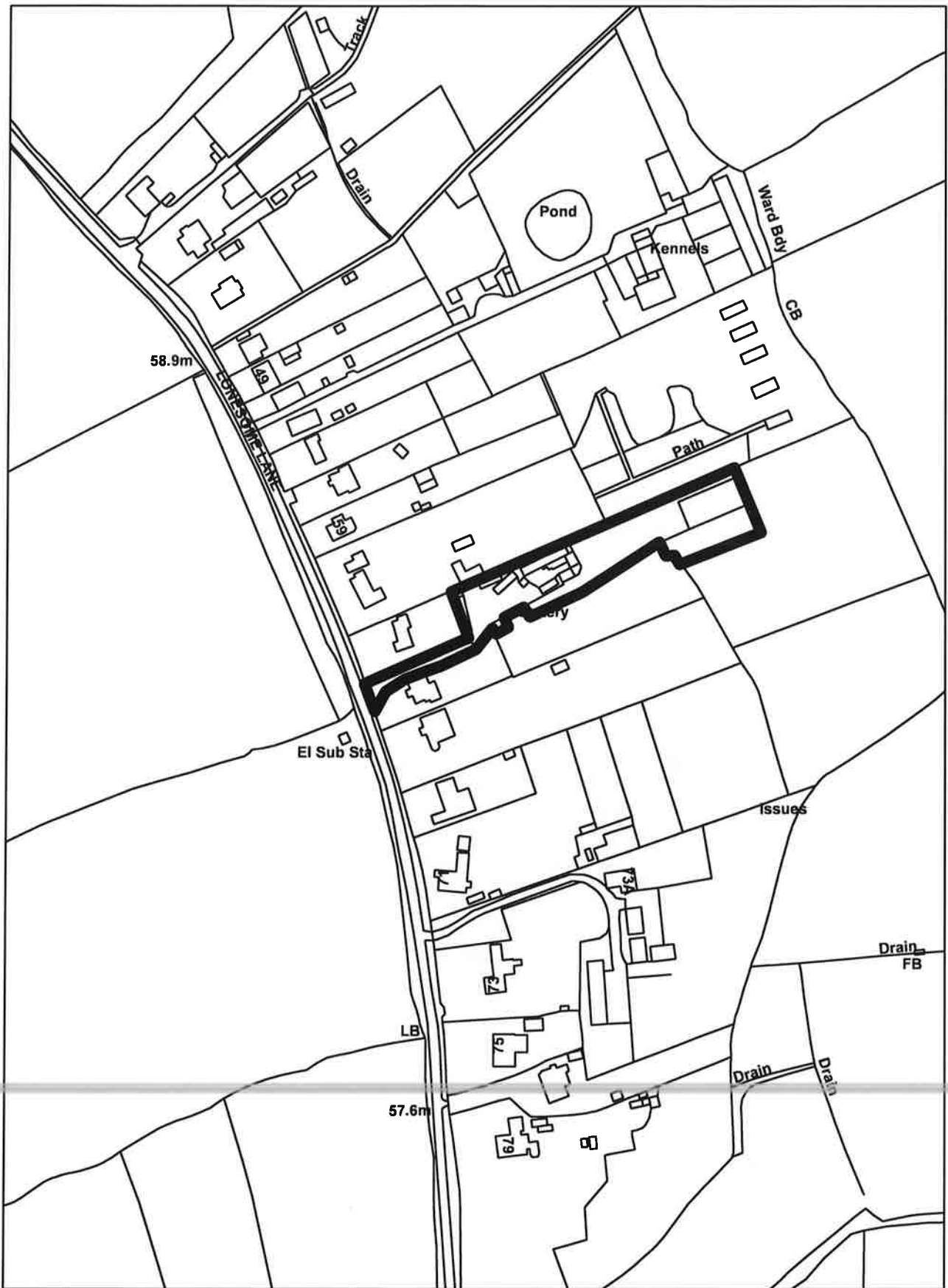


# 22/01421/F - 65 Lonesome Lane, Reigate





REV A: 27.06.2022 BASEMENTS REMOVED FROM PLOTS 3 & 4  
 REV B: 13.07.2022 BASEMENTS REMOVED FROM PLOTS 1 & 2  
 REV C: 08.08.2022 VISITOR PARKING SPACES ADDED TO VISITOR PLANNERS  
 REV C: 08.08.2022 PLOT 2 RE-POSITIONED AWAY FROM T13 ROOT PROTECTION AREA  
 REV D: 05.09.2022 PLOT 2 RE-POSITIONED, IN FURTHER AWAY FROM T13 ROOT PROTECTION AREA. SIGNS ADDED TO EACH PLOT  
 REV E: 19.10.2022 ROOF PROFILES TO ALL BUILDINGS AMENDED. PROPOSED DEVELOPMENT VOLUMES REDUCES BY 700m3


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Project		65 LONESOME LANE REIGATE	
Drawing			
<b>PROPOSED SITE PLAN</b>			
Scale	Date	Drawn	
1:500 @ A2	08.06.2022	j m d	
Job No	392	Draw No	D-01 E

**PLOT 1 & 2 PRELIM SCHEDULE**

NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEDULE	27.06.2022
2	REVISIONS	13.07.2022
3	REVISIONS	08.08.2022
4	REVISIONS	05.09.2022
5	REVISIONS	19.10.2022

**PLOT 1 & 2 PRELIM SCHEDULE**

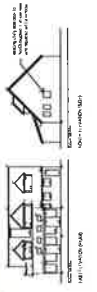
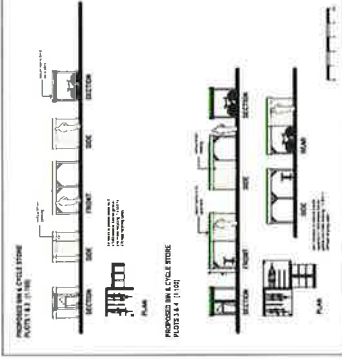
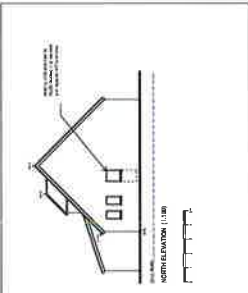
NO.	DESCRIPTION	DATE
1	PRELIMINARY SCHEDULE	27.06.2022
2	REVISIONS	13.07.2022
3	REVISIONS	08.08.2022
4	REVISIONS	05.09.2022
5	REVISIONS	19.10.2022

**PLANT SCHEDULE**

NO.	DESCRIPTION	DATE
1	PLANT SCHEDULE	27.06.2022
2	REVISIONS	13.07.2022
3	REVISIONS	08.08.2022
4	REVISIONS	05.09.2022
5	REVISIONS	19.10.2022

**PLANT SCHEDULE**

NO.	DESCRIPTION	DATE
1	PLANT SCHEDULE	27.06.2022
2	REVISIONS	13.07.2022
3	REVISIONS	08.08.2022
4	REVISIONS	05.09.2022
5	REVISIONS	19.10.2022







































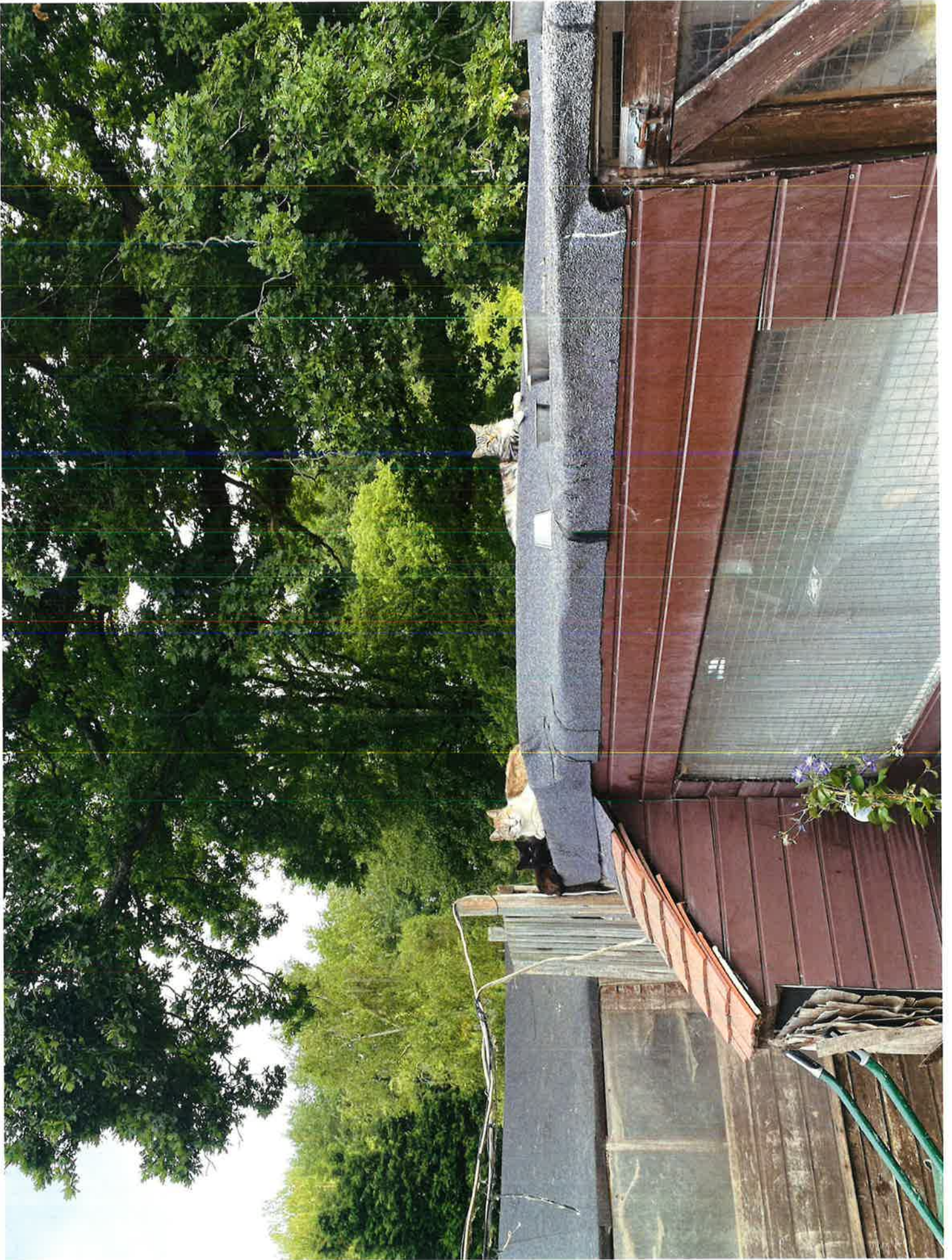




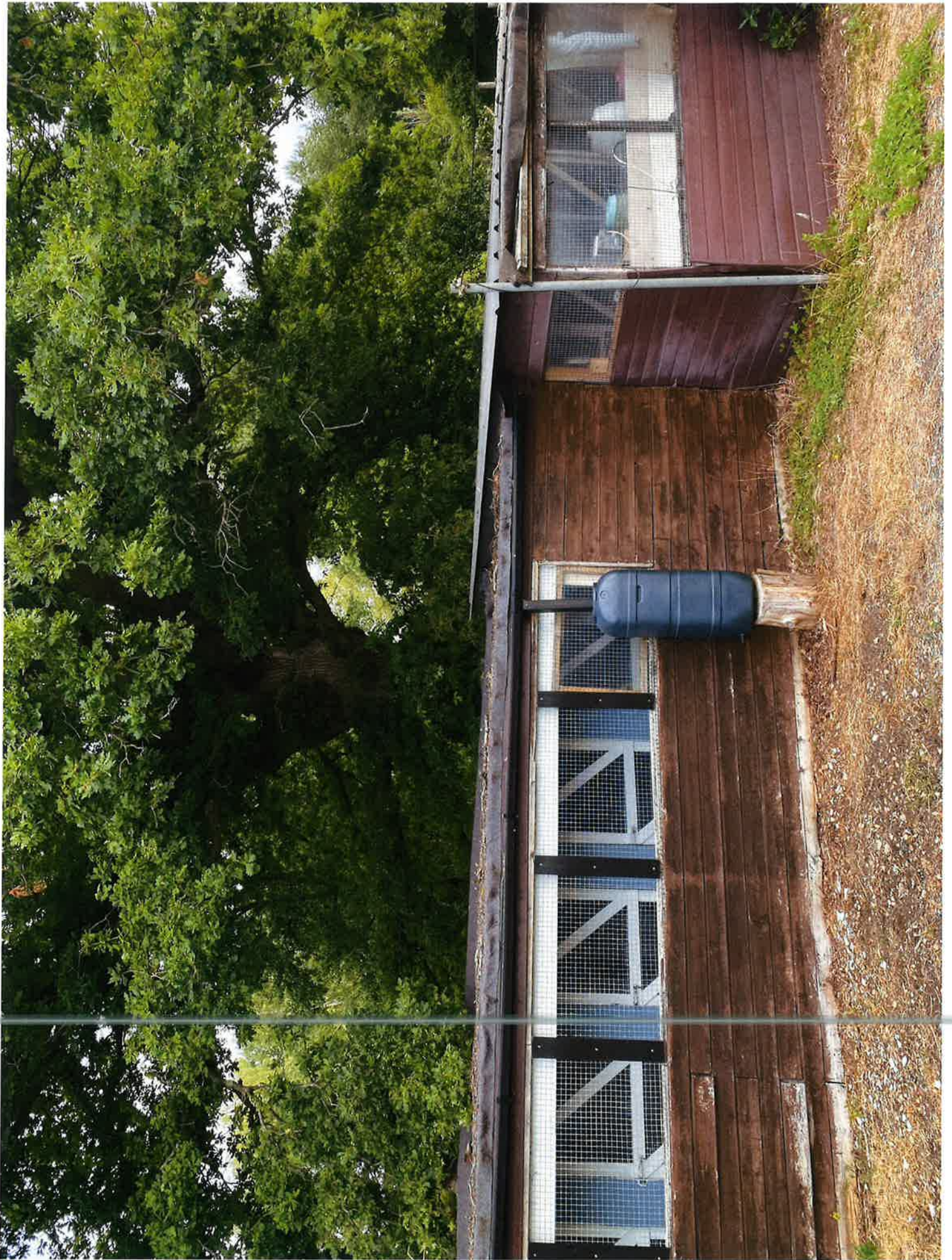








































65

65



Cats cradle cattery  
T: 01737 243346

**LOGS FOR SALE**

**£5 PER BAG**  
**07976 658 730**

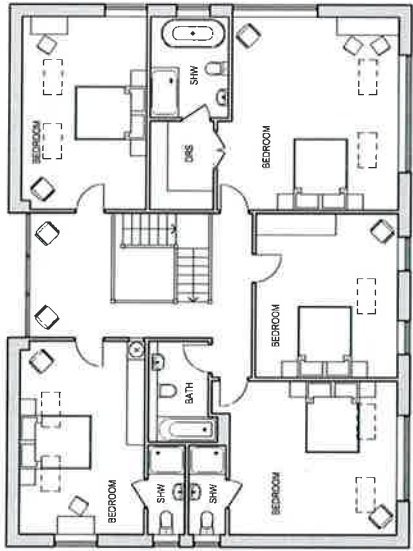
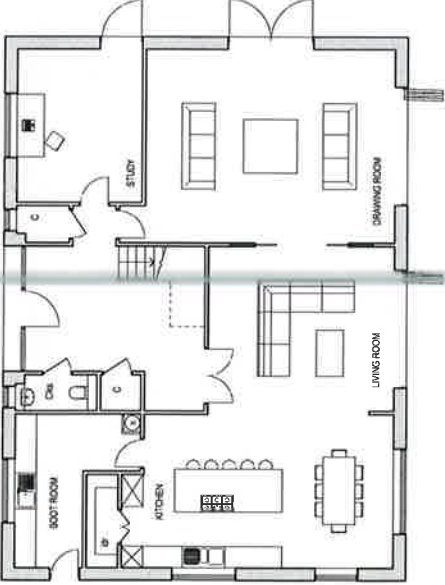




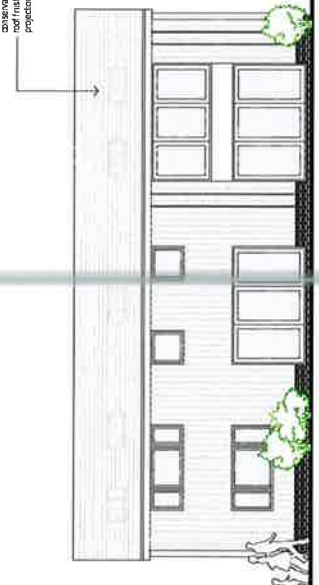
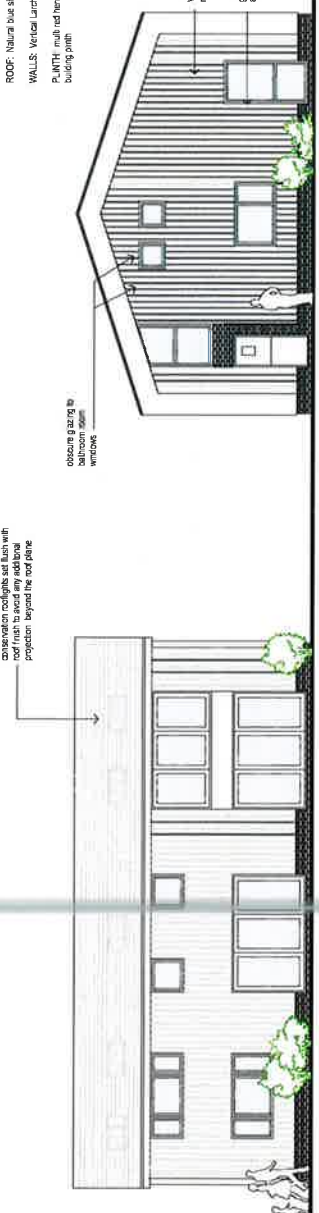
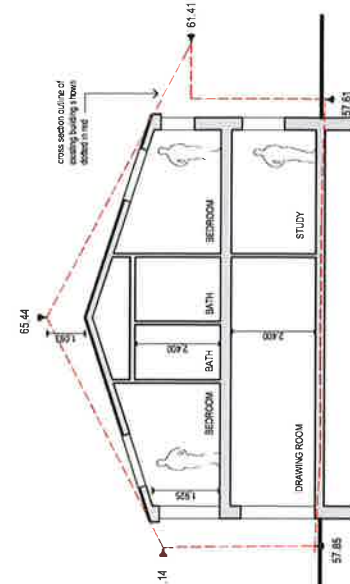
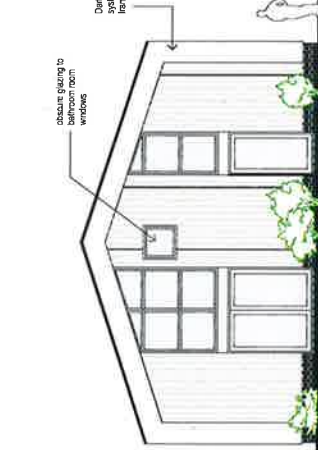
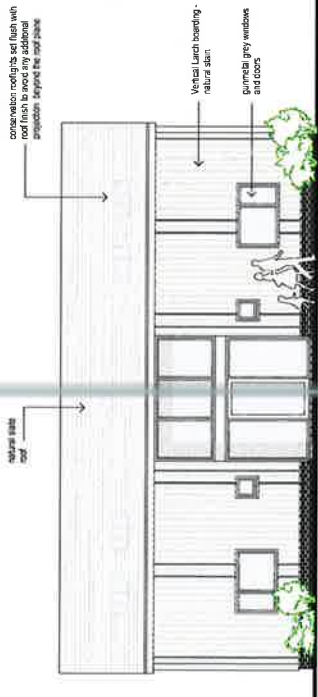








The new dwelling will be designed to be 25% more efficient than the latest June 2022 Building Regulations Part L1A and Part L2A. The design will be based on the Code for Sustainable Homes. The building will be designed to be 25% more efficient than the latest June 2022 Building Regulations Part L1A and Part L2A. The design will be based on the Code for Sustainable Homes. The building will be designed to be 25% more efficient than the latest June 2022 Building Regulations Part L1A and Part L2A. The design will be based on the Code for Sustainable Homes.



Scale: 1:100 @ A2

Date: 08.06.2022

Drawn: J m d

Job No: 392

Dwg No: D-05 C

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Project:  
**65 LONESOME LANE REIGATE**

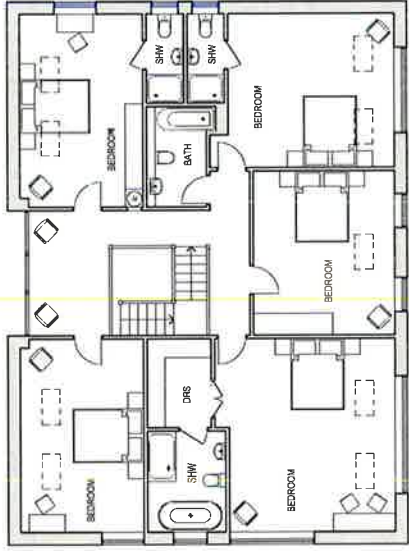
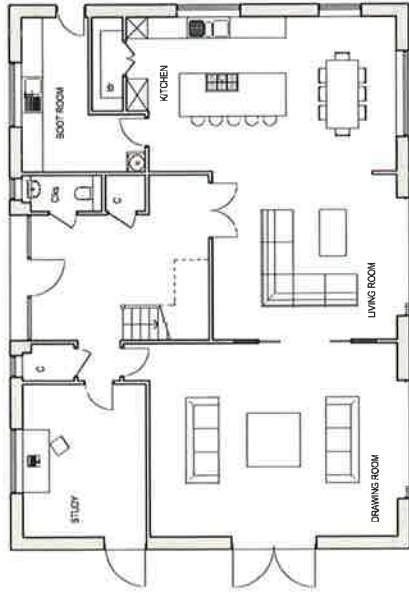
Drawing:  
**PLOT 4 PROPOSED PLANS, SECTIONS AND ELEVATIONS**

Scale	1:100 @ A2	Date	08.06.2022	Drawn	J m d
Job No	392	Dwg No	D-05 C		



REV A: 27.08.2022 BASEMENTS REMOVED FROM PLOTS 3 & 4  
 REV B: 13.07.2022 SUSTAINABILITY NOTE ADDED  
 REV C: 18.10.2022 ROOF PROFILES AMENDED TO REDUCE VOLUME OF BUILDING & LOWER ROOF HEIGHT

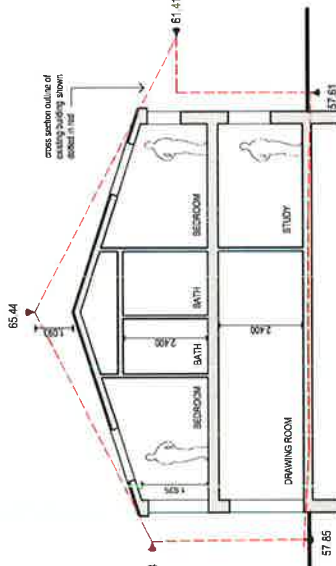




The new over-roof will be designed to be 25% more efficient than the listed June 2022 Building Regulations in terms of U-values, with a possible Level 3, 4 or 5a available in the Code for Sustainable Homes. This is achieved with additional insulation in the floors, walls and roof, more energy efficient windows and doors, and a more efficient heating system. The over-roof will also be designed to be as cost-effective as possible. An air-ground source heat pump could be used to provide all heating and all hot water to the property, and with a minimalist, interesting pattern installed to provide recycled water for washing machines, AWCs and all external garden taps. The new over-roof will have a substantial drainage path for an electric car.

**FIRST FLOOR PLAN**

**GROUND FLOOR PLAN**



**SOUTH WEST ELEVATION**

**NORTH WEST ELEVATION**

ROOF: Natural blue slate roofing  
WALLS: Vertical Larch boarding - natural stain  
FLOORING: multi-red heritage style bricks to building depth

Dark grey aluminium/zinc system to gable end profiles to frame larch boarding

concrete slabs to match with roof for a roof over extension projection beyond the roof plane

Vertical Larch boarding - natural stain  
gummetal grey windows and doors

concrete slabs to match with roof for a roof over extension projection beyond the roof plane

Vertical Larch boarding - natural stain  
gummetal grey windows and doors

obscure glazing to bathroom windows

obscure glazing to bathroom windows



REV A: 27.06.2022 - BASEMENTS REMOVED FROM PLOTS 3 & 4  
REV B: 13.07.2022 - SUSTAINABILITY NOTE ADDED  
REV C: 19.10.2022 - ROOF PROFILES AMENDED TO REDUCE VOLUME OF BUILDING & LOWER RIDGE HEIGHT

**JONATHAN MARK DANIELS ARCHITECTS**  
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Project	65 LONESOME LANE REIGATE
Scale	1:100 @ A2
Date	08-06-2022
Drawn	j m d
Job No	392
Drawn No	D-04 C





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**Project**  
 65 LONSOME LANE  
 REIGATE

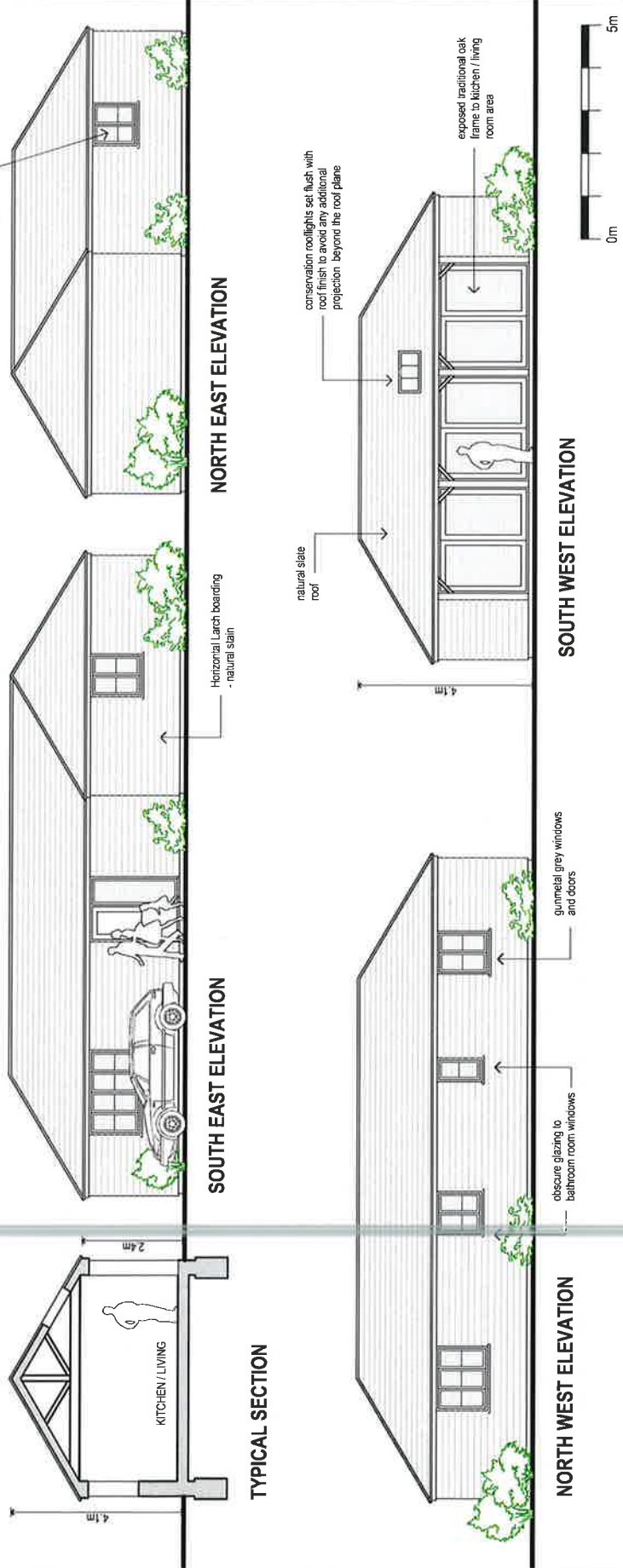
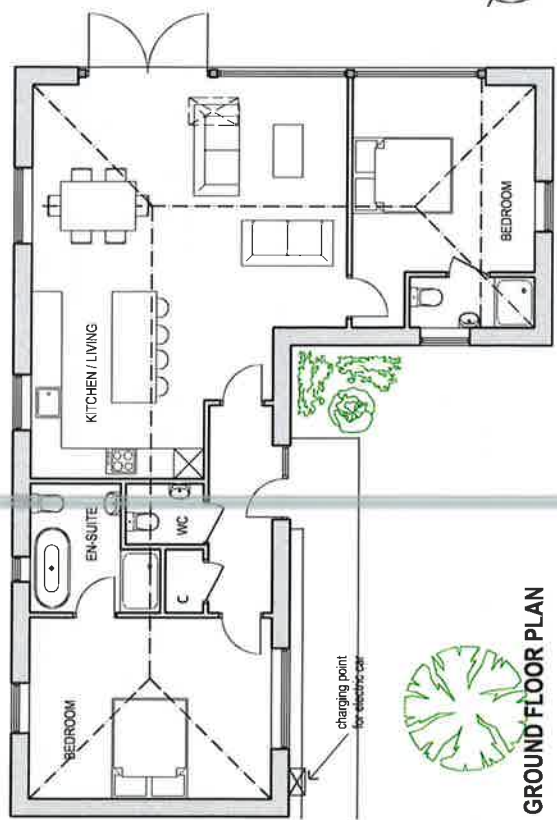
**Drawing**  
 PROPOSED PLANS, SECTIONS  
 AND ELEVATIONS

**Scale** 1:100 @ A3  
**Date** 08.06.2022  
**Job No** 392  
**DWG No** D-03 C

REV A: 13.07.2022 BASEMENTS REMOVED FROM PLOTS 1 & 2  
 REV B: 08.08.2022 PLOT 2 RE-POSITIONED AWAY FROM T13 ROOT PROTECTION AREA  
 REV C: 19.10.2022 ROOF PROFILES AMENDED TO REDUCE VOLUME OF BUILDING

The new dwelling will be designed to be 25% more efficient than the latest June 2022 Building Regulations require, with a possible Level 3 achievable in the Code for Sustainable Homes. This is achieved with additional insulation in the floors, walls and roof, more energy efficient windows and doors (typically 1.1 U-Value as opposed to the current 1.6) and locally sourced materials will be used where possible. An air or ground source heat pump could be used to provide all heating and all hot water to the property and with a rainwater harvesting system installed to provide recycled water for washing machines, WCs and all external garden taps. The new dwelling will have a dedicated charging point for an electric car.

- ROOF: Natural blue slate roofing
- WALLS: Horizontal Larch boarding - natural stain
- PLINTH: multi red heritage style bricks to building plinth







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Project  
 65 LONESOME LANE REIGATE

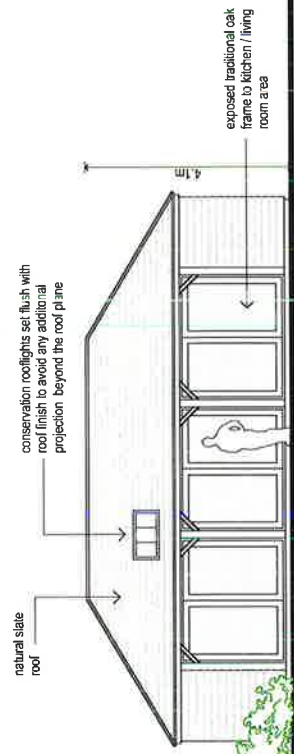
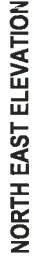
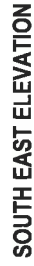
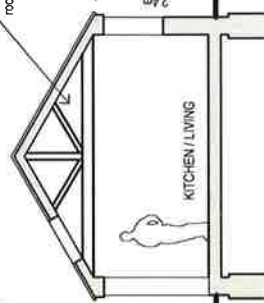
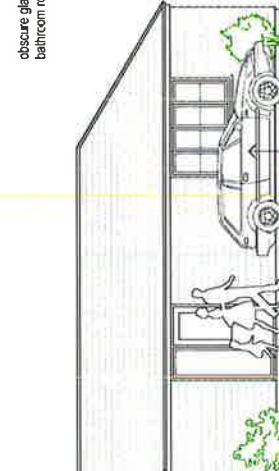
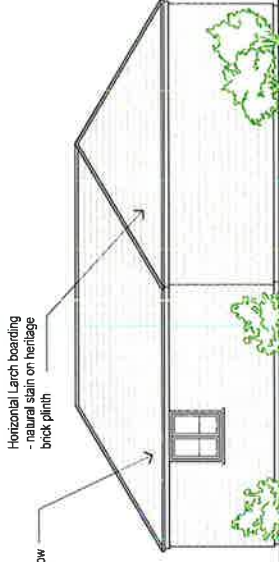
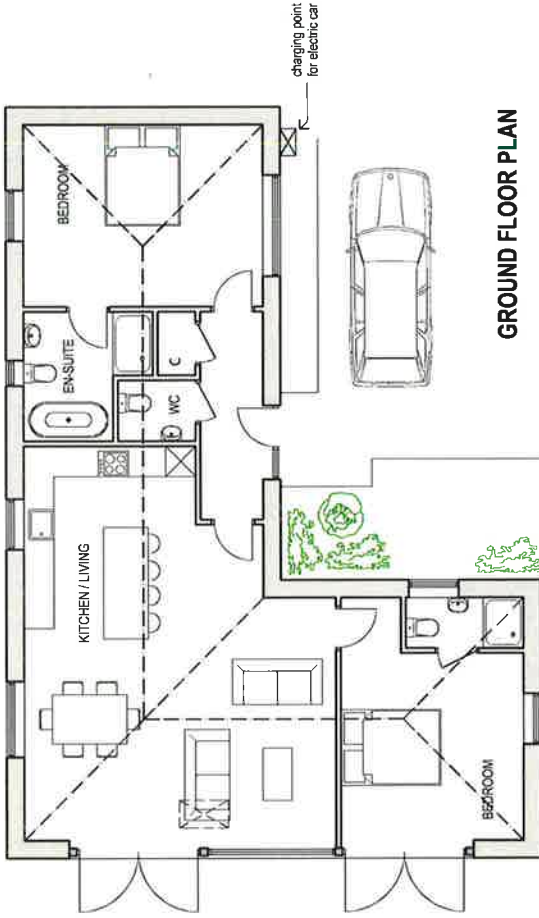
Plot 1  
 PROPOSED PLANS, SECTIONS AND ELEVATIONS

Scale  
 Date  
 Drawn  
 Job No  
 Dwg No  
 1:100 @ A3 08.06.2022 j m d  
 392 D-02 B

REV A: 13.07.2022 BASEMENTS REMOVED FROM PLOTS 1 & 2  
 REV B: 19.10.2022 ROOF PROFILES AMENDED TO REDUCE VOLUME OF BUILDING

The new dwelling will be designed to be 25% more efficient than the latest June 2022 Building Regulations require, with a possible Level 3 achievable in the Code for Sustainable Homes. This is achieved with additional insulation in the floors, walls and roof, more energy efficient windows and doors (typically 1.1 U-Value as opposed to the current 1.0) and locally sourced materials will be used where possible. An air ground source heat pump could be used to provide all heating and all hot water to the property, and with a rainwater harvesting system installed to provide recycled water for washing machines, WCs and all external garden taps. The new dwelling will have a dedicated charging point for an electric car.

- ROOF: Natural blue slate roofing
- WALLS: Horizontal Larch boarding - natural stain
- PLINTH: multi red heritage style bricks to building plinth



Horizontal Larch boarding - natural stain on heritage brick plinth

obscure glazing to bathroom room window

exposed traditional oak frame to kitchen / living room area

gummat grey windows and doors

conservation rooflights set flush with roof finish to avoid any additional projection beyond the roof plane

natural slate roof

exposed traditional oak frame to kitchen / living room area

obscure glazing to bathroom room windows

obscure glazing to bathroom room windows

charging point for electric car



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Project  
**65 LONESOME LANE**  
**REIGATE**

Drawing  
**PROPOSED PADDOCK ACCESS**  
**PLAN**

Scale 1:500 @ A2 Date 21.11.2022 Drawn j m d  
 Job No **392** Dwg No **D-07**

