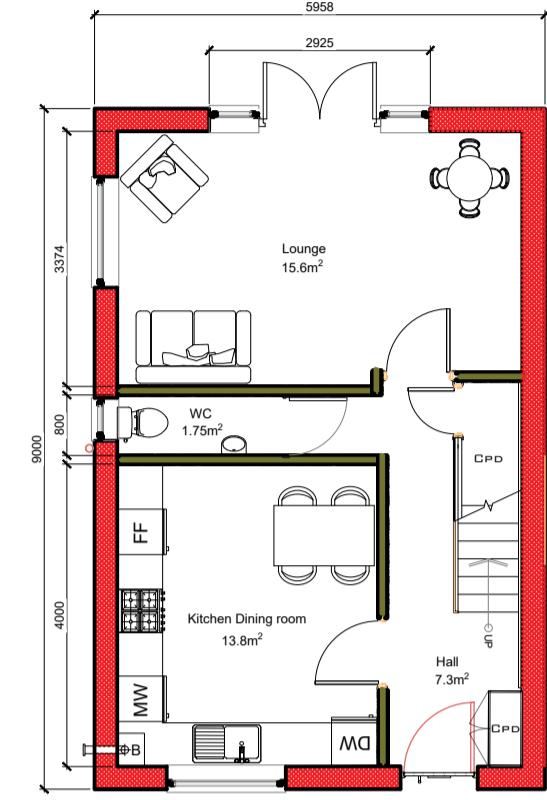
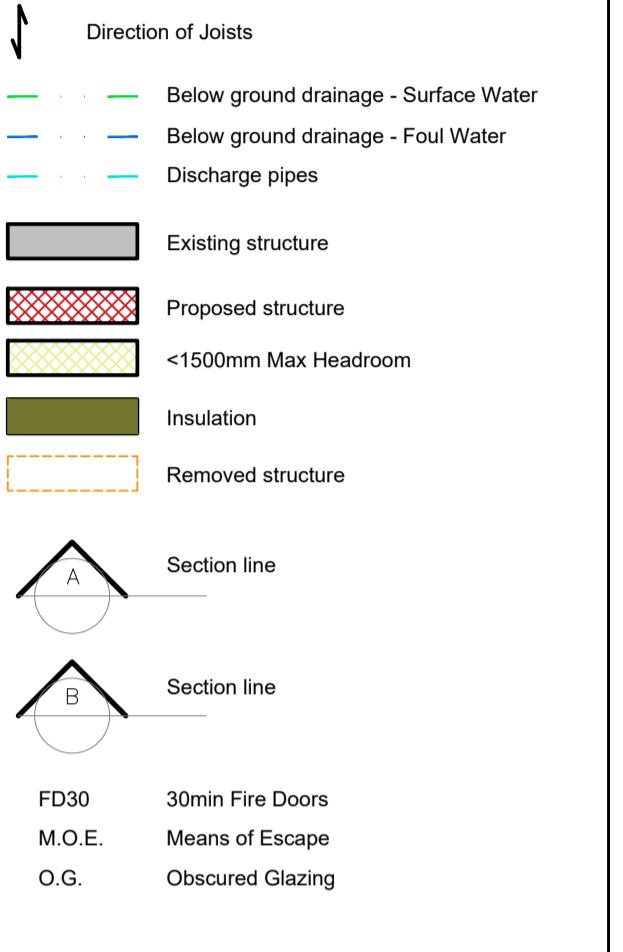
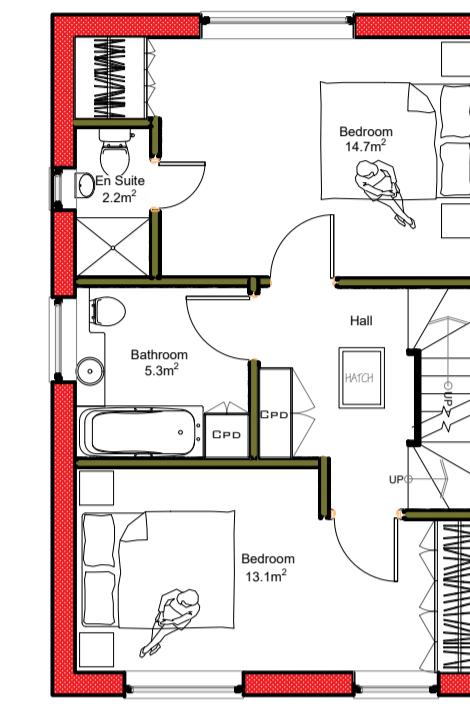


NOTE:
This drawing is to be read in conjunction with the Construction Notes and Structural Engineer's details.
The Contractor is responsible for all setting out and must check levels and dimensions on site before ordering materials or commencing work.
Refer to written dimensions only. Do not scale from 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.

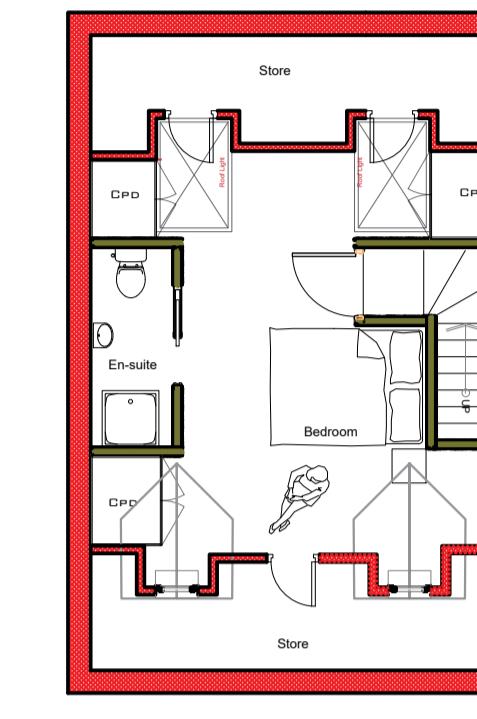
PARTY WALLS:
Work to Party Walls (including insertion of flashings, beam bearings, etc) is to be carried out in accordance with Party Wall agreements with neighbours and are to be arranged by the Client in accordance with the Party Wall Act (i.e. Providing two months written notice)



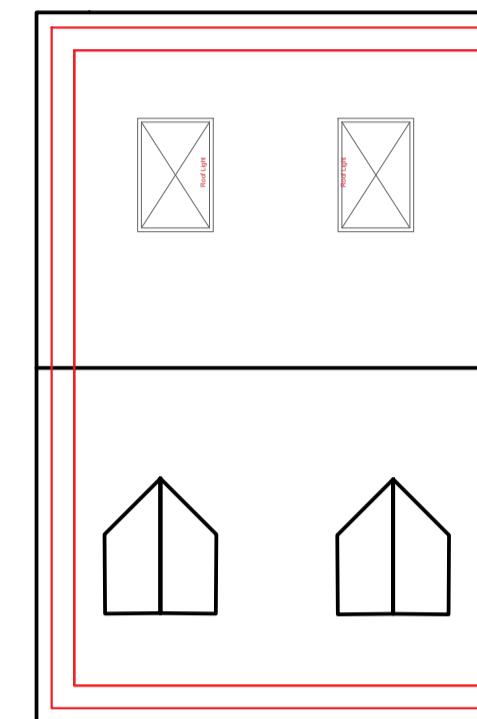
AREA - 45m²
Proposed Ground Floor Plan
 Scale: 1:100



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



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



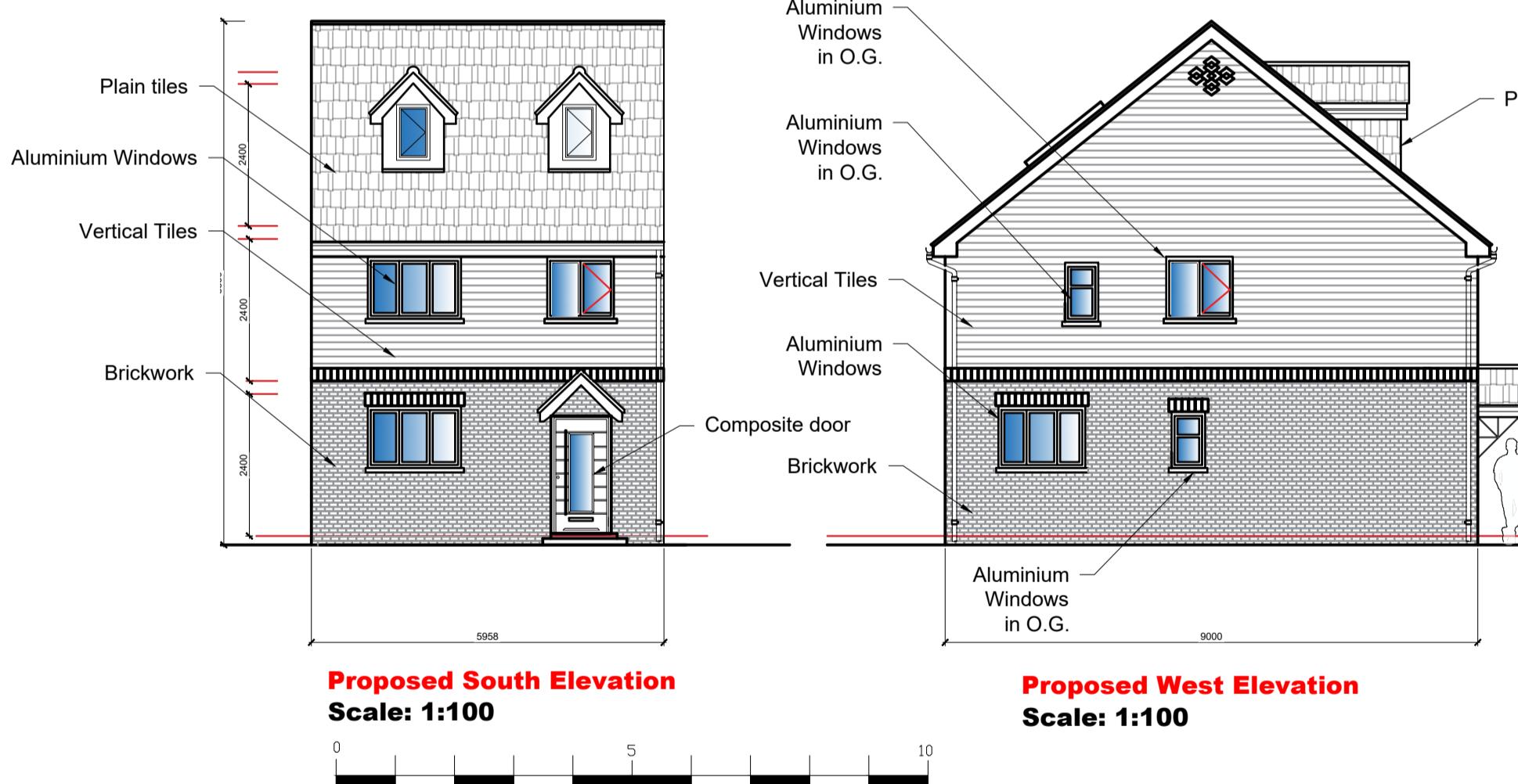
Proposed Roof Plan
 Scale: 1:100

SURFACE TABLE					
		1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
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			
	Eaves Storage	16.00 m ²			
	Bedroom 3	14.00 m ²			
	En Suite	2.80 m ²			
	TOTAL	114.2500			

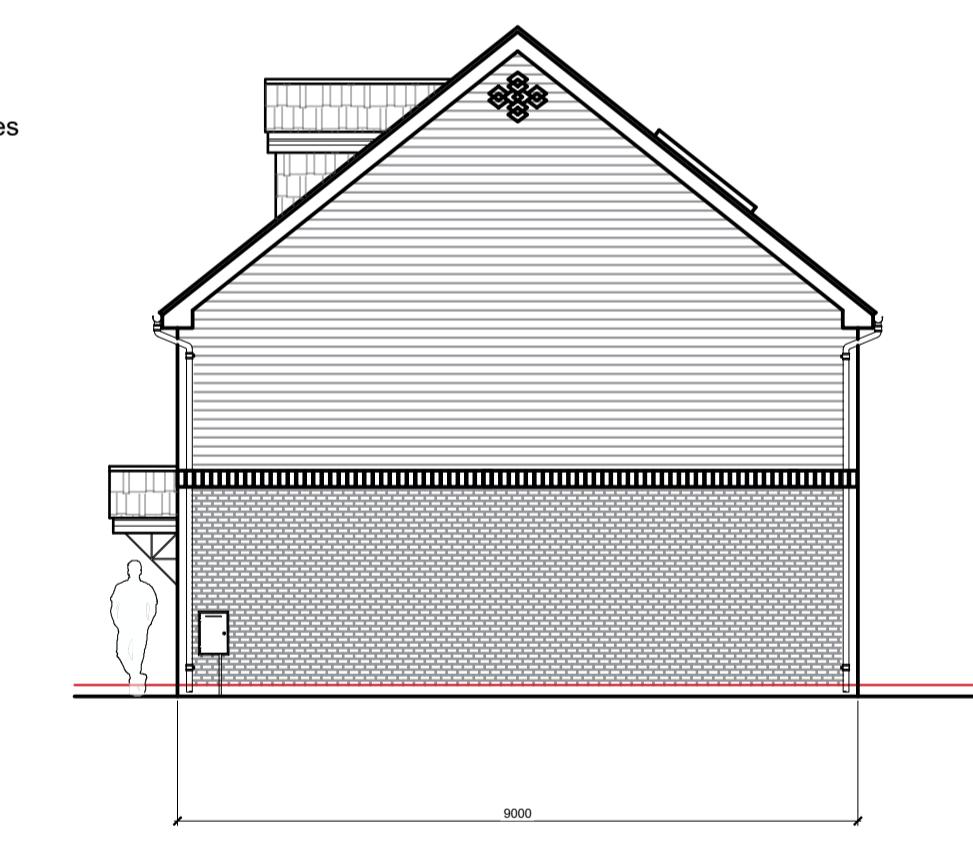
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) [*]			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	2.5
	6p	95	102	108	
	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	
4b	8p	117	124	130	3.0
	6p	103	110	116	
	7p	112	119	125	3.5
	8p	121	128	134	
	7p	116	123	129	
5b	8p	125	132	138	4.0
	TOTAL	114.2500			

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

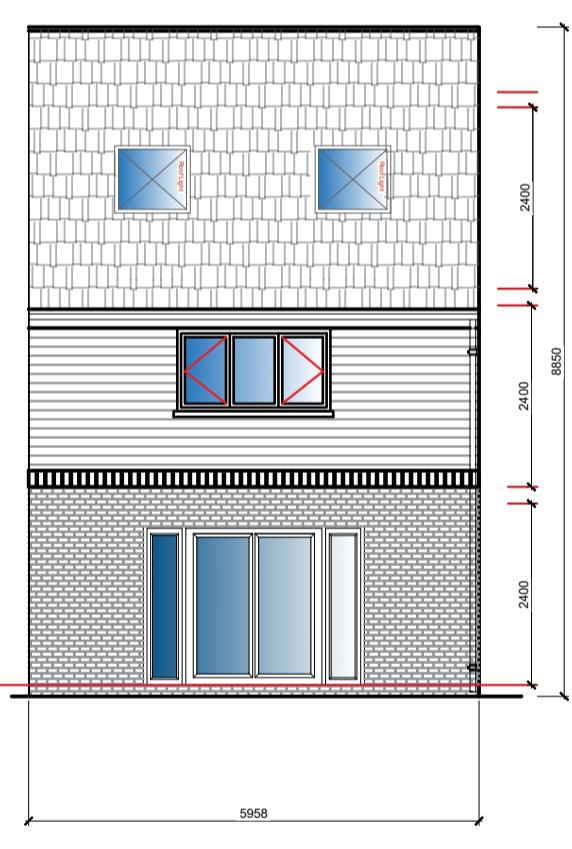
TOTAL AREA - 118m²
PROPOSED PLANS FOR DETACHED HOUSE
 Scale: 1:100



Proposed South Elevation
 Scale: 1:100



Proposed West Elevation
 Scale: 1:100



Proposed East Elevation
 Scale: 1:100

Proposed North Elevation
 Scale: 1:100



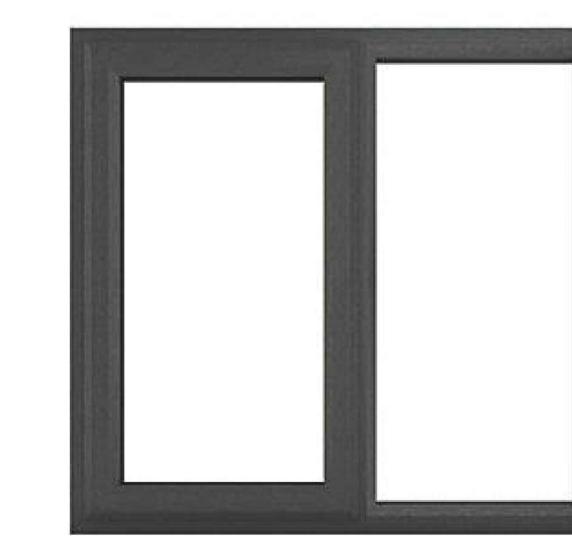
Proposed Roof tiles
 Marley Concrete Plain Roof Tile - Smooth Grey



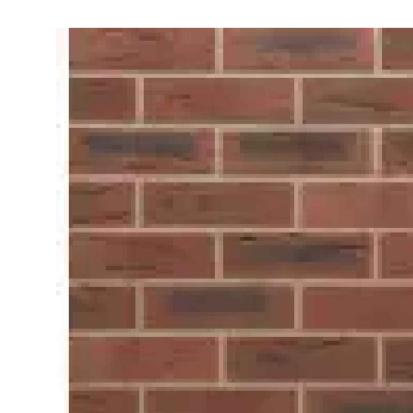
1800mm high Hit and Miss timber fencing



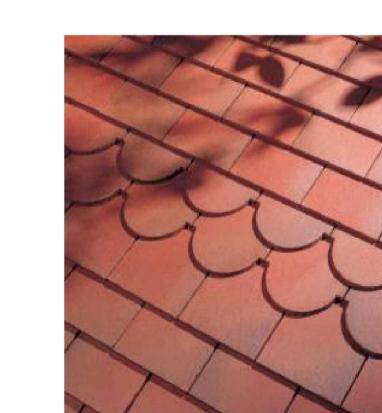
Bike storage to the side/ rear



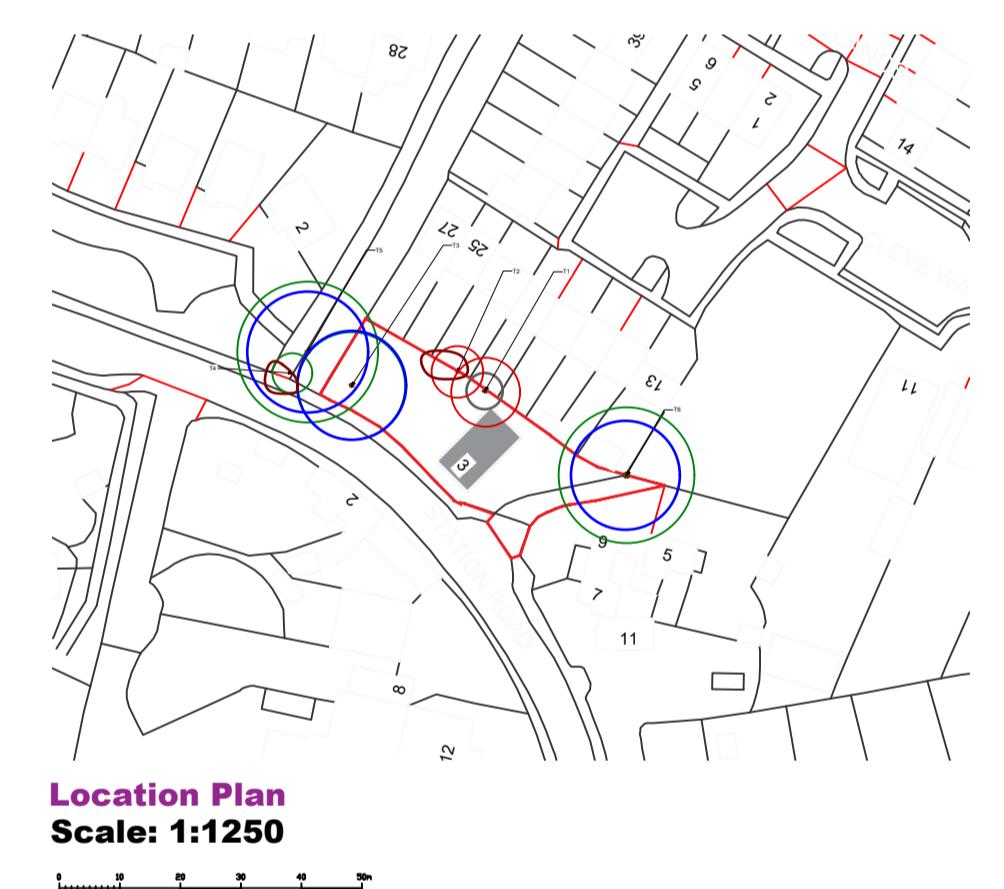
Proposed Windows in Flush fit UPVC Anthracite grey



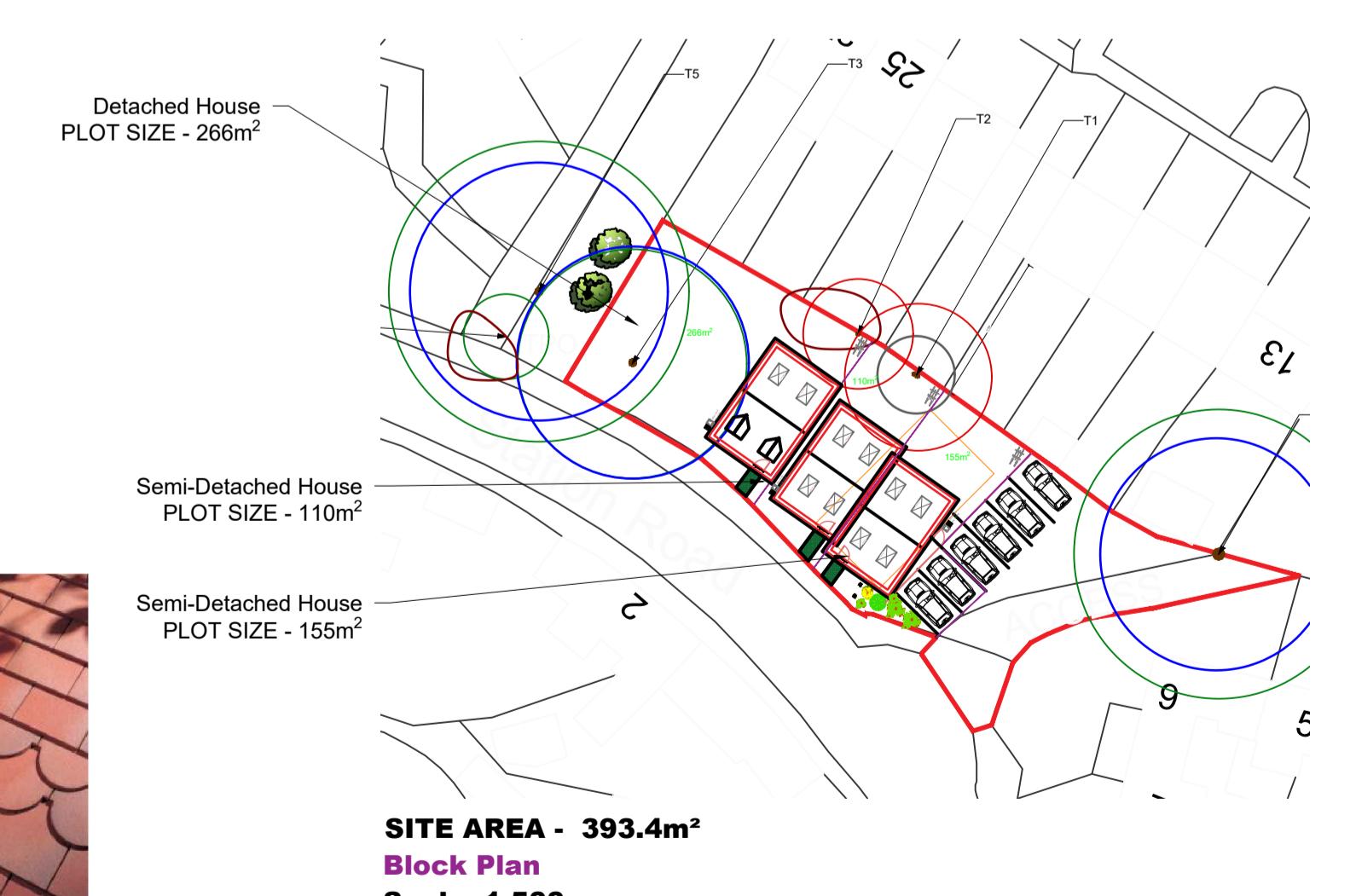
Proposed Brickwork
 Wienerberger Tuscan Brick 65mm Red



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

Montane House - 2nd Floor Echo 3 office	Basin Rd N,
Portslade	Brighton
BN41 1WR	07881 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
DRAWING NUMBER: REVISION: B	

FOR APPROVAL