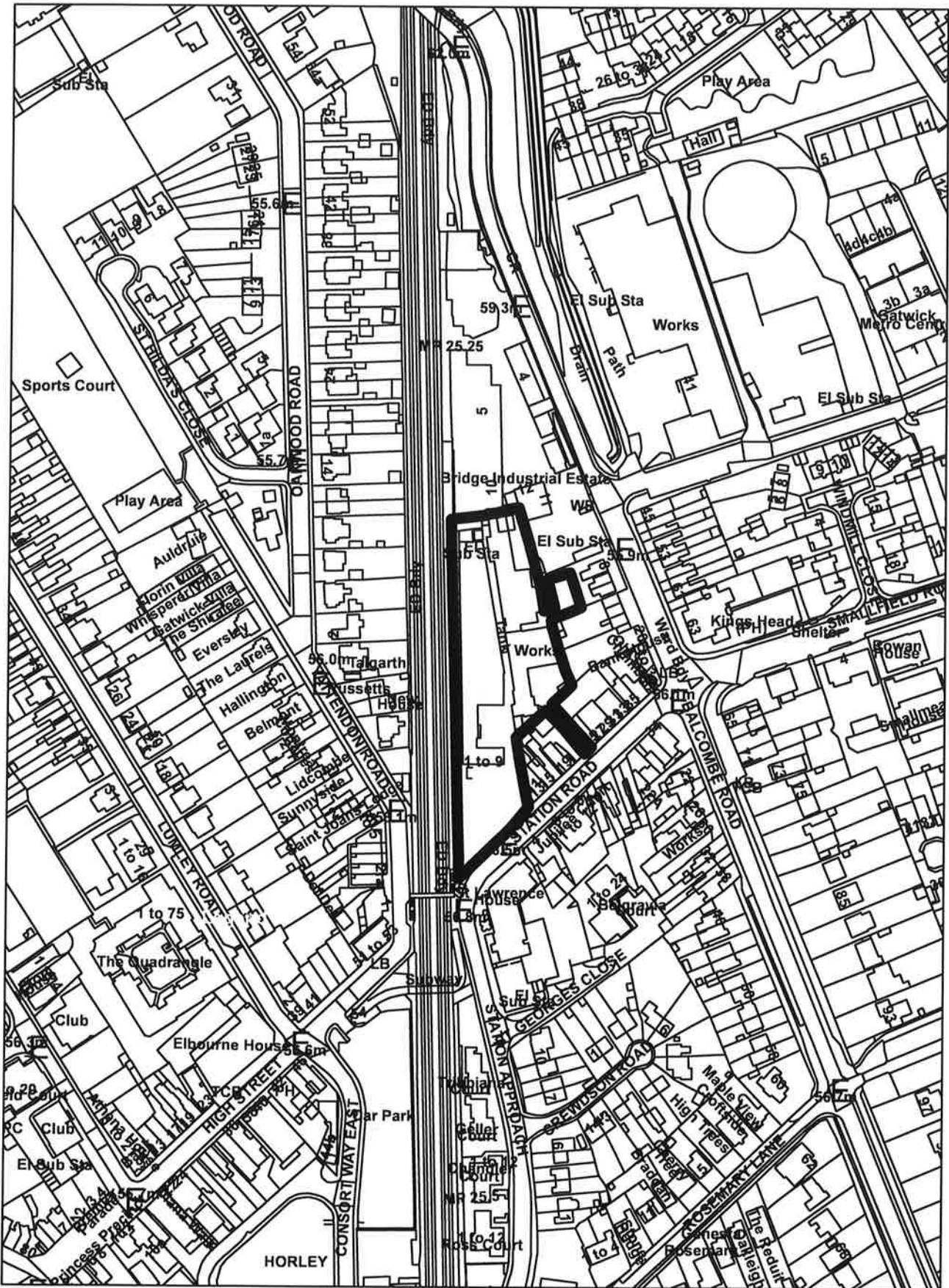
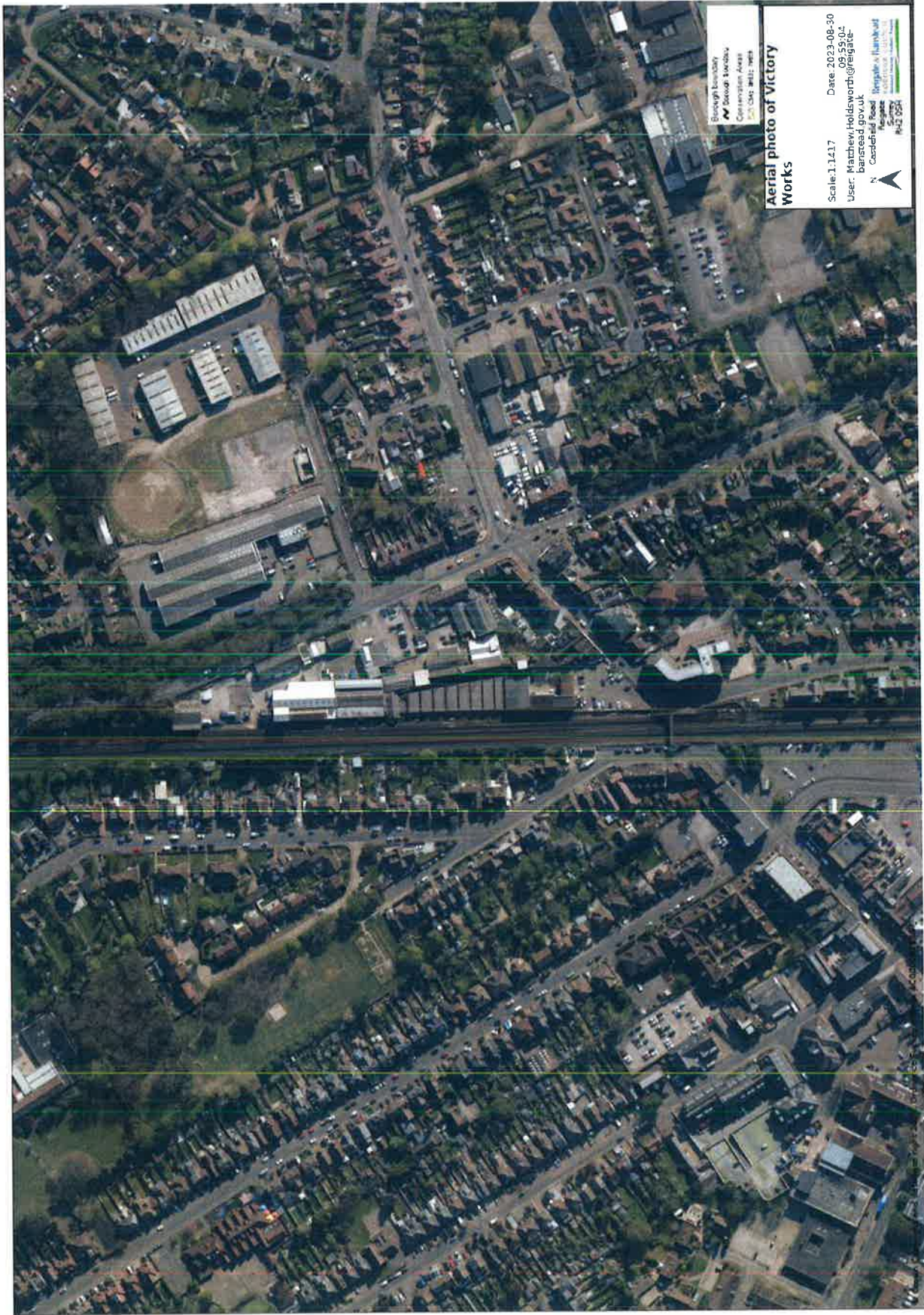


22/01816/F - Victory Works, 1 - 9 Station Road, Horley

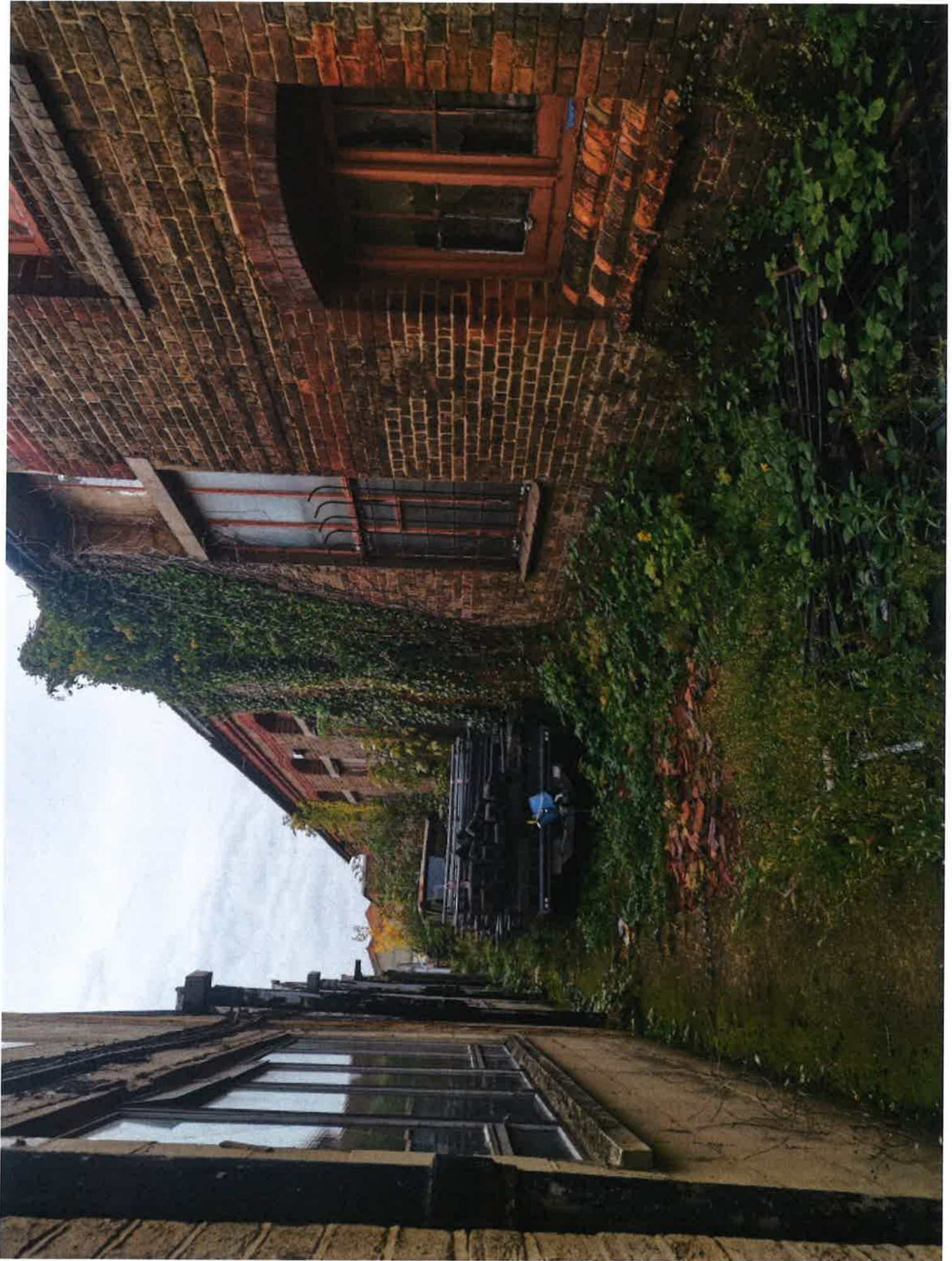




Borough Location
Aerial Works
City of Surrey
Surrey Council

Aerial photo of Victory Works

Scale: 1:1417 Date: 2023-08-30
User: Matthew.Holdsworth@freigate-banstead.gov.uk 09:55:04
N. Coastal Road, Ripley, Hambleton
Surrey, GU24 0SR

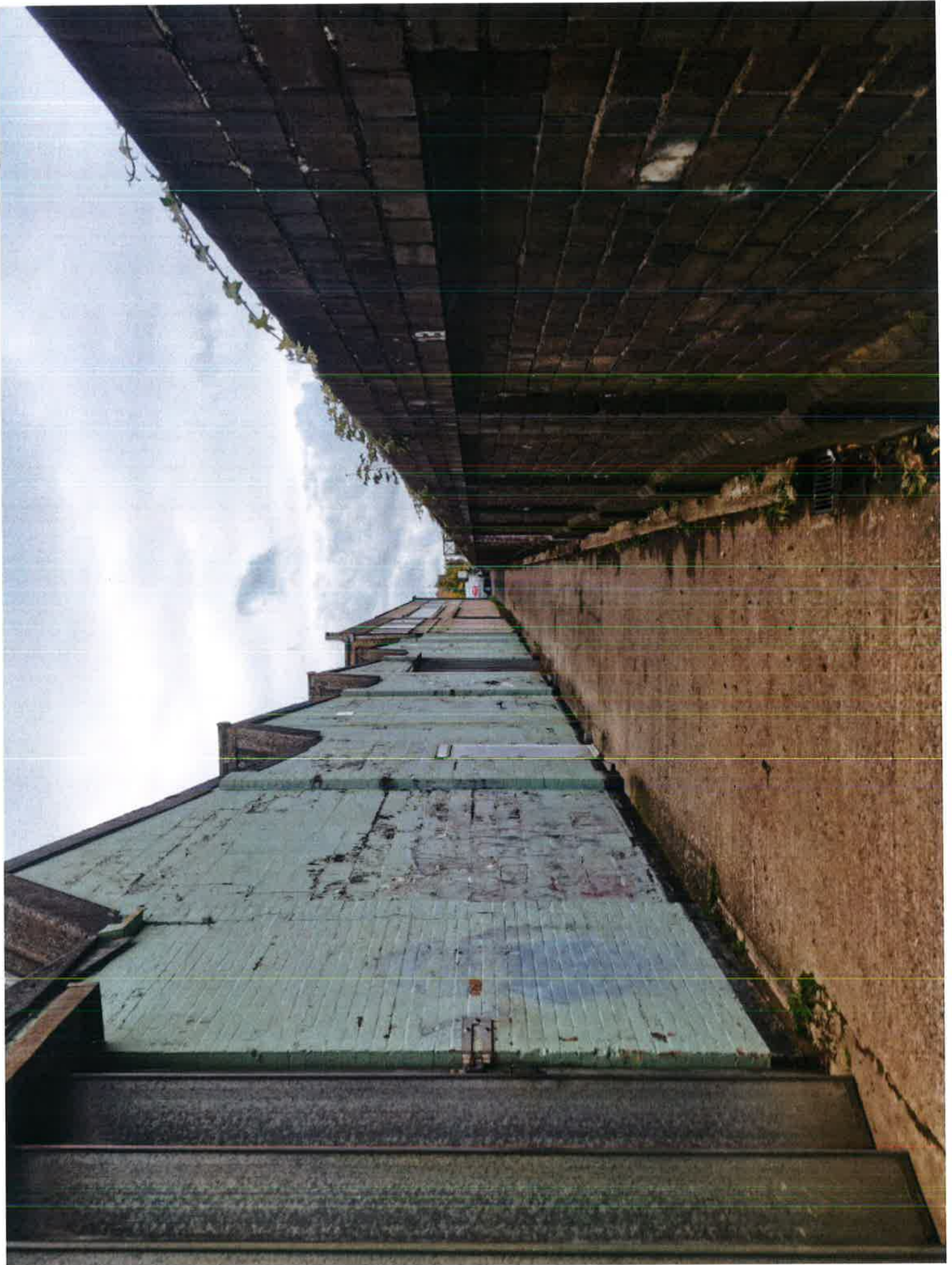






















Accommodation Schedule
Retail and Apartment Block
 GF Retail Unit GIA: 285sqm
 1F-3F Residential GIA: 844.5sqm
 Unit 1 = 185sqm Light Industrial
 (192sqm)
 Unit 2 = 185sqm Light Industrial
 (1892sqm)
 Unit 3 = 323sqm Light Industrial
 (3477sqm)

Old Brewery Building Offices
 Total GIA: 411sqm
 Unit 4 = 382sqm Light Industrial
 (4116sqm)
 Unit 5 = 526sqm Light Industrial
 (5557sqm)

Unit 6 = 520sqm Light Industrial
 (5577sqm)
 Unit 7 = 381sqm Light Industrial
 (4104sqm)

Total Light Industrial (IB / E-gip(s)) GIA = 2583sqm
 (2833sqm)

Total Office GIA = 411sqm
 Total Residential GIA = 844.5sqm
 Total Residential GIA = 1526.5sqm
 2no 25p flats
 4no 25p flats
 2no 35p flats

Total Parking 52 spaces



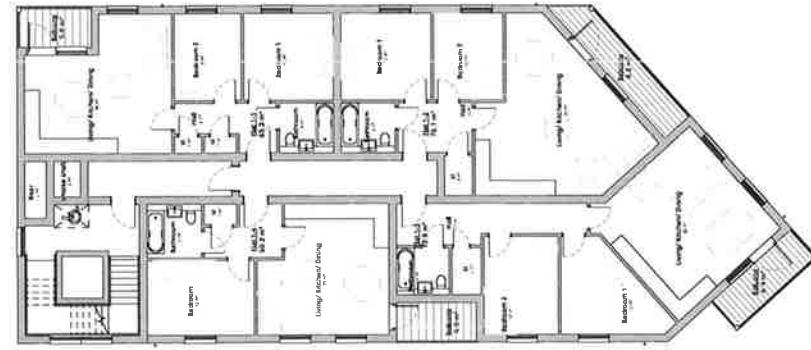
**mixed use development station road, Harley
 proposed site layout (block plan)**



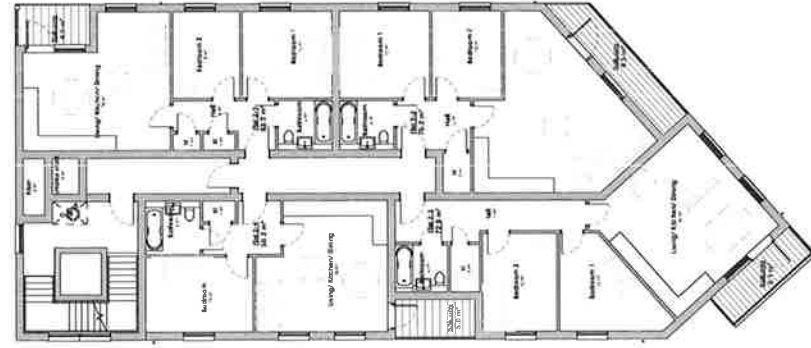
0m 2m 4m 6m 8m 10m
 VISUAL SCALE 1:100 @ A1



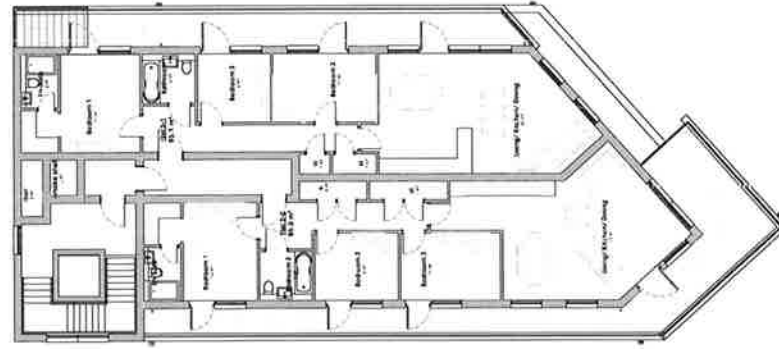
Accommodation Schedule		Area Schedule (GIA)	
Room	Area	Room	Area
Unit 1.1	63.2 m ²	G1 GIA	160 m ²
Unit 1.2	79.1 m ²	L1 GIA	151 m ²
Unit 1.3	63.2 m ²	M1 GIA	151 m ²
Unit 1.4	63.2 m ²	S1 GIA	151 m ²
Unit 2.1	63.2 m ²	North GIA	1233 m ²
Unit 2.2	79.2 m ²		
Unit 2.3	12.2 m ²		
Unit 2.4	56.2 m ²		
Unit 2.5	56.2 m ²		
Unit 2.6	126.0 m ²		
Unit 2.7	126.0 m ²		



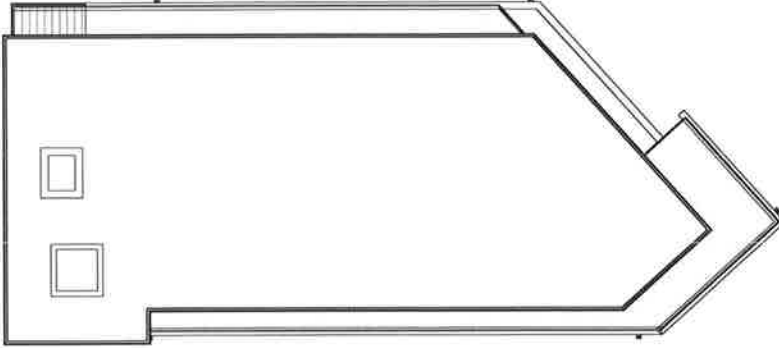
First Floor Plan
1 : 100



Second Floor Plan
1 : 100



Third Floor Plan
1 : 100



Roof Plan
1 : 100

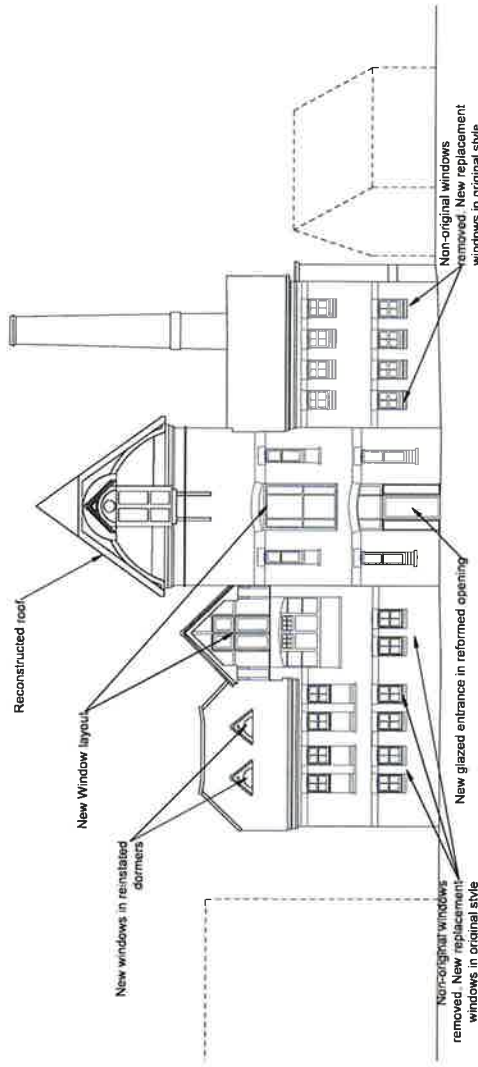
Code	Description	Quantity	Unit
1	Area covered		m ²
2	Area not covered		m ²
3	Area reserved for circulation with openable roof		m ²
4	Area reserved for circulation with non-openable roof		m ²
5	Area reserved for circulation with openable roof		m ²
6	Area reserved for circulation with non-openable roof		m ²

subject to site survey and LA approvals

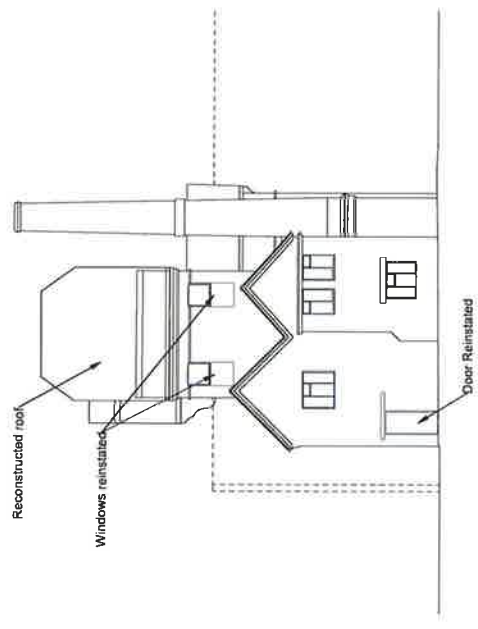
general notes:
 the drawing shall not be used for construction purposes without the consent of the architect.
 all dimensions shall be checked on site, where applicable, prior to construction.
 all walls to be finished to the external surface of the building.
 all floors to be finished to the internal surface of the building.
 all doors to be finished to the internal surface of the building.
 all windows to be finished to the internal surface of the building.
 all services to be installed in accordance with the relevant building regulations and other statutory requirements.
 all materials to be used shall be of a quality and standard suitable for the intended use of the building.
 all work shall be carried out in accordance with the relevant building regulations and other statutory requirements.
 all work shall be carried out in accordance with the relevant building regulations and other statutory requirements.

4117 Station Road, Hoveby
 Woolbro Group
 Retail and Apartment Block -
 Proposed Plans - 2
 1 : 100@A1
 Planning
 P101
 D

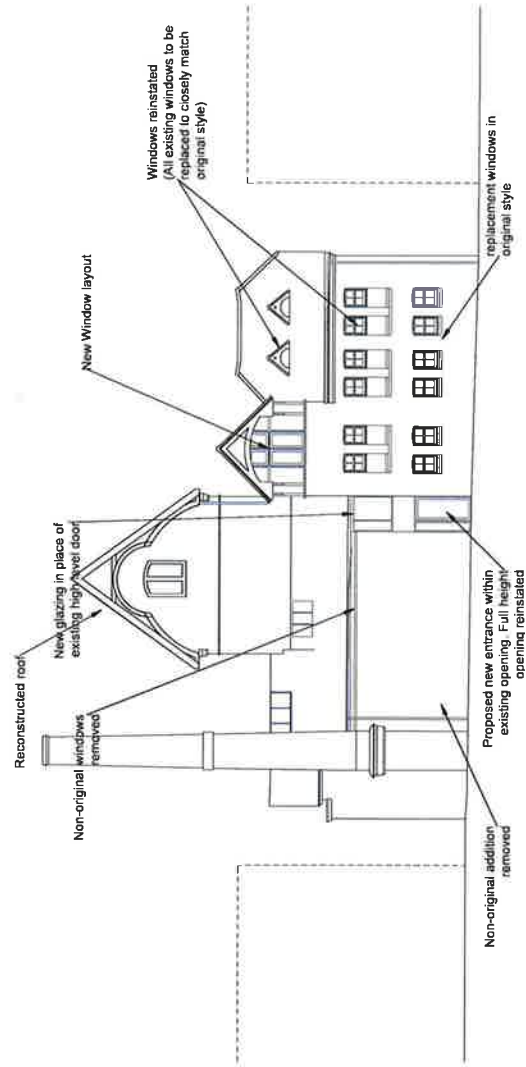
gdmarchitects



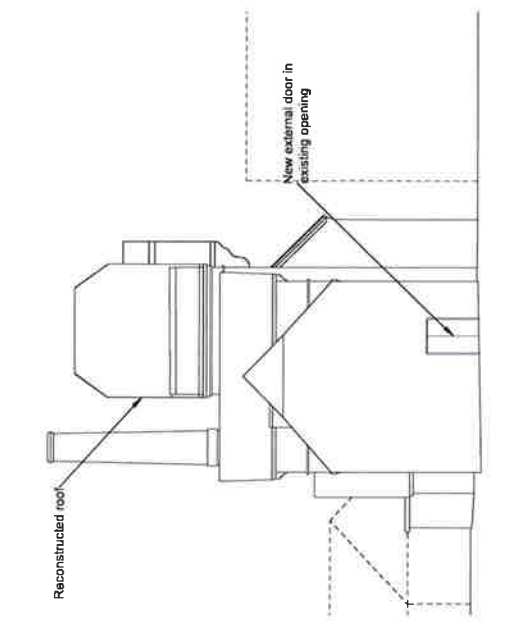
Elevation A:A
1:100



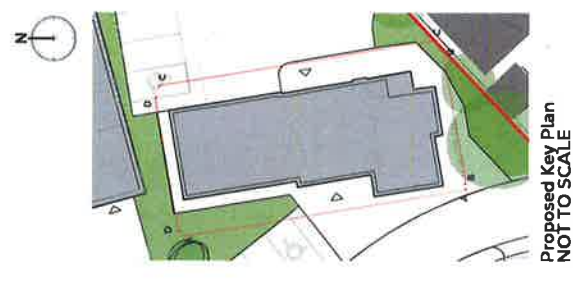
Elevation B:B
1:100



Elevation C:C
1:100



Elevation D:D
1:100



mixed use development station road, Horley
proposed brewery office elevations

