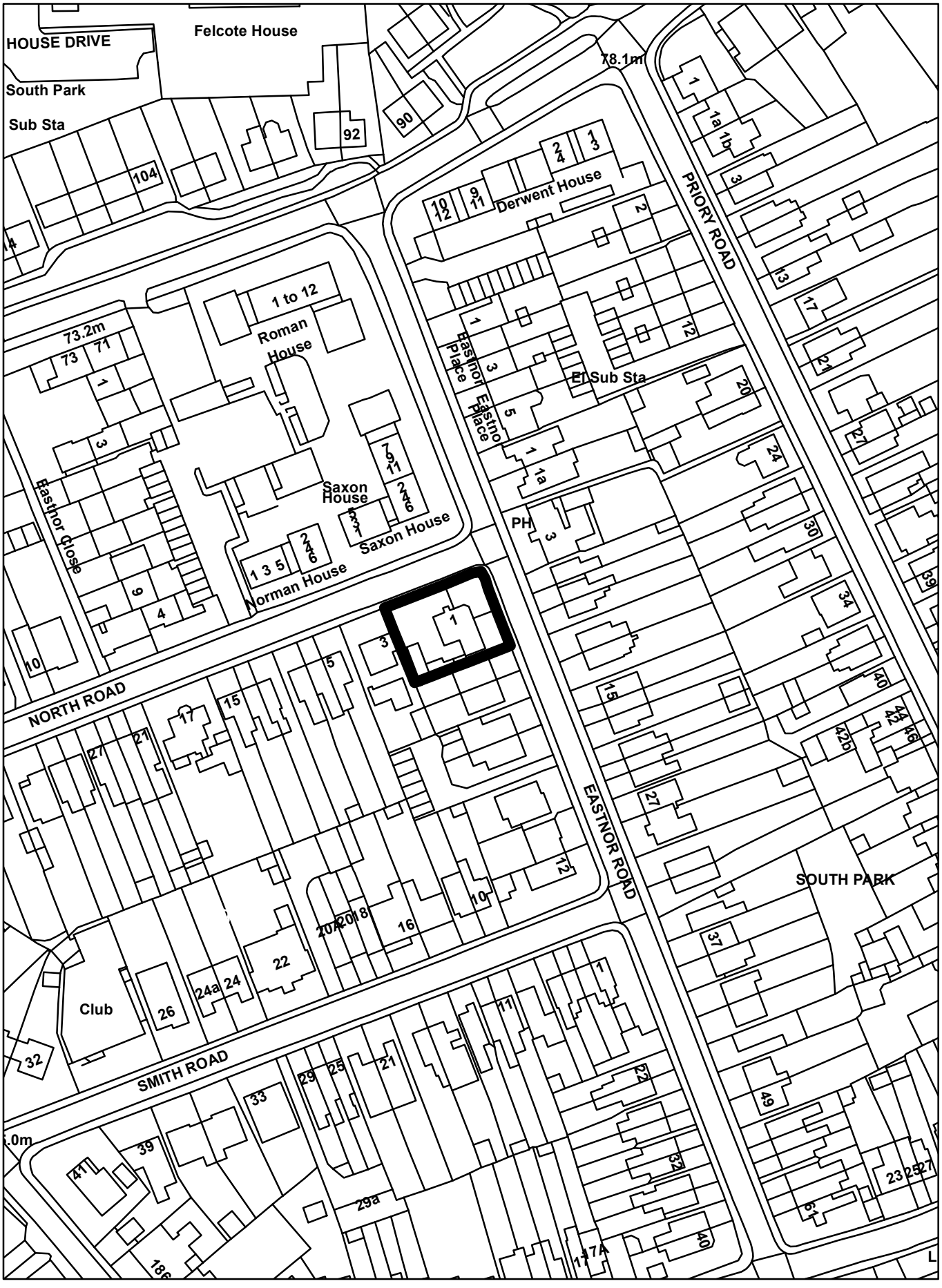
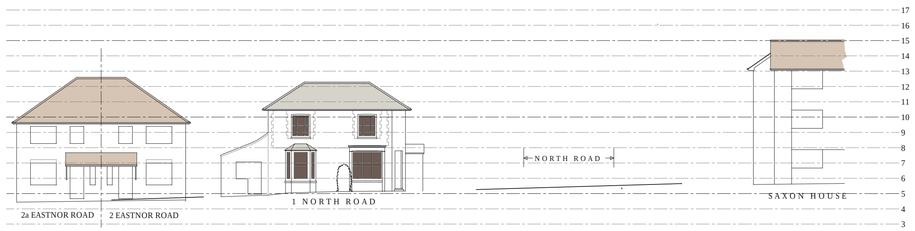
20/02601/F - 1A North Road, Reigate



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Scale 1:1,250

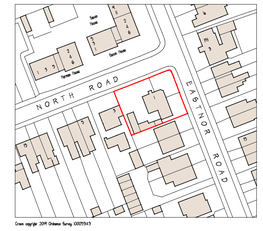


EASTNOR ROAD STREET SCENE

scale 1:200



NORTH ROAD STREET SCENE



LOCATION PLAN

SCALE 1:1250

A C E SURVEYS
Topographical Survey

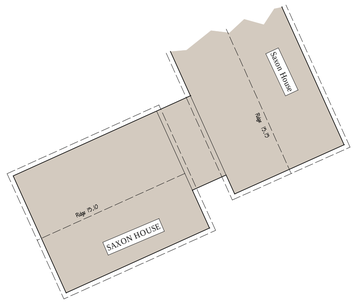
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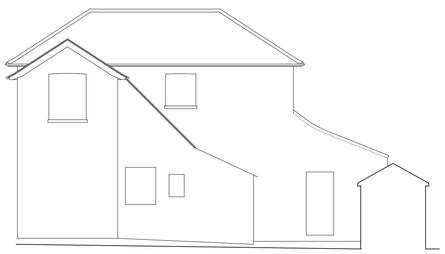
RS = Road Sign
FL = Floor Level
TV = Television Service
WT = Water Service
CBF = Close Board Fence



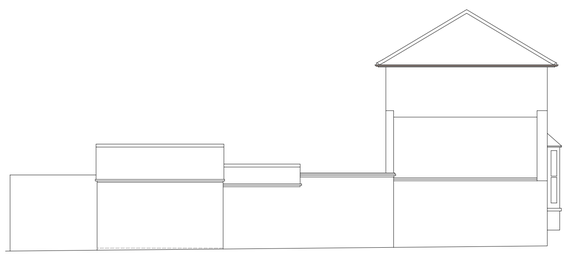
EASTNOR ROAD ELEVATION

scale 1:100





SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION


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T4 KUJ


T4 KUJ



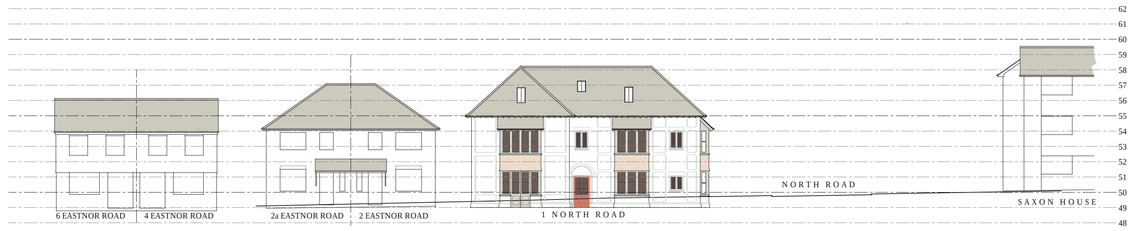

LV10 FGM


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0 cm 2 cm 4 cm 6 cm 8 cm 10 cm

scale verification bar



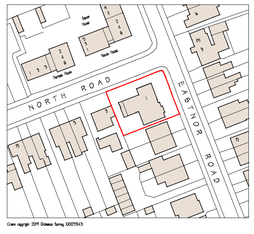


EASTNOR ROAD STREET SCENE

SCALE 1:200



NORTH ROAD STREET SCENE



LOCATION PLAN

SCALE 1:1250

GRAHAM RIX R I B A
CHARTERED ARCHITECT
13 Furze Lane, Purley
Surrey CR8 3EJ

tel: 020 8660 2571

web site: www.grahamrix.co.uk
email: graham@grahamrix.co.uk

Proposed Development
at
1 NORTH ROAD
REIGATE RH2 8LY

for Carvall Homes Ltd

PROPOSED SITE PLAN

scale 1:200

11/09/2019

Rev G 15/02/2021 Additional parkig space
Rev F 16/11/2020 Revised scheme
Rev E 21/12/2019 Revised parking
Rev D 20/12/2019 Reduced proposal
Rev C 30/11/2019 Additional parking, vis splays and cycle racks
Rev B 25/09/2019
Rev A 11/09/2019 Height reduced.

1NR

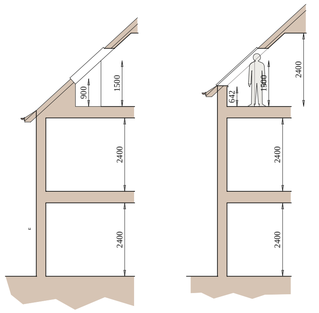
P2 (G)



NORTH ROAD ELEVATION



SOUTHERN FLANK ELEVATION



SECTION WHERE IS EAVES IS LOWER

SECTION WHERE IS EAVES IS HIGHER

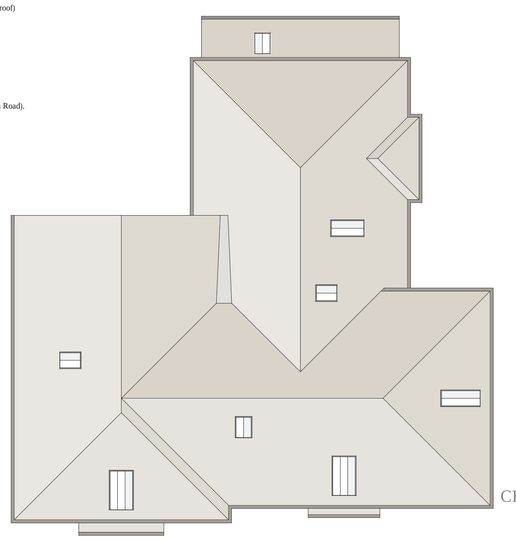


EASTNOR ROAD ELEVATION

scale 1:100

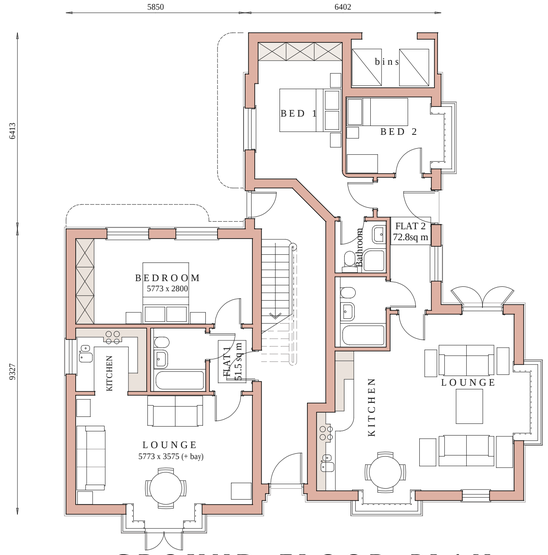


WESTERN FLANK ELEVATION



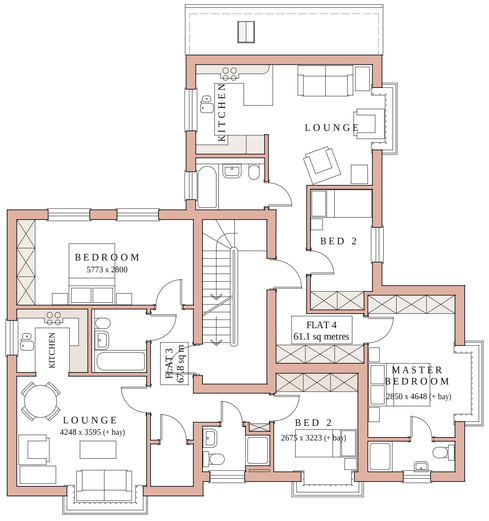
ROOF PLAN

scale 1:100

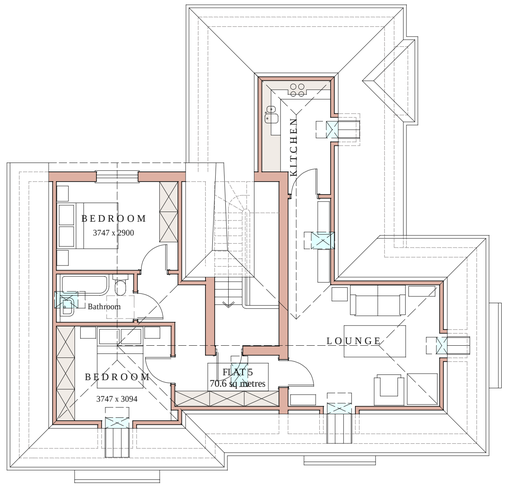


GROUND FLOOR PLAN

scale 1:100



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Dwarf walls positioned here to allow at least 1500mm headroom.
Room sizes are where there is at least 1500mm headroom.

TOTAL INTERNAL AREA 382.4. square metres (inc bin store)

0 cm 2 cm 4 cm 6 cm 8 cm 10 cm

scale verification bar

GRAHAM RIX R I B A
CHARTERED ARCHITECT
13 Furze Lane, Purley
Surrey CR8 3EJ

tel: 020 8660 2571

web site: www.grahamrix.co.uk
email: graham@grahamrix.co.uk

Proposed Development
at
1 NORTH ROAD
REIGATE RH2 8LY

for Carvall Homes Ltd

PLANS AND ELEVATIONS

scale 1:200 1:100

11/09/2019

Rev H 21/12/2020 revision to skylights
Rev G 17/12/2020 Lowered skylight cills
Rev F 16/11/2020 Revised scheme
Rev E 20/12/2019 Reduced scheme
Rev D 25/09/2019 Further revisions
Rev C 25/09/2019 Rev to Flat 1 & 2
Rev B 14/09/2019 Finials removed
Rev A 11/09/2019 Height reduced

1NR

P3 (H)

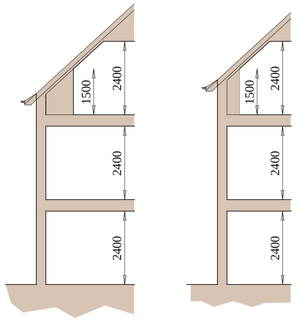
Internal Area (inc bin store) 453.8 square metres



NORTH ROAD ELEVATION



SOUTHERN FLANK ELEVATION



SECTION WHERE IS EAVES IS LOWER

SECTION WHERE IS EAVES IS HIGHER



EASTNOR ROAD ELEVATION



WESTERN FLANK ELEVATION

This is a Full Planning Submission for the demolition of the house at 1 North Street and the erection of a building containing six flats. There would be 2 x one-bedroom flats, and 4 x two-bedroom flats.

The area is a mixed suburban area of houses, bungalows and flats, of varying ages, but mainly late Victorian and 1970s & 80s.

The site is positioned at the corner of North Road and Eastnor Road. 1 North Road is a dilapidated, two-storey, late Victorian, detached house, recently used as part shop and part house.

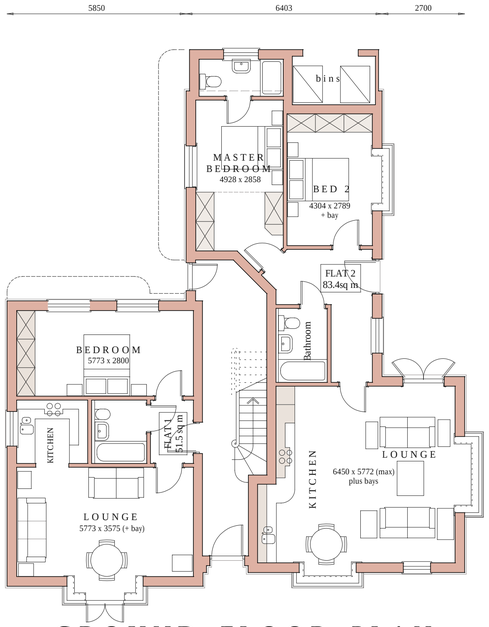
The proposal is a two-and-a-half story building designed to reflect the general style of the area. The design is particularly inspired by the adjacent house at 3 North Road.

The principal windows are designed to avoid unreasonable overlooking of neighbours.

The communal area gives access to the secluded garden. The bin storage area is integrated into the building (thus avoiding an unsightly bin store).

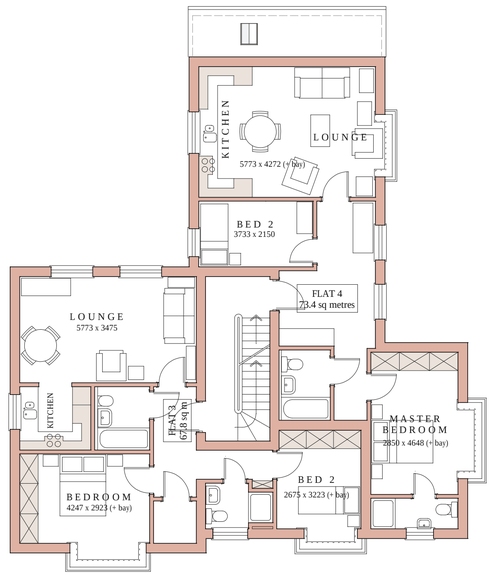
All flats and rooms comply with National Space Standards.

Following a pre-app meeting with John Ford some amendments have been made. These include lowering the overall height by 610mm, reducing the North Road wing, altering gable to barn-hips, reducing the number of parking spaces to four, increasing the soft-landscaping.

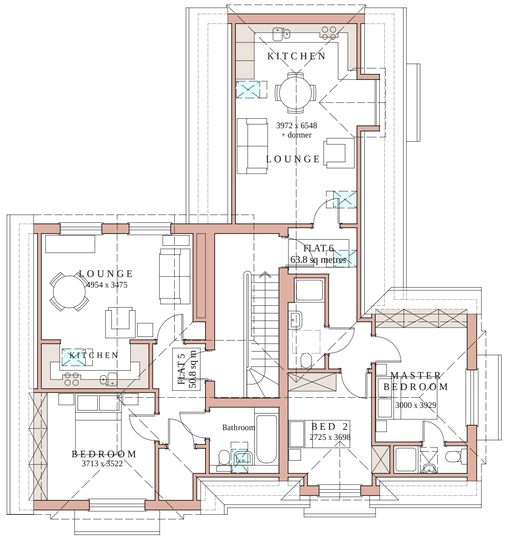


GROUND FLOOR PLAN

scale 1:100

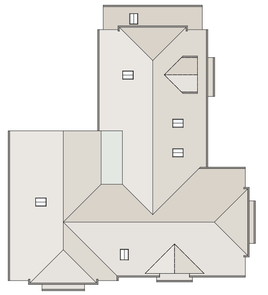


FIRST FLOOR PLAN



SECOND FLOOR PLAN

Dwarf walls positioned here to allow at least 1500mm headroom.
Room sizes are where there is at least 1500mm headroom.



ROOF PLAN

scale 1:200

TOTAL INTERNAL AREA 452.5 square metres

0 cm 2 cm 4 cm 6 cm 8 cm 10 cm

scale verification bar

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Proposed Development
at
1 NORTH ROAD
REIGATE RH2 8LY

for Carvall Homes Ltd

PLANS AND ELEVATIONS

scale 1:200 1:100

11/09/2019

Rev D 25/09/2019 Further revisions
Rev C 25/09/2019 Rev to Flat 1 & 2
Rev B 14/09/2019 Finials removed
Rev A 11/09/2019 Height reduced

1NR

P3 (D)

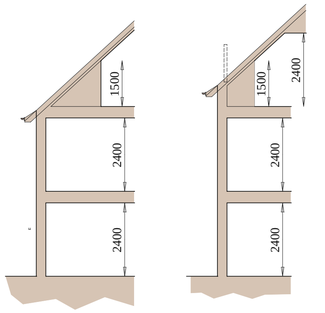
Internal Area (inc bin store) 453.8 square metres



NORTH ROAD ELEVATION



SOUTHERN FLANK ELEVATION



SECTION WHERE IS EAVES IS LOWER

SECTION WHERE IS EAVES IS HIGHER

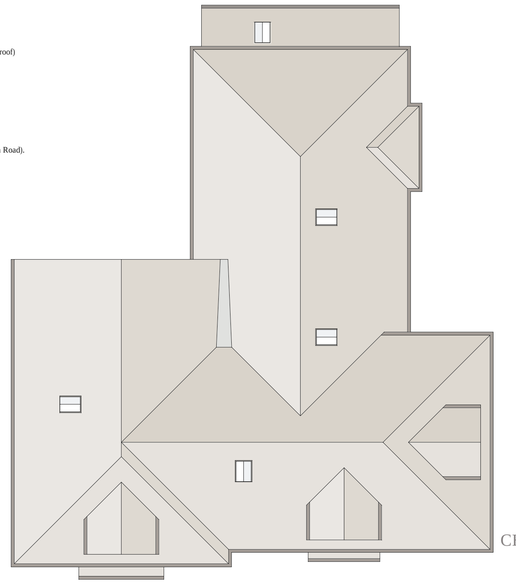


EASTNOR ROAD ELEVATION

scale 1:100

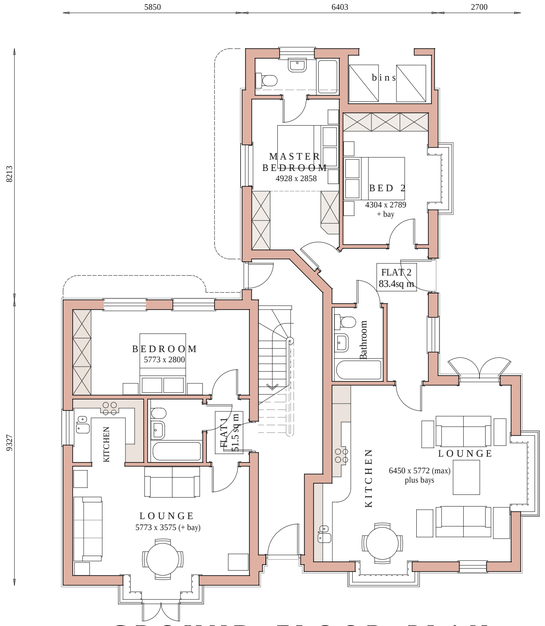


WESTERN FLANK ELEVATION



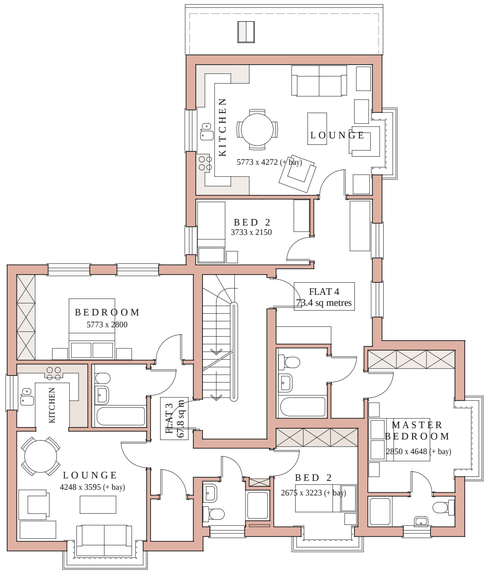
ROOF PLAN

scale 1:100

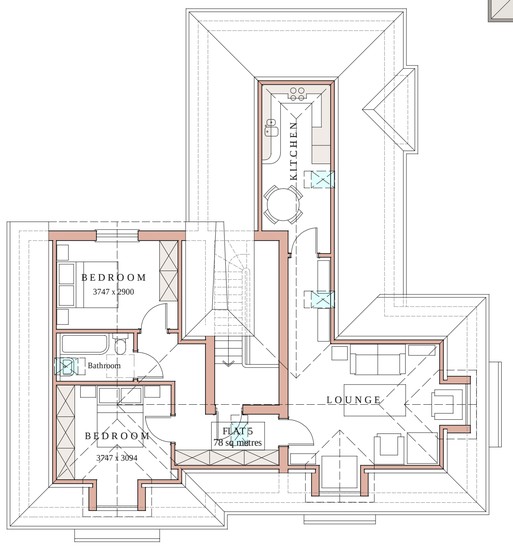


GROUND FLOOR PLAN

scale 1:100



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Dwarf walls positioned here to allow at least 1500mm headroom.
Room sizes are where there is at least 1500mm headroom.

TOTAL INTERNAL AREA 407. square metres (inc bin store)

0 cm 2 cm 4 cm 6 cm 8 cm 10 cm

scale verification bar

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PLANS AND ELEVATIONS

scale 1:200 1:100

11/09/2019

Rev E 20/12/2019 Reduced scheme
Rev D 25/09/2019 Further revisions
Rev C 25/09/2019 Rev to Flat 1 & 2
Rev B 14/09/2019 Finials removed
Rev A 11/09/2019 Height reduced

1NR

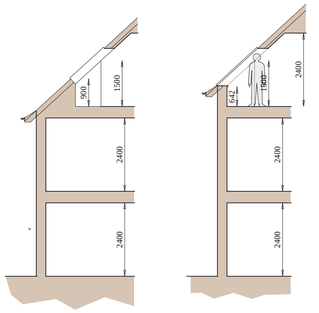
P3 (E)



NORTH ROAD ELEVATION



SOUTHERN FLANK ELEVATION



SECTION WHERE IS EAVES IS LOWER

SECTION WHERE IS EAVES IS HIGHER

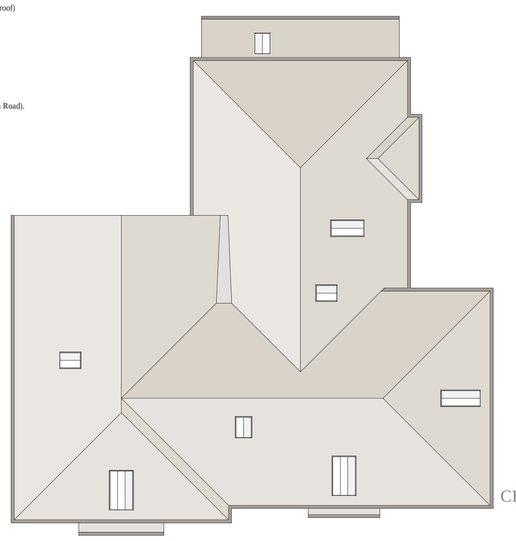


EASTNOR ROAD ELEVATION

scale 1:100

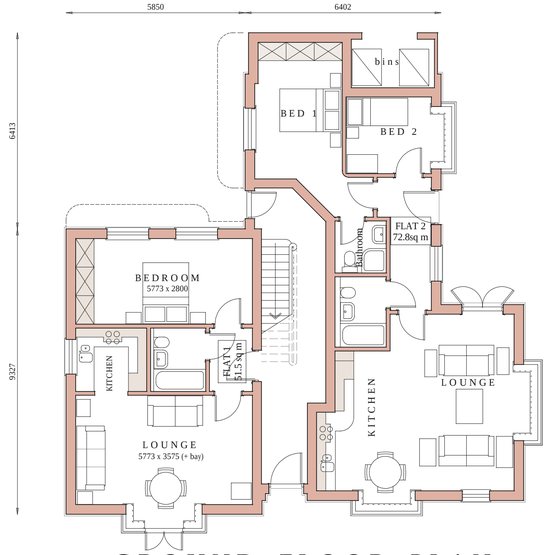


WESTERN FLANK ELEVATION



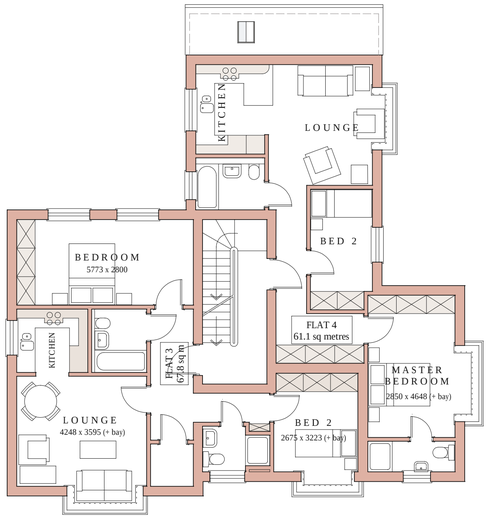
ROOF PLAN

scale 1:100

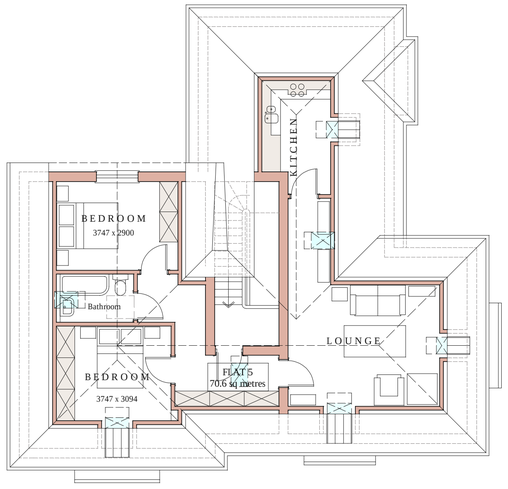


GROUND FLOOR PLAN

scale 1:100



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Dwarf walls positioned here to allow at least 1500mm headroom.
Room sizes are where there is at least 1500mm headroom.

TOTAL INTERNAL AREA 382.4. square metres (inc bin store)

0 cm 2 cm 4 cm 6 cm 8 cm 10 cm

scale verification bar

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Proposed Development
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PLANS AND ELEVATIONS

scale 1:200 1:100

11/09/2019

Rev H 21/12/2020 revision to skylights
Rev G 17/12/2020 Lowered skylight cills
Rev F 16/11/2020 Revised scheme
Rev E 20/12/2019 Reduced scheme
Rev D 25/09/2019 Further revisions
Rev C 25/09/2019 Rev to Flat 1 & 2
Rev B 14/09/2019 Finials removed
Rev A 11/09/2019 Height reduced

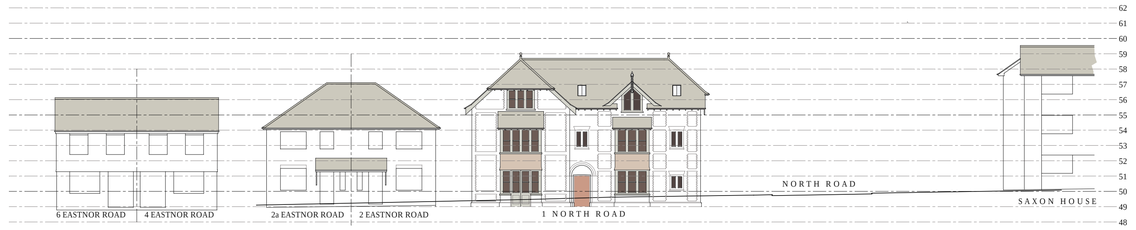
1NR

P3 (H)

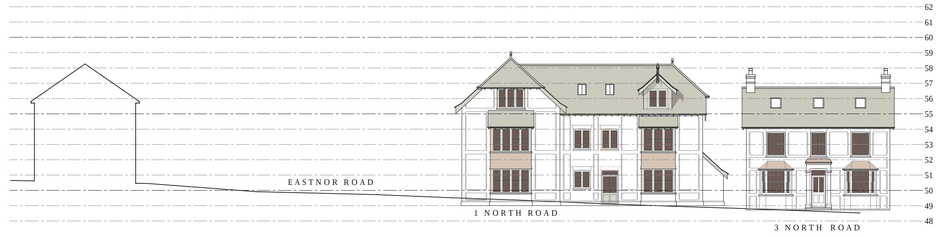
0 cm 2 cm 4 cm 6 cm 8 cm 10 cm

scale verification bar

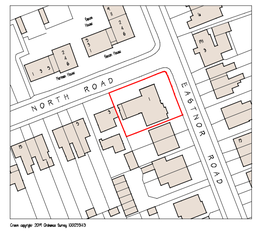




EASTNOR ROAD STREET SCENE SCALE 1:200



NORTH ROAD STREET SCENE



LOCATION PLAN

SCALE 1:1250

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PROPOSED SITE PLAN

scale 1:200 | 11/09/2019

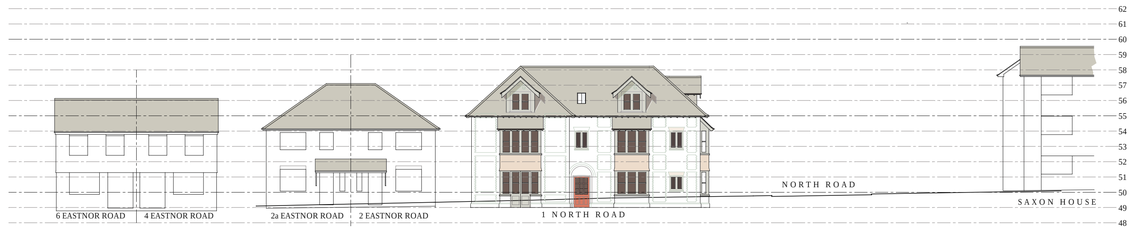
Rev B 25/09/2019
Rev A 11/09/2019 Height reduced.

1NR | P2 (B)

0 cm 2 cm 4 cm 6 cm 8 cm 10 cm

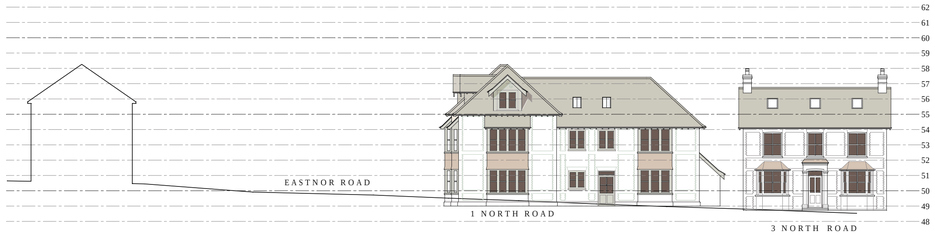
scale verification bar



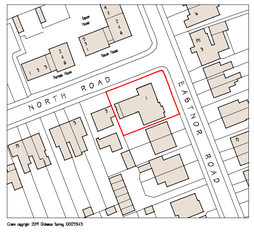


EASTNOR ROAD STREET SCENE

SCALE 1:200



NORTH ROAD STREET SCENE



LOCATION PLAN

SCALE 1:1250

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PROPOSED SITE PLAN

scale 1:200 | 11/09/2019

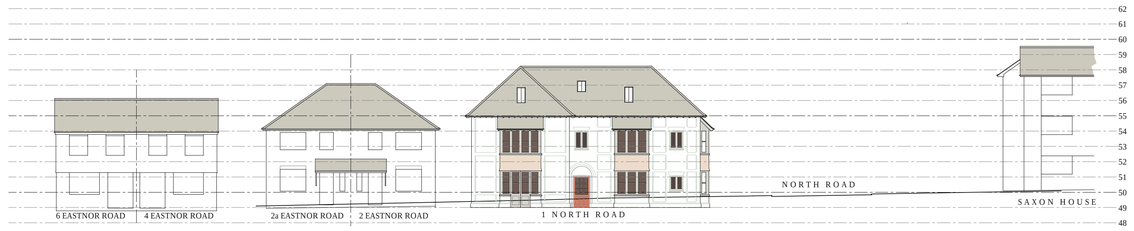
Rev E 21/12/2019 Revised parking
Rev D 20/12/2019 Reduced proposal
Rev C 30/11/2019 Additional parking, vis splays and cycle racks
Rev B 25/09/2019
Rev A 11/09/2019 Height reduced.

1NR | P2 (E)

0 cm 2 cm 4 cm 6 cm 8 cm 10 cm

scale verification bar



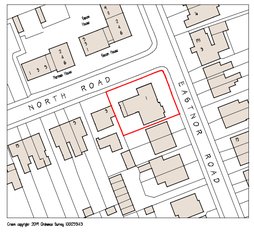


EASTNOR ROAD STREET SCENE

SCALE 1:200



NORTH ROAD STREET SCENE



LOCATION PLAN

SCALE 1:1250

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PROPOSED SITE PLAN

scale 1:200

11/09/2019

Rev G 15/02/2021 Additional parkig space
Rev F 16/11/2020 Revised scheme
Rev E 21/12/2019 Revised parking
Rev D 20/12/2019 Reduced proposal
Rev C 30/11/2019 Additional parking, vis splays and cycle racks
Rev B 25/09/2019
Rev A 11/09/2019 Height reduced.

1NR

P2 (G)