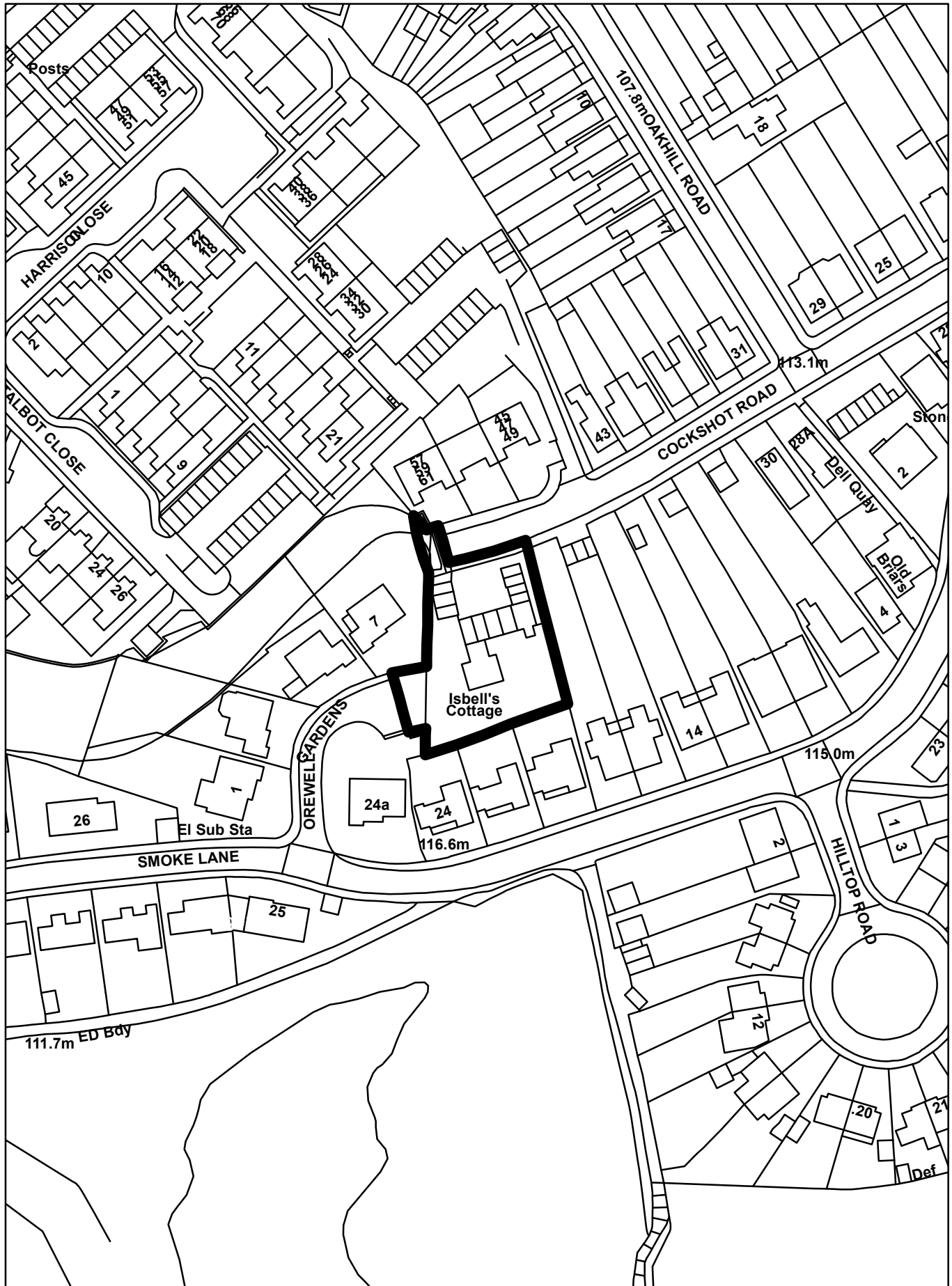


22/00640/F Isbells Cottage Cockshot Road  
Reigate Surrey RH2 7HB





1:100 SCALE – SITE SURVEY WITH SURROUNDING LAYOUT

REV A – NORTH BOUNDARY EXTENDED TO KERB LINE – 19.02.2022  
 MARCH 2022 – PLANNING APPLICATION ISSUE

CLIENT  
 FURZEFIELD HOMES LTD

**Chelmvale Limited**  
 Design, Construction & Planning Consultant  
 Tel: 01737 243193

PROJECT  
 ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB  
 PROPOSED DEVELOPMENT SITE – 3 DETACHED DWELLING

DRAWING  
 SITE SURVEY WITH EXISTING DWELLING &  
 OUTBUILDINGS

DRAWN	CL	CHECKED	APPROVED
TRACED		SCALE 1:100	DATE DEC 2021
DRAWING No. 2021/ISBELL'S/P/01			REV B
REV B – BOUNDARY DEFINITION ADJUSTMENT – 14.09.2022			



PROPOSED FRONT (NORTH) ELEVATION

MATERIALS:  
 Plain clay tiles –  
 Brickwork – Red Stock bricks  
 main elevation quoin bricks to  
 replicate other dwellings in  
 Cockshot Road.  
 Windows – Painted h/w timber –  
 sash style.  
 Doors – Painted h/w timber.



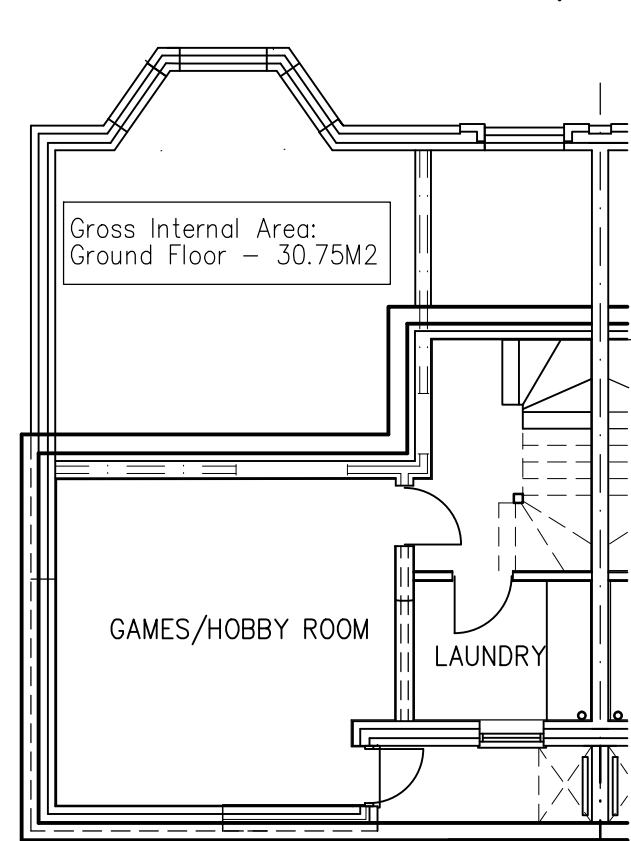
PROPOSED SIDE (WEST) ELEVATION



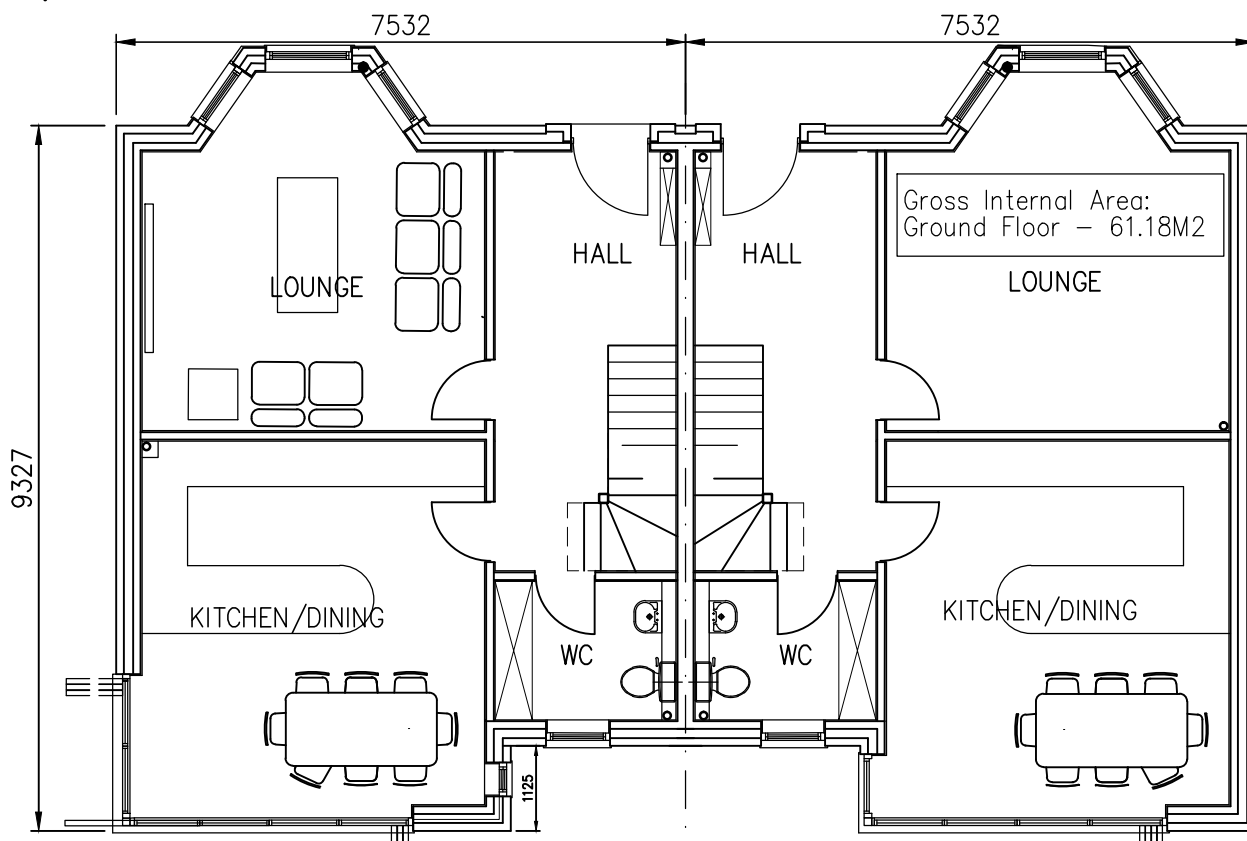
PROPOSED REAR (SOUTH) ELEVATION



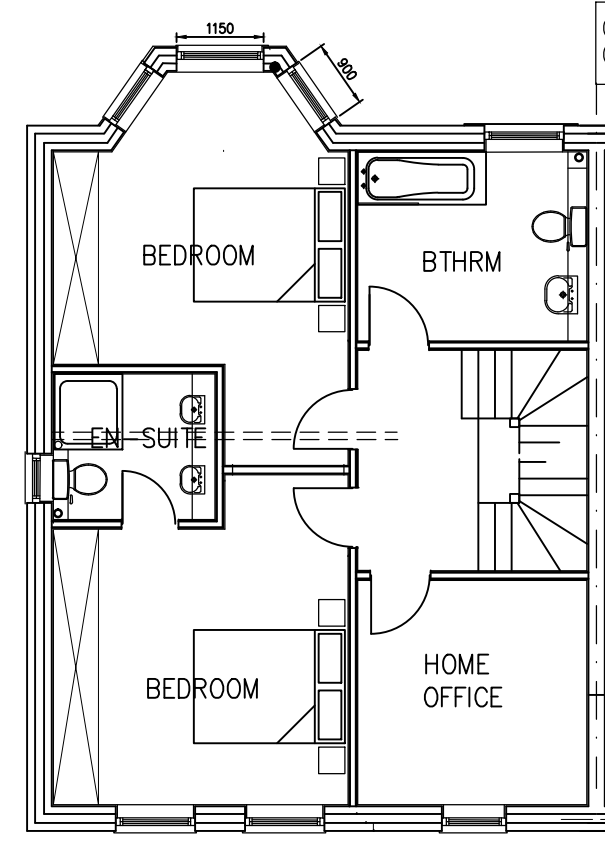
PROPOSED SIDE (EAST) ELEVATION



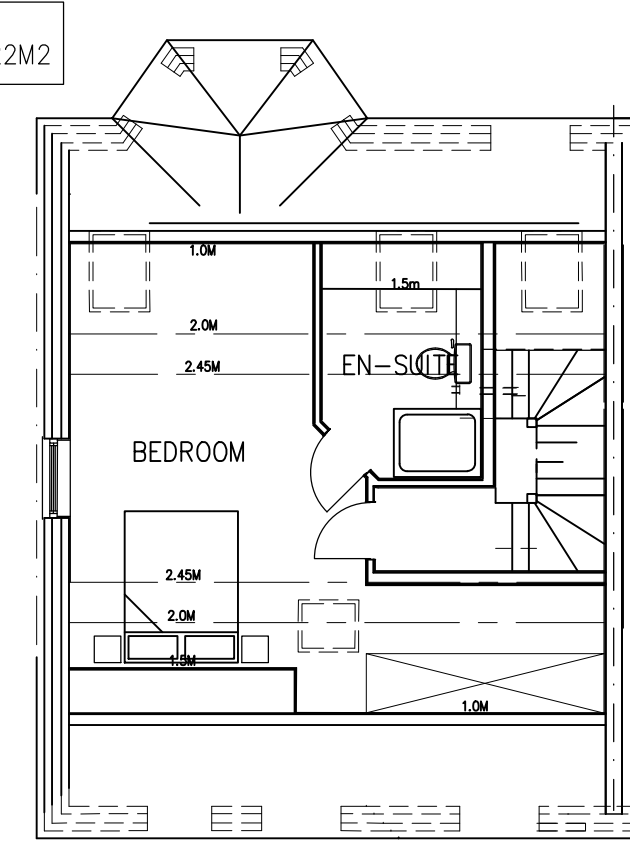
SEMI BASEMENT PLAN



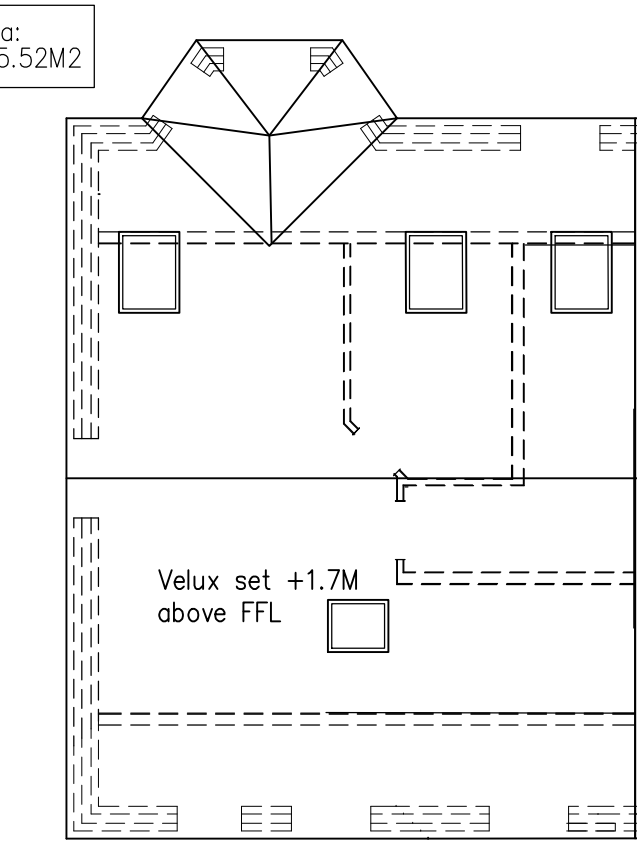
PROPOSED GROUND FLOOR LEVEL PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

PLOTS 1 & 2 PLANS & ELEVATIONS

0 1M 5M 10M  
 1:100 SCALE (at A1)



PROPOSED FRONT (EAST) ELEVATION

MATERIALS:  
 Plain clay tiles –  
 Brickwork – Red Stock bricks  
 main elevation quoin bricks to  
 replicate other dwellings in  
 Cockshot Road.  
 Windows – Painted h/w timber –  
 sash style.  
 Doors – Painted h/w timber.

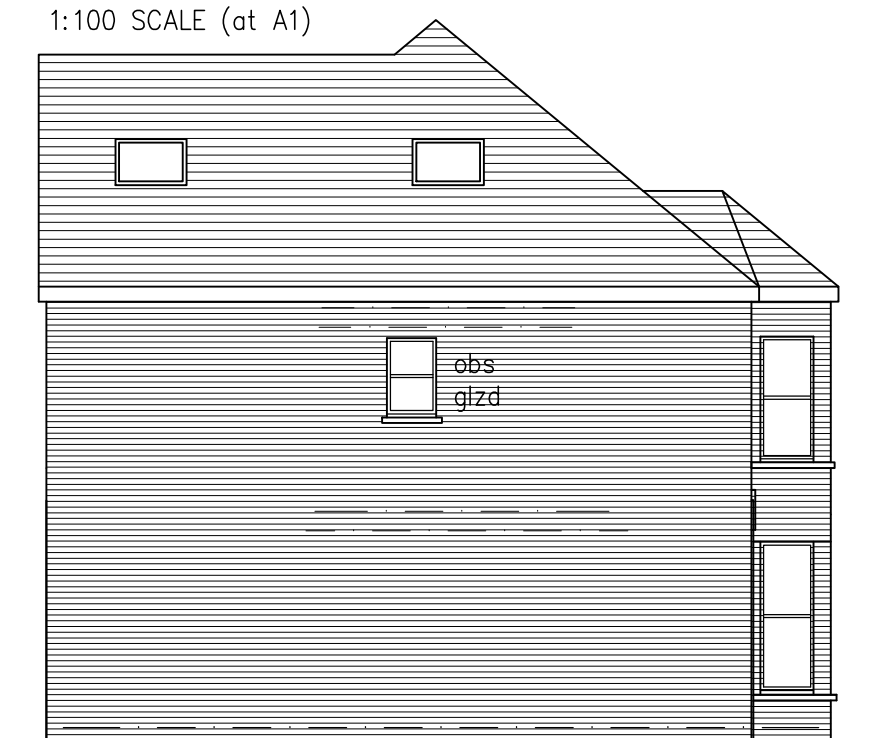


PROPOSED SIDE ELEVATION

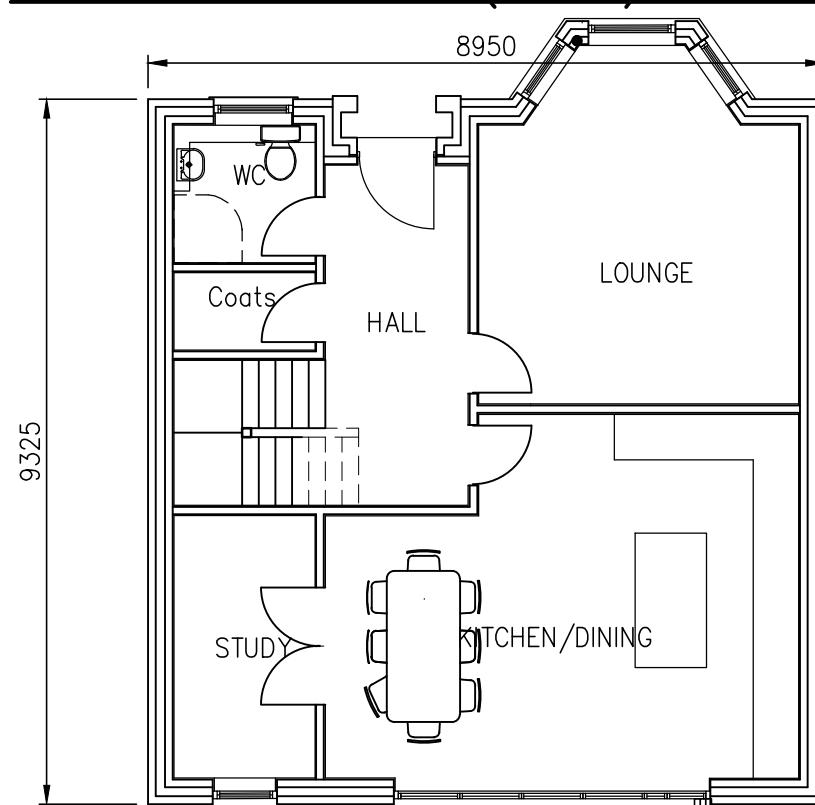
NOTE: Cills to Velux/Roof slope  
 windows located with cill +1.7M  
 above FFL in rooms.  
 To multiple units located above  
 staircase – at high level



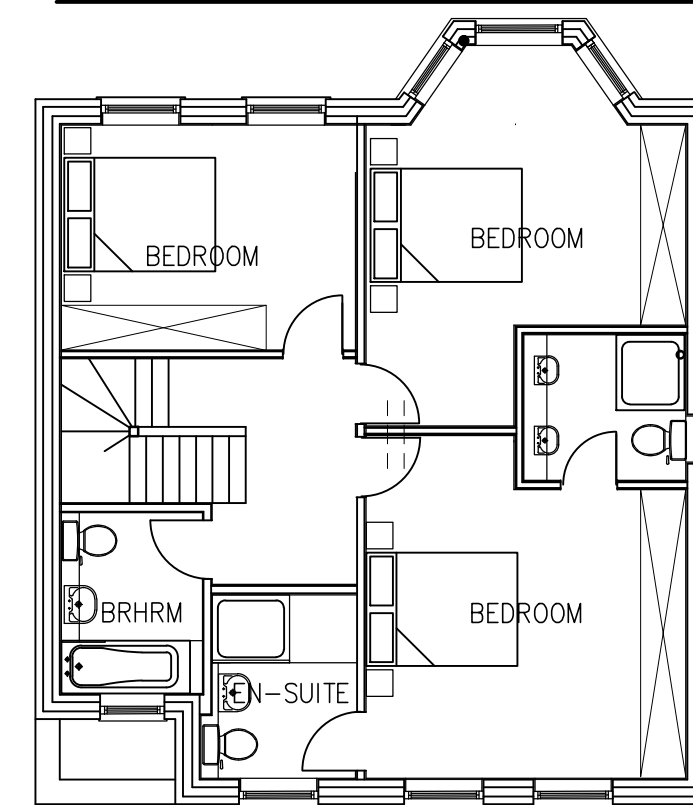
PROPOSED REAR (WEST) ELEVATION



PROPOSED SIDE ELEVATION

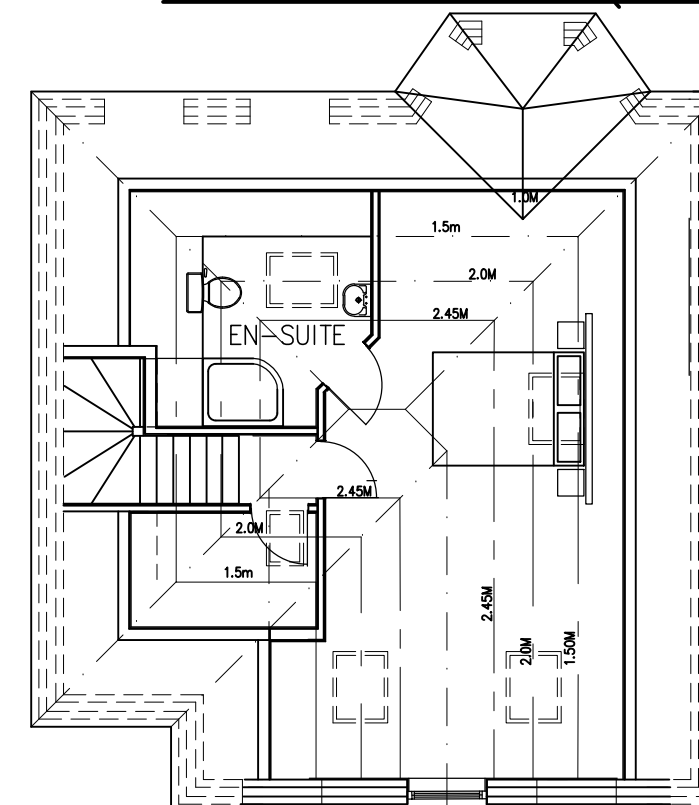


PROPOSED GROUND FLOOR LEVEL PLAN



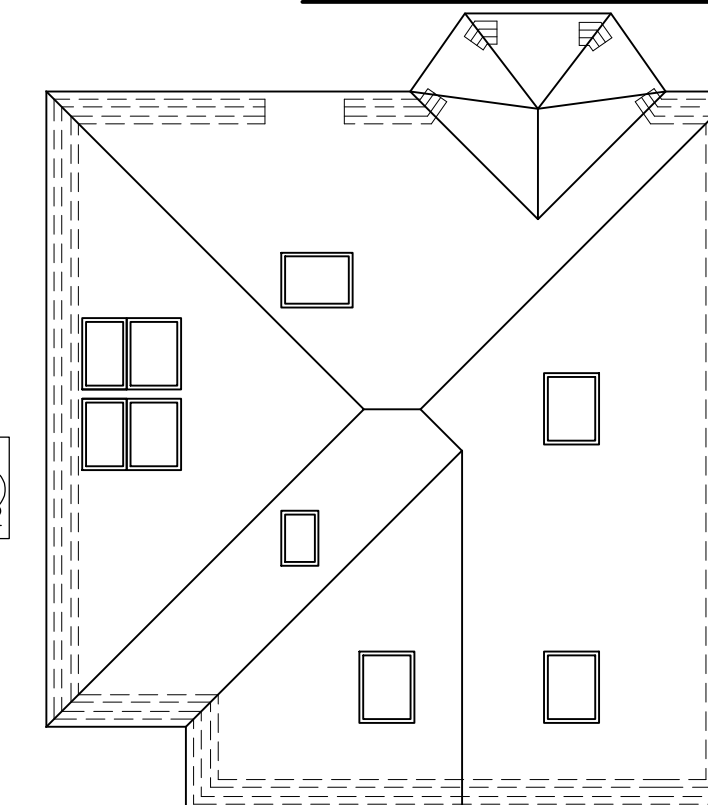
PROPOSED FIRST FLOOR LEVEL PLAN

GIA (inclg stairs):  
 First Floor – 71.52M2



PROPOSED SECOND FLOOR LEVEL PLAN

GIA (inclg stairs &  
 where headroom + 1.5M)  
 Second Floor – 33.29M2



PROPOSED ROOF LEVEL PLAN

PLOTS 3 PLANS & ELEVATIONS

CLIENT  
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PROJECT  
 ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB  
 PROPOSED DEVELOPMENT SITE – 3 DETACHED DWELLING

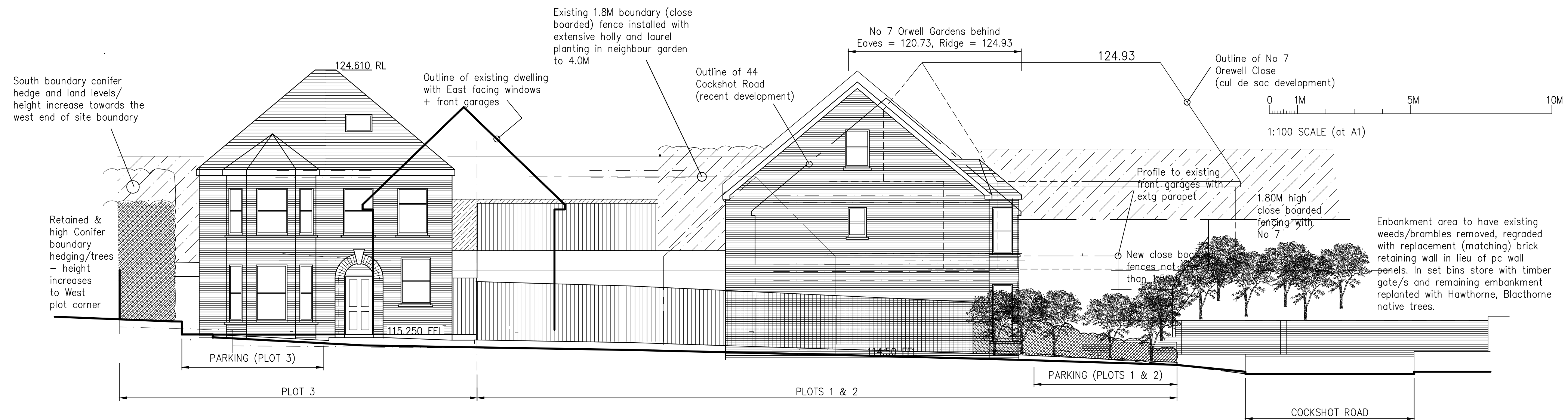
DRAWING  
 TYPICAL DWELLING PLANS & ELEVATIONS

MARCH 2022 – PLANNING APPLICATION ISSUE

DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE	1:100	DATE
			DEC 2021

DRAWING No.	REV
2021/ISBELL'S/P/05	A

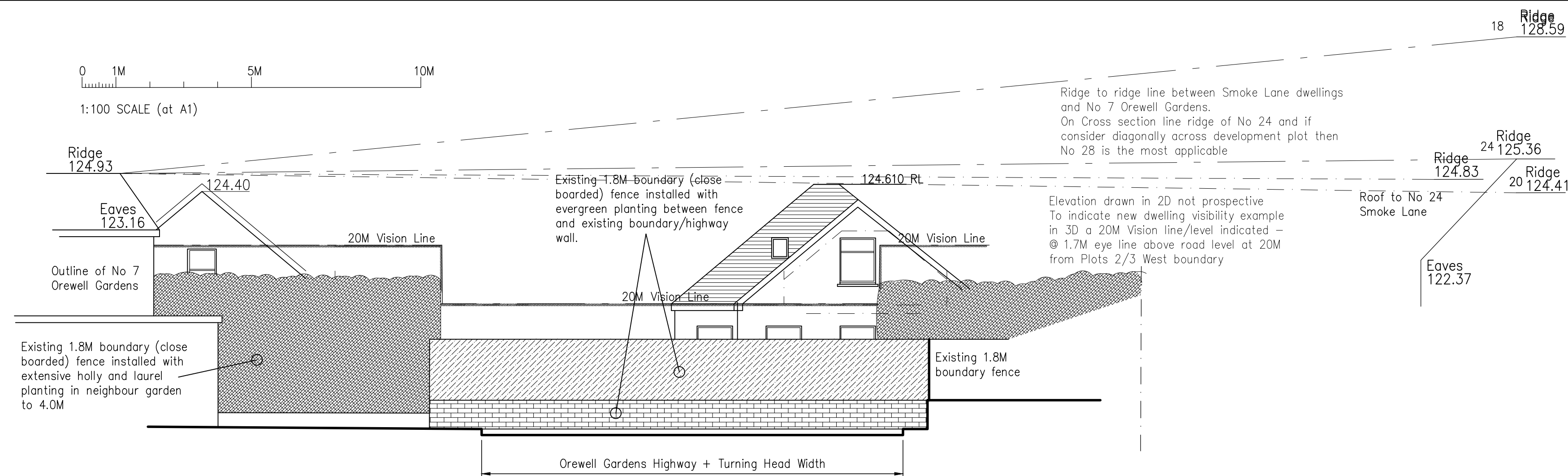
REV A – GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO  
 SEMI DETACHED DWELLING DESIGN – AUG 2022



PROPOSED FRONT TO REAR - SECTION / ELEVATION ON PLOTS 3 & 1



PROPOSED PLOTS 1 & 2 FRONT ELEV'N & DEVELOPMENT STREET SCENE



PROPOSED VIEW / ELEVATION FROM OREWELL GARDENS

CLIENT  
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**Chelmvale Limited**  
Design, Construction & Planning Consultant  
Tel: 01737 243193

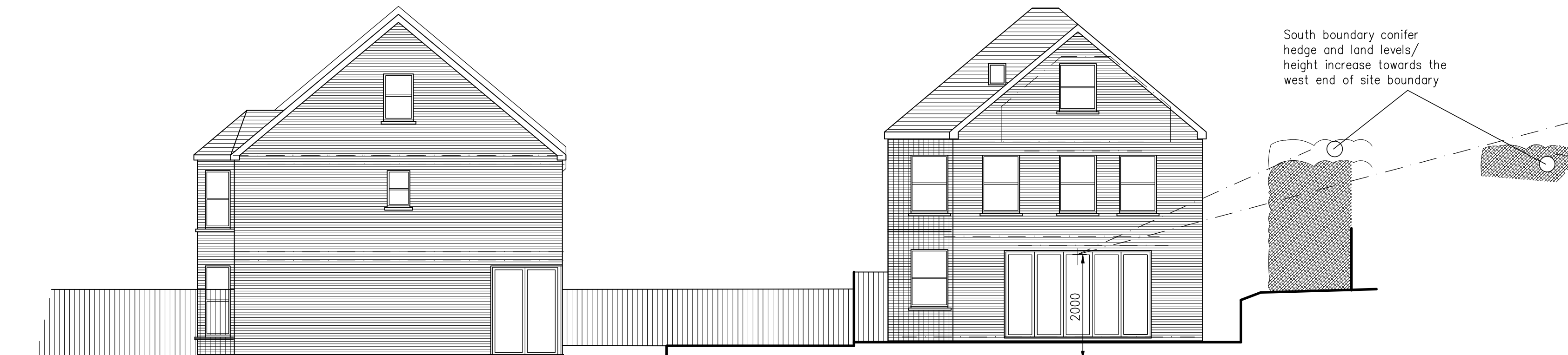
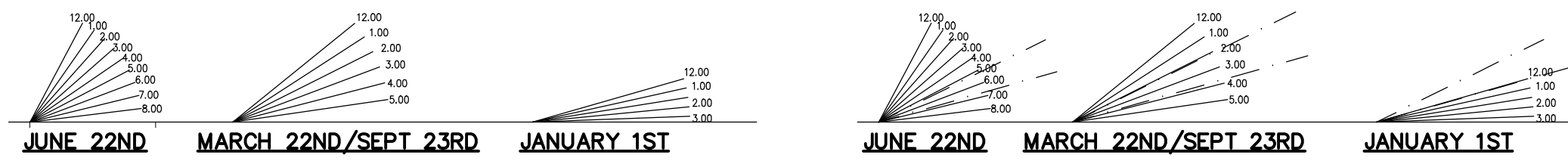
PROJECT  
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB  
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING  
TYPICAL NEW DEVELOPMENT ELEVATIONS -  
STREET SCENE, EAST ELEVATION & FROM  
OREWELL GARDENS (CUL DE SAC)

MARCH 2022 - PLANNING APPLICATION ISSUE			
DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE	1:100	DATE DEC 2021
DRAWING No. 2021/ISBELL'S/P/06			REV A
REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022			

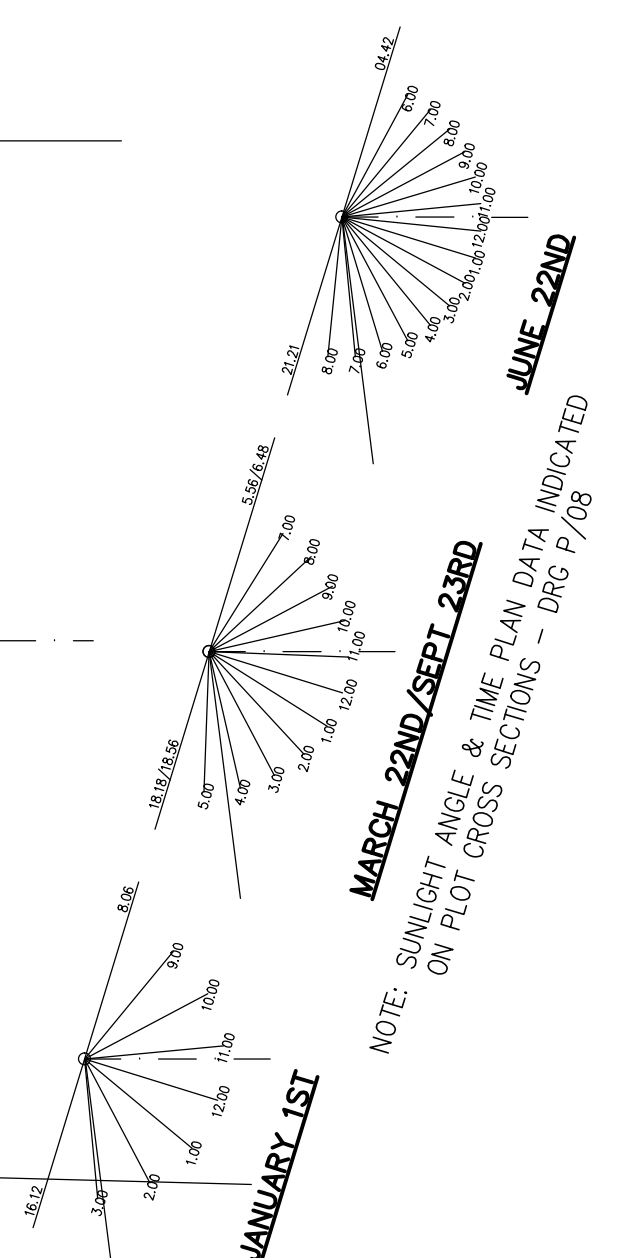
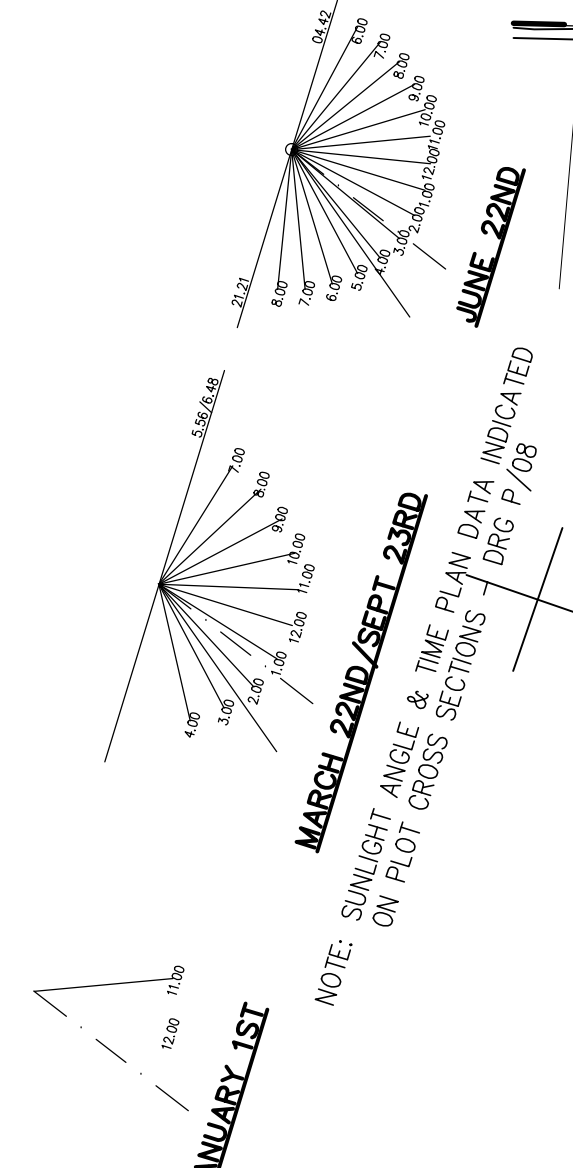
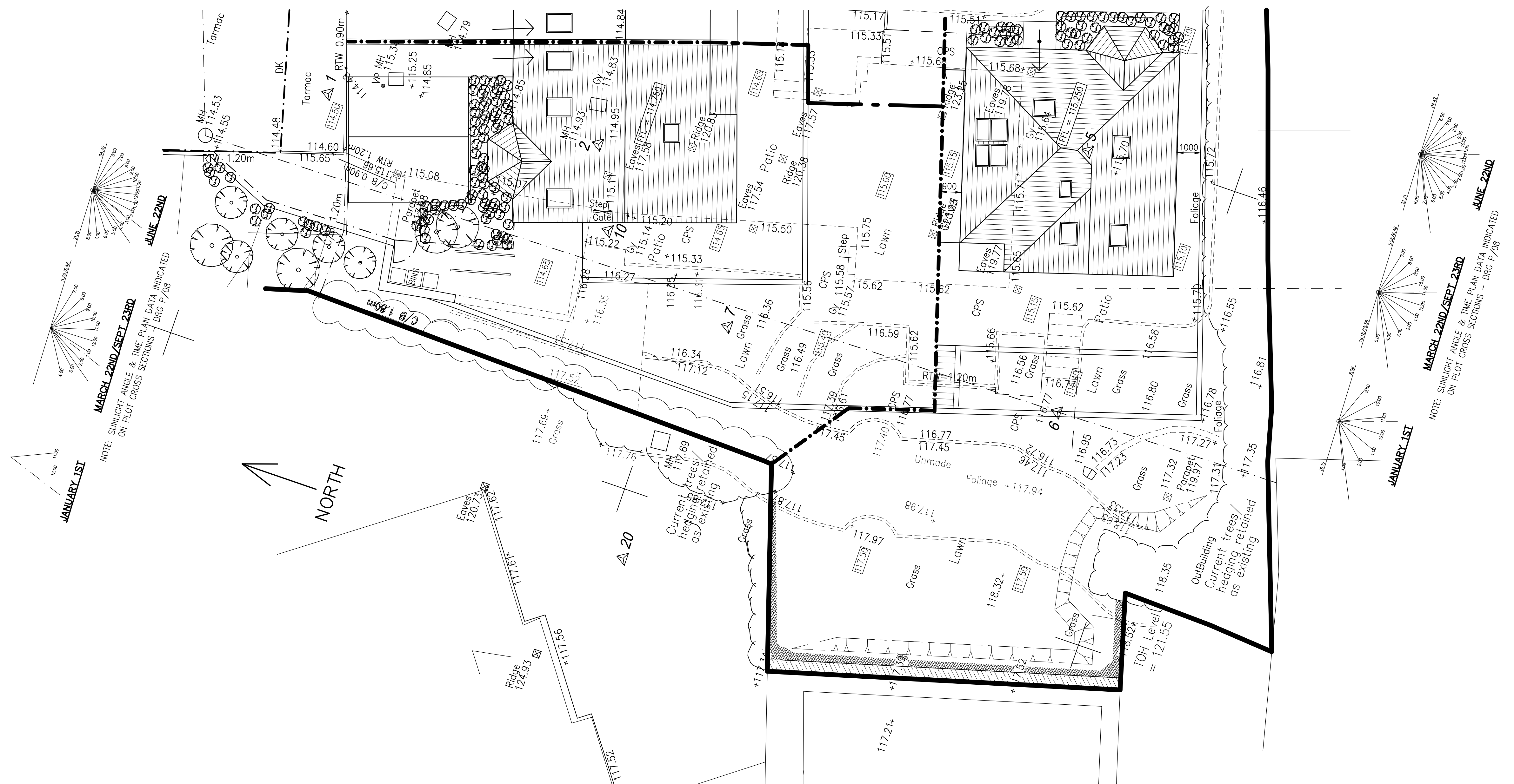
A1 Plot Scale 1m  
DWG  
CAD Filename





South boundary conifer hedge and land levels/ height increase towards the west end of site boundary

# REAR/SIDE ELEVATION ON PLOTS 2 TO 3



REV B - SIDE PATH WIDTH & FRONT BAY ADJUSTMENT - MINOR ADJUSTMENTS - 09.09.2022  
 REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022  
 MARCH 2022 - PLANNING APPLICATION ISSUE

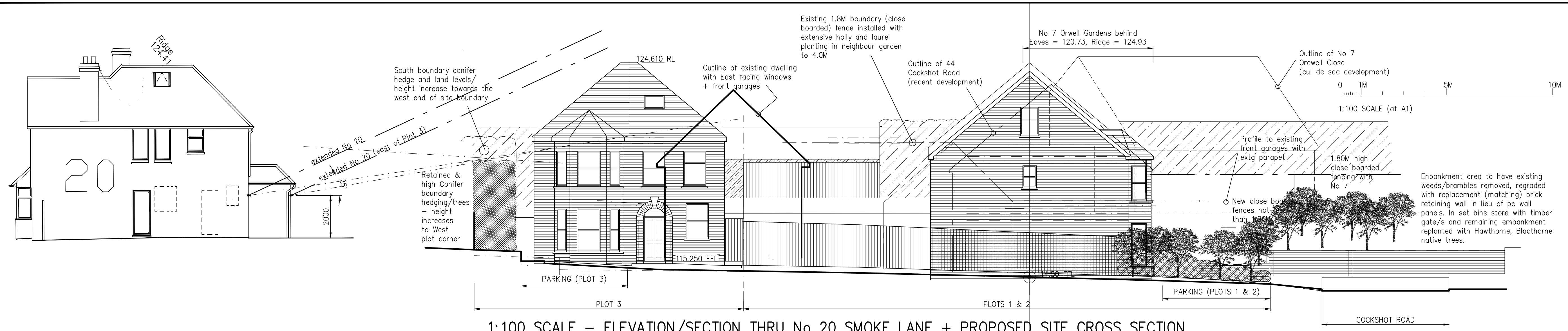
CLIENT  
 FURZEFIELD HOMES LTD

**Chelmvale Limited**  
 Design, Construction & Planning Consultant  
 Tel: 01737 243193

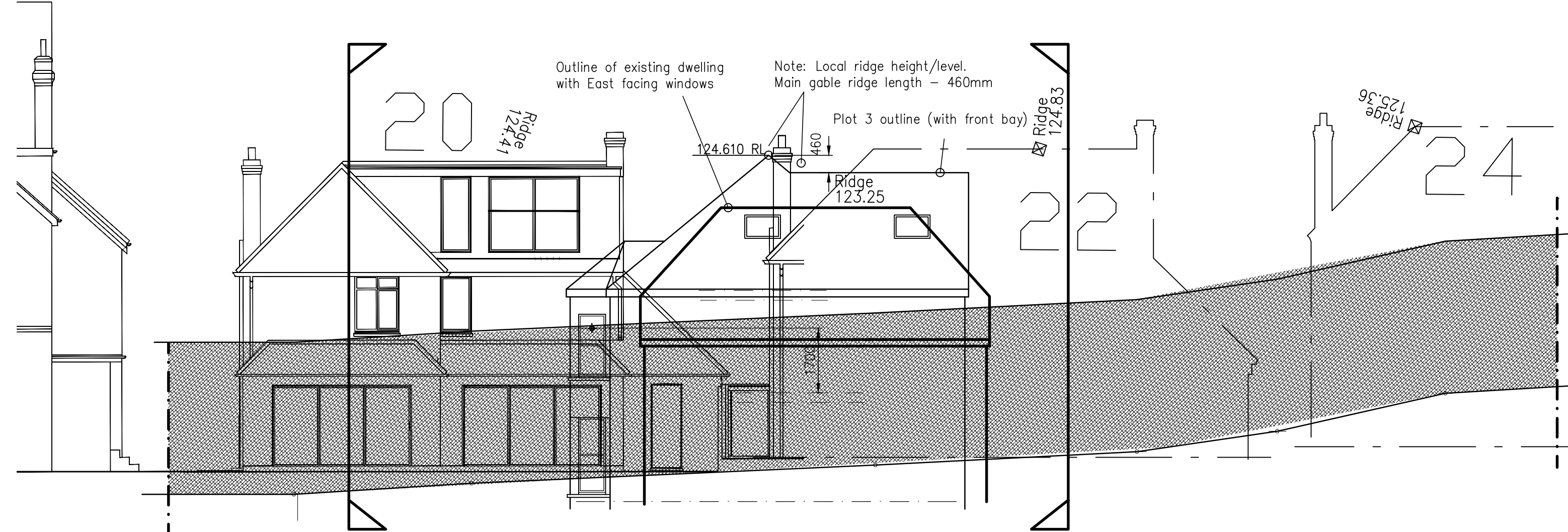
PROJECT  
 ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB  
 PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING  
 HOUSE REAR ELEVATION, PLANS & ASSOCIATED LIGHT ANGLES/TIMES

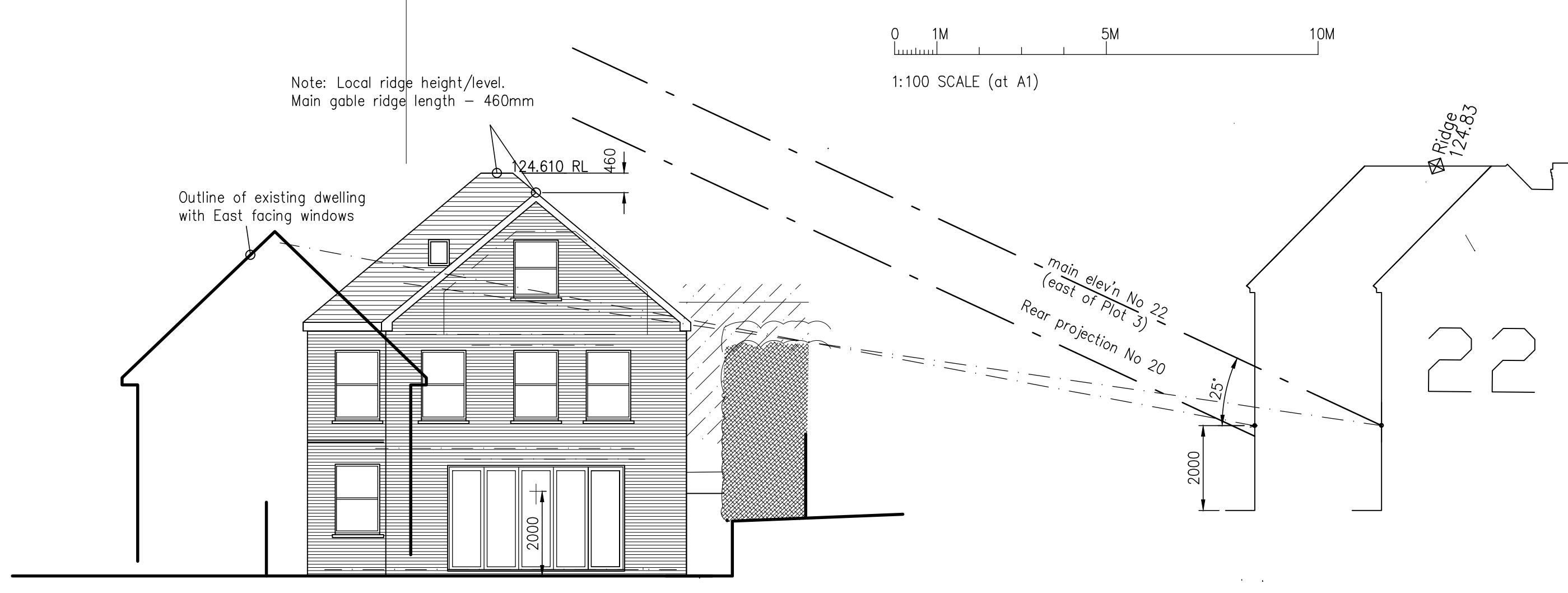
DRAWN	CL	CHECKED	APPROVED
TRACED	SCALE	1:100	DATE
DRAWING No.			REV
2021/ISBELL'S/P/07			C
REV C - BOUNDARY PLOT DEFINITION ADJUSTMENTS - 14.09.2022			



1:100 SCALE - ELEVATION/SECTION THRU No 20 SMOKE LANE + PROPOSED SITE CROSS SECTION



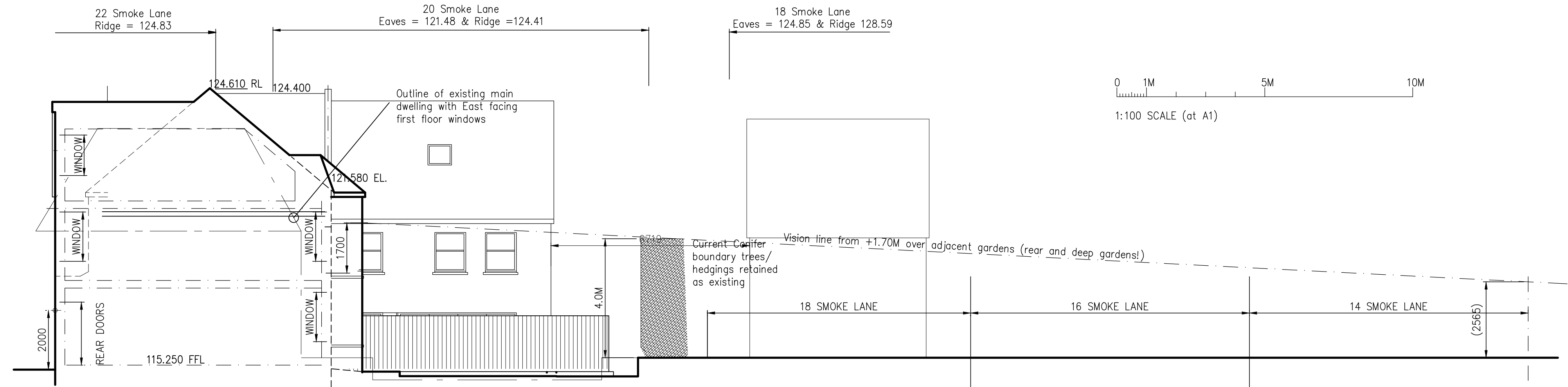
1:100 SCALE - ELEVATION/SECTION ON 18-24 SMOKE LANE + RETAINED LAND LEVELS WITH SOUTH BOUNDARY HEDGING



1:100 SCALE - ELEVATION/SECTION THRU No 22 SMOKE LANE + PART SITE CROSS SECTION



1:500 SCALE - ELEVATION LOCATIONS



1:100 SCALE - ELEVATION/SECTION THRU PLOT 3 - VIEW FROM BAY TO SMOKE LANE REAR GARDENS

CLIENT  
FURZEFIELD HOMES LTD

**Chelmvale Limited**  
Design, Construction & Planning Consultant  
Tel: 01737 243193

PROJECT  
ISBELL'S COTTAGE, COCKSHOT ROAD, REIGATE RH2 7HB  
PROPOSED DEVELOPMENT SITE - 3 DETACHED DWELLING

DRAWING  
ADDITIONAL SUPPORT CROSS SECTIONS WITH  
SIGHT LINE. LEVEL AND LOCATION DATA.

28.04.2022 - ADDL DRAWING ISSUE FOR PLANNING

DRAWN	CL	CHECKED	APPROVED
TRACED		SCALE 1:100/500	DATE DEC 2021
DRAWING No. 2021/ISBELL'S/P/09			REV A
REV A - GENERAL SITE LAYOUT ALTERATIONS + PLOTS 1-2 TO SEMI DETACHED DWELLING DESIGN - AUG 2022			

A1 Plot Scale 1m  
CAD Filename











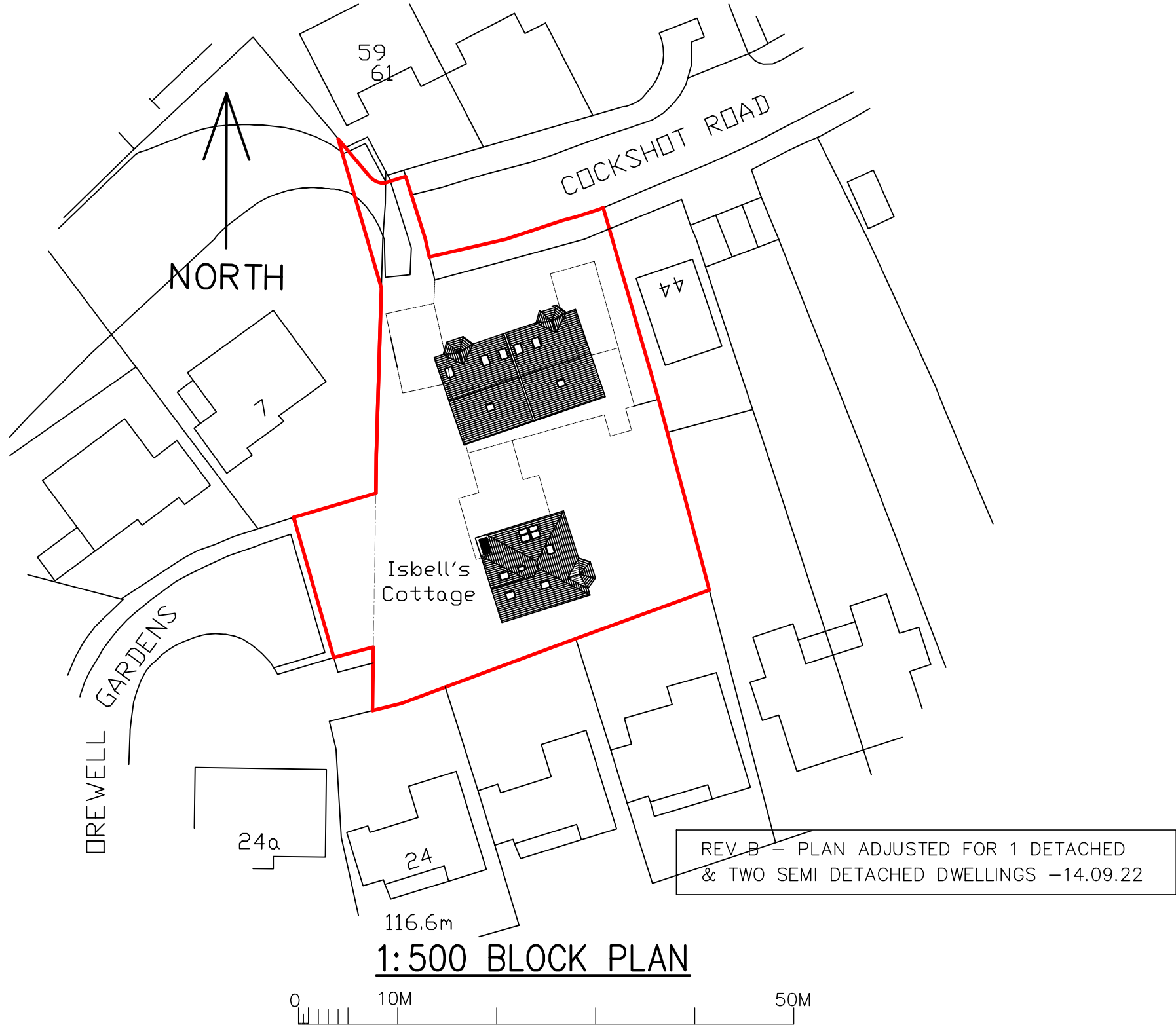


For sale  
Lewis White  
01273 810000



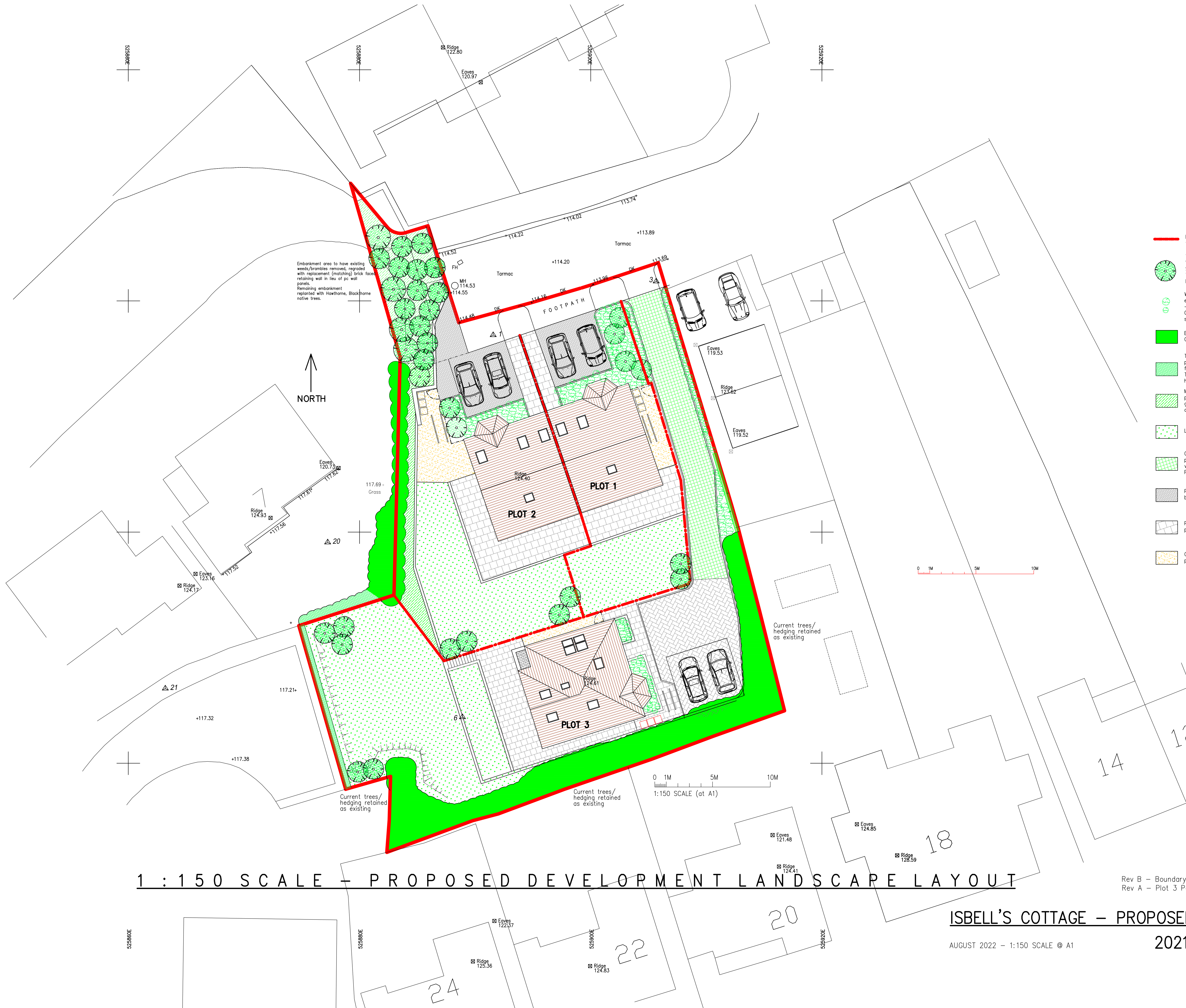












- Boundary Plot close boarded timber fencing – 2.0M max
- Tree Planting within Development Within dwelling plots/development Silver Birch & Beech. To embankment native species – Hawthorne, Blackthorn & Holly
- Within defined planting areas evergreen shrubs and grassed – assume subject to planting Condition for final species and size/density agreement
- Existing high Boundary Conifer hedging – retained
- To Orwell Gardens, hedge planted adjacent to new fence. To No 7 return – evergreen hedge/tree planting (existing)
- Margins adjacent to conifers planted with grasses and evergreen ground cover (low water demand)
- Lawn/turfed within each dwelling
- Grass blocks – grass finish with proprietary blocks/grid to support vehicles. Permeable surfacing.
- Permeable block paving – brindle with grey edging/bay markers
- Paving Slabs (India Stone) with permeable gravel perimeter
- Gravel surface finish = permeable area

1 : 150 SCALE – PROPOSED DEVELOPMENT LANDSCAPE LAYOUT

Rev B – Boundary Definition Adjustment – 14.09.2022  
 Rev A – Plot 3 Parking Adjustments – 09.09.2022

**ISBELL'S COTTAGE – PROPOSED DEVELOPMENT**

AUGUST 2022 – 1:150 SCALE @ A1

**2021/ISBELL'S/P/10<sup>B</sup>**



