Water Neutrality Statement
In support of Residential Development at

Derwent Lodge
West Street
Billingshurst
RH14 9LX

Jamie Finch FCIHT, FIHE
July 2024
Rev [D]
Job No. 5867

Water Neutrality Statement for Derwent Lodge, West Street Billingshurst, RH14 9LX

Contents

Amendments 2

References 2

Introduction 3

Development Description and Location 3

Water Neutrality 4

- Background to Water Neutrality Issue 4
- Water Neutrality Strategy 4

Appendices 8

Water Neutrality Statement for
Derwent Lodge, West Street
Billingshurst, RH14 9LX

Amendments

Revision	Date	Description
0	6th February 2024	First Issue
A	29th February 2024	Updated Strategy
B	28th June 2024	Additional Staffing Details Added
C	11th July 2024	Further Mitigation added following Planning Review
D	12th July 2024	Refinement of the agreed mitigation for the proposals.

References

Reference	Title
A	CIRIA Publication 753 – The SUDS Manual (2015)
B	Sewers for Adoption 7th Edition (Wrc 2012)
C	Part H of the Building Regulations (2015)
D	The Soakaway Design Guide (KCC 2000)
E	Planning Practice Guidance (2016)
F	British Flow and Loads – 4
H	BRE Global Water Consumption Calculator (2010)

Water Neutrality Statement for
Derwent Lodge, West Street
Billingshurst, RH14 9LX

Introduction

This Drainage and Water Neutrality Statement has been developed in support of a planning application for the extension of an existing care home, located at Derwent Lodge, West Street, Billingshurst, RH12 9LX.

The location of the proposed site is at grid reference 508318, 125923 as shown in the location plans in the appendices.

Development Description and Location

The development proposals are for the extension of an existing care home, to increase the capacity from a 69 to a 78-bed care home; however, it should be noted that only the building's roof form is to change, with the footprint of the building to remain the same.

As part of the roof extension a walkway to link two of the existing structures is to be constructed, however there will be no increase in the impermeable areas.

The location of the proposed site is at grid reference 508318, 125923 as shown in the location plans in the appendices.

Water Neutrality

Background to Water Neutrality Issue

In September 2021, Natural England issued an interim Position Statement in respect of the Arun Valley SPA, SAC and Ramsar Site- Sussex North Water Supply Zone. It states that as it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, Natural England advise that developments within this zone must not add to this impact. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality.

Whilst this issue should be dealt with through partnership in the development of local plans across the affected authorities, Natural England have provided an agreed interim approach for dealing with and demonstrating water neutrality.

Water Neutrality Strategy

Under guidance from Natural England, Horsham District council have stated that all new build residential developments are to demonstrate that they can achieve strict water targets (e.g., 85L/pp/day*).

However, whilst this setting could be considered residential, its use as a care home typically means more water will be used on a day-to-day basis when comparing the use of a conventional residential dwelling.

British Flows and Loads provide further guidance on estimated water consumptions for various use classes, upon review, British Flows & Loads recognise care homes can use up to 350l/day per person.

On this basis, it would be unreasonable to expect water savings to the degree of 85l/person/per day in a care home setting. However, other water saving methods are proposed to reduce water consumption as far as reasonably practicable. This will help to offset against the increased occupancy to make the development water neutral.

Water Neutrality Statement for
Derwent Lodge, West Street
Billingshurst, RH14 9LX

In order to understand more about the water usage at the home versus what on-site mitigation may be available in respect of water saving devices, a baseline needed to be obtained by testing the water flow from a range of taps and shower facilities. An average of the measured flow rates has been input into the water efficiency calculator by BRE and has been pasted below for reference.

	Description:	Without Water Saving (Existing)	
Installation Type	**Unit of measure**	Capacity / flow rate	Litres/ person/ day
Is a dual or single flush WC specified?		**Single**	
WC	Full flush volume	9	39.78
Taps (excluding kitchen and external taps)	Flow rate (litres / minute)	12	20.54
Are both a Bath & Shower Present?		**Bath & Shower**	
Bath	Capacity to overflow		0.00
Shower	Flow rate (litres / minute)	18	78.66
Kitchen sink taps	Flow rate (litres / minute)	12	15.64
Has a washing machine been specified?		**Yes**	
Washing Machine	Litres / kg	12	25.20
Has a dishwasher been specified?		**Click to Select**	
Dishwasher	Litres / place setting	9.5	0.00
Has a waste disposal unit been specified?		**Click to Select**	0.00
Water Softener	Litres / person / day		0.00
		Calculated Use	179.8

	Description:	With Water Saving (Proposed)	
Installation Type	**Unit of measure**	Capacity/ flow rate	Litres/ person/ day
Is a dual or single flush WC specified?		**Single**	
WC	Full flush volume	9	39.78
Taps (excluding kitchen and external taps)	Flow rate (litres / minute)	6	11.06
Are both a Bath & Shower Present?		**Bath & Shower**	
Bath	Capacity to overflow		0.00
Shower	Flow rate (litres / minute)	7	30.59
Kitchen sink taps	Flow rate (litres / minute)	6	13.00
Has a washing machine been specified?		**Yes**	
Washing Machine	Litres / kg	12	25.20
Has a dishwasher been specified?		**Click to Select**	
Dishwasher	Litres / place setting	9.5	0.00
Has a waste disposal unit been specified?		**Click to Select**	0.00
Water Softener	Litres / person / day		0.00
		Calculated Use	119.6

The above screen shots from the BRE calculator shows the water usage from the testing that was undertaken, whereas the other screen shot to the right-hand side shows the calculated use following the implementation of mitigation to control flow rates. This includes adding flow restrictors to taps, showers.

It should be recognised that appliances like Washing Machines & Dishwashers have not been changed in this calculation. This is because there are no current plans to change, by means of reducing the capacity on these systems. It is important in this type of setting that the washing of clothes and linen are maintained with the current level of machine, to maintain important service levels.

As it can be seen above, the calculated use for these types of water devices, generate a calculated existing use of 179.8 litres per day.

It is proposed that all new taps to be installed in the new rooms will have flow rate restrictors, limiting the flow to 6 litres per minute to all new taps, and all of the new shower heads, including the existing communal showers, shall have flow restrictors to limit the flow to 7 litres per minute. The existing kitchens will also have flow rate restrictors fitted to the taps to limit the flow to 6 litres per minute. It is also proposed as part of these plans that all existing rooms will be retrofitted with water saving flow restrictor devices, to off-set the increase in rooms and staff.

With the above proposed mitigation for these types of water devices, this will generate a calculated water use of 119.6 litres per room per day.

The proposal for the renovation is to remove 10 existing rooms, carryout roof alterations, which will allow for 19 new rooms to be provided. (Increase of 9 rooms overall)

Therefore, the existing and proposed water usages can be shown as follows:

69 existing rooms using 179.8 l/day = 12,406 l/day
78 proposed rooms using 119.6 l/day = 9,329 l/day

This shows that with the proposed alterations and retrofitting of all rooms with water saving devices, there is an overall water saving of 3,077 Litres per day, which is an equivalent saving of 1,123,105 litres per year overall.

The LPA then asked about the additional staffing requirements for the above proposal, which resulted in reviewing further impacts of water usage for the current proposal.

The new staffing proposals will see the current number of staff rise from 42 full time positions, up to 72 full time positions. This will be 20 new day shifts and 10 new night shifts. This is a total increase of 30 full time positions.

British Flows and Loads suggest that full time day staff could use up to 90 litres per day. As night staff is not included in the provided data, we have assumed 90 litres per day for all staff, which is likely to be the higher scenario.

The additional staff loading on the unmitigated water demand would therefore be as follows:

30 x 90 = 2,700 litres per day
2,700 litres per day x 365 days per year = 985,500 litres per year to be mitigated.

Deducting this from the savings on the previous page results in the following:

Water Saving from retrofitting all rooms as above: 1,123,105 Litres per year
Additional staff load: 985,500 Litres per year

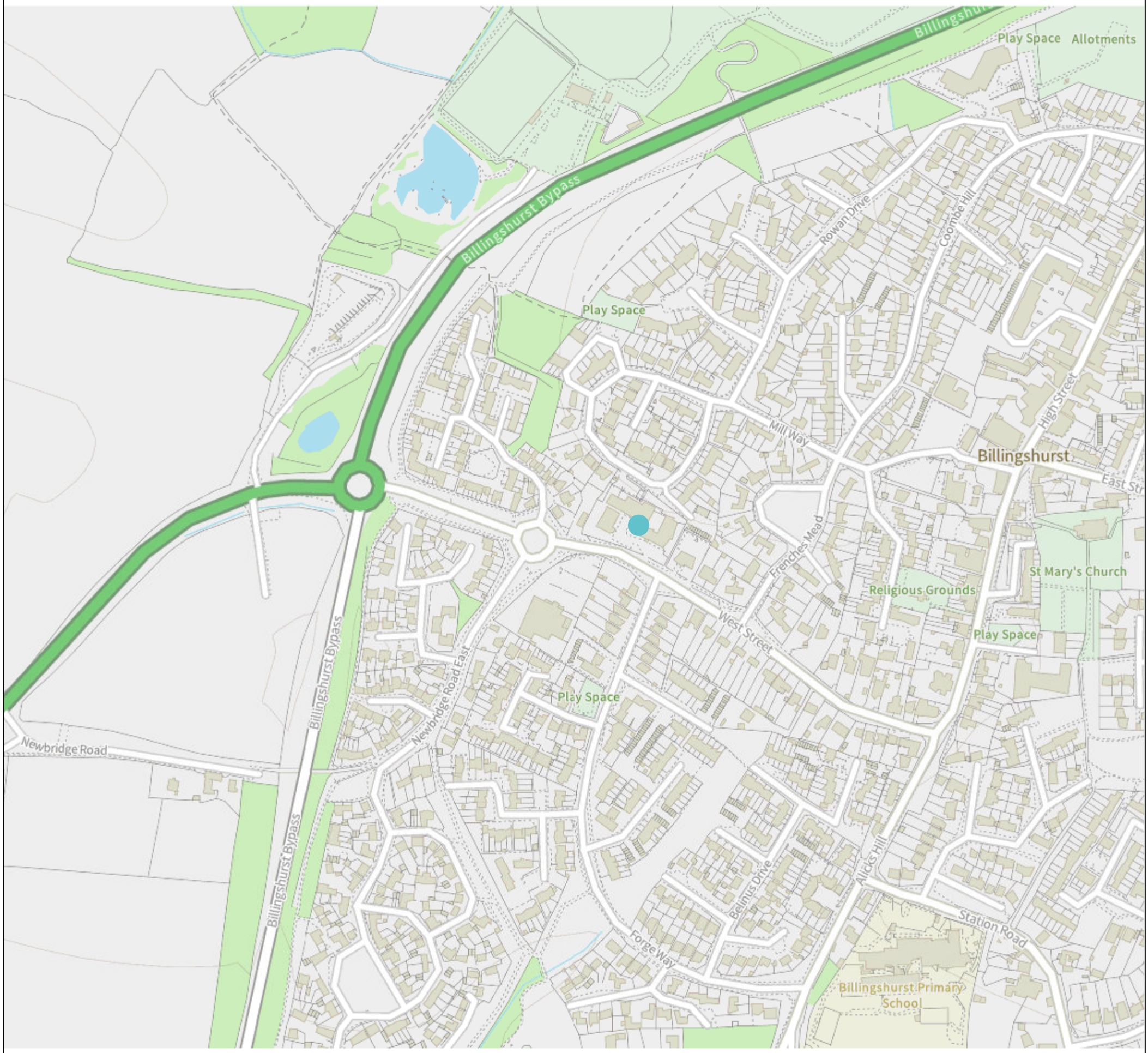
This will present a final total water saving of 137,605 Litres per year.

This shows that the above proposals can deliver a water neutral solution with the 9 additional rooms proposed coming forward, plus the required additional staff, on the basis of the new and retrofitted water saving devices. Therefore, no objections should be raised on the basis of water neutrality grounds.

Appendices

- Site Location Plan
- Water Saving Devices
- Architectural Proposals

Location Plan



(c) Crown Copyright and database rights 2024. Ordnance Survey 100022861.

0 0.1 0.2

km

Projection = OSGB36

xmin = 507200

ymin = 125400

xmax = 509300

ymax = 126400

Map produced by MAGIC on 6 February, 2024.

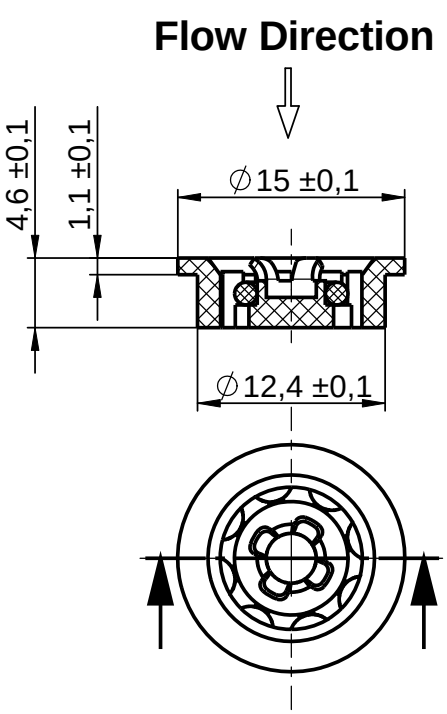
Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

o-ring:

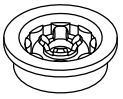
material: EPDM 50 til 70 shore

regulator housing:

material: POM-Hostaform C9021



			flowtolerance deviations		pressure range	
58.6139.10000	20,0 L	red 47	see NEOPERL Template Database			✓
58.6138.10000	18,0 L	orange 40/3738				✓
58.6137.10000	17,5 L	green 76				✓
58.6135.10000	15,0 L	blue 87				✓
58.6134.10000	13,5L	red 47				✓
58.6132.10000	12,0 L	brown 65				✓
58.6131.10000	11,75 L	blue 87				✓
58.6130.10000	10,0 L	yellow 56				✓
58.6129.10000	8,5 L	lime 70/6186				✓
58.6128.10000	8,0 L	natural				✓
58.6127.10000	7,3 L	green 76				✓
58.6126.10000	6,0 L	grey 36				✓
58.6124.10000	4,0 L	pink 40/6187				✓
58.6123.10000	3,0 L	lilac 40/6193				✓
58.6122.10000	2,0 L	olive 70/6195				✓
PART.-NO.	L/MIN	COLOUR	+ %	- %	[bar]	available



1:1

Copying of this document, and giving it to others and the use or communication of the contents thereof, are forbidden without express authority. Offenders are liable to the payment of damages. All rights are reserved in the event of the grant of a patent or the registration of a utility model or design.

NEOPERL GmbH
D-79379 Müllheim

Change No.: **500000000542**
Date: 26.01.2009
Drawn: A. Welz

Approval of drawing change:
Date: 16.11.2011
approv.: J. Barnett

Rev. I

Surface DIN EN ISO 1302

Part No..:

58.6122.10000 - 58.6139.10000

	Date	Name
Drawn:	26.01.2009	A. WELZ
Appr.:	26.01.2009	M. SÖCHTIG

General tolerances DIN ISO 2768-fH

Workpiece edges DIN ISO 13715

Title:

flow regulator MR01 GA

Scale: 2:1

Format: A4

Page 1 of 1

Volume: 430.97 mm³

Weight: 0.60 g

Material:	Material Description / Tradename:	Colour:

Replacement for: 58.6124.1 - 58.6139.1 REV. H

Origin:

Bathrooms & Kitchens
Heating
Plumbing
Ventilation
Outdoor & Gardening
Electrical Supplies
Smart Home

RECENT POSTS





Shower Flow Limiter Regulator Water Restrictor 6/7/9 l/min

★★★★★ (2 reviews) Write a Review

SKU: 889b

UPC: 642896613140

AVAILABILITY: UK Stock - Immediate Dispatch

SHIPPING: Free Shipping

£3.99

SIZE: REQUIRED

7 L/min

4.7 ★★★★★

ECE Architecture

Derwent Lodge, Billingshurst

Proposed Accommodation Schedule

REV 1 - 081223 ISSUE

EXISTING SCHEME Bedroom	GIA (m2)
Ground Floor	
1	16.2
2	14.5
3	16.2
4	16.7
5	15.8
6	15.3
7	14.9
8	15.6
9	14.4
10	17.1
11	14.6
12	15.0
13	14.9
14	14.6
15	15.9
16	15.9
17	16.7
18	16.2
19	15.3
20	15.2
21	15.1
22	14.5
23	14.8
24	14.8
25	16.4
26	14.1
27	13.8
28	22.0
29	22.0
30	22.0
31	22.0
32	22.0
33	22.0
First Floor	
1	16.2
2	24.0
3	16.3
4	22.4
5	15.8
6	15.4
7	17.1
8	15.6

PROPOSED SCHEME Bedroom	GIA (m2)
Ground Floor	
1	16.2
2	14.5
3	16.2
4	16.7
5	15.8
6	15.3
7	14.9
8	15.6
9	14.4
10	17.1
11	14.6
12	15.0
13	14.9
14	14.6
15	15.9
16	15.9
17	16.7
18	16.2
19	15.3
20	15.2
21	15.1
22	14.5
23	20.0
24	20.0
25	19.9
26	19.9
27	19.9
28	22.0
29	22.0
30	22.0
31	22.0
32	22.0
33	22.0
First Floor	
1	16.2
2	24.0
3	16.3
4	22.4
5	15.8
6	15.4
7	17.1
8	15.6

9	16.7	9	16.7
10	17.2	10	17.2
11	20.9	11	20.9
12	14.7	12	14.7
13	15.0	13	15.0
14	15.0	14	15.0
15	16.0	15	16.0
16	16.0	16	16.0
17	16.6	17	16.6
18	16.1	18	16.1
19	15.2	19	15.2
20	15.3	20	15.3
21	14.8	21	14.8
22	14.6	22	14.6
23	15.2	23	15.2
24	23.8	24	23.8
25	15.7	25	22.6
26	15.6	26	22.5
27	15.6	27	22.6
28	15.6	28	22.5
29	15.5	29	22.6
		30	22.5
		31	22.6
		32	22.5
		33	20.0
		34	20.0
		35	19.9
		36	19.9
		37	19.9
		38	22.2
30	22.2	39	22.2
31	22.2	40	22.2
32	22.2	41	22.2
33	22.2	42	22.2
34	22.2	43	22.2
35	22.2	44	22.2
36	22.2	45	22.2
69	1185.8	78	1435.9
Communal areas			
C01	51.3	C01	51.3
C02	34.1	C02	34.1
C03	129.1	C03	129.1
C04	27.0	C04	27.0
C05	52.5	C05	52.5
C06	33.4	C06	33.4
C07	46.7	C07	46.7
C08	34.0	C08	34.0
		C09	55.9
Area/resident	5.91	Area/resident	5.95

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Client's Name
Splendid Hospitality Ltd

Drawing Title
Existing Site Plan

Drawn: sh | Checked: cb | Date: 24.10.23

Job Title
Derwent Lodge, Billingshurst

Scale
1:200 @ A1 / 1:400 @ A3
metres 4 8 12 16

Job No: 7373 | Drawing No: PL-100 | Rev: P1

Status
APPROVAL

Rev	Date	Revision Details	Dr	Ch
P1	21.12.23	Issued for planning approval	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:03:44 7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.



CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Client's Name
Splendid Hospitality Ltd

Job Title
Derwent Lodge, Billingshurst

Drawing Title
Proposed Site Plan

Scale
1:200 @ A1 / 1:400 @ A3

metres 4 8 12 16

Drawn	Checked	Date
sh	cb	24.10.23

Job No	Drawing No	Rev
7373	PL-101	P1

Status
APPROVAL

Rev	Date	Revision Details	Dr	Ch
P1	21.12.23	Issued for planning approval	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@eceархitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@eceархitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.eceархitecture.com

CAD Plot date: 21/12/2023 - 15:04:17 7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Existing Ground Floor Plan

SCALE 1:100

Client's Name: Splendid Hospitality Ltd	Drawing Title: Existing Ground Floor Plan	Drawn: sh / Checked: cb / Date: 24.10.23
Job Title: Derwent Lodge, Billingshurst	Scale: 1:100 @ A1 / 1:200 @ A3 (metres 2 4 6 8)	Job No: 7373 / Drawing No: PL-110 / Rev: P2
		Status: APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

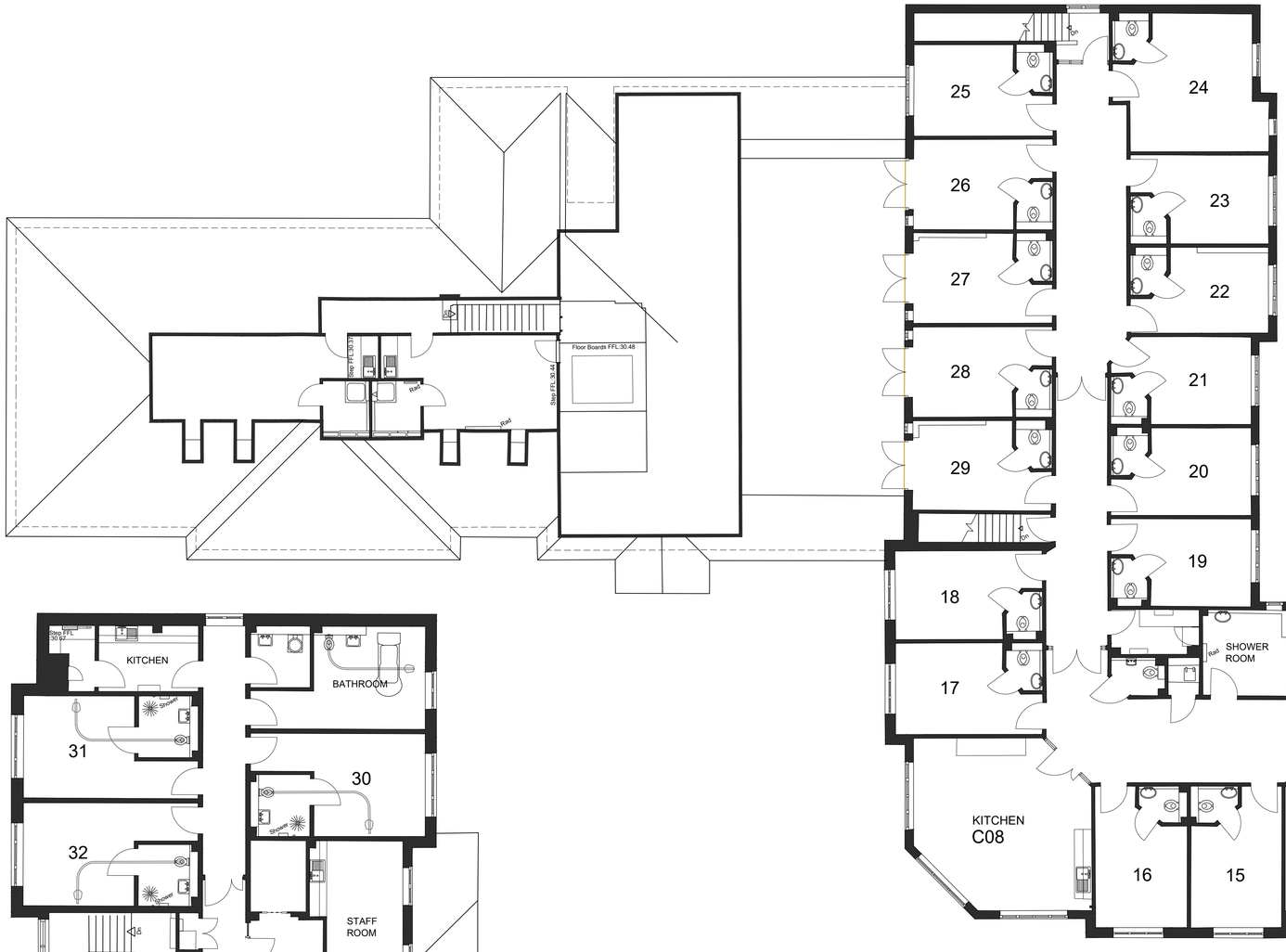
London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:04:43 — 7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Existing First Floor Plan
SCALE 1:100

Client's Name	Drawing Title	Drawn / Checked / Date	
Splendid Hospitality Ltd	Existing First Floor Plan	sh / cb / 24.10.23	
Job Title	Scale	Job No / Drawing No / Rev	
Derwent Lodge, Billingshurst	1:100 @ A1 / 1:200 @ A3 (metres 2 4 6 8)	7373 / PL-111 / P2	
		Status: APPROVAL	

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

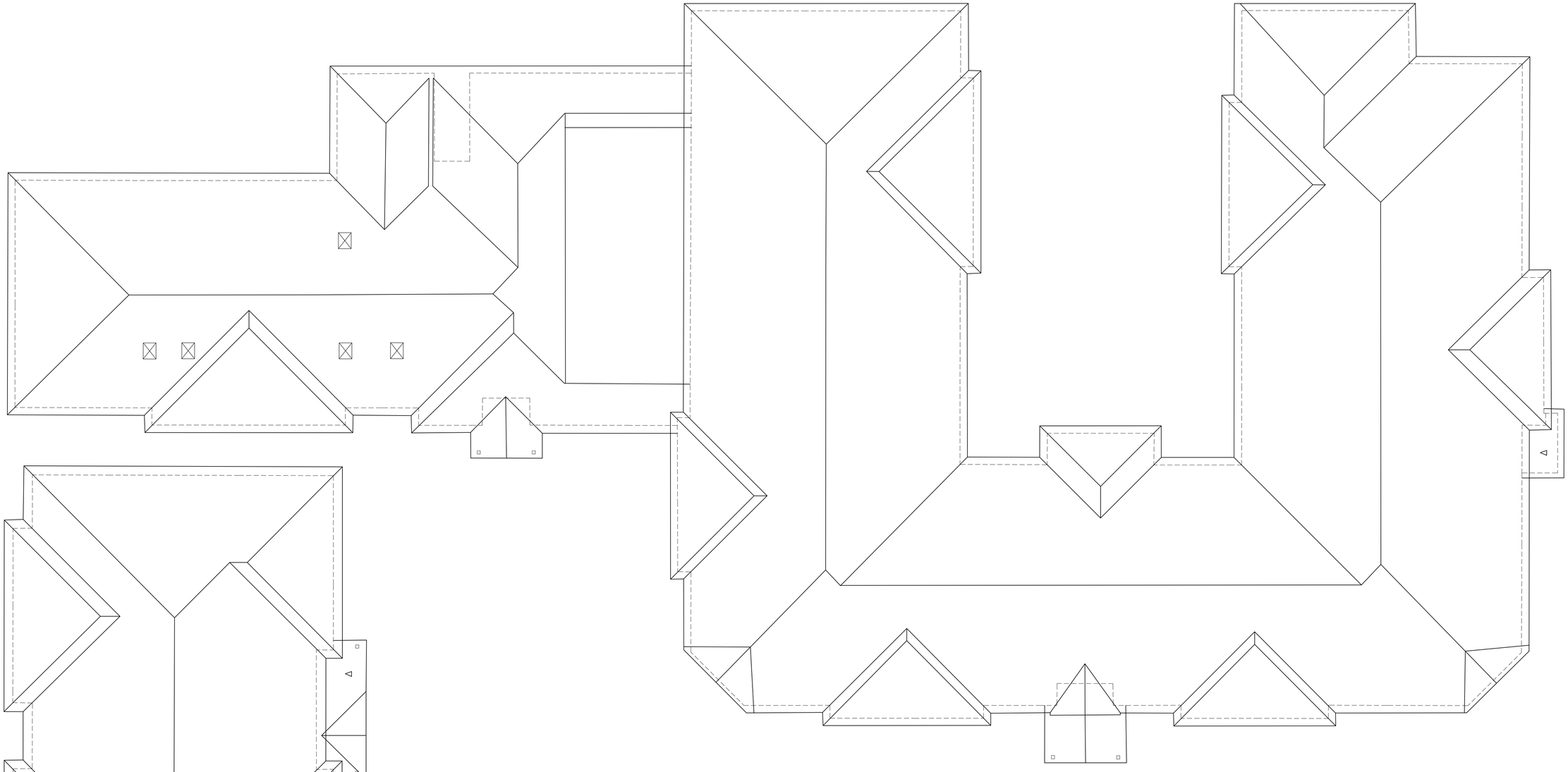
London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:05:02 7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Existing Roof Plan

SCALE 1:100

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

Client's Name
Splendid Hospitality Ltd

Job Title
Derwent Lodge, Billingshurst

Drawing Title
Existing Roof Plan

Scale
1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8

Drawn	Checked	Date
sh	cb	24.10.23

Job No	Drawing No	Rev
7373	PL-112	P2

Status
APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:05:25

7373_pl.dwg

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Existing South-West Elevation

SCALE 1:100



Existing North-West Elevation

SCALE 1:100

Client's Name

Splendid Hospitality Ltd

Job Title

Derwent Lodge, Billingshurst

Drawing Title

Existing Elevations 1/2

Scale

1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8

Drawn	Checked	Date
sh	cb	24.10.23

Job No	Drawing No	Rev
7373	PL-130	P1

Status

APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com

ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:09:34

7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Existing North-East Elevation

SCALE 1:100



Existing South-East Elevation

SCALE 1:100

Client's Name

Splendid Hospitality Ltd

Job Title

Derwent Lodge, Billingshurst

Drawing Title

Existing Elevations 2/2

Scale

1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8

Drawn	Checked	Date
sh	cb	24.10.23

Job No	Drawing No	Rev
7373	PL-131	P1

Status

APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:09:56

7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Proposed Ground Floor Plan
SCALE 1:100

Client's Name	Drawing Title	
Splendid Hospitality Ltd	Proposed Ground Floor Plan	
Job Title	Scale	Status
Derwent Lodge, Billingshurst	1:100 @ A1 / 1:200 @ A3 (metres 2 4 6 8)	APPROVAL

Drawn	Checked	Date
sh	cb	24.10.23
Job No	Drawing No	Rev
7373	PL-210	P2

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:05:49 7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Proposed First Floor Plan

SCALE 1:100

Client's Name	Drawing Title	
Splendid Hospitality Ltd	Proposed First Floor Plan	
Job Title	Scale	
Derwent Lodge, Billingshurst	1:100 @ A1 / 1:200 @ A3	
	metres 2 4 6 8	

Drawn	Checked	Date
sh	cb	24.10.23
Job No	Drawing No	Rev
7373	PL-211	P2

Status

APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

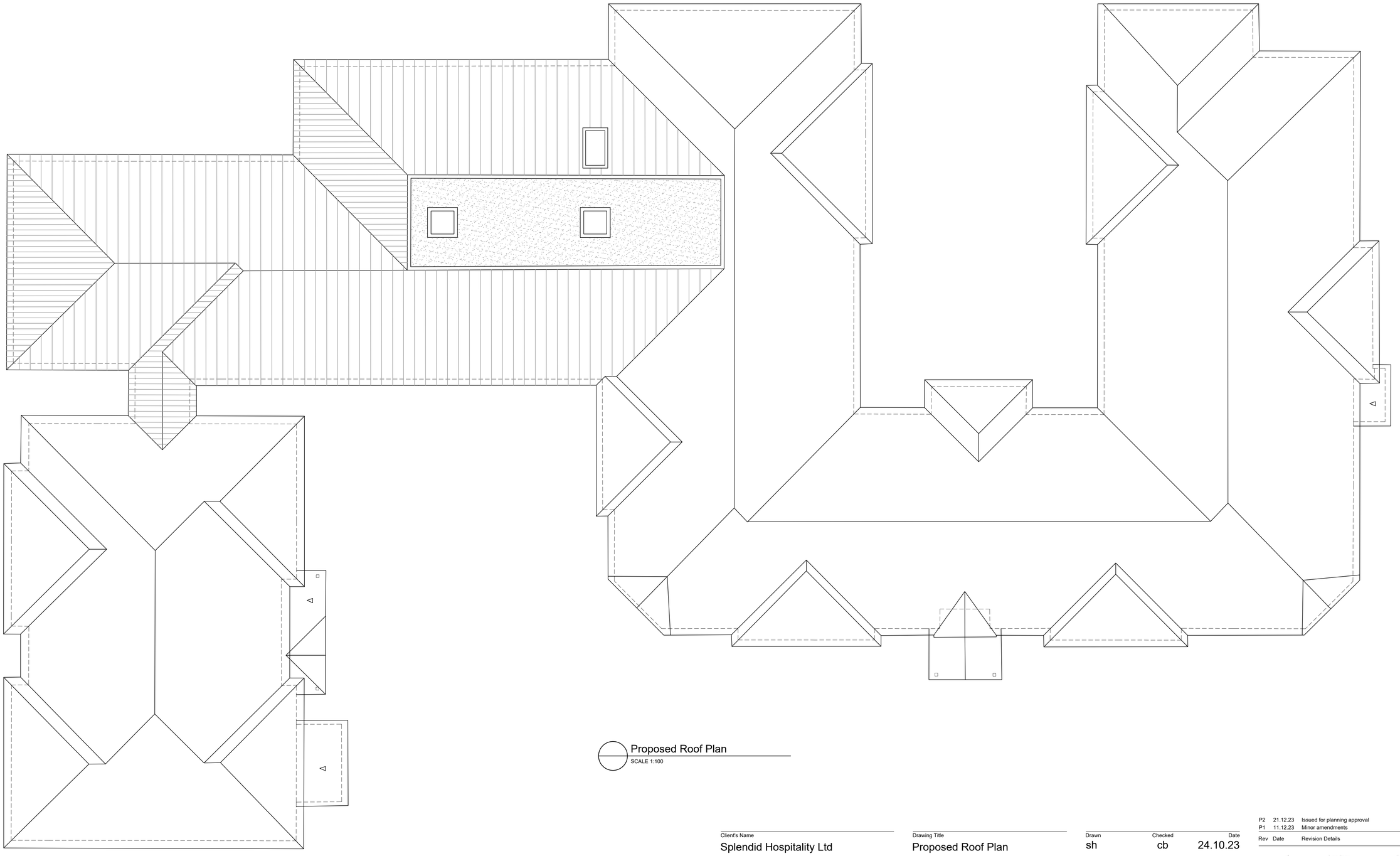
CAD Plot date: 21/12/2023 - 15:06:19

7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Proposed Roof Plan
SCALE 1:100

Client's Name
Splendid Hospitality Ltd

Job Title
Derwent Lodge, Billingshurst

Drawing Title
Proposed Roof Plan

Scale
1:100 @ A1 / 1:200 @ A3
metres 2 4 6 8

Drawn	Checked	Date
sh	cb	24.10.23

Job No	Drawing No	Rev
7373	PL-212	P2

Status
APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:06:45 7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Proposed South-West Elevation

SCALE 1:100



Proposed North-West Elevation

SCALE 1:100

KEY TO PROPOSED MATERIALS:

1. New clay roof tiles to match existing
2. New tile-hanging to match existing
3. New facing brickwork to match existing
4. New uPVC windows to match existing

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

Client's Name: Splendid Hospitality Ltd

Job Title: Derwent Lodge, Billingshurst

Drawing Title: Proposed Elevations 1/2

Scale: 1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8

Drawn	Checked	Date
sh	cb	24.10.23

Job No	Drawing No	Rev
7373	PL-230	P2

Status: APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:10:23

7373_pl.dwg

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Proposed North-East Elevation

SCALE 1:100



Proposed South-East Elevation

SCALE 1:100

KEY TO PROPOSED MATERIALS:

1. New clay roof tiles to match existing
2. New tile-hanging to match existing
3. New facing brickwork to match existing
4. New uPVC windows to match existing

Client's Name: Splendid Hospitality Ltd

Job Title: Derwent Lodge, Billingshurst

Drawing Title: Proposed Elevations 2/2

Scale: 1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8

Drawn	Checked	Date
sh	cb	24.10.23

Job No	Drawing No	Rev
7373	PL-231	P2

Status: APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

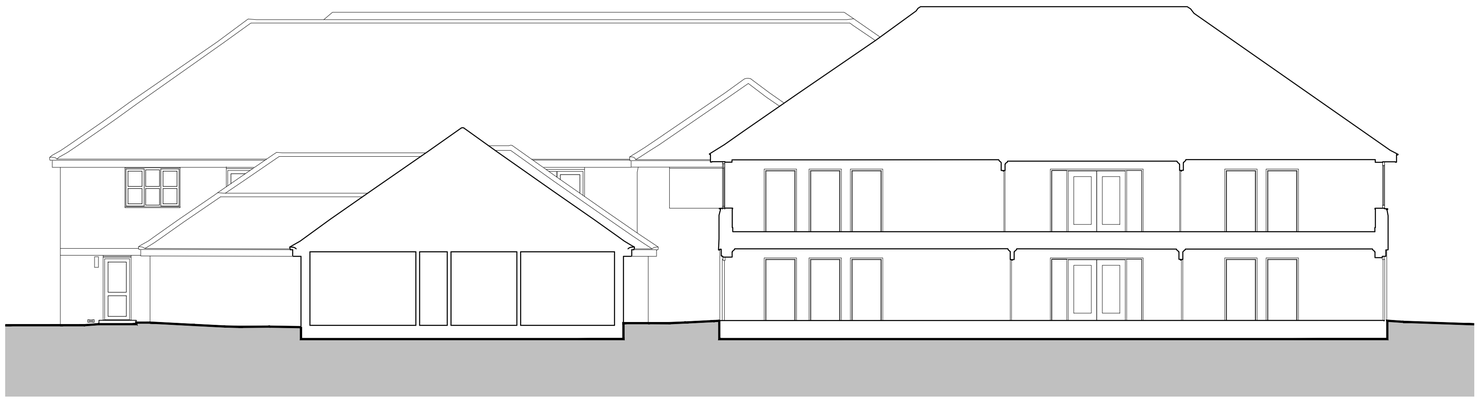
CAD Plot date: 21/12/2023 - 15:10:44

7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Existing Section A-A

SCALE 1:100



Proposed Section A-A

SCALE 1:100

Client's Name

Splendid Hospitality Ltd

Job Title

Derwent Lodge, Billingshurst

Drawing Title

Existing and Proposed Section A-A

Scale

1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8

Drawn	Checked	Date
sh	cb	24.10.23

Job No	Drawing No	Rev
7373	PL-240	P2

Status

APPROVAL

Rev	Date	Revision Details	Dr	Ch
P2	21.12.23	Issued for planning approval	sh	cb
P1	11.12.23	Minor amendments	sh	cb

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: 64 - 68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com

ECE Architecture
www.ecearchitecture.com

CAD Plot date: 21/12/2023 - 15:11:11

7373_pl.dwg

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.