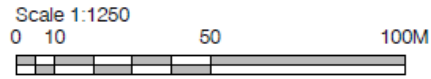


Site Location Plan



Site Block Plan (1:500)



Revision	Date	Description
Rev A	01.10.2020	Red line boundary updated to include site entrance widening works

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Drawn
DPH

Client NATAS PROPERTIES LTD			
Project 03 RETIREMENT LIVING (AGE RESTRICTED) APARTMENTS, BRIGHTON RD, REDHILL			
Drawing SITE LOCATION & BLOCK PLAN			
Scale	Client	Date	Checked
1:1250 / 1:500 @ A5	09.12.2021	DPH	
Job No.	Draw No.	Revision	Status
3092	LP 01	A	PLANNING

KWL Architects

Poplar House Hazell Drive
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www.kwlarchitects.co.uk



Accommodation Schedule

Site Area = 24,800 sq m (1.71 acres) (10.28 hectares)
 Overall Plot Area = 20,747 sq m (5.01 acres) (12.76 hectares)
 Ground Floor Area = 2,446 sq m (0.61 acres) (5.37 hectares)
 First Floor Area = 1,702 sq m (0.42 acres) (4.25 hectares)
 Second Floor Area = 856 sq m (0.21 acres) (2.12 hectares)
 Total Area = 5,004 sq m (1.24 acres) (3.02 hectares)

Room	Count	Area (sq m)	Area (sq ft)
RL-103R	1	103	1110
RL-103R	2	206	2220
RL-103R	3	309	3330
RL-103R	4	412	4410
RL-103R	5	515	5520
RL-103R	6	618	6660
RL-103R	7	721	7740
RL-103R	8	824	8850
RL-103R	9	927	9990
RL-103R	10	1030	11070
RL-103R	11	1133	12210
RL-103R	12	1236	13350
RL-201R	1	201	2150
RL-201R	2	402	4300
RL-201R	3	603	6450
RL-201R	4	804	8600
RL-201R	5	1005	10750
RL-201R	6	1206	12900
RL-201R	7	1407	15050
RL-201R	8	1608	17200
RL-201R	9	1809	19350
RL-201R	10	2010	21500
RL-201R	11	2211	23650
RL-201R	12	2412	25800
RL-201R	13	2613	27950
RL-201R	14	2814	30100
RL-201R	15	3015	32250
RL-201R	16	3216	34400
RL-201R	17	3417	36550
RL-201R	18	3618	38700
RL-201R	19	3819	40850
RL-201R	20	4020	43000
RL-201R	21	4221	45150
RL-201R	22	4422	47300
RL-201R	23	4623	49450
RL-201R	24	4824	51600
RL-201R	25	5025	53750
RL-201R	26	5226	55900
RL-201R	27	5427	58050
RL-201R	28	5628	60200
RL-201R	29	5829	62350
RL-201R	30	6030	64500
RL-201R	31	6231	66650
RL-201R	32	6432	68800
RL-201R	33	6633	70950
RL-201R	34	6834	73100
RL-201R	35	7035	75250
RL-201R	36	7236	77400
RL-201R	37	7437	79550
RL-201R	38	7638	81700
RL-201R	39	7839	83850
RL-201R	40	8040	86000
RL-201R	41	8241	88150
RL-201R	42	8442	90300
RL-201R	43	8643	92450
RL-201R	44	8844	94600
RL-201R	45	9045	96750
RL-201R	46	9246	98900
RL-201R	47	9447	101050
RL-201R	48	9648	103200
RL-201R	49	9849	105350
RL-201R	50	10050	107500
RL-201R	51	10251	109650
RL-201R	52	10452	111800
RL-201R	53	10653	113950
RL-201R	54	10854	116100
RL-201R	55	11055	118250
RL-201R	56	11256	120400
RL-201R	57	11457	122550
RL-201R	58	11658	124700
RL-201R	59	11859	126850
RL-201R	60	12060	129000
RL-201R	61	12261	131150
RL-201R	62	12462	133300
RL-201R	63	12663	135450
RL-201R	64	12864	137600
RL-201R	65	13065	139750
RL-201R	66	13266	141900
RL-201R	67	13467	144050
RL-201R	68	13668	146200
RL-201R	69	13869	148350
RL-201R	70	14070	150500
RL-201R	71	14271	152650
RL-201R	72	14472	154800
RL-201R	73	14673	156950
RL-201R	74	14874	159100
RL-201R	75	15075	161250
RL-201R	76	15276	163400
RL-201R	77	15477	165550
RL-201R	78	15678	167700
RL-201R	79	15879	169850
RL-201R	80	16080	172000
RL-201R	81	16281	174150
RL-201R	82	16482	176300
RL-201R	83	16683	178450
RL-201R	84	16884	180600
RL-201R	85	17085	182750
RL-201R	86	17286	184900
RL-201R	87	17487	187050
RL-201R	88	17688	189200
RL-201R	89	17889	191350
RL-201R	90	18090	193500
RL-201R	91	18291	195650
RL-201R	92	18492	197800
RL-201R	93	18693	199950
RL-201R	94	18894	202100
RL-201R	95	19095	204250
RL-201R	96	19296	206400
RL-201R	97	19497	208550
RL-201R	98	19698	210700
RL-201R	99	19899	212850
RL-201R	100	20100	215000

Total: 48 units (13.00 acres) 50%

Parking Provision: 24 Spaces

Scale 1:125
 0 5 10M

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Revision	Date	Description	Drawn
Rev A	08.08.2021	Minor updates to reflect structural changes following the App feedback from Construction Office	DPA
Rev B	24.08.2022	Minor updates to reflect structural changes & additional revision subject following the App feedback (Prepared to 2D Plans)	DPA
Rev C	08.10.2022	Red line boundary & setbacks include amendments to site address and parking lot with other works (see PEP drawing)	DPA
Rev D	21.11.2022	Car parking system amended to better delineate further to southern boundary (Refer to 3D). Please refer to top of meeting minutes (path of existing wall to create parking bays to go down). Additional fence added to site boundary	DPA
Rev E	11.04.2023	Parking changes to respond to Planning Officers requests during consultation period. Removal of gates to front elevation, further stepping back line, removal of 2nd floor lift, materials stipulated to create up revision site individual properties, some balconies changed to timber, landscaping updated	DPA
Rev F	15.04.2023	Planning changes to respond to Planning Officers requests during consultation period. Brickwork proposed to be replaced with brick and stone (Refer to ground level only)	DPA
Rev G	07.07.2023	Parking spaces 24 allocated, minor reallocation to reflect highway constraints, vehicle loading requirements	DPA
Rev H	02.08.2023	Parking spaces 24 allocated, minor reallocation to reflect highway constraints, vehicle loading requirements	DPA

NATAHER PROPERTIES LTD

Project: **C2 RETIREMENT LIVING (AGE RESTRICTED) APARTMENTS, BRIGHTON RD, REDHILL**

Drawing: **PROPOSED SITE PLAN (UPPER GROUND FLOOR LEVEL)**

Date: 07.06.2022

Scale: 1:125 @ A1

Author: DPA

Checker: DPH

Project Name: **Handoff Draw**

Project No: **144**

Revision: **PL 100**

Phase: **H**

Discipline: **PLANNING**

Client: **KWL Architects**

Project Address: **Handoff Draw**

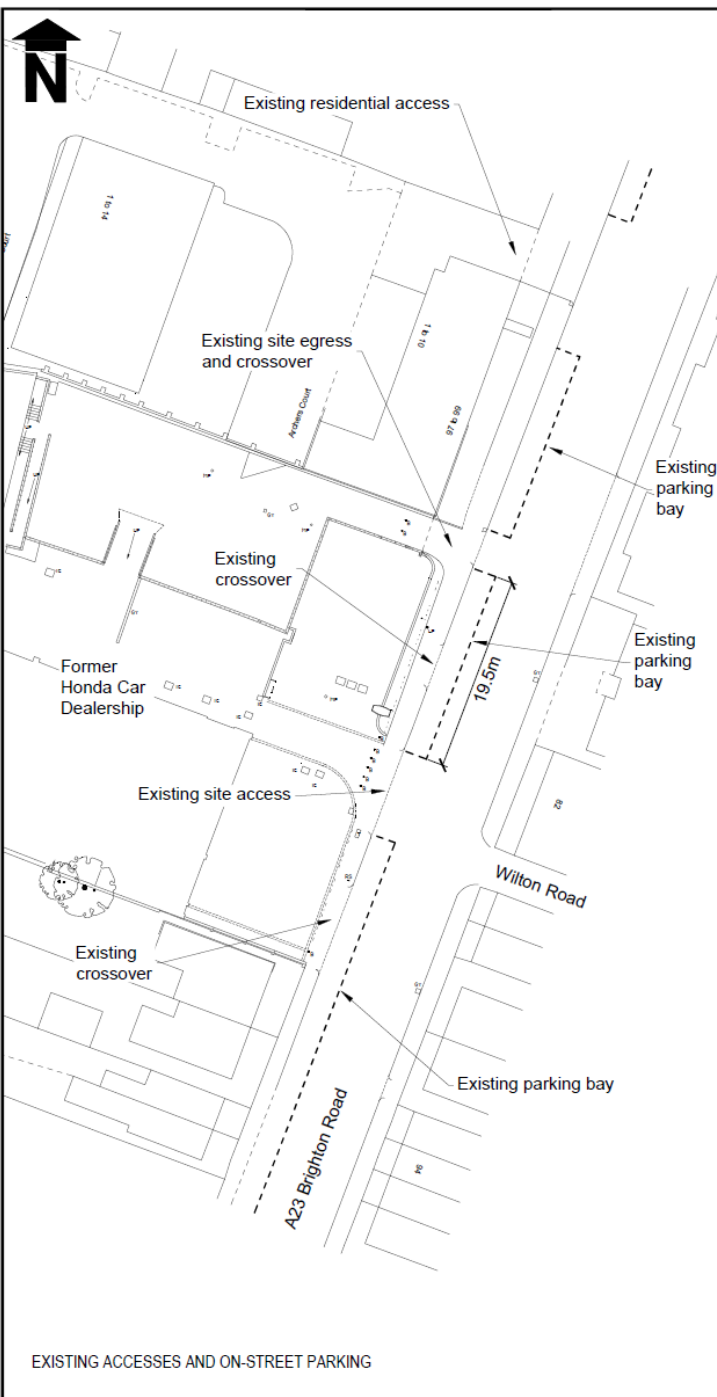
Project No: **144**

Revision: **PL 100**

Phase: **H**

Discipline: **PLANNING**

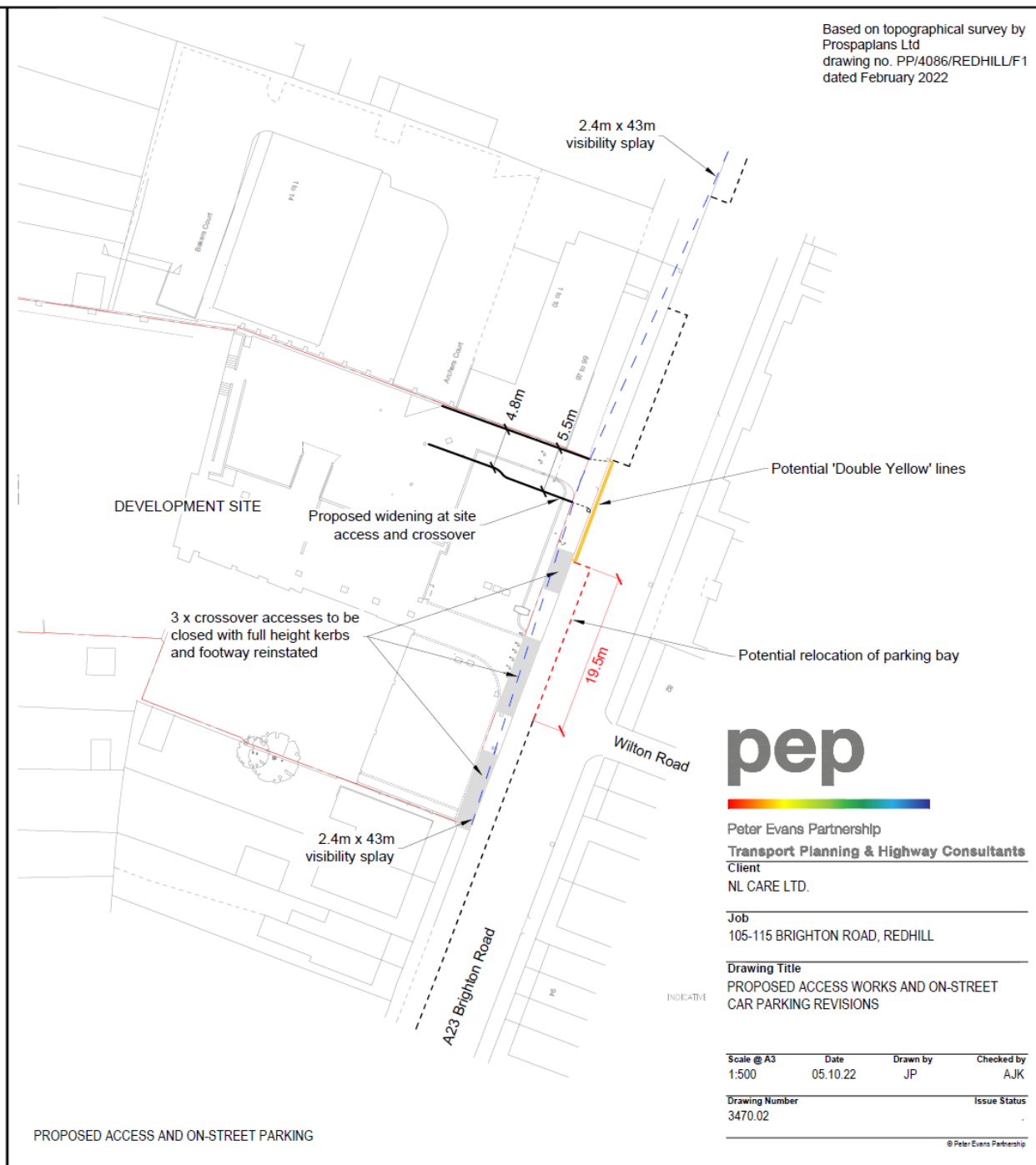
Client: **KWL Architects**



EXISTING ACCESSES AND ON-STREET PARKING

NOTE: REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HMS. © CROWN COPYRIGHT LICENSE NO. 100093987

Based on topographical survey by
 Prospaplans Ltd
 drawing no. PP/4086/REDHILL/F1
 dated February 2022



PROPOSED ACCESS AND ON-STREET PARKING



Peter Evans Partnership
Transport Planning & Highway Consultants
 Client
 NL CARE LTD.

Job
 105-115 BRIGHTON ROAD, REDHILL

Drawing Title
 PROPOSED ACCESS WORKS AND ON-STREET
 CAR PARKING REVISIONS

Scale @ A3 Date Drawn by Checked by
 1:500 05.10.22 JP AJK

Drawing Number Issue Status
 3470.02 .

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INDICATIVE



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN





Scale 1:100
0 1 2 10M



31
RL-206R

32
RL-204R*

33
RL-103R

34
RL-103R-FD

29
RL-203R

28
RL-104R

38
RL-205R

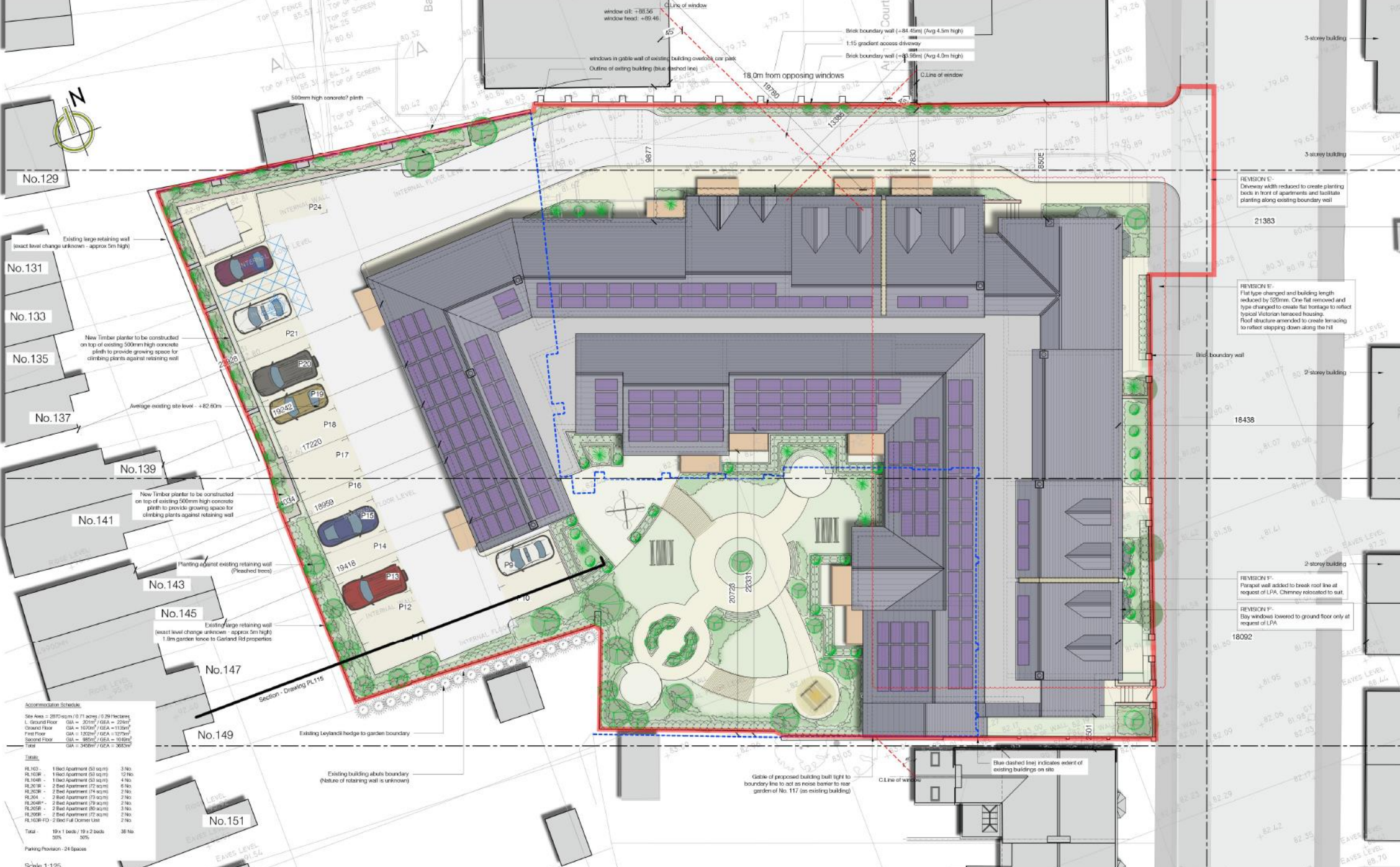
30
RL-204

37
RL-103

36
RL-103R

35
RL-103R_FD





REVISION E:
Driveway width reduced to create planting beds in front of apartments and facilitate planting along existing boundary wall

REVISION E:
Flat type changed and building length reduced by 120mm. One flat removed and type changed to create flat footage to reflect typical Victorian terraced housing. Roof structure amended to create landing to reflect stepping down along the flat

REVISION F:
Parapet wall added to break roof line at request of LPA. Chimney relocated to suit.

REVISION F:
Bay windows moved to ground floor only at request of LPA

No.129

No.131

No.133

No.135

No.137

No.139

No.141

No.143

No.145

No.147

No.149

No.151

Accommodation Schedule

Site Area	= 2810 sqm (0.73 hectare)
L Ground Floor	GFA = 201m ² / GEA = 229m ²
First Floor	GFA = 167m ² / GEA = 115m ²
Second Floor	GFA = 95m ² / GEA = 104m ²
Total	GFA = 463m ² / GEA = 448m ²

Tenants

RL103	1 Bed Apartment (51 sqm)	3 No.
RL104	1 Bed Apartment (51 sqm)	12 No.
RL104B	1 Bed Apartment (51 sqm)	4 No.
RL201W	2 Bed Apartment (72 sqm)	6 No.
RL202	2 Bed Apartment (74 sqm)	2 No.
RL204	2 Bed Apartment (74 sqm)	2 No.
RL204B	2 Bed Apartment (74 sqm)	2 No.
RL205	2 Bed Apartment (80 sqm)	3 No.
RL206	2 Bed Apartment (72 sqm)	2 No.
RL103/FD	2 Bed Full Duplex Unit	2 No.
Total	10 x 1 beds / 19 x 2 beds	38 No.
	50%	50%

Parking Provision - 24 Spaces

Scale 1:125





BRIGHTON ROAD ELEVATION (EAST)

MATERIALS KEY:

- RED MULTI FACING BRICK
- DARK RED FACING BRICK (CONTRAST)
- SMOOTH RED FACING BRICK DETAIL
- OFF-WHITE RENDER
- LIGHT GREY METAL RAILINGS & BALCONIES
- ARTIFICIAL SLATE ROOF (CONCRETE TILES)
- WHITE PVC WINDOWS, FASCIAS & SOFFITS
- GREY LEAD/GRP DORMERS
- BLACK PVC RAINWATER GOODS
- RECON STONE CILLS, HEADS AND DOOR SURROUNDS
- OUTLINE OF EXISTING BUILDINGS ON SITE












SIDE ELEVATION (SOUTH)





SIDE ELEVATION (NORTH)

MATERIALS KEY:

- | | | | |
|---|---------------------------------------|---|--|
|  | RED MULTI-FACING BRICK |  | ARTIFICIAL SLATE ROOF (CONCRETE TILES) |
|  | DARK RED FACING BRICK (CONTRAST) |  | WHITE PVC WINDOWS, FASCIAS & SOFFITS |
|  | SMOOTH RED-FACING BRICK (DETAIL) |  | GREY LEAD & GRP DORMERS |
|  | OFF-WHITE RENDER |  | BLACK PVC RAINWATER GOODS |
|  | LIGHT GREY METAL RAILINGS & BALCONIES | | |



CONTEXTUAL SIDE ELEVATION (NORTH)



REAR ELEVATION (WEST)

MATERIALS KEY:

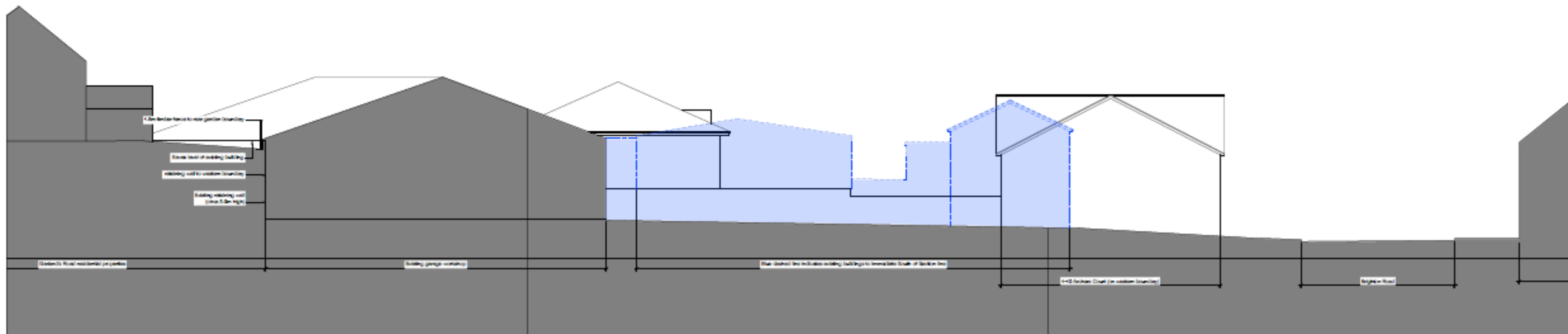
- | | | | |
|---|---------------------------------------|---|--|
|  | RED MULTI-FACING BRICK |  | ARTIFICIAL SLATE ROOF (CONCRETE TILES) |
|  | DARK RED FACING BRICK (CONTRAST) |  | WHITE PVC WINDOWS, FASCIA & SOFFITS |
|  | SMOOTH RED FACING BRICK DETAIL |  | GREY LEAD/GRP DORMERS |
|  | OFF-WHITE RENDER |  | BLACK PVC RAINWATER GOODS |
|  | LIGHT GREY METAL RAILINGS & BALCONIES | | |



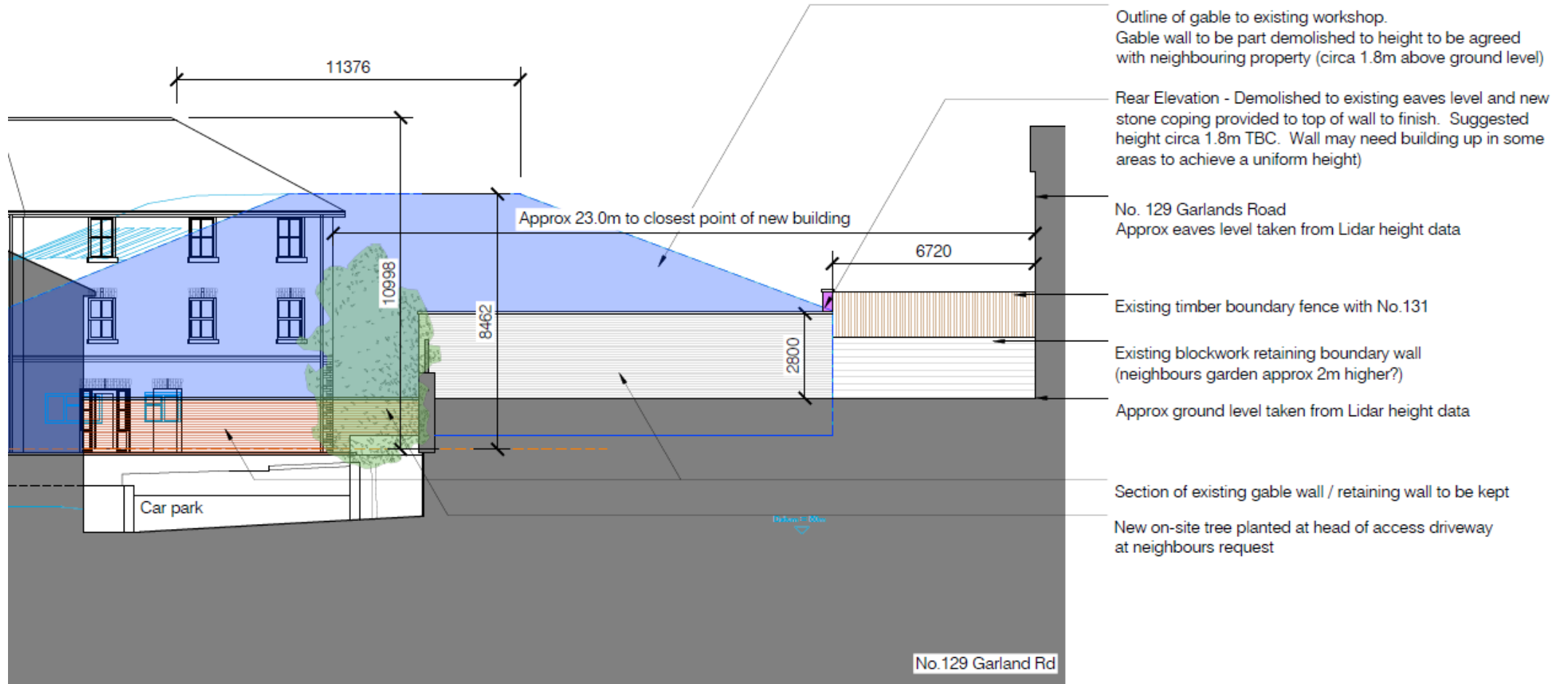
SECTIONAL ELEVATION (WEST)



PROPOSED SECTION A-A
(See Site Plans for location reference)



EXISTING SECTION A-A
(See Site Plans for location reference)

















View 1-After

