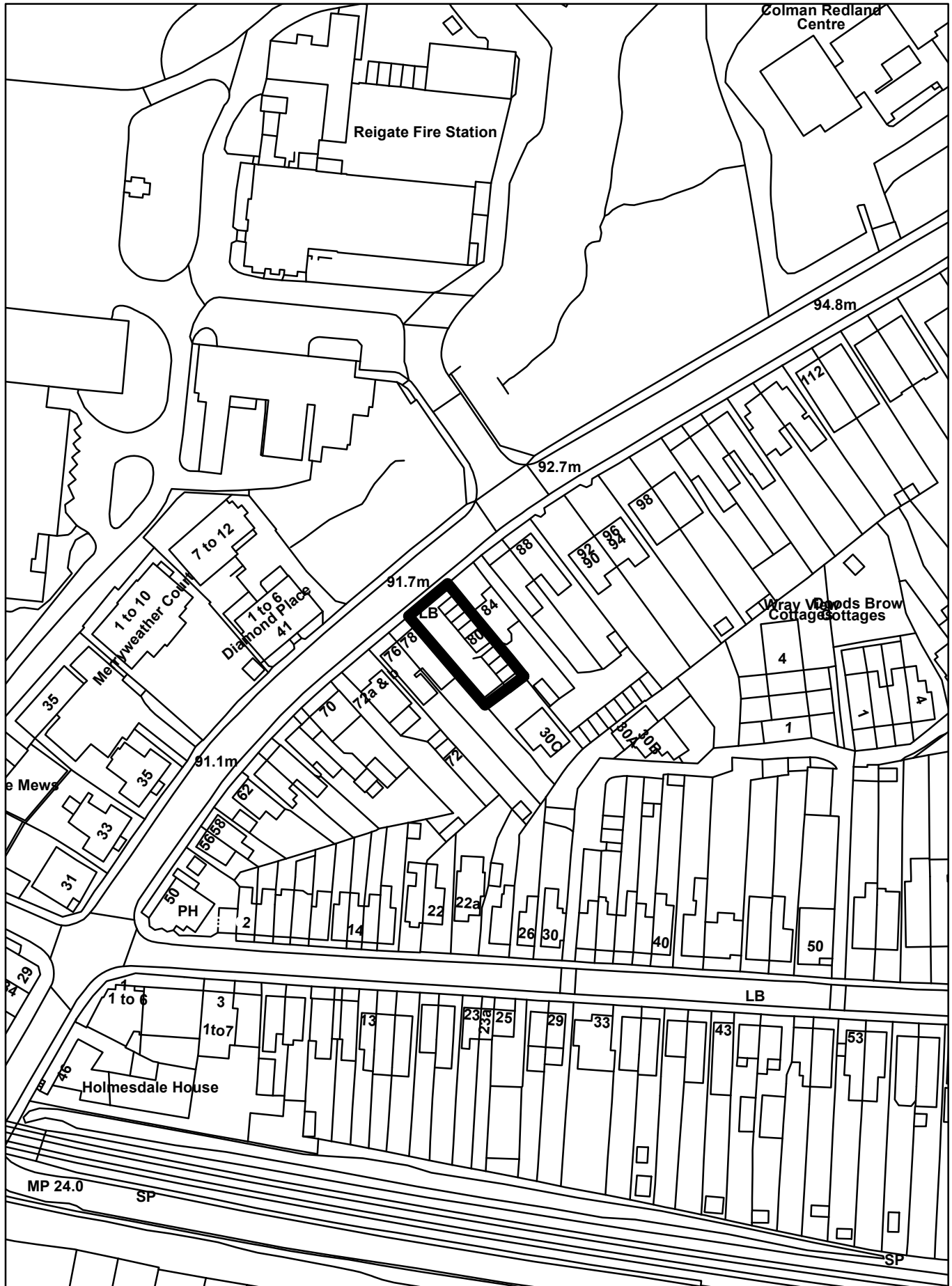


22/02352/F - 80 Croydon Road, Reigate





Lydon Road

Croydon Road

A242

Croy





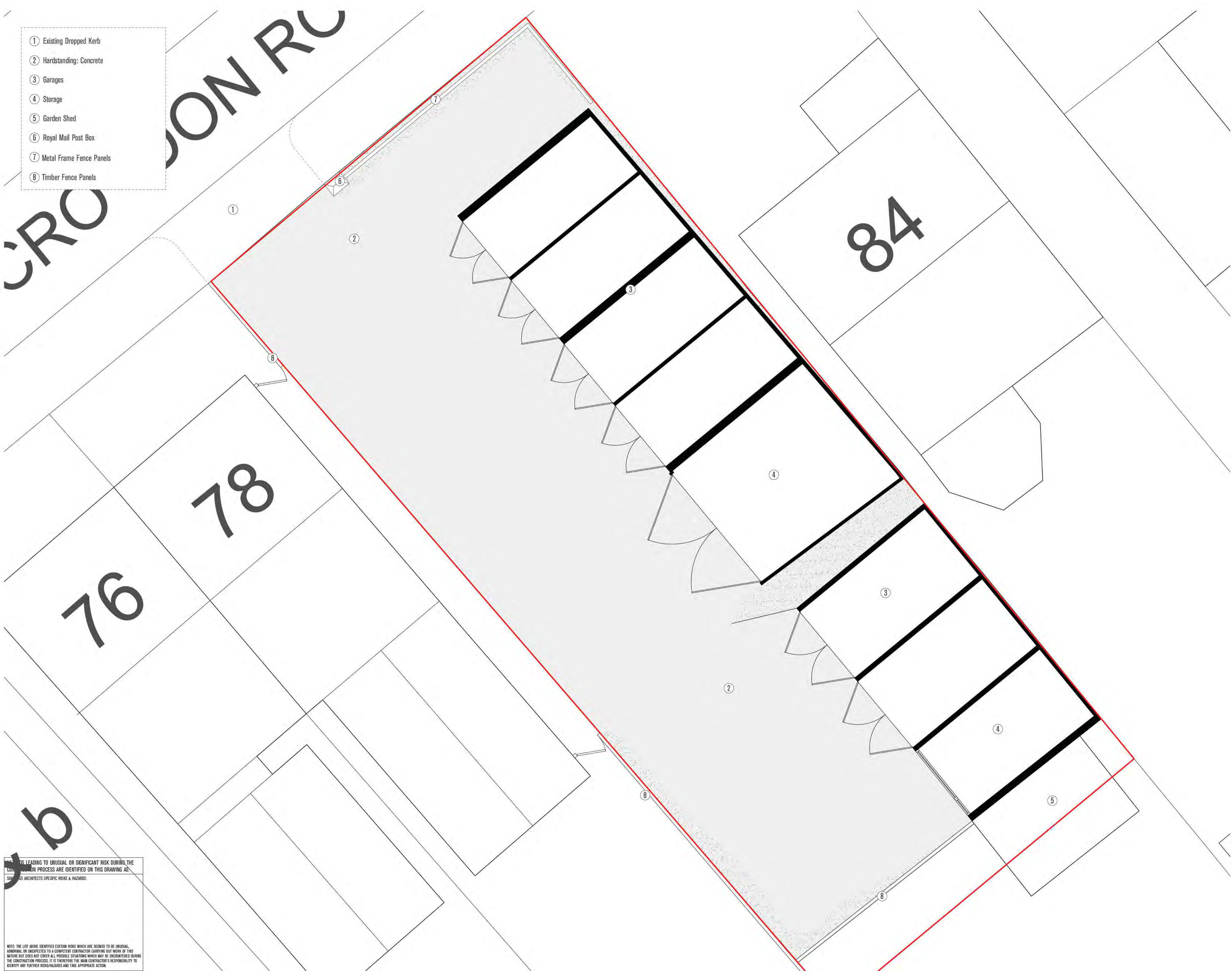
NOTICE

LIABILITY CANNOT BE
ACCEPTED FOR LOSS
OF OR DAMAGE TO
PROPERTY LEFT ON
THESE PREMISES

Home Guard

4





- ① Existing Dropped Kerb
- ② Hardstanding: Concrete
- ③ Garages
- ④ Storage
- ⑤ Garden Shed
- ⑥ Royal Mail Post Box
- ⑦ Metal Frame Fence Panels
- ⑧ Timber Fence Panels

SCALE @ A1: 1:50
SCALE @ A3: 1:100

0 0.5 1.0 1.5 2.0 M

A1
A3

N

NOTES

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REV.	DATE	NOTES
D1	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P4	24/10/2022	Planning Issue Re submission

PROJECT
80 Croydon Road, Reigate

CLIENT
A & D Lippett

Sawkings Architects
The Box Hill Studio
1 The Quarry
Batchworth,
Surrey RH3 7BY

sawkings
architects

T 01737 845580
E hello@sawkingsarchitects.com
W www.sawkingsarchitects.com

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STATUS PLANNING	DRAWN BY PT	CHECKED BY -
JOB NO. A4260	DRAWING NO. 1000	REV P4
DRAWING TITLE Existing Site Plan		

NOTES LEADING TO UNUSUAL OR SIGNIFICANT RISK DURING THE CONSTRUCTION PROCESS ARE IDENTIFIED ON THIS DRAWING AS:

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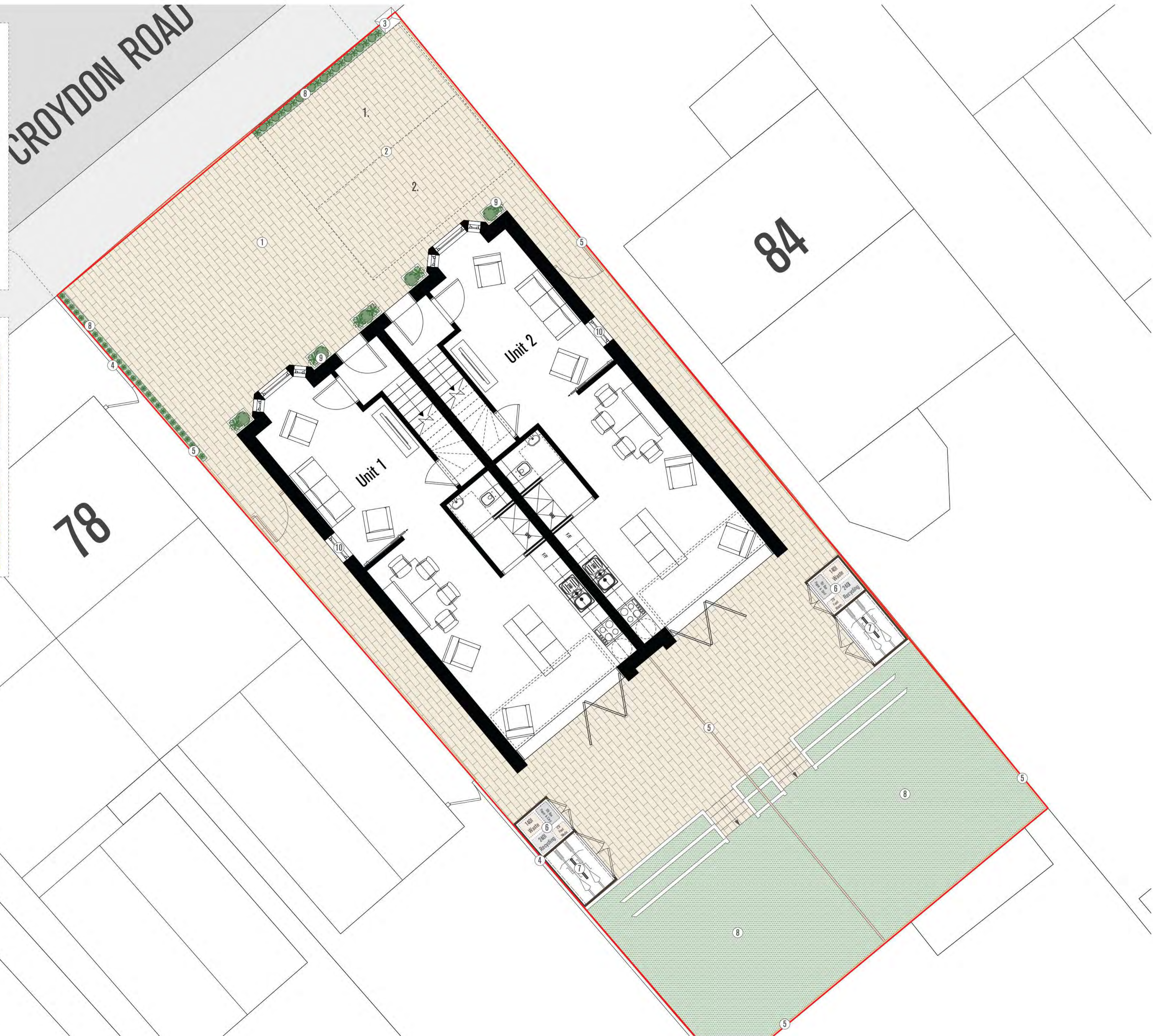
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- ① New Hardstanding Finish: Paving
- ② Parking Spaces; 1No. per unit
- ③ Royal Mail Post Box Relocated
- ④ Existing Timber Fence; to be repaired and replaced as required
- ⑤ New 1.8m Closed Board Timber Fence
- ⑥ Timber Refuse Store (per unit):
1 x 140l Waste Bin
1 x 140l Mixed Recycling Bin
1 x 23l Food Bin
1 x 55l Paper & Card Recycling Box
- ⑦ Timber Cycle Store; 2No. spaces per unit
- ⑧ New Soft Landscaping
- ⑨ Shrub Planters
- ⑩ Obscure Glazed Window

- ⑥ ⑦ Combined Timber Bin & Bike Store



CROYDON ROAD



SCALE @ A1: 1:50
SCALE @ A3: 1:100

A1
A3

NOTES

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REV.	DATE	NOTES
D1	15/02/2022	Draft Issue to Energy Assessor
D2	25/02/2022	Draft Issue to Client
P1	04/03/2022	Planning Issue
P2	26/04/2022	Drawing amended to Planning Officer's comments
D3	18/05/2022	Drawing amended to Case Officer's comments
P4	24/10/2022	Planning Issue: Re submission

PROJECT
80 Croydon Road, Reigate

CLIENT
A & D Lippett

Sawkings Architects
The Box Hill Studio
1 The Quarry
Batchworth
Surrey RH3 7BY

T 01737 845580
E hello@sawkingsarchitects.com
W www.sawkingsarchitects.com

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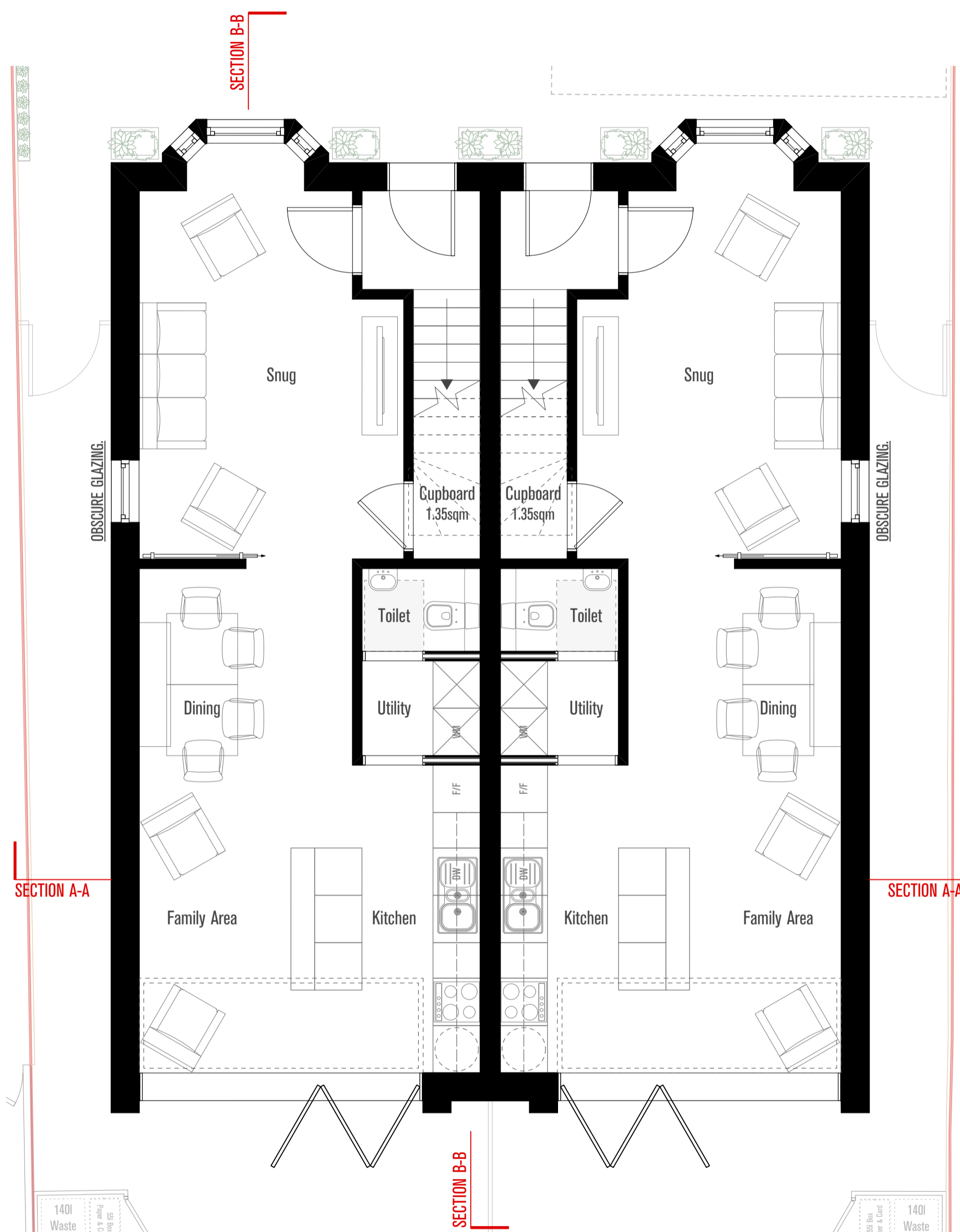
STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO.	DRAWING NO.	REV
A4260	2000	P4
DRAWING TITLE		
Proposed Site Plan		

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Unit 1
Ground Flr GIA: 49 sqm

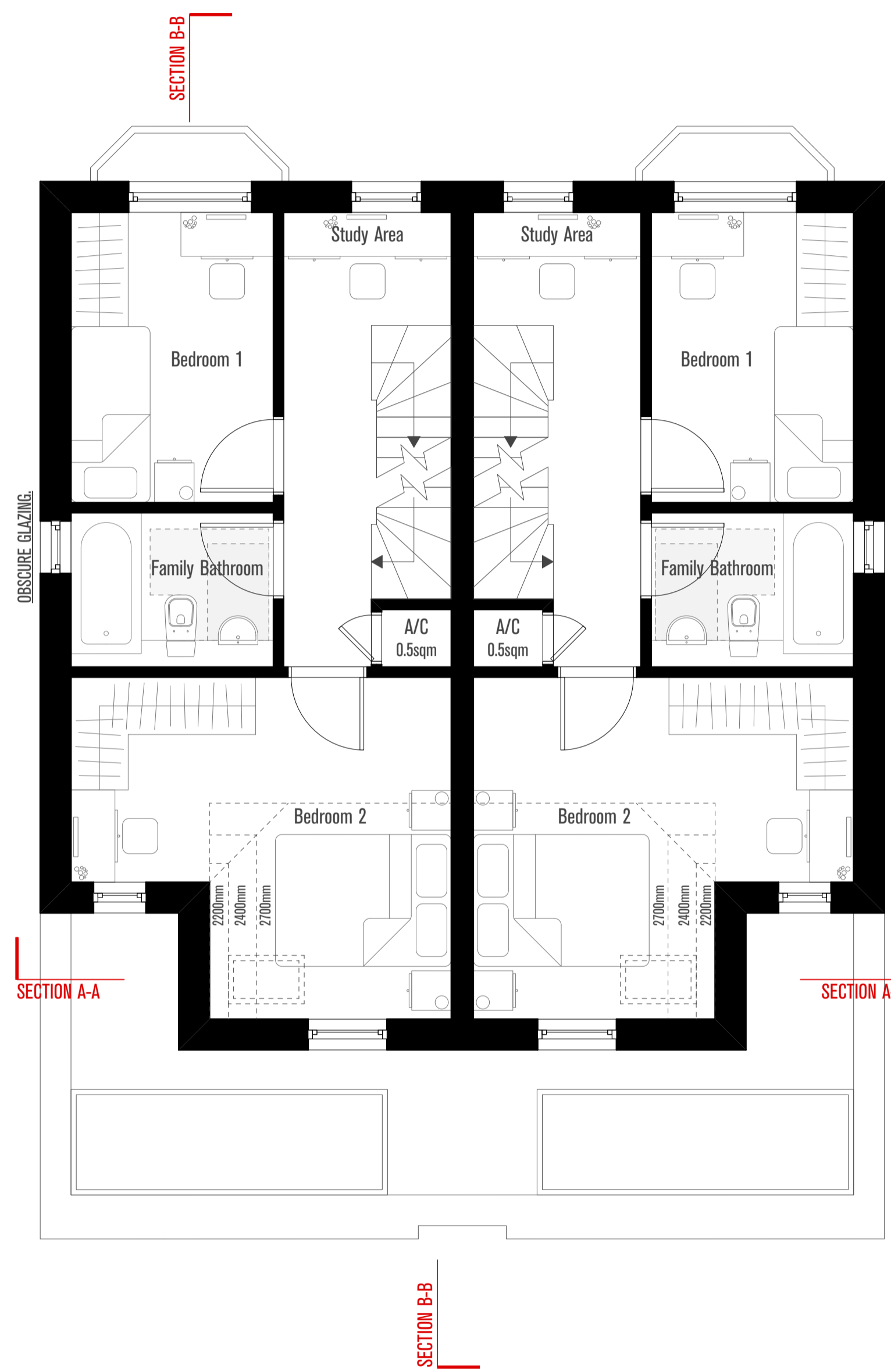
Unit 2
Ground Flr GIA: 49 sqm



Ground Floor Plan

Unit 1
First Flr GIA: 37 sqm

Unit 2
First Flr GIA: 37 sqm



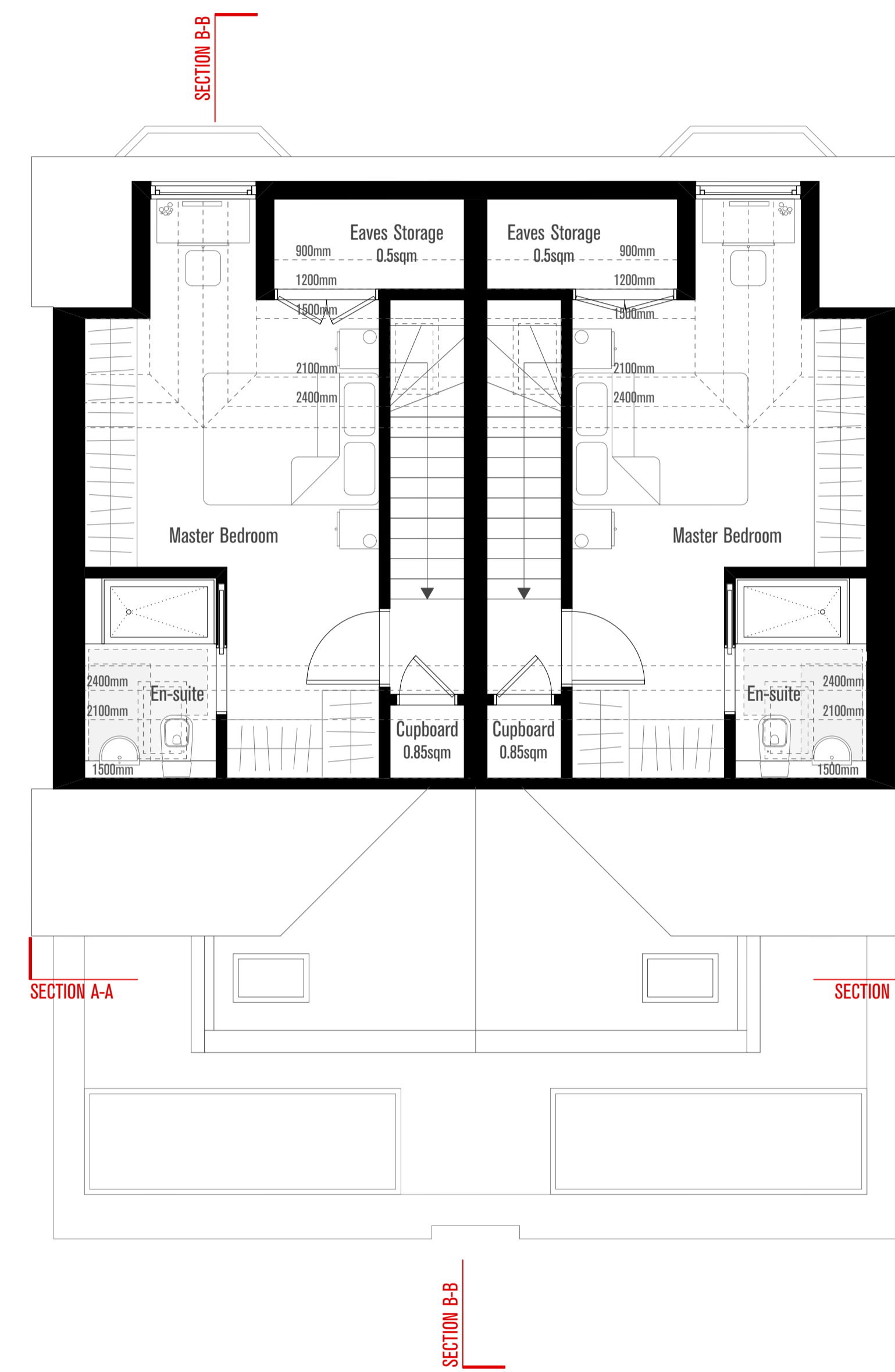
First Floor Plan

Unit 1
Second Flr GIA: 24 sqm

Unit 2
Second Flr GIA: 24 sqm

Total GIA: 110 sqm

Total GIA: 110 sqm



Second Floor Plan

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REV.	DATE	NOTES
D1	15/02/2022	Draft Issue to Energy Assessor
D2	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P2	26/04/2022	Drawing amended to Planning Officer's comments.
P3	21/07/2022	Bedroom 2 windows and Master Bedroom rooflights amended to Committee's comments.
P4	24/10/2022	Planning Issue - Re-submission

PROJECT
80 Croydon Road, Reigate

CLIENT
A & D Lippett

Sawkings Architects
The Box Hill Studio
1 The Quarry,
Batchworth,
Surrey RH3 7BY

sawkings architects

T 01737 845580
E hello@sawkingsarchitects.com
W www.sawkingsarchitects.com

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STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO.	DRAWING NO.	REV
A4260	2100	P4
DRAWING TITLE		
Proposed GA Plans		

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- ① Slate Roof Tiles
- ② Brickwork Flemish Bond & Soldier Course, Yellow Blend Facing Brick
- ③ Traditional Brick Quoining / Details: Beige Grey Blend
- ④ Soldier Course Brickwork, Stacked Bond
- ⑤ Double-Glazed Traditional Sash Windows, White
- ⑥ Double-Glazed Windows, Anthracite Grey
- ⑦ Double-Glazed Windows, Anthracite Grey, Obscure Glazing
- ⑧ Timber Effect Door
- ⑨ Double-Glazed Sliding-Folding Doors, Anthracite Grey
- ⑩ White Painted Fascias, Soffits and Bargeboards
- ⑪ Black Rainwater Gutters and Downpipes
- ⑫ Anthracite Grey Skylights
- ⑬ Proposed PV Location



Elevation A-A (Front; 80 Croydon Road)



Elevation B-B (Side; Unit 1)



Elevation C-C (Rear)

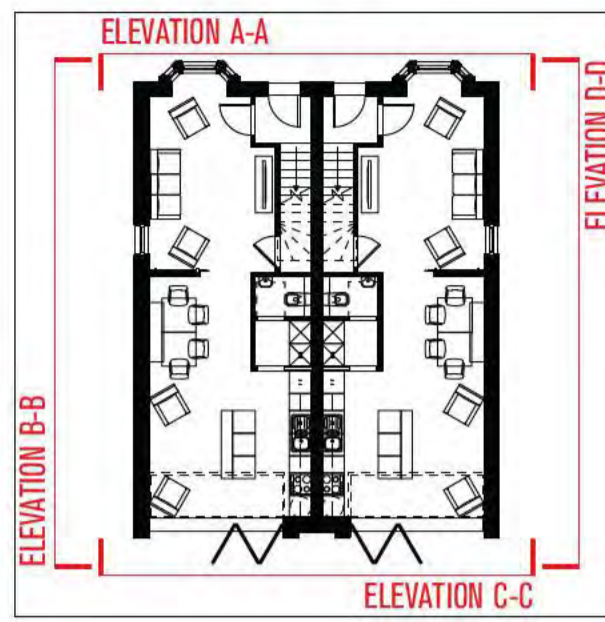


Elevation D-D (Side; Unit 2)

SCALE @ A1: 1:50
SCALE @ A3: 1:100

0 0.5 1.0 1.5 2.0 M

A1
A3



- NOTES
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REV.	DATE	NOTES
D1	15/02/2022	Draft Issue to Energy Assessor
D2	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P2	26/04/2022	Drawing amended to Planning Officer's comments.
P3	21/07/2022	Rear Elevation amended to address Committee comments.
P4	24/10/2022	Planning Issue: Re submission

PROJECT
80 Croydon Road, Reigate

CLIENT
A & D Lippett

Sawkins Architects
The Box Hill Studio
1 The Quarry
Batchworth,
Surrey RH3 7BY

sawkins architects

T 01737 845580
E hello@sawkinsarchitects.com
W www.sawkinsarchitects.com

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STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO. A4260	DRAWING NO. 2200	REV P4
DRAWING TITLE Proposed GA Elevations		

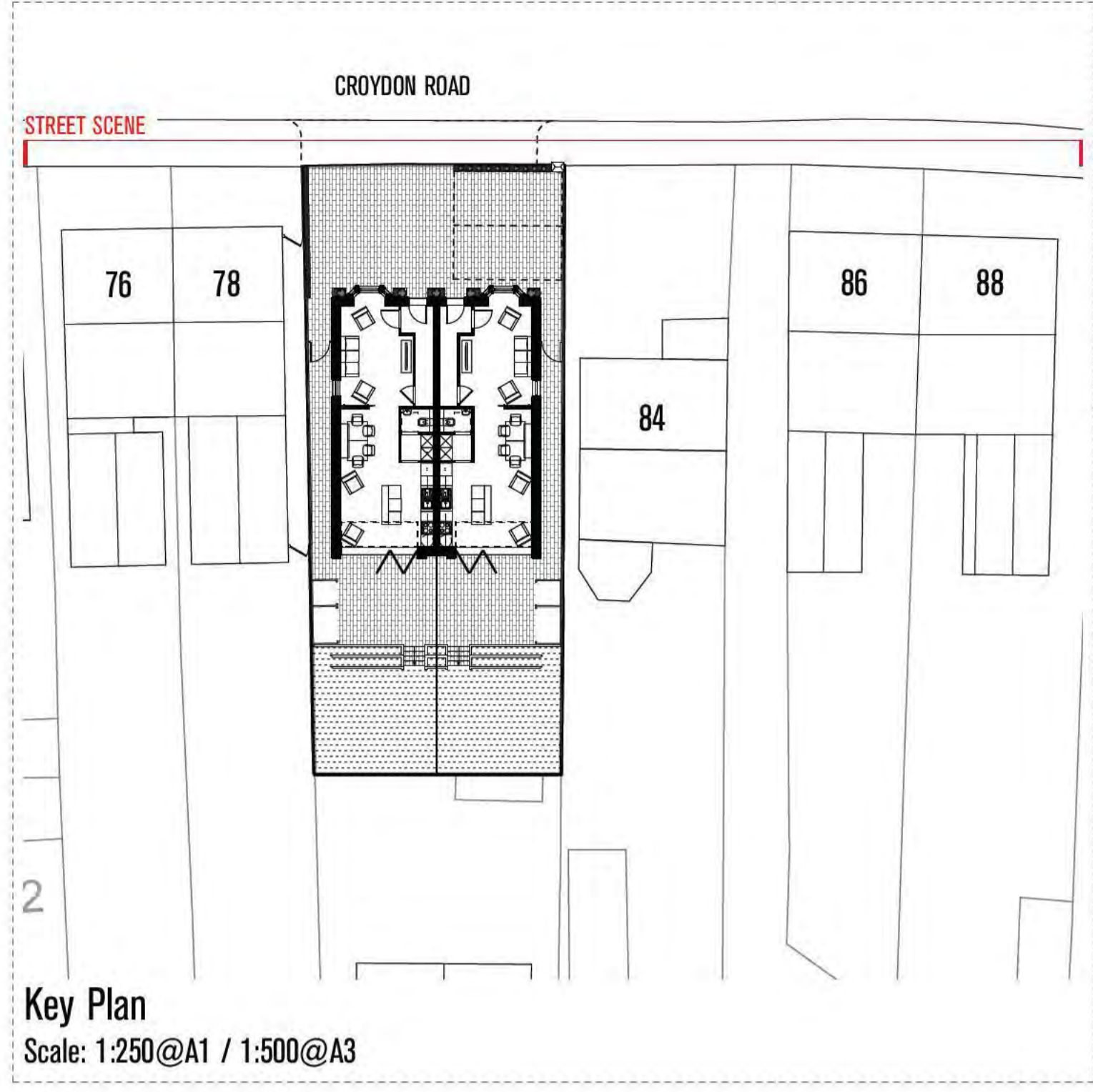
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Full Street Scene

Scale: 1:100 @ A1
1:200 @ A3



Key Plan

Scale: 1:250@A1 / 1:500@A3



80 Croydon Road Street Scene (Close-Up)

Scale: 1:50 @ A1
1:100 @ A3

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SCALE @ A1: ON SHEET
SCALE @ A3: ON SHEET

A1
A3

NOTES

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REV.	DATE	NOTES
D1	25/02/2022	Draft Issue to Client.
P1	04/03/2022	Planning Issue
P2	28/04/2022	Drawing amended to Planning Officer's comments.
P4	24/10/2022	Planning Issue: Re-submission

PROJECT
80 Croydon Road, Reigate

CLIENT
A & D Lippett

Sawkings Architects
The Box Hill Studio
1 The Quarry
Betchworth,
Surrey RH3 7BY

sawkings architects

T 01737 845580
E hello@sawkingsarchitects.com
W www.sawkingsarchitects.com

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STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO.	DRAWING NO.	REV
A4260	2205	P4
DRAWING TITLE		
Proposed Street Scene		

COMPARISON BETWEEN 80 CROYDON ROAD AND 80 CROYDON ROAD

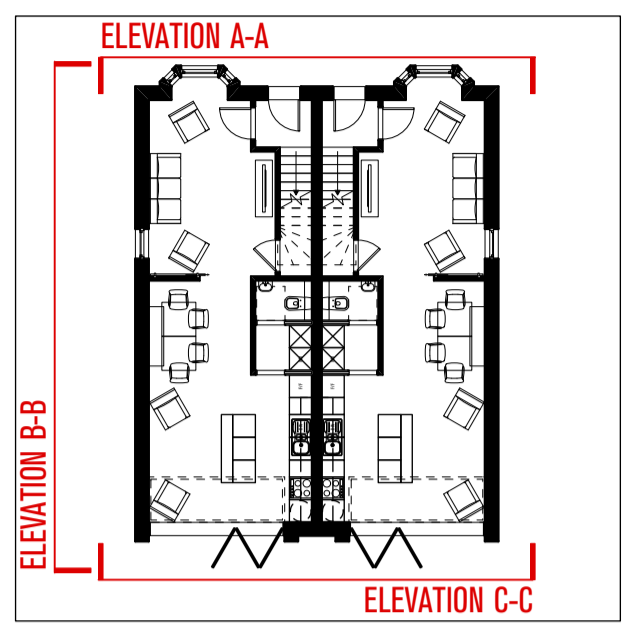


80 Croydon Road Street Scene (Elevation A-A)

SCALE @ A1: 1:50
SCALE @ A3: 1:100

0 0.5 1.0 1.5 2.0 M

A1
A3



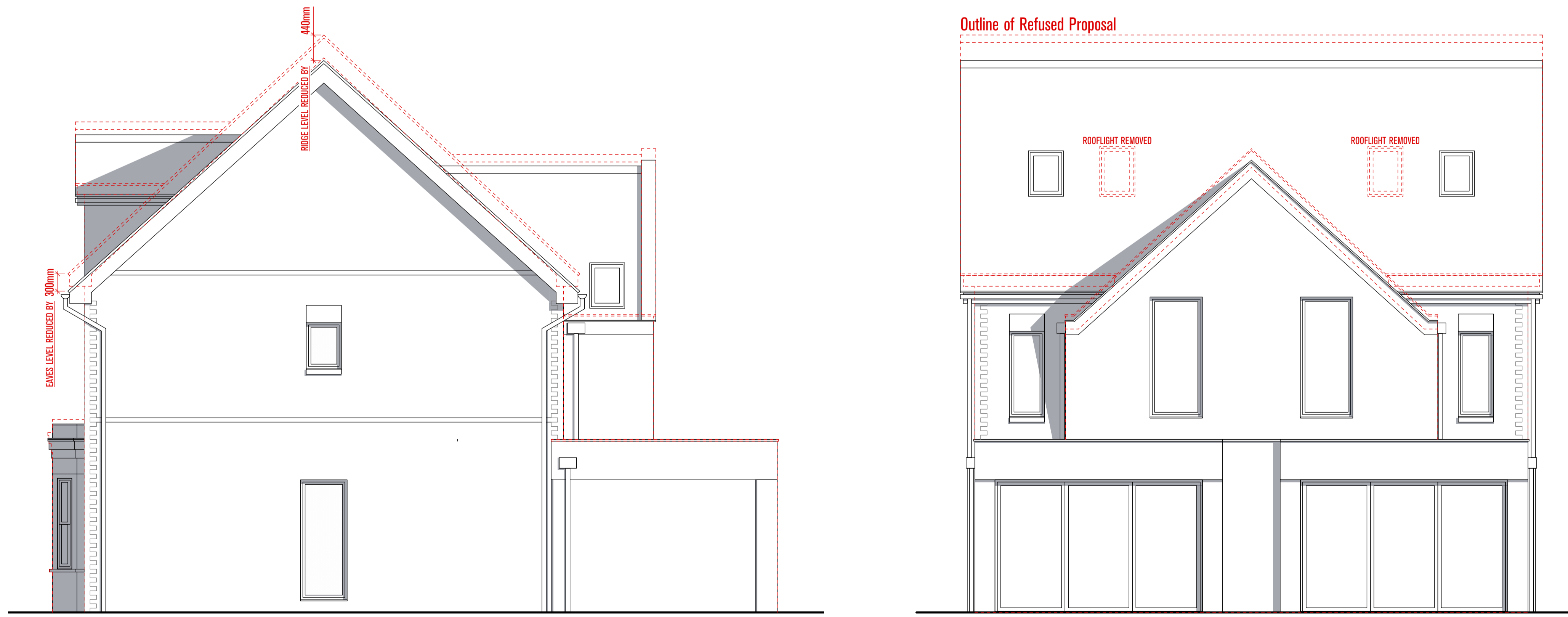
NOTES

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REV.	DATE	NOTES
P4	24/10/2022	Planning Issue - Re-submission

COMPARISON BETWEEN REFUSED PROPOSAL AND CURRENT PROPOSAL



Elevation B-B (Side)

Elevation C-C (Rear)

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PROJECT
80 Croydon Road, Reigate

CLIENT
A & D Lippett

Sawkings Architects
The Box Hill Studio
1 The Quarry,
Batchworth,
Surrey RH3 7BY

sawkings architects

T 01737 845580
E hello@sawkingsarchitects.com
W www.sawkingsarchitects.com

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STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO.	DRAWING NO.	REV
A4260	2206	P4

DRAWING TITLE
Application Comparison



- ① Royal Mail Post Box - Proposed New Location
- ② Proposed Vehicle Exit (in forwards gear)
- ③ Proposed PV locations
- Extended Dropped Kerb
- Parking Spaces; 1No. per unit
- Proposed Foul Water Drainage (to connect to existing)
- Proposed Surface Water Drainage (to connect to existing)
- Parking Dimensions
- Proposed Setting Out from Side Boundaries
- Depth of Rear Garden
- Separating Distance from 30c Doods Road (at first floor level)
- Appr. Location of Rear Window (at first floor level) to 78 Croydon Rd
- 45° Sight Line from 78 Croydon Road

SCALE @ A1: 1:100
SCALE @ A3: 1:200

0 1.0 2.0 3.0 4.0 M

A1
A3

N

NOTES

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REV.	DATE	NOTES
D1	25/02/2022	Draft Issue to Client
P1	04/03/2022	Planning Issue
P4	24/10/2022	Planning Issue Re submission

PROJECT
80 Croydon Road, Reigate

CLIENT
A & D Lippett

Sawkings Architects
The Box Hill Studio
1 The Quarry
Batchworth,
Surrey RH3 7BY

sawkings architects

T 01737 845580
E hello@sawkingsarchitects.com
W www.sawkingsarchitects.com

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Chartered Practice

STATUS	DRAWN BY	CHECKED BY
PLANNING	PT	-
JOB NO.	DRAWING NO.	REV
A4260	2001	P4
DRAWING TITLE		
Proposed Constraints Plan		

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Note:

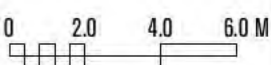
Drawing overlay of RBBC Parking Standards interactive map and proposal subject to current application.

Drawing demonstrates that the site, including proposed parking and dwelling entrances, is within the high accessibility area, as defined by the parking standards map.

Key:

-  Site boundary subject to current application
-  Accessibility level - Fin Band: Medium
-  Accessibility level - Fin Band: High
-  Accessibility level - Fin Score Indicated on Map
-  Accessibility level - Fin Score Indicated on Map
-  Entrance into Site
-  Individual Dwelling Entrance

SCALE @ A2:1:200
SCALE @ A4:1:400



A2
A4

NOTES
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REV.	DATE	NOTES
P1	15/08/2022	Issue to planning consultant
P4	24/10/2022	Planning Issue Re submission

PROJECT
 80 Croydon Road, Reigate

CLIENT
 A & D Lippett

Sawkings Architects
 The Box Hill Studio
 1 The Quarry,
 Betchworth,
 Surrey RH3 7BY



sawkings architects

T 01737 845580
 E hello@sawkingsarchitects.com
 W www.sawkingsarchitects.com

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STATUS	DRAWN BY	CHECKED BY
PLANNING	RD	PT
JOB NO.	DRAWING NO.	REV.
A4260	2101	P4
DRAWING TITLE		
Proof of Site		
Accessibility Level		

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