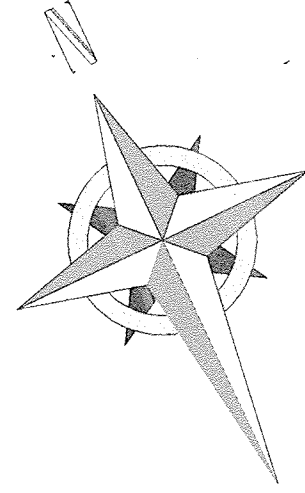




SITE MEASUREMENTS

Site plot = 916sq m

Proposed ground floor footprint 148.95sq m including garage + stores = 30.35sq m giving a total of 179.30sq m

Proposed first floor footprint 135.55sq m

Giving a total residential floor area = 249.25sq m plus 30.35sq m of garage / bin / cycle store floor area.

PROPERTY MEASUREMENTS:

Ground floor level:-

Kitchen / breakfast area = 31.00sq m

Utility room = 4.25sq m

Kitchen larder = 3.30sq m

Living room area = 33.75sq m

Cloakroom (disabled wc / wet room) = 3.00sq m

Dining room area = 14.45sq m

Guest bedroom 4 (full disabled access with wet room en-suite, dressing room and French doors leading onto garden. All doors are to be 1.0m wide to allow wheelchair access) optional use as home office suite

En-suite to guest bedroom = 3.15sq m

Garage area (over sized single) 19.85sq m

Ground floor storage space dining cupboard space = 0.28sq m, Hallway cupboard = 0.28sq m, under stair cupboard = 1.035sq m

Cycle store = 2.40sq m

Bin / recycling bin store = 2.40sq m

First floor level:-

Bedroom .1. = 21.85sq m with an area above 1500mm high = 19.75sq m

En-suite to bedroom .1. = 5.35sq m

Dressing area bedroom 1 3.10sq m

Bedroom .2. = 22.40sq m with an area above 1500mm high = 21.40sq m

En-suite to bedroom .2. = 2.40sq m

Cupboard storage to bedroom .2. = 3.00sq m

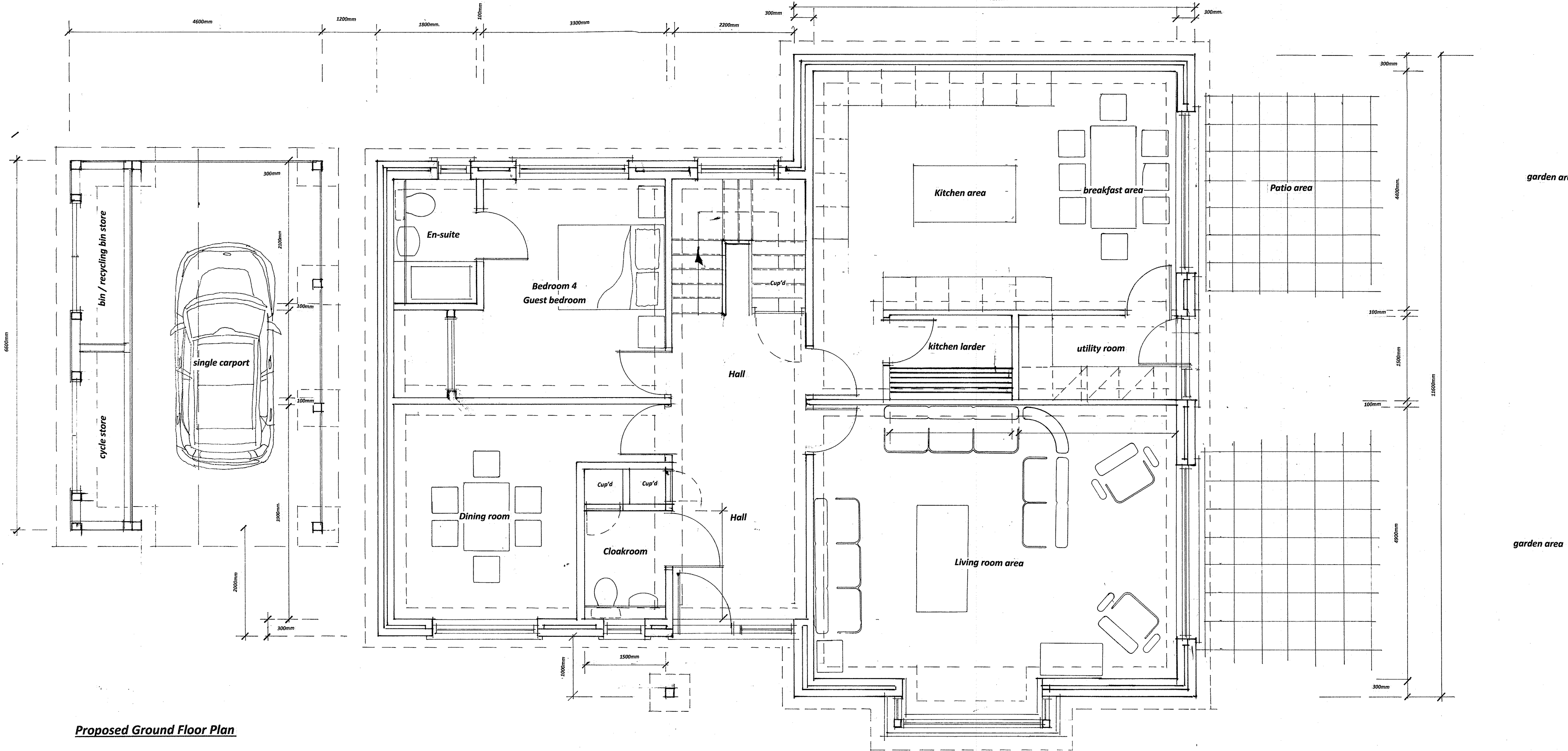
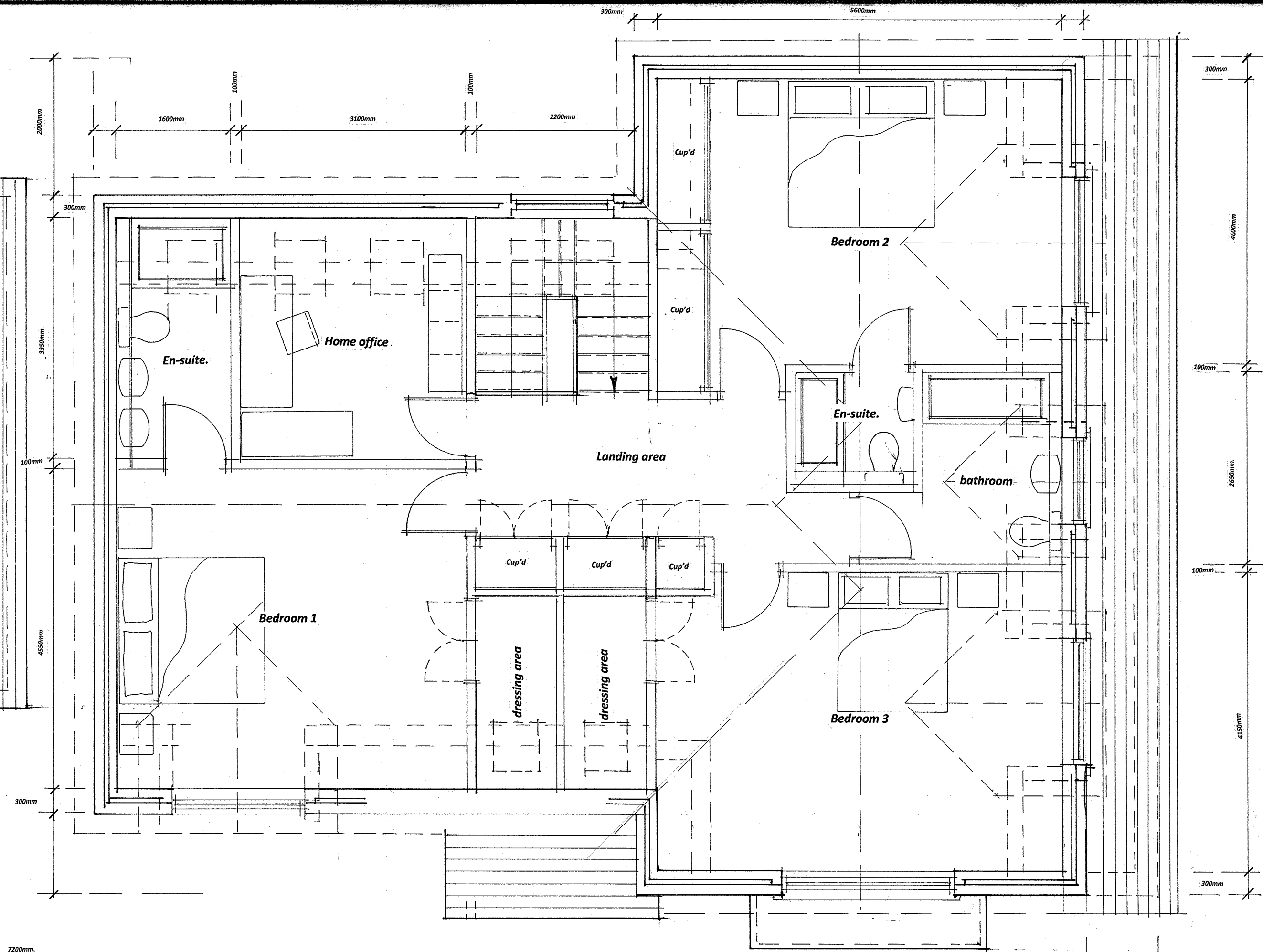
Bedroom .3. = 23.25sq m

Dressing area bedroom 3 = 3.10sq m

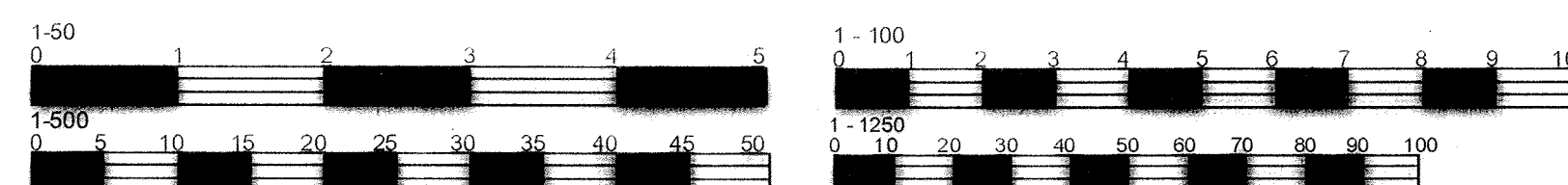
Home office / games room = 10.38sq m

Family bathroom = 6.20sq m

Proposed First Floor Plan



Proposed Ground Floor Plan



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- 1/ This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.
- 2/ This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.
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- 4/ Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.
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- 6/ All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
- 7/ It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety Legislation.
- 8/ The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.
- 9/ The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

Date	Revisions

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SDR Designs

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Client
Mr & Mrs .G. Ross.

Job Title
Proposed detached residential development.
(Proposed detached dwelling with 4 bedrooms, en-suites, Home office, , bathroom, kitchen / breakfast area, dining room, disabled guest room with en-suite dressing area, living room, open carport, bin and cycle store)
Land adjoining Flint Acre.
Toddington Lane.
Littlehampton.
West Sussex.
BN17 7PN

Drawing Title
Proposed Ground Floor & First Floor Plans

Scale **1:50 & A1**

Date **January 2023.** Drawn **.SLW.**

Drg. No. **1082023 / .04.** Rev.

PLANNING APPLICATION DRAWING