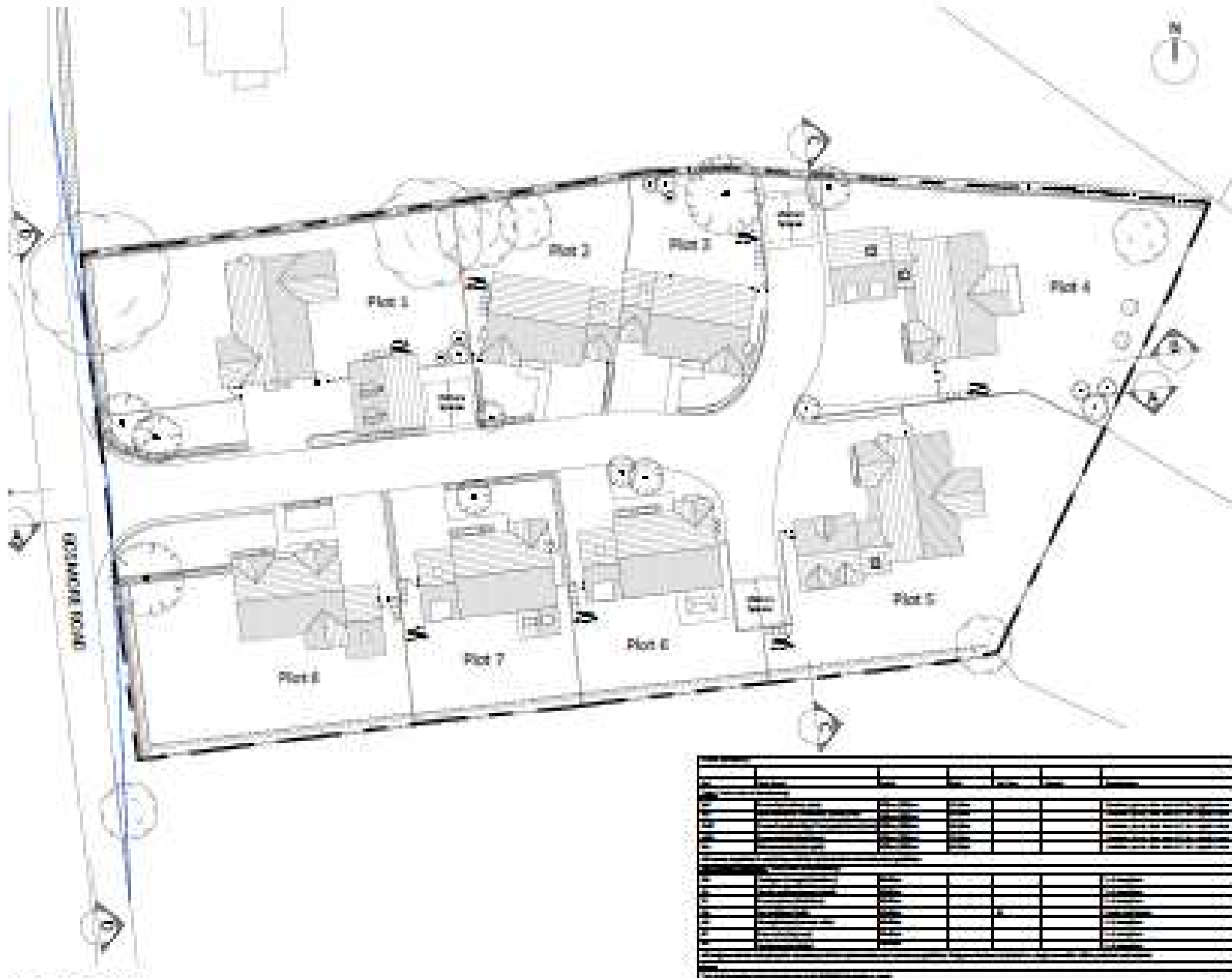
Site: [Address]

Project: [Project Name]

Phase: [Phase Name]



Item	Quantity	Unit	Notes
Concrete	100	cu yd	
Rebar	100	lb	
Formwork	100	sq ft	
Steel Decking	100	sq ft	
Insulation	100	sq ft	
Roofing	100	sq ft	
Windows	100	sq ft	
Doors	100	sq ft	
Paint	100	gal	
Plumbing	100	sq ft	
Electrical	100	sq ft	
Mechanical	100	sq ft	
Other	100	sq ft	



Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
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Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10



Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
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Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10

PLANNING

For
 Prepared by
 Date

Project
 Prepared by
 Date

Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
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Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10
Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8	Plot 9	Plot 10

osed Site Plan

Item 1

19/03033/FP

Glyfada, Gosmore Road, Hitchin, Hertfordshire

SG4 9BE

Item 2

20/00292/S73

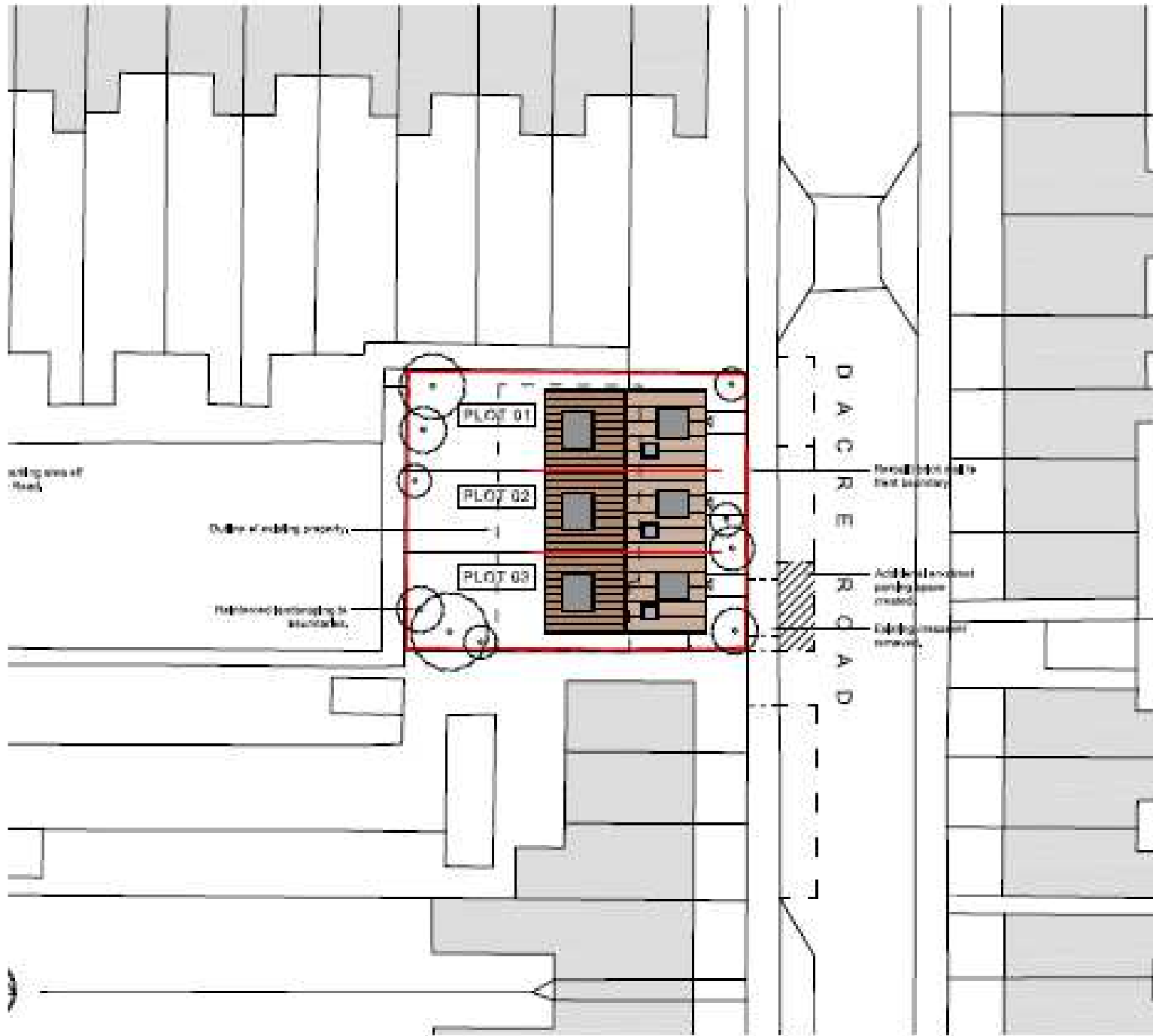
40 Dacre Road, Hitchin, Hertfordshire, SG5 1QJ











This drawing is a plan and should be studied from a plan view only. It does not show the elevation of the building. Any building height restrictions should be checked with the local authority. All dimensions are in metres unless otherwise stated.

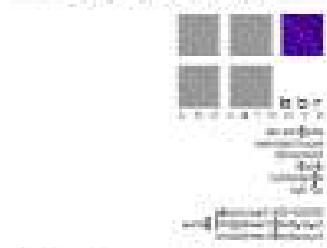
This drawing is the property of 433 Architects and shall not be used or reproduced without their prior written consent.



Location Plan
Scale 1:200

DATE	10/05/2024
BY	433 Architects
FOR	Client

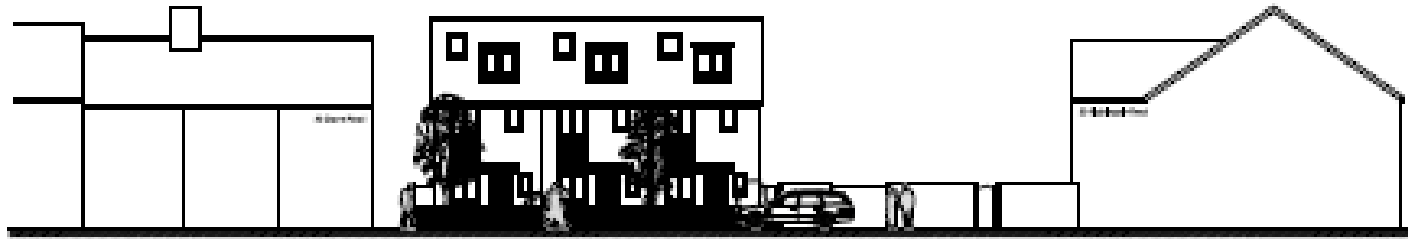
FOR PLANNING



Address:
43 Dacre Road
High
Herts
SG5 1QL

Project:
Proposed Site Layout

DATE	10/05/2024	PROJECT	PL02
BY	433 Architects	NO.	1
FOR	Client	DATE	10/05/2024



Proposed Front / Street Elevation



Proposed Ground Floor Plan

Proposed First Floor Plan

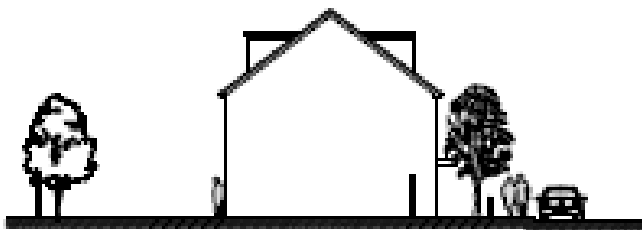
Proposed Second Floor Plan

Proposed Roof Plan

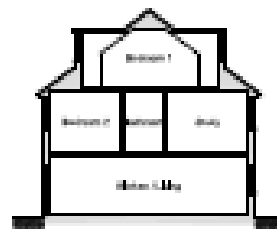
1. All work to be done in accordance with the provisions of the Building Code of the City of Los Angeles, California, and the applicable provisions of the California Building Code, 2019 Edition, as amended.

External Finish

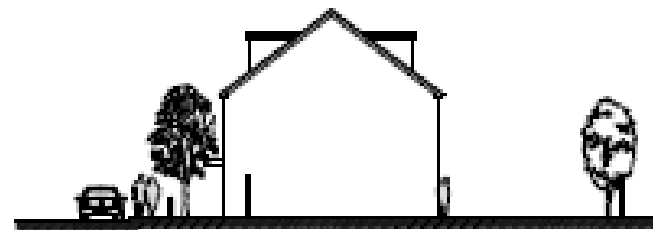
-  Brick
-  Wood
-  Stucco
-  Brick
-  Brick



Proposed Side Elevation

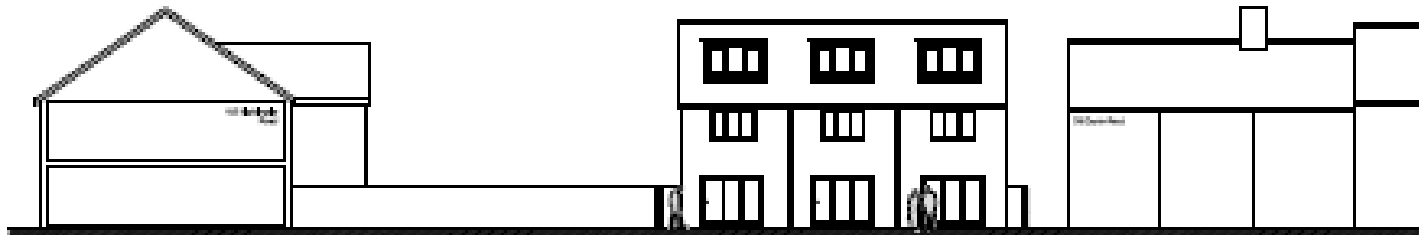


Proposed Section



Proposed Side Elevation

FOR PLA



Proposed Rear / Street Elevation

Notes:
 1. All Work shall be in accordance with the provisions of the Building Code of the City of Los Angeles, California, and the applicable provisions of the California Building Code, 2019 Edition, as amended.
 2. All work shall be done in accordance with the provisions of the Building Code of the City of Los Angeles, California, and the applicable provisions of the California Building Code, 2019 Edition, as amended.

PL

Item 2

20/00292/S73

40 Dacre Road, Hitchin, Hertfordshire, SG5 1QJ



Item 3

20/00012/FPH

11 Common Rise, Hitchin, Hertfordshire

SG4 0HL

Item 3

20/00012/FPH

11 Common Rise, Hitchin, Hertfordshire

SG4 0HL

Item 4

20/00374/LDCP

3 Limekiln Lane, Baldock, Hertfordshire,
SG7 6PG





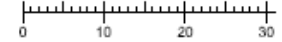




This drawing is a print and must not be scaled from without making reference to the accompanying scale bar. Any queries regarding dimensions must be taken up with BBR Architects. All dimensions of existing buildings to be verified on site.

This drawing is the copyright of BBR Architects and shall not be in any way used or reproduced without their prior written consent.

Scale bar (m) 1:500



REV	DATE	BY

FOR PLANNING



b b r
ARCHITECTS

12 Millburn Road
Oxton
Luton Bedfordshire
LU2 7AE

01462 81482
01462 81483
01753 531550
01753 531551

bb@bbarchitects.co.uk
www.bbarchitects.co.uk

CONTRACT

3 Limekiln Lane
Baldock
Hertfordshire
SG7 6PJ

DRAWING TITLE

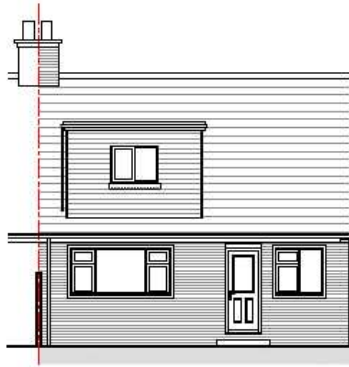
Site Location Plan

SCALE: 1:500 DRAWING NUMBER: PL01

DATE: January 2008

DRAWN: [signature]

JOB NUMBER: 1996 CHECKED BY: [signature]



Ext. Rear Elevation scale 1:100



Ext. Side Elevation scale 1:100

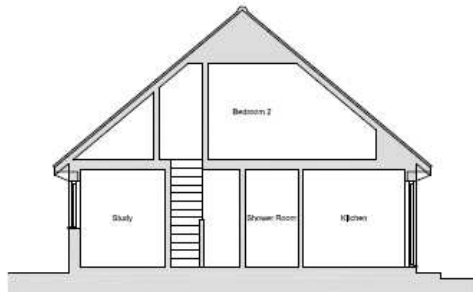
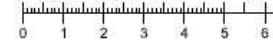


Ext. Front Elevation scale 1:100

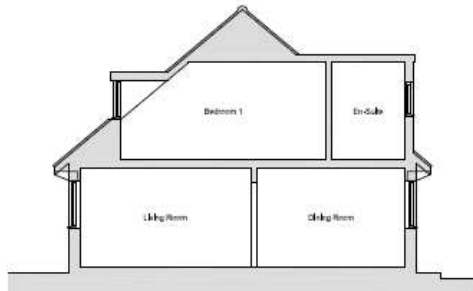
This drawing is a plot and must not be scaled from without making reference to the accompanying scale bar. Any queries regarding dimensions must be taken up with BBR Architects. All dimensions of existing buildings to be verified on site.

This drawing is the copyright of BBR Architects and shall not be in any way used or reproduced without their prior written consent.

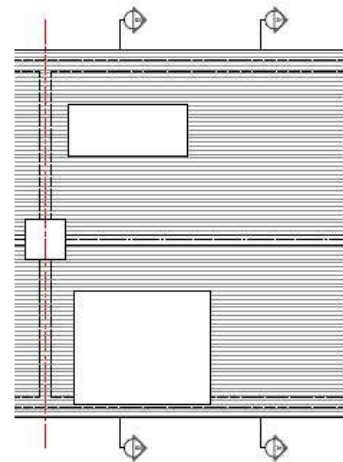
Scale bar (m) 1:100



Ext. Section AA scale 1:100



Ext. Section BB scale 1:100



Ext. Roof Plan scale 1:100

Joanne Grant (Joanne.Grant@north-herts.gov.uk)

PORTFOLIO



CONTRACT

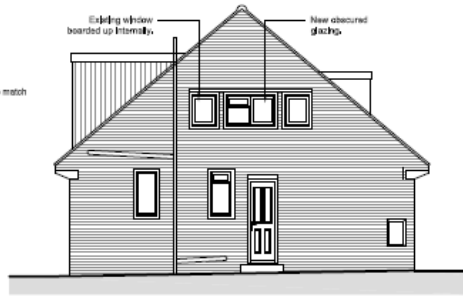
3 Limekiln Lane
Baldock
Hertfordshire
SG7 6PJ

DRAWING TITLE
Existing Elevations and Section

SCALE	DRAWING NUMBER	REVISION
1:100 @ A3		
DATE	JANUARY 2020	PL04
DRAWN	by	
JOB NUMBER		CHECKED BY
1996		



Prop. Rear Elevation scale 1:100



Prop. Side Elevation scale 1:100

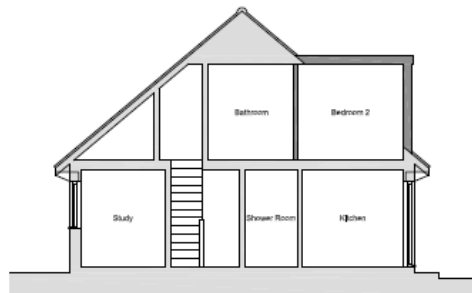
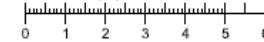


Prop. Front Elevation scale 1:100

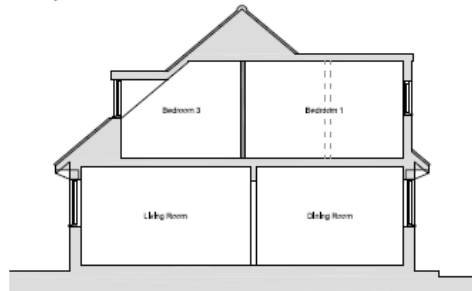
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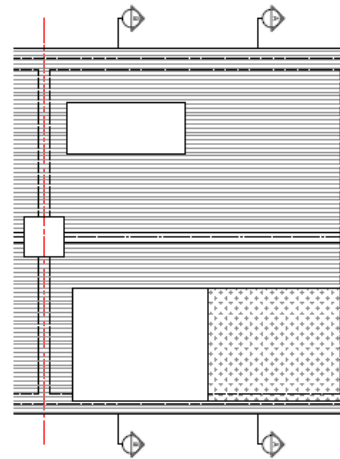
Scale bar (m) 1:100



Prop. Section AA scale 1:100



Prop. Section BB scale 1:100



Prop. Roof Plan scale 1:100

REV	DATE	NOTE	BY

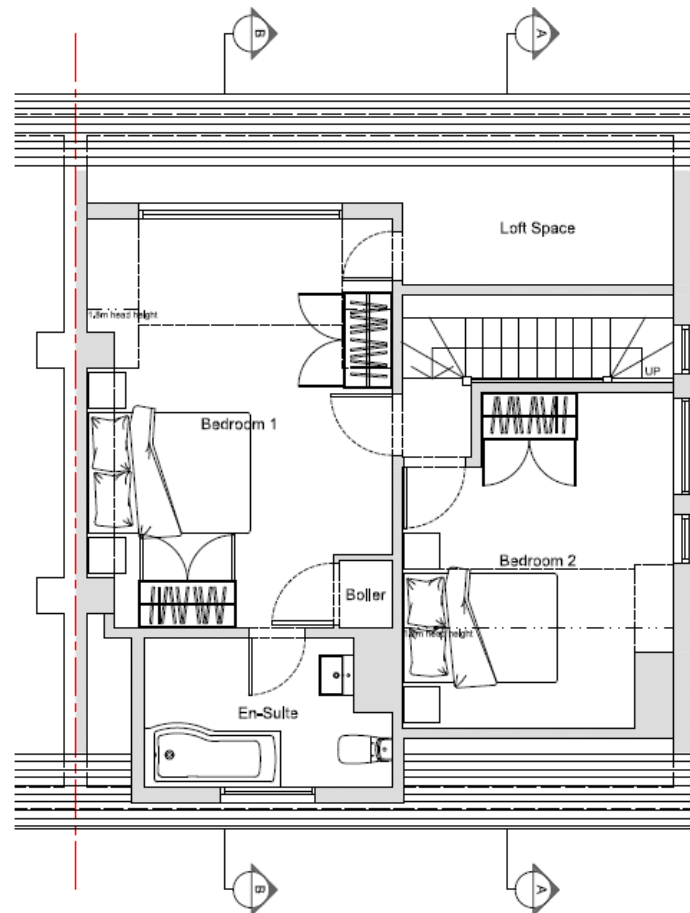
FOR PLANNING



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ARCHITECTS
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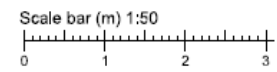
CONTRACT
3 Lincolin Lane
Baldock
Hertfordshire
SG7 6PJ
DRAWING TITLE
Proposed Elevations and Section

SCALE	DATE	DRAWING NUMBER	REVISION
1:100	January 2020	PL12	-
1:100	1998		



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bb r
ARCHITECTS

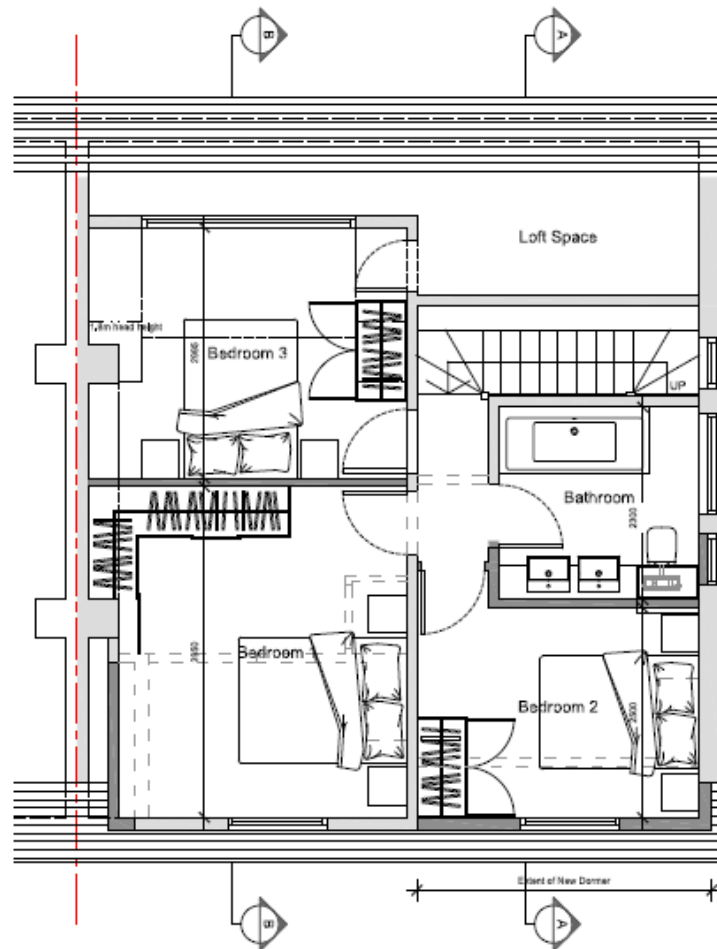
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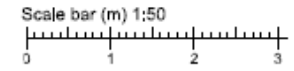
DRAWING TITLE
Existing First Floor Plan

SCALE	1:50	DRAWING NUMBER	REVISION
DATE	January 2020	PL03	-
DRAWN	sh		
JOB NUMBER	1996	CHECKED BY	



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CONTRACT
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DRAWING TITLE
Proposed First Floor Plan

SCALE	DRAWING NUMBER	REVISION
1:50	PL11	
DATE: January 2020		
DRAWN: [signature]		
CHECKED BY:		
1996		

Item 4

20/00374/LDCP

3 Limekiln Lane, Baldock, Hertfordshire,
SG7 6PG

