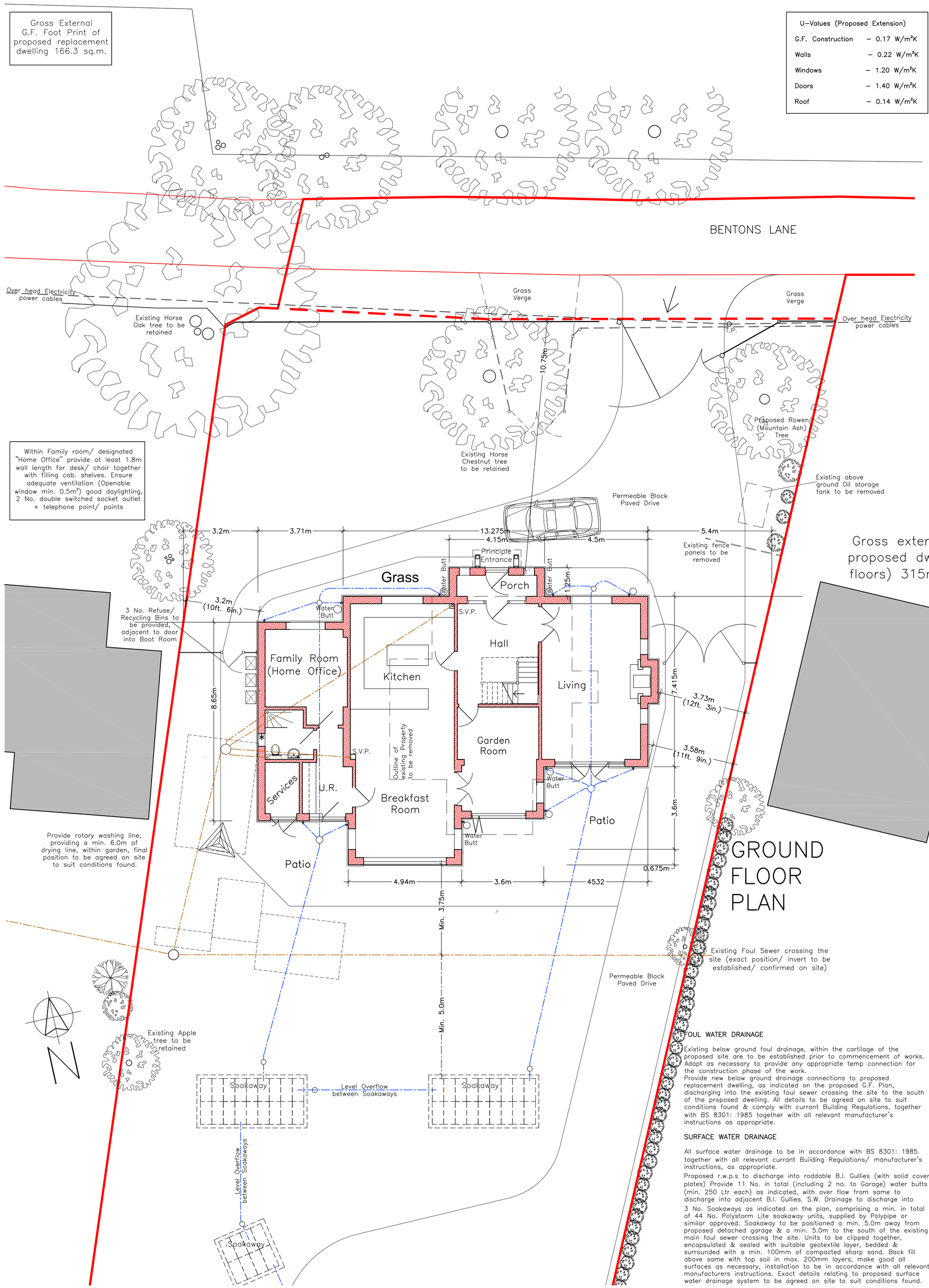
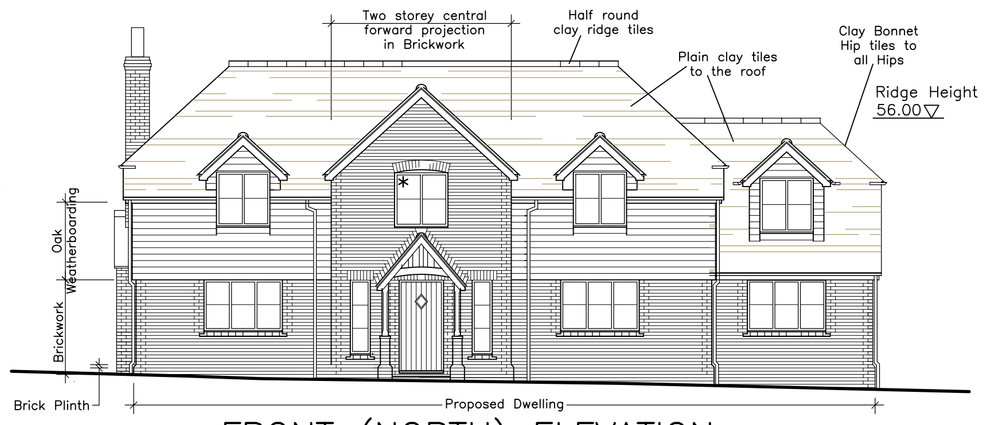
Gross External G.F. Foot Print of proposed replacement dwelling 166.3 sq.m.

U-Values (Proposed Extension)	
G.F. Construction	– 0.17 W/m²K
Walls	– 0.22 W/m²K
Windows	– 1.20 W/m²K
Doors	– 1.40 W/m²K
Roof	– 0.14 W/m²K

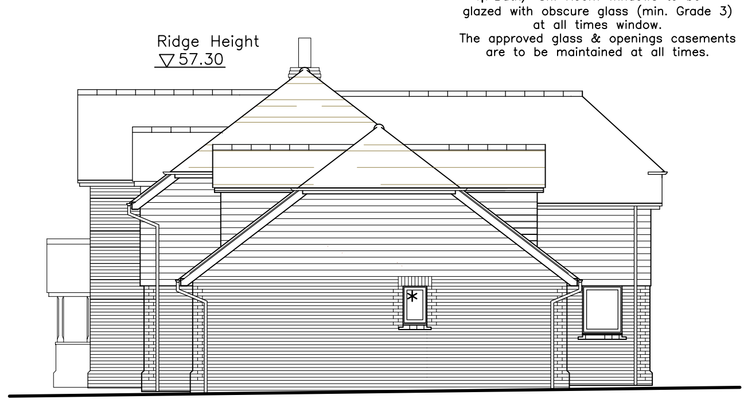


GROUND FLOOR PLAN

Gross external footprint of proposed dwelling (over two floors) 315m² (3390sq. ft.)

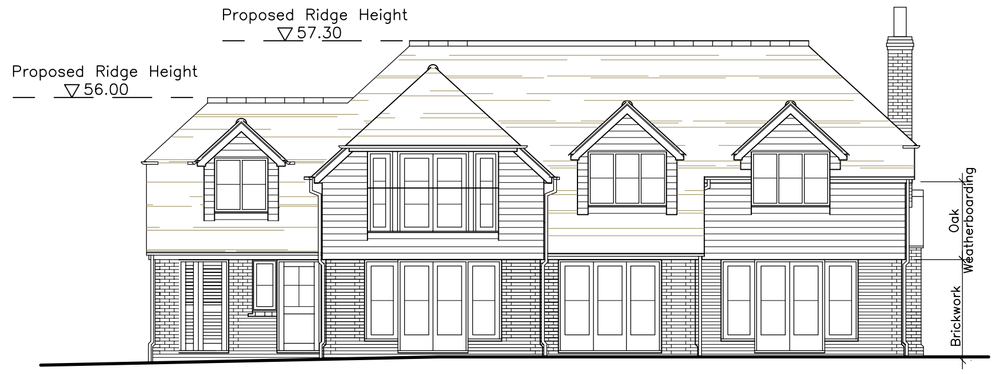


FRONT (NORTH) ELEVATION

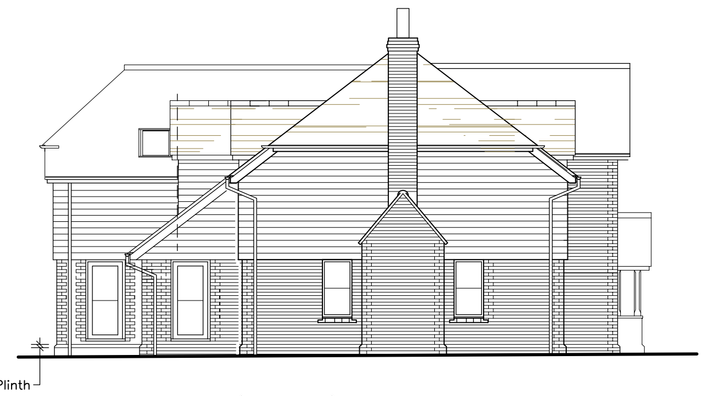


* Bath/ Sh. Room Windows to be glazed with obscure glass (min. Grade 3) at all times window.
The approved glass & openings casements are to be maintained at all times.

SIDE (WEST) ELEVATION

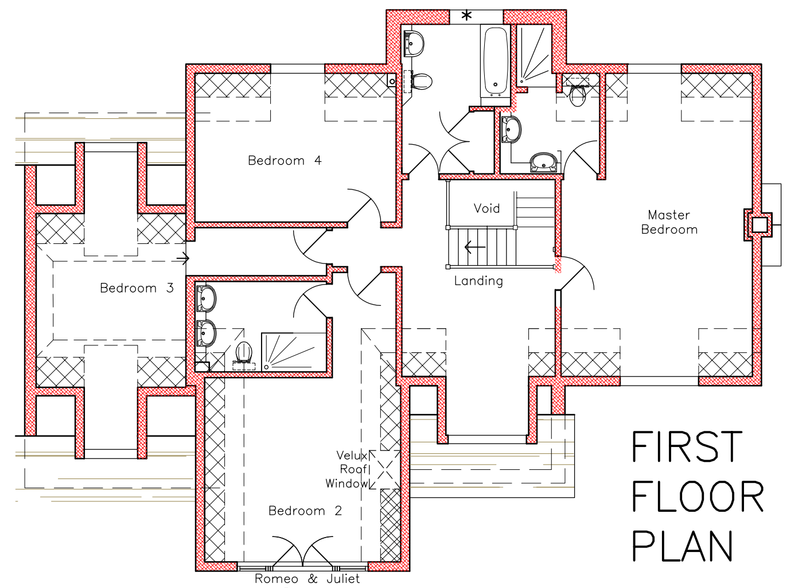


REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION

0 1 2 3 4 5 10m
Scale Bar 1:100



FIRST FLOOR PLAN

Hatching indicates area with ceiling height less than 1830mm (6'0")

This Drawing is to be read in conjunction with the latest revision of dwg. No. 589–01 to 08 Inclusive together with Structural Engineers Cal's/ Drawings/ Details at all times

Rev.	Description	Date
B	In/out drive removed proposed dwelling slightly reduced in size/ repositioned to minamise efects on existiing trees to the west	18/08/26
A	Drawing completed for Planning Submission	18/06/26

SCHEDULE OF EXTERNAL MATERIALS

Walls :– External walls to be multi coloured, red/ brown stock bricks, provide contrasting brick quoins to all external corners, together with jambs to either side of door & window openings & soldier courses over same where appropriate. provide a brick plinth First floor walls (with the exception of central two storey section to the front elevation) to be clad with oak weatherboarding

Roof :– To be clad with plain clay tiles, Ridges to be covered with half round ridge tiles, on mortar bed, hips to be clad with bonnet hip tiles & valleys to be formed with purpose made coursing valley tiles, all to match the colour/ texture of the plain clay tiles.

External Joinery :– Windows/ doors to be u.P.V.C. double glazed units, colour – white
All exposed external timber to be stained.

Rainwater Goods :– To be black u.P.V.C. Gutters to be elliptical, deep flow with 69 mm dia. downpipes.

External Hard landscape :– Proposed in/ out drive, between southern edge of Bentons Lane & proposed entrance gates to be tarmac finish, to match that of Bentons Lane. Proposed Drive/ Parking/ Turning areas within the curtilage of the property to be formed with permeable block paving.

EXISTING SERVICES

All existing services, (above & below ground) within the cartilage of the proposed site are to be established prior to commencement of works.
Note – Existing incoming services supplies Water, Electric, Telecom/ data, etc. are to be retained. Provide appropriate temp connection for the construction phase of the work, adapt as necessary to serve the proposed dwelling. All to be achieved without the need for the introduction of additional / separate incoming services supplies.

WASTE/ RECYCLING BINS

Existing waste/ recycling bins to be retained, provision for the storage of same (for collection by the Local Authority) within the site to be provided as indicated on the plans & thereafter retained. Within the Utility Room of the proposed dwelling, provide within a kitchen base unit, dedicated collection bins for individual sorting & storage of waste/recycling.

FOUL WATER DRAINAGE

Existing below ground foul drainage, within the cartilage of the proposed site are to be established prior to commencement of works. Adapt as necessary to provide any appropriate temp connection for the construction phase of the work.
Provide new below ground drainage connections to proposed replacement dwelling, as indicated on the proposed G.F. Plan, discharging into the existing foul sewer crossing the site to the south of the proposed dwelling. All details to be agreed on site to suit conditions found & comply with currant Building Regulations, together with BS 8301: 1985 together with all relevant manufacturer's instructions as appropriate.

SURFACE WATER DRAINAGE

All surface water drainage to be in accordance with BS 8301: 1985, together with all relevant currant Building Regulations/ manufacturer's instructions, as appropriate.

Proposed r.w.p.s to discharge into roddable B.I. Gullies (with solid cover plates) Provide 11 No. in total (including 2 no. to Garage) water butts (min. 250 Ltr each) as indicated, with over flow from same to discharge into adjacent B.I. Gullies. S.W. Drainage to discharge into 3 No. Soakaways as indicated on the plan, comprising a min. in total of 44 No. Polystorm Lite soakaway units, supplied by Polypipe or similar approved. Soakaway to be positioned a min. 5.0m away from proposed detached garage & a min. 5.0m to the south of the existing main foul sewer crossing the site. Units to be clipped together, encapsulated & sealed with suitable geotextile layer, bedded & surrounded with a min. 100mm of compacted sharp sand. Back fill above same with top soil in max. 200mm layers, make good all surfaces as necessary, installation to be in accordance with all relevant manufacturers instructions. Exact details relating to proposed surface water drainage system to be agreed on site to suit conditions found.

DISABLED ACCESS/ FACILITIES

To the principle entrance (front door) of the proposed dwelling, provide a min. clear opening of 800 mm (when door is in the 90 deg. open position) with a level threshold to provide wheel chair access. External approach to front door to have a max. slope to be 1 in 20.
All G.F. internal doors, to provide min. clear opening of 750mm (when door is in the 90 deg. open position)
Floor level throughout the ground floor of the proposed dwelling is to be level,

EXISTING PROPERTY

The existing dwelling & adjacent detached outbuildings on the site (Total Gross External Area 127.5 m²) is to be demolished/ removed from the site prior to commencement of construction work of the proposed dwelling,
Note – Demolished/ removal of the existing dwelling & adjacent detached outbuildings, is not to be carried out between the months of March, April, October or November.
To avoid the risk of disturbing any nesting birds within the vicinity & in particular any roosting Bats (see Bat Emergence & Re–Entry Survey, prepared by Arbtech)

Note – A Bat Licence from Natural England, is to be obtained, once Planning Permission has been granted & within three months of commencement of work on the site. Any pre–commencement, wildlife related Planning Conditions, that require sign off from the Planning Dept. Of H.D.C. Are to be discharged prior to the Bat Licence Submission.
Any additional Material Change Checks, updated 'dusk' surveys & or Pre EPSL Inspections, if required are to be completed prior to the Bat Licence Submission.
The resulting EPSL is to detail any mitigation & compensation measures required for the proposed development & will be designed to reduce any impacts to an acceptably low level so as to maintain or enhance the favourable conservation of the local bat population.
Ensure proposed breathable roofing membranes are installed in strict accordance with all relevant manufacturer's instructions/ recommendations & no damage occurs. Any timber treatment should follow government guidance & be a timber treatment product, suitable for use in/ around bat roosts.
In addition a wildlife sensitive lighting strategy is to be adopted as an integral part of the proposed development, to be designed in accordance with Guidance Note GN08/ 23 Bats & Artificial Lighting at night, Parameters. To include avoidance of light spill on to tree lined boundaries or features which bats may use for roosting or commuting.

The Client is advised to ascertain and comply with his duties under the C.D.M. Regs 2015 and his obligations under the Party Wall etc. Act 1996 and Equality Act 2010 where applicable.
Contractors must verify all dimensions on site before commencing any work.
The copyright of this drawing is reserved.
The drawing must not be disclosed without authority
The drawings and drawing notes do not purport to cover each and every item required to complete the project, the notes are not a specification of works, the contractor is advised to verify the full extent of the works with the client.

Project
Sunnyside
Bentons Lane
Dial Post,
W. Sx. RH13 8NW

Proposed Replacement Dwelling
Plans as Proposed

Client
Mr. D.C. Wenman &
Miss L. Wenman

Drawing no. 589– 04 (A1) B

Scale 1 : 100 Date Feb. 2025

KG DESIGNS
ARCHITECTURAL CONSULTANT
Longacre, Bentons Lane, Dial Post,
Horsham, West Sussex RH13 8NW
Tel : 01403 711666
E-MAIL : kgd@kgdesigns.com