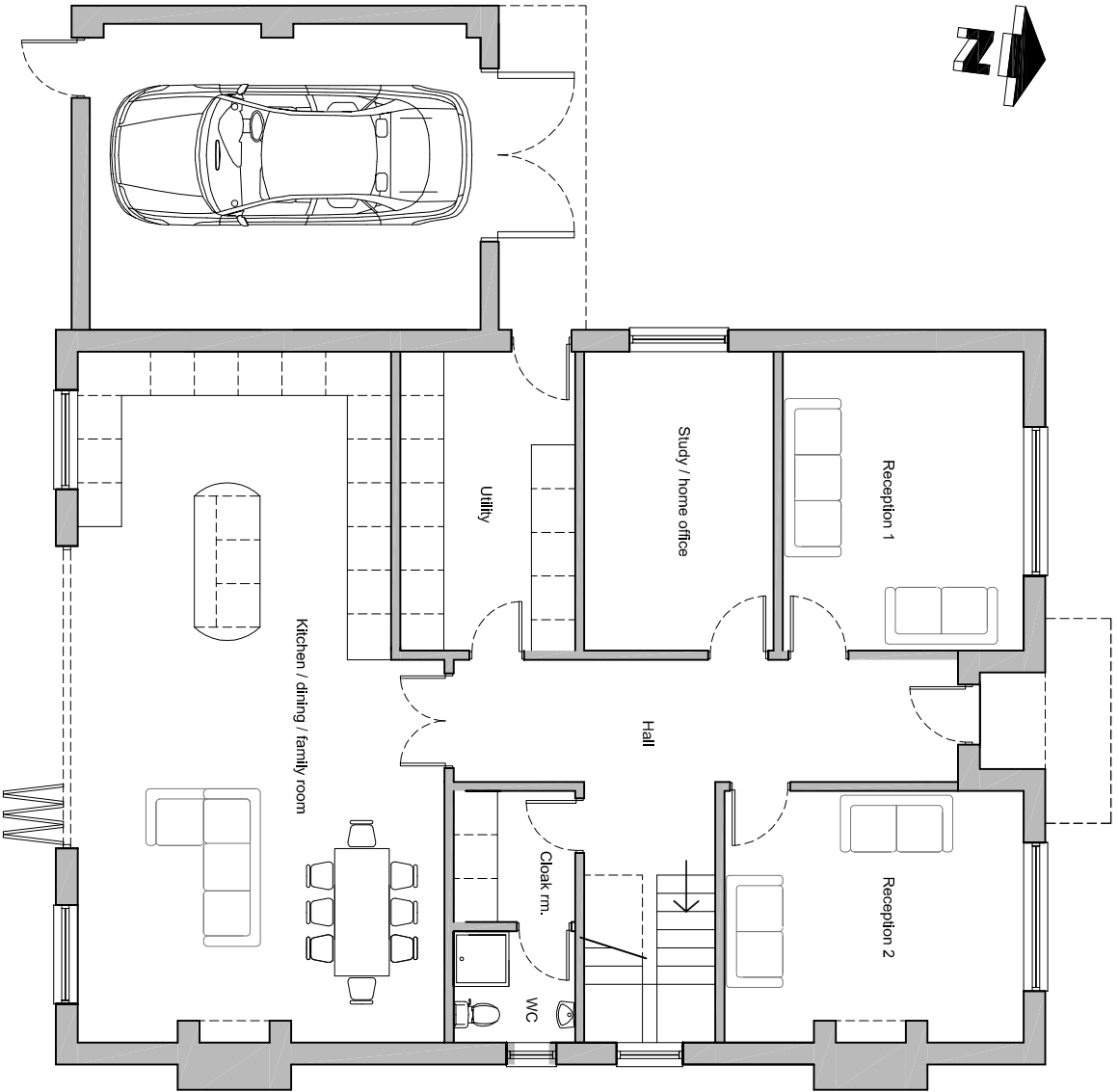
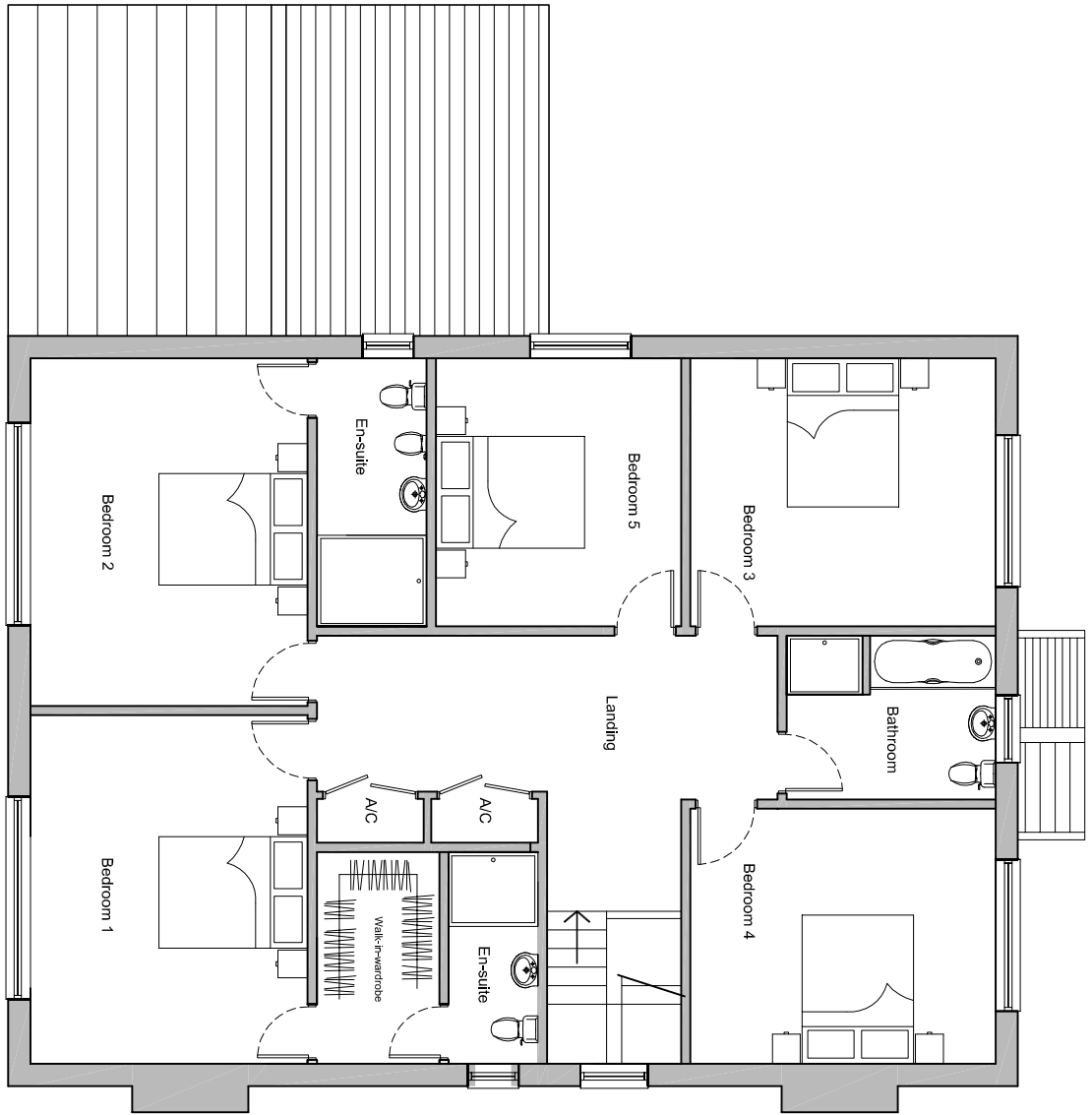




Room floor areas:	
Ground floor:	
Kitchen/ Dining/family rm.	44.2m/sq
Reception 1	13.5 m/sq
Reception 2	13.6 m/sq
Study	10.6m/sq
Utility	9.8msq
WC / cloak rm.	5.2 m/sq
First floor:	
Bed 1 (inc. en-suite)	26.2 m/sq
Bed 2 (inc. en-suite)	23.1 m/sq
Bed 3	14 /sq
Bed 4	14.8 sq/m
Bed 5	11.8 sq/m
Bath	6.6 m/sq
Total floor area:	246 m/sq
(total area includes circulation spaces i.e. hall & landing)	

Ground floor

Proposed floor plans scale 1:100



First floor



Proposed site plan scale 1:500

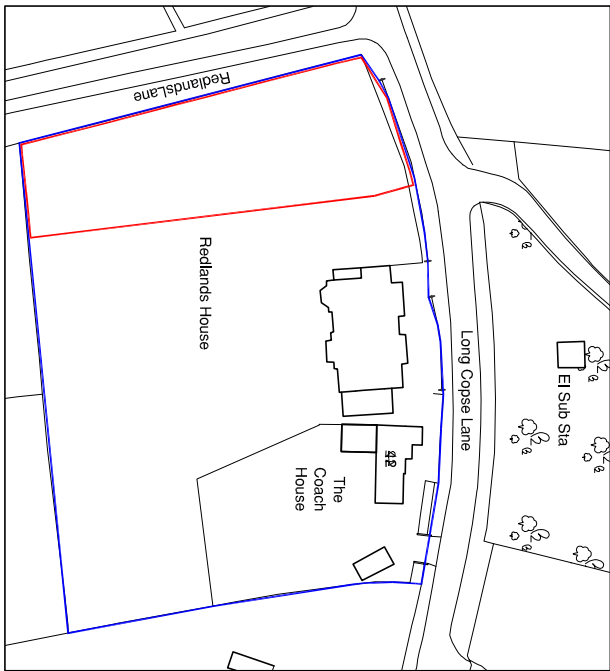


Schedule of accommodation

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

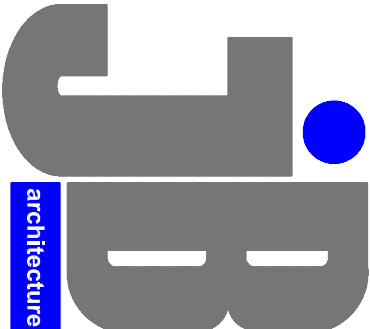
Ordnance Survey, (c) Crown Copyright 2017.

All rights reserved. Licence number 100022432



Location plan

scale 1:1250



JIMMY BESSANT ARCHITECTURE

TEL: 01243 373620 M: 07769904282

E: jimmy@jb-architecture.co.uk

Web: www.jb-architecture.co.uk

For
MR & MRS GILRAINE

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

Title
**PROPOSED SITE PLAN,
FLOOR PLANS & LOCATION PLAN**

Date	Drawn	Scale	Checked
JAN 2018	JB	As shown @ A2	.
Job Number	Drawing Number	Revision	
PL13018	-01		