

Schedule of accommodation **PLOT 1**

5 bedroom house -	246m² - 1 no
Total	1 no
Site area -	1203m²
Dwelling parking	
Garage	1 no
3 spaces in forecourt	2 no
Total site parking	3 no

Room floor areas:

Ground floor:	
Kitchen/	
Dining/family rm.	44.2m/sq
Reception 1	13.5 m/sq
Reception 2	13.6 m/sq
Study	10.6m/sq
Utility	9.8msq
WC / cloak rm.	5.2 m/sq

First floor:	
Bed 1 (inc. en-suite)	26.2 m/sq
Bed 2 (inc. en-suite)	23.1 m/sq
Bed 3	14 /sq
Bed 4	14.8 sq/m
Bed 5	11.8 sq/m
Bath	6.6 m/sq

Total floor area: **246 m/sq**
(total area includes circulation spaces i.e. hall & landing)

FOR DETAILS RELATING TO NEW VEHICULAR CROSSOVER / BRIDGE PLEASE REFER TO SEPARATE DETAILS AS PRODUCED BY THORPE ENGINEERING CONSULTANTS LTD

FOR DETAILS RELATING TO NEW / EXTENDED VEHICULAR CROSSOVER / BRIDGE PLEASE REFER TO SEPARATE DETAILS AS PRODUCED BY THORPE ENGINEERING CONSULTANTS LTD

Schedule of accommodation **PLOT 2**

6 person /4 bedroom house -	215m² - 1 no
Total	1 no
Site area -	607m²
Dwelling parking	
Garage	2 no
3 spaces in forecourt	3 no
Total site parking	5 no

Room floor areas:

Ground floor:	
Kitchen	15 m/sq
Dining/family rm	34m/sq
Reception 1	17 m/sq
Reception 2	17 m/sq
Utility	6msq
WC	1.6 m/sq

First floor:

Bed 1 (inc. en-suite & walk-in-wardrobe)	24 m/sq
Bed 2 (inc. en-suite)	21 m/sq
Bed 3	17/sq
Bed 4	14 sq/m
Bath	8 m/sq

Total floor area: **215 m/sq**

FOR DETAILS RELATING TO THE PROTECTION OF EXISTING TREES PLEASE REFER TO ARBORICULTURAL ASSESSMENT AND METHOD STATEMENT AS PREPARED BY BARRELL TREE CONSULTANCY

Proposed bin store location within 30m of main entrance to proposed 4 bed dwelling

Bin Store capacity:
1 x 240 ltrs recycling bin
1 x 180 ltrs recycling bin
1 x 38 ltrs Glass recycling bin
1 x 23 ltrs kitchen waste

Blue line indicates new boundary/ownership to Coach House

Proposed Laurel hedge to act as screen between properties

Proposed Laurel hedge to act as screen between properties

New 1.8m high close boarded fence

Proposed Laurel hedge to act as screen between properties

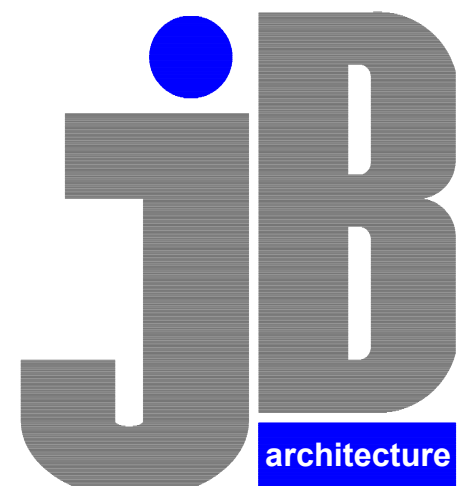
Proposed Laurel hedge to act as screen between properties

IMPORTANT NOTE:
FOR INFORMATION RELATING TO THE STRUCTURE I.E. FOUNDATION DESIGN, JOIST / STEEL SIZES & PADSTONE PLEASE REFER TO SEPARATE DETAILS AS PRODUCED BY THORPE ENGINEERING CONSULTANTS LTD.

CONTRACTOR TO ALLOW FOR GRAVEL AREAS TO ACT AS LARGE SOAKAWAY AREAS TO PREVENT FROM FLOODING AT LOW LEVELS OF LANDSCAPING AROUND EXISTING/PROPOSED HABITABLE STRUCTURES



Proposed planting to be Cherry Laurel hedge plants to be installed at approx 1.5m and maintained at a maximum height of 2.5m.



JB ARCHITECTURE

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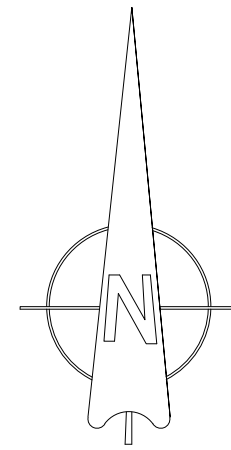
rev:	note:	date:
A	Updated inline with LBC comments following building control submission.	20.01.20

For
MR & MRS GILRAINE

Project
PROPOSED 2 NEW DWELLINGS
ON LAND AT REDLANDS HOUSE,
38-40 LONG COPSE LANE
EMSWORTH, PO10 7UR

Title
PROPOSED SITE PLAN

Date	Drawn	Scale	Checked
March 2020	SR	1:200 @ A1	-
Job Number	Drawing Number	Revision	
BR.331.20	-01	A	



PROPOSED SITE PLAN scale 1:200

Drawing legend:

+ 25.52 Existing levels
25.650 Proposed levels
1.8m high close boarded fencing
600 x 600 paving slabs
Gravel driveway 20mm
Areas of lawn