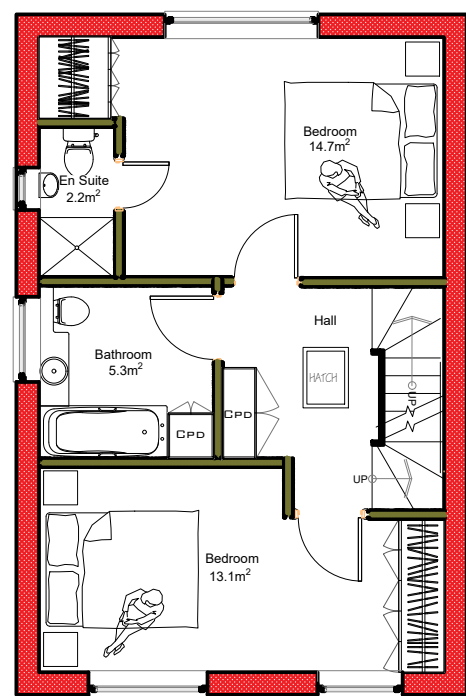
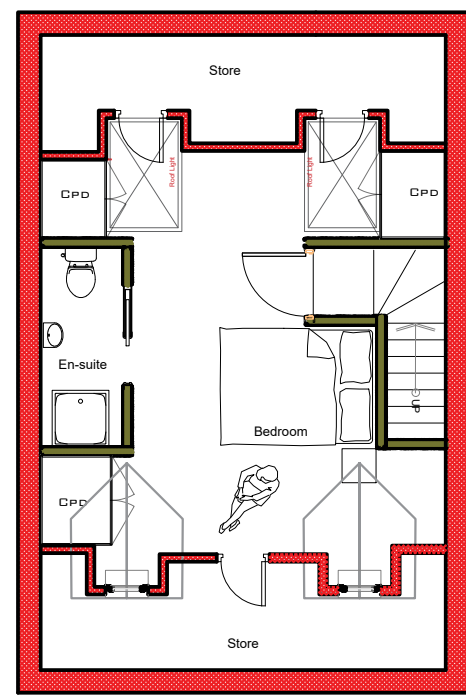


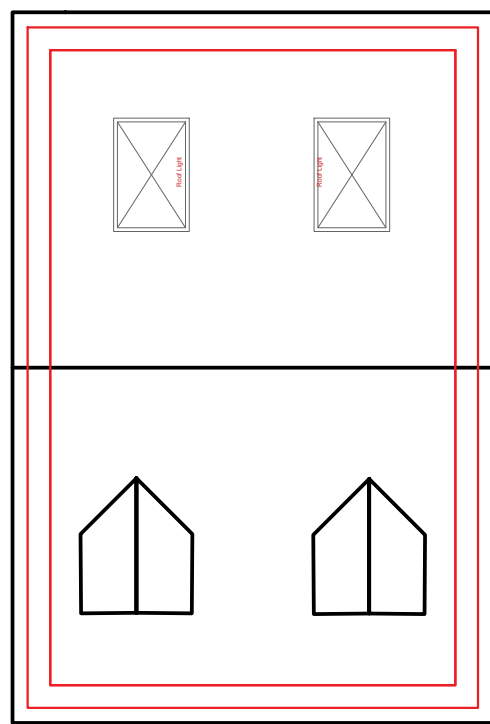
AREA - 45m²
Proposed Ground Floor Plan
Scale: 1:100



AREA - 45m²
Proposed First Floor Plan
Scale: 1:100



AREA - 28m²
Proposed Loft Floor Plan
Scale: 1:100



Proposed Roof Plan
Scale: 1:100

SURFACE TABLE		
F.1	Storage room	2,00 m ²
	Stairs	2,70 m ²
	Hall	7,30 m ²
	Kitchen/ Dining room	13,80 m ²
	WC	1,75 m ²
	Lounge	15,60 m ²
F. 2	Bedroom 1	14,70 m ²
	Bedroom 2	10,30 m ²
	Bathroom 1	5,30 m ²
	En Suite	2,20 m ²
	Hall	3,00 m ²
	Stairs	2,80 m ²
Loft	Eaves Storage	16,00 m ²
	Bedroom 3	14,00 m ²
	En Suite	2,80 m ²
TOTAL		114,2500

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)	58		1.0
	2p	50	70		1.5
2b	3p	61	79		2.0
	4p	74	84	90	2.5
3b	5p	86	93	99	3.0
	6p	95	102	108	3.5
4b	7p	103	106	112	4.0
	8p	108	115	121	
5b	9p	117	124	130	
	10p	123	128	134	
6b	11p	125	132	138	
	12p				

Ground Floor - 45m²
First Floor - 45m²
Loft - 28m²
TOTAL - 118.0m²

NOTE:
This drawing is to be read in conjunction with the Construction Notes and Structural Engineer's details.
The Contractor is responsible for all setting out and must check levels and dimensions on site before ordering materials or commencing work.
Refer to written dimensions only. Do not scale from drawings, except for the purposes of Planning assessment.
The Architect is to be immediately notified of any omissions or discrepancies.
Building work should not commence until all statutory approvals have been granted, i.e. Planning, Building Control, etc.
If a public sewer is discovered, consent to 'Build-over/Close-to' may be required from the Water Authority.
PARTY WALLS:
Work to Party Walls (including insertion of flashings, beam bearings, etc) are subject to Party Wall agreements with neighbours and are to be arranged by the Client in accordance with the Party Wall Act (i.e. Providing two months written notice)

- Direction of Joists
- Below ground drainage - Surface Water
- Below ground drainage - Foul Water
- Discharge pipes
- Existing structure
- Proposed structure
- <1500mm Max Headroom
- Insulation
- Removed structure
- Section line
- Section line
- FD30 30min Fire Doors
- M.O.E. Means of Escape
- O.G. Obscured Glazing

B	10/09/2025	Planning Consultants Amendments	DLS
A	28/08/2025	Consultants Amendments	DLS
Revision	Date:	Details:	Initials:

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CREATE INSPIRE ENHANCE

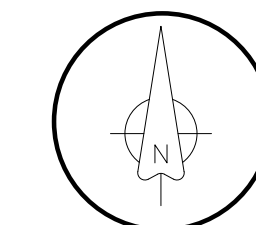
Maritime House - 2nd Floor Echo 3 office
Basin Rd N,
Portslade,
Brighton
BN41 1WR
07581 656512
info@sheararchitecturaldesign.co.uk
www.sheararchitecturaldesign.co.uk

PROJECT:

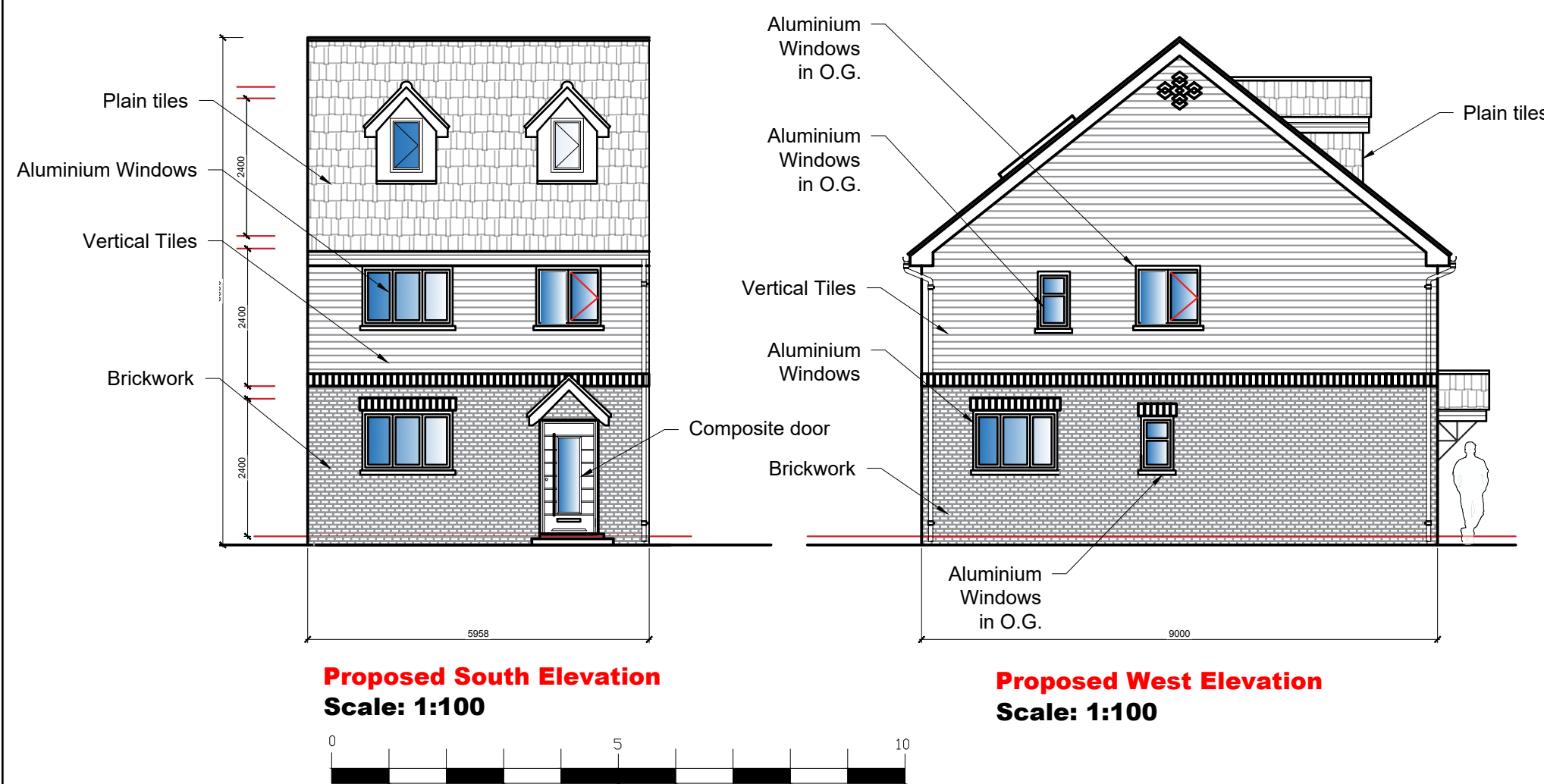
Demolish existing house and replace x3 houses on the site.

DRAWING TITLE:
3 Station Rd,
Billingshurst
West Sussex
RH14 9RF

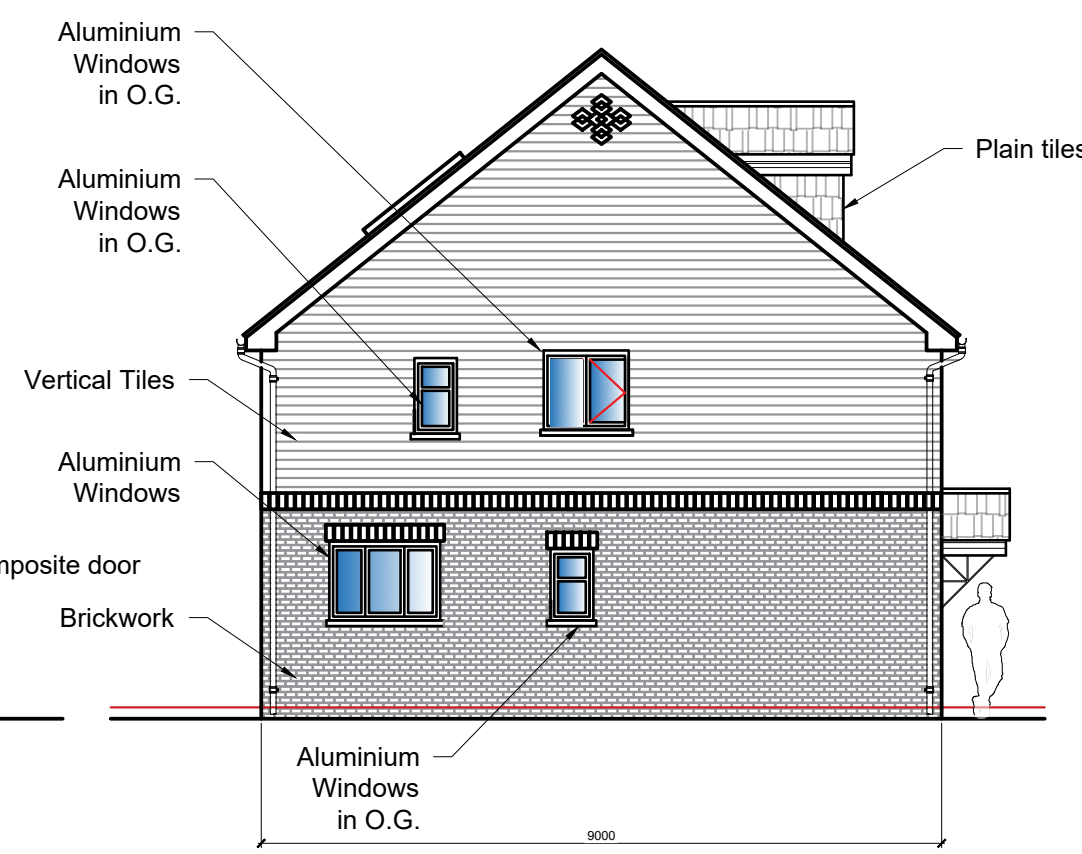
DATE:	03/06/2025
SCALE:	Various @ A1
DRAWN:	DS
CHECKED:	-
SHEET	OF
25/004	PL2
PROJECT NUMBER:	DRAWING NUMBER:
	REVISION:



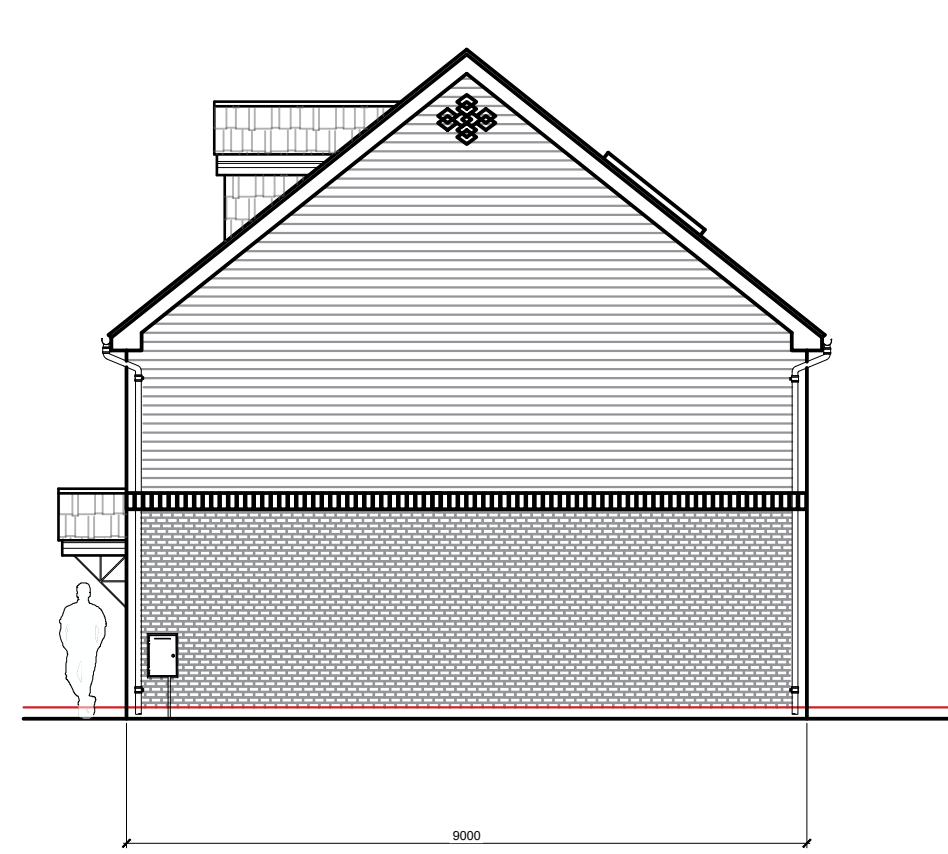
FOR APPROVAL



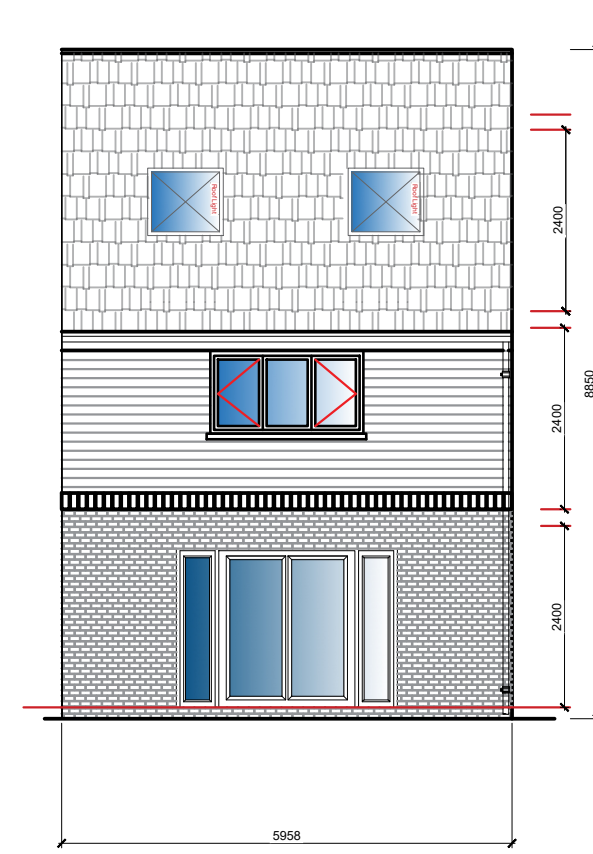
Proposed South Elevation
Scale: 1:100



Proposed West Elevation
Scale: 1:100



Proposed East Elevation
Scale: 1:100



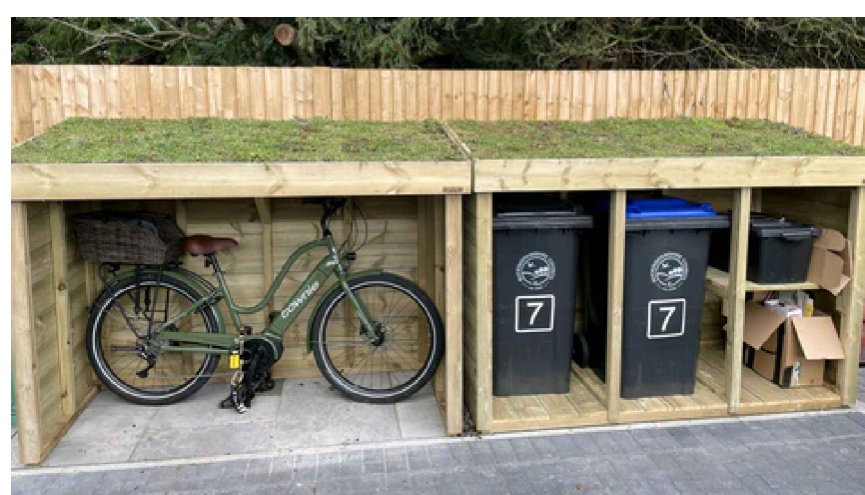
Proposed North Elevation
Scale: 1:100



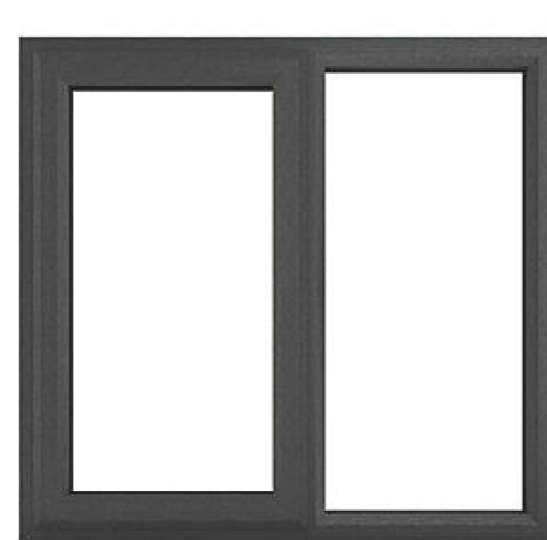
Proposed Roof tiles
Marley Concrete Plain Roof
Tile - Smooth Grey



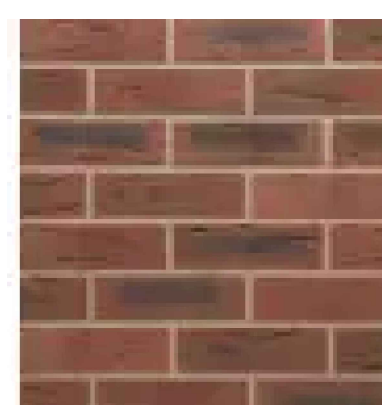
1800mm high Hit and Miss
timber fencing



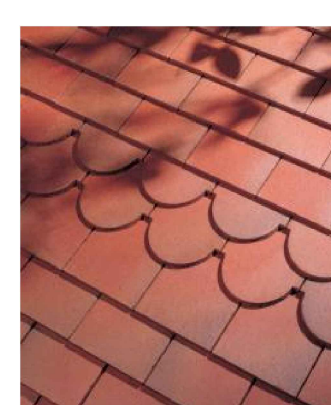
Bike storage to the side / rear
Bin and recycling storage to front



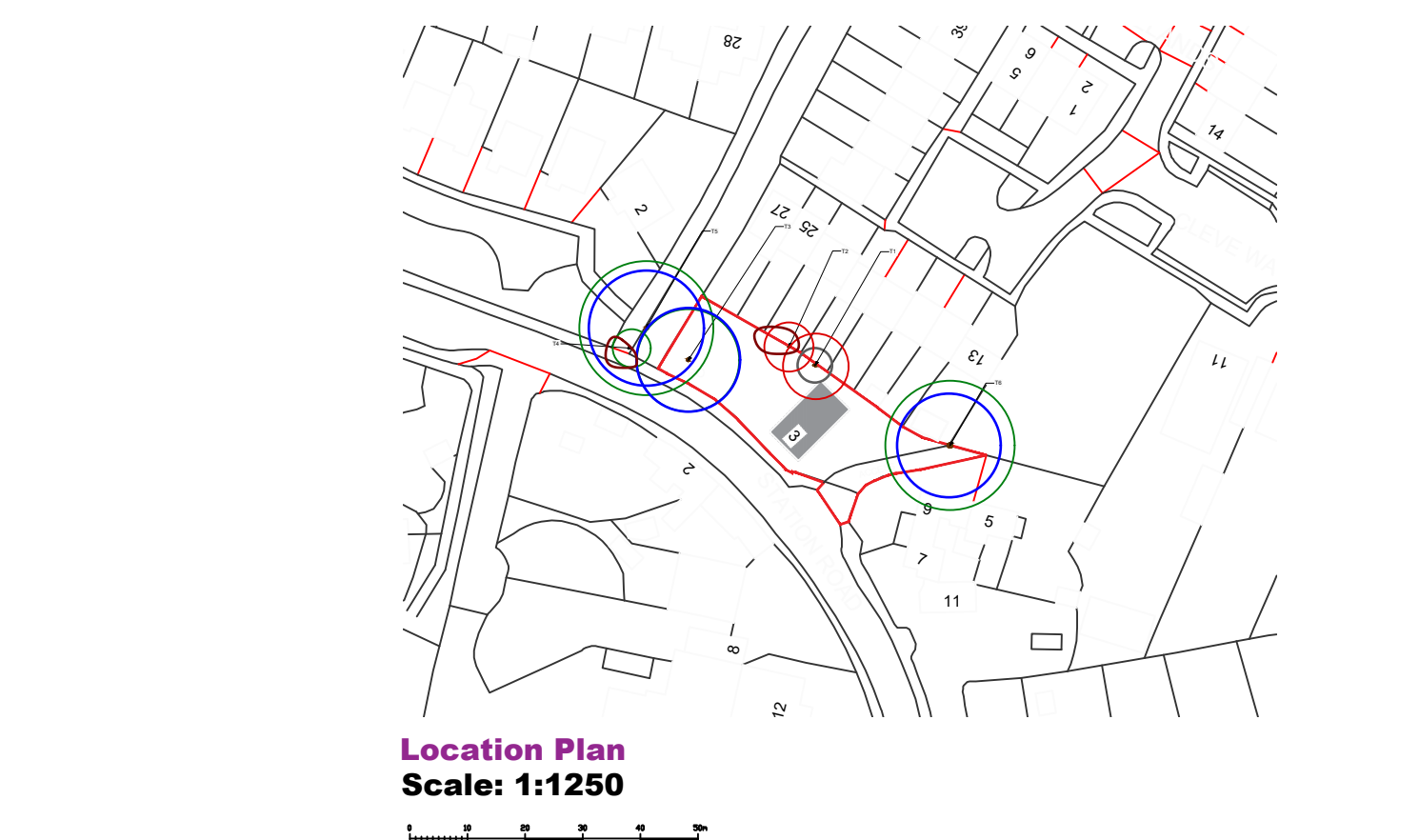
Proposed Windows in Flush fit
UPVC Anthracite grey



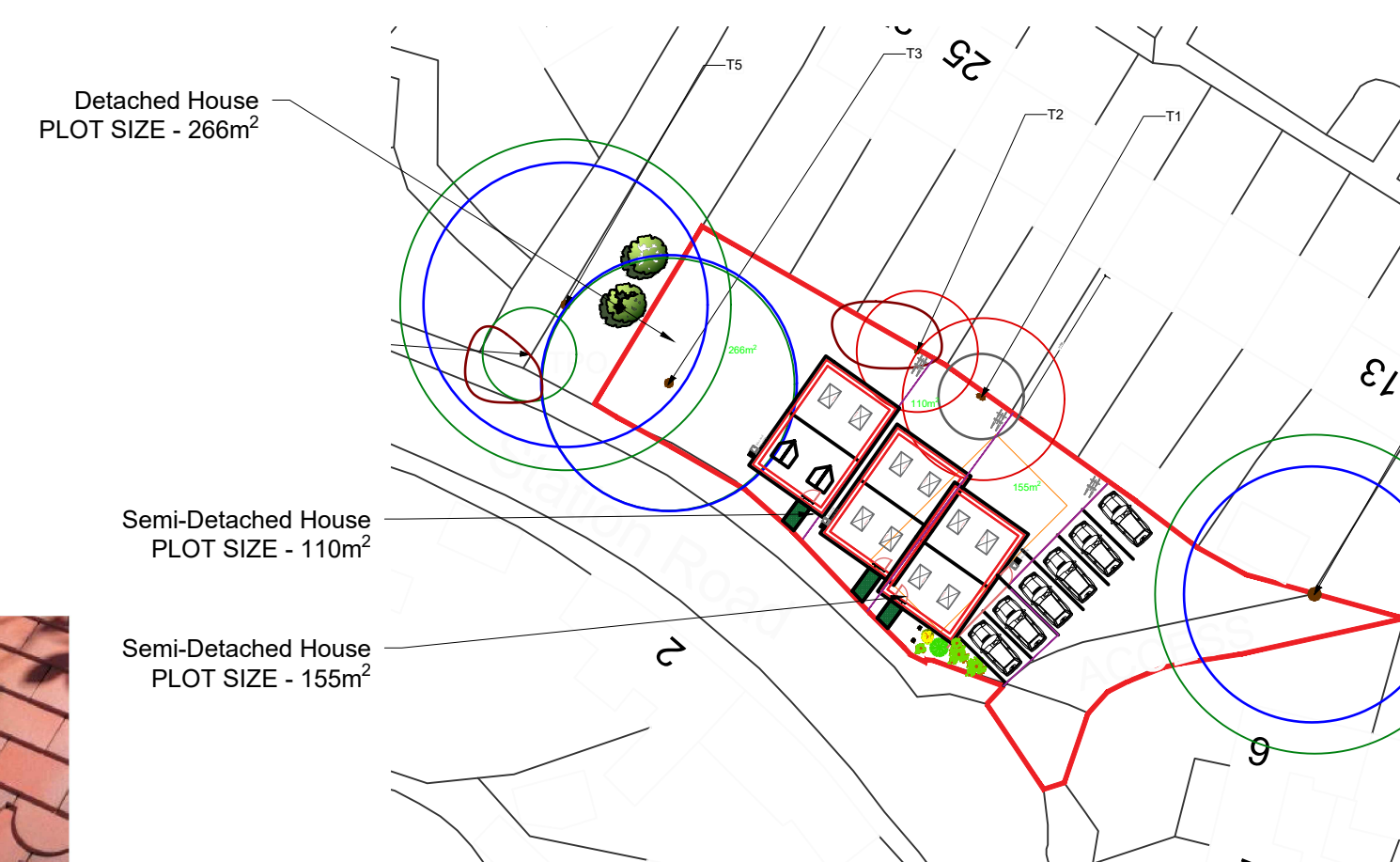
Proposed Brickwork
Wienerberger Tuscan Brick
65mm Red



Tile Hanging for semi detached
Proposed Clay Country brown
by Dreadnought Tiles



Location Plan
Scale: 1:1250



SITE AREA - 393.4m²
Block Plan
Scale: 1:500