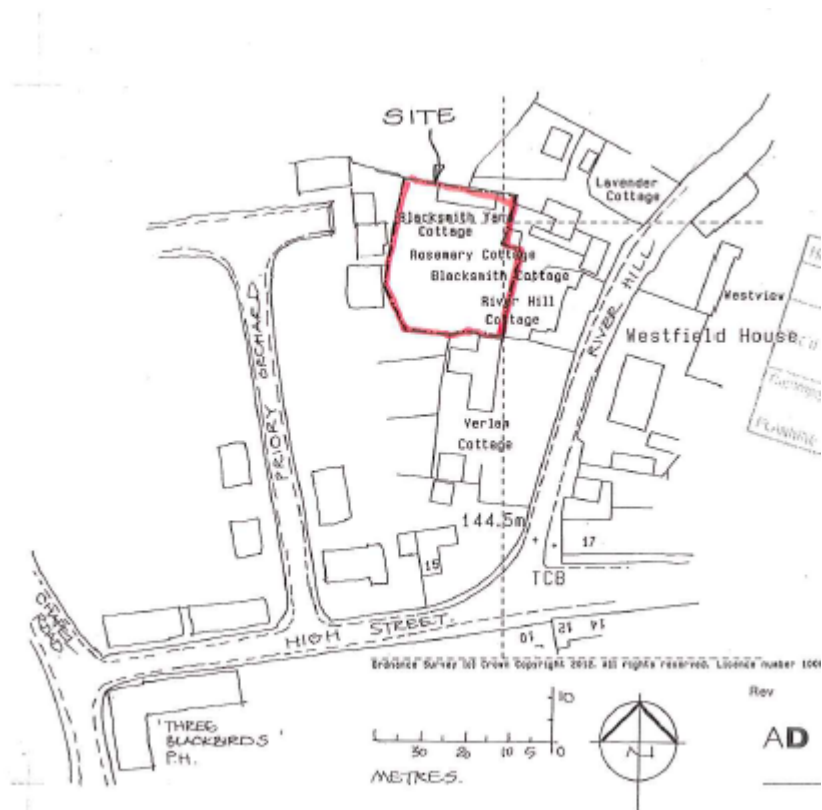
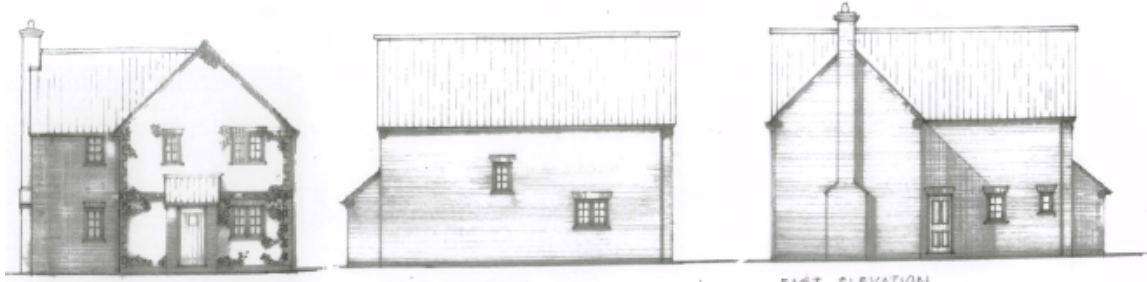


Item 5.05

4/02055/15/FUL - DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF TWO NEW HOUSES

BLACKSMITH YARD COTTAGE, RIVER HILL, FLAMSTEAD, ST. ALBANS, AL3 8BY

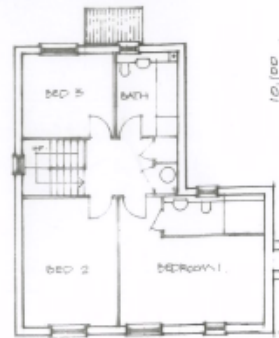




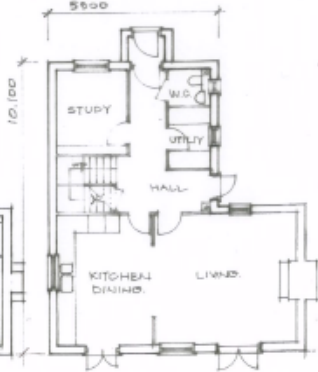
FRONT (NORTH) ELEVATION

WEST ELEVATION

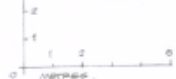
EAST ELEVATION



FIRST FLOOR PLAN



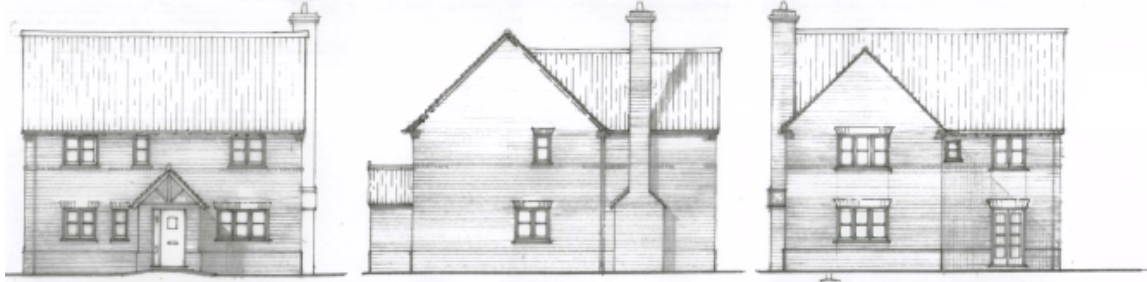
GROUND FLOOR PLAN



REAR (SOUTH) ELEVATION.

**MATERIALS**  
 Walls: Multi red facing brick. Finish to ground floor frame.  
 Roof: Warm stone.  
 Windows: White painted wood.  
 Repairs: Black painted metal.  
 C: Floor elevation extended by 800mm. OK 12.15  
 D: Back plot level revised up. OK 21.15  
 A: Windows amended. Floor added. OK 10.15  
 Rev: 0

**AD**  
 Alan Duncan Architect  
 56 High Street Bristol, Gloucestershire, GL1 2AG  
 T: 01454 871940 • www.alanduncan.co.uk  
 Proposed Demolition of Existing House and  
 Erection of Two New Houses at  
**BLACKSMITH YARD COTTAGE**  
**RIVER HILL, FLAMSTEAD**  
**HERTS AL3 8BY**  
 For Mr. P. Spedding  
**HOUSE B - PLANS + ELEVATIONS**  
 Scale 1:100 at A3 Date Feb 14  
 Drawing No: **BY: 12** Rev: 0



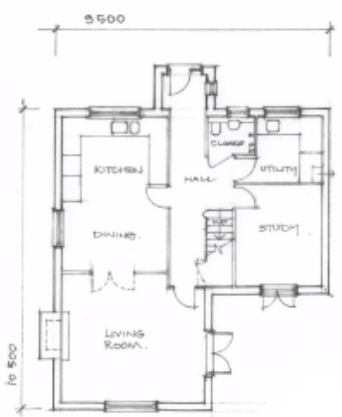
FRONT (NORTH) ELEVATION

WEST ELEVATION

REAR (SOUTH) ELEVATION



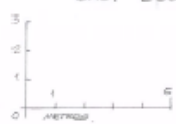
FIRST FLOOR PLAN.



GROUND FLOOR PLAN.



EAST ELEVATION.



Rev: \_\_\_\_\_ Date: \_\_\_\_\_  
**AD**

Alan Duncan Architect  
 56 High Street Bristol, Gloucestershire, GL1 2AG  
 T: 01454 871940 • www.alanduncan.co.uk  
 Proposed Demolition of Existing House and  
 Erection of Two New Houses at  
**BLACKSMITH YARD COTTAGE**  
**RIVER HILL, FLAMSTEAD**  
**HERTS AL3 8BY**  
 For Mr. P. Spedding  
**HOUSE A - PLANS + ELEVATIONS**  
 Scale 1:100 at A3 Date Feb 14  
 Drawing No: **BY: 11** Rev: \_\_\_\_\_