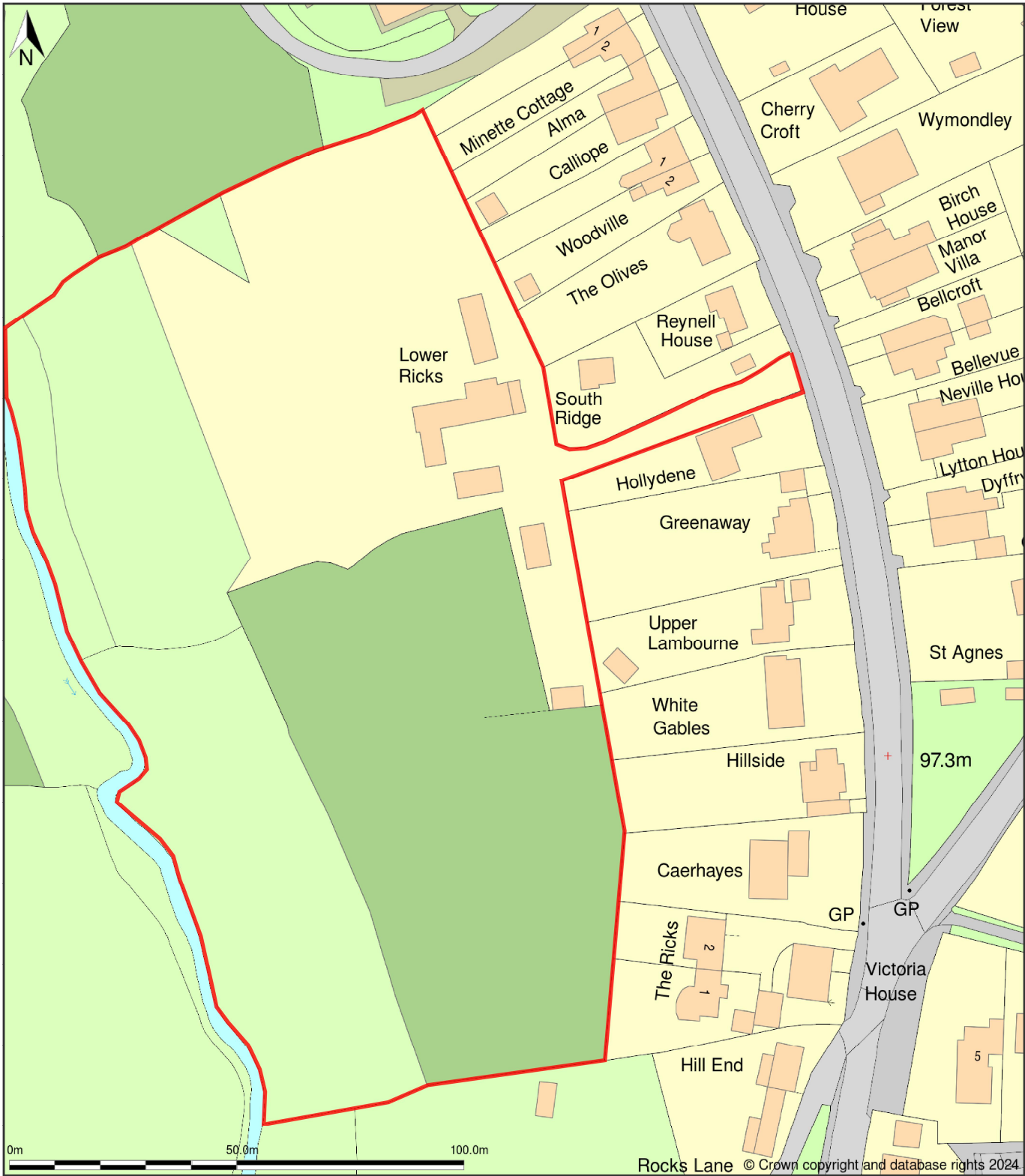


Lower Ricks, London Road, Balcombe, West Sussex, RH17 6HS

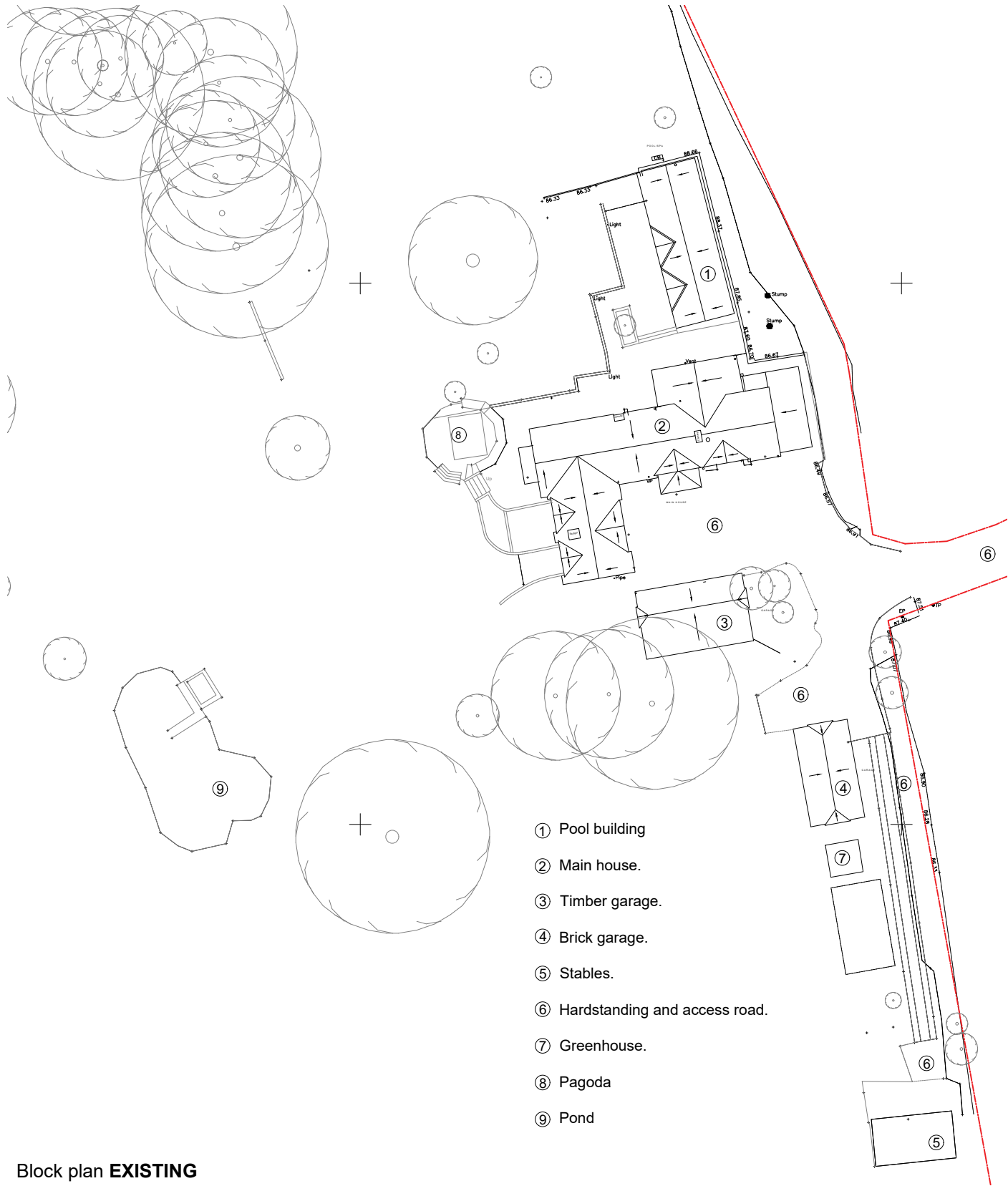


Location Plan shows area bounded by: 530626.27, 130415.38 530850.99, 130673.45 (at a scale of 1:1250), OSGridRef: TQ30733054. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

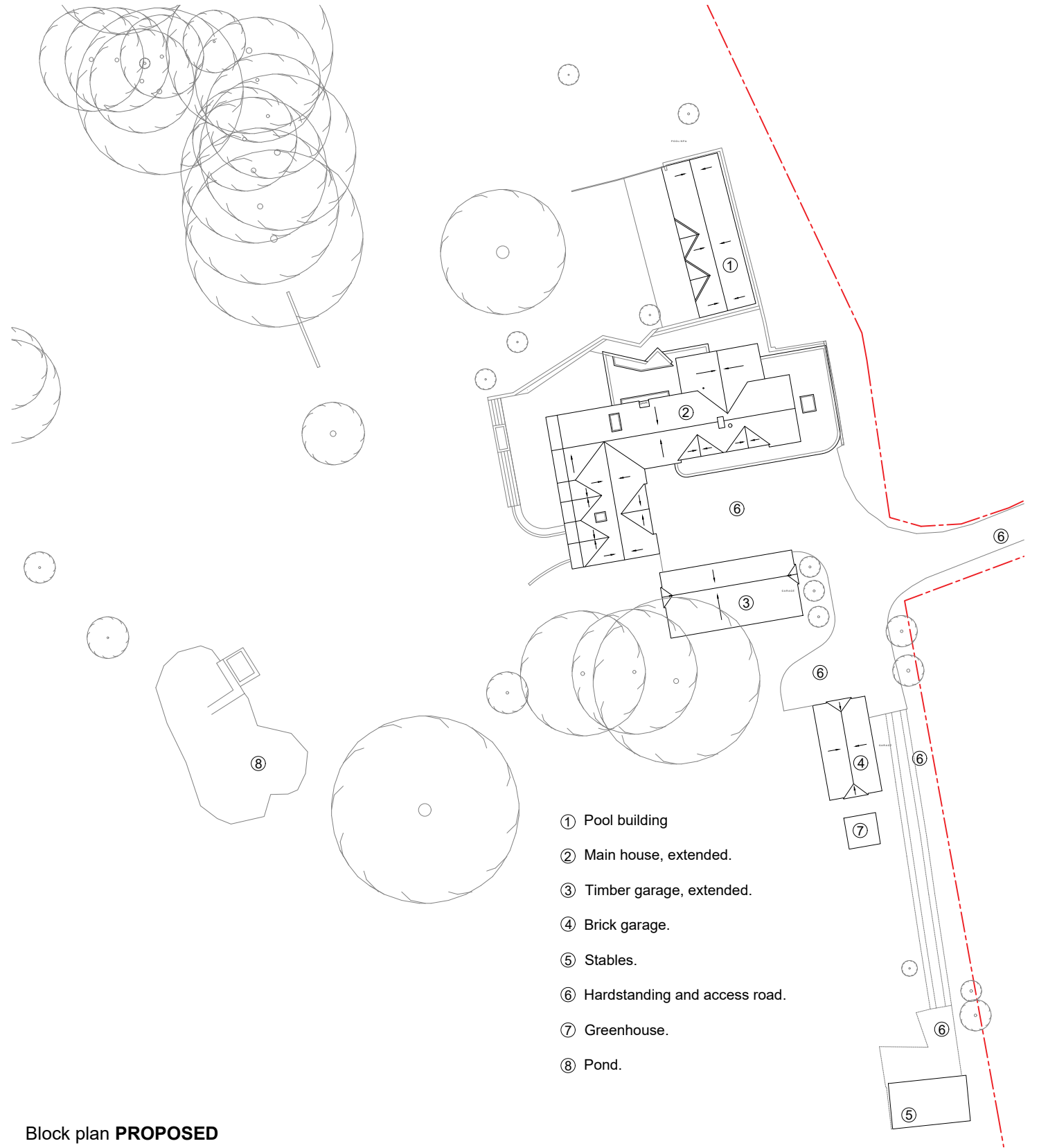
Produced on 17th Jan 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2024. Supplied by mapserve.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #00872350-B0B79E.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. MapServe® logo, pdf design and the mapserve.co.uk website are Copyright © Passinc Ltd 2024.

Drawing name: Site Plan		
Date: 2024/04/02	Job no: 92305	Drawing no: (PL) 01
Scale: 1:1250@A3	Revision: A	Drawn by: AS
Project name: Lower Ricks		PSA



Block plan **EXISTING**

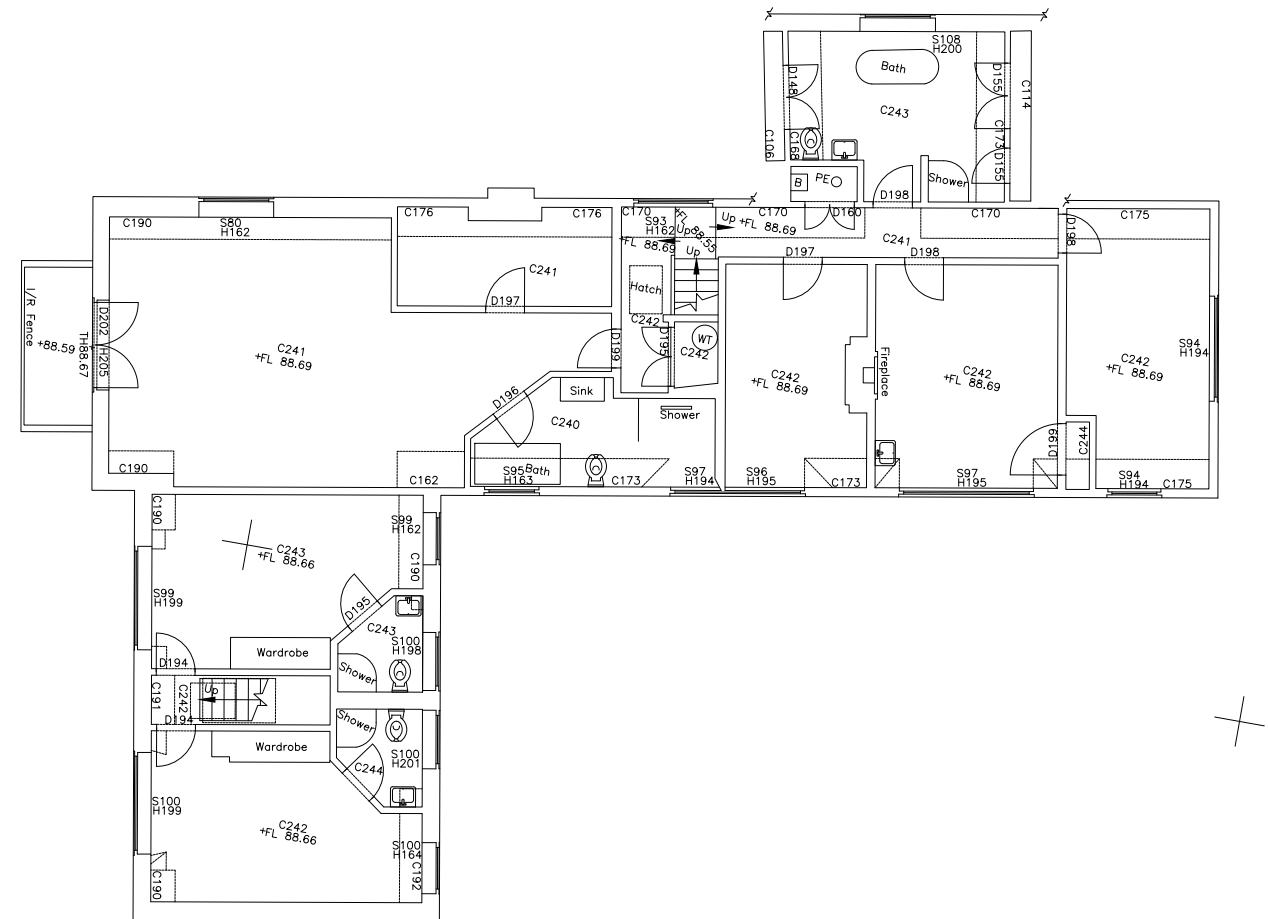
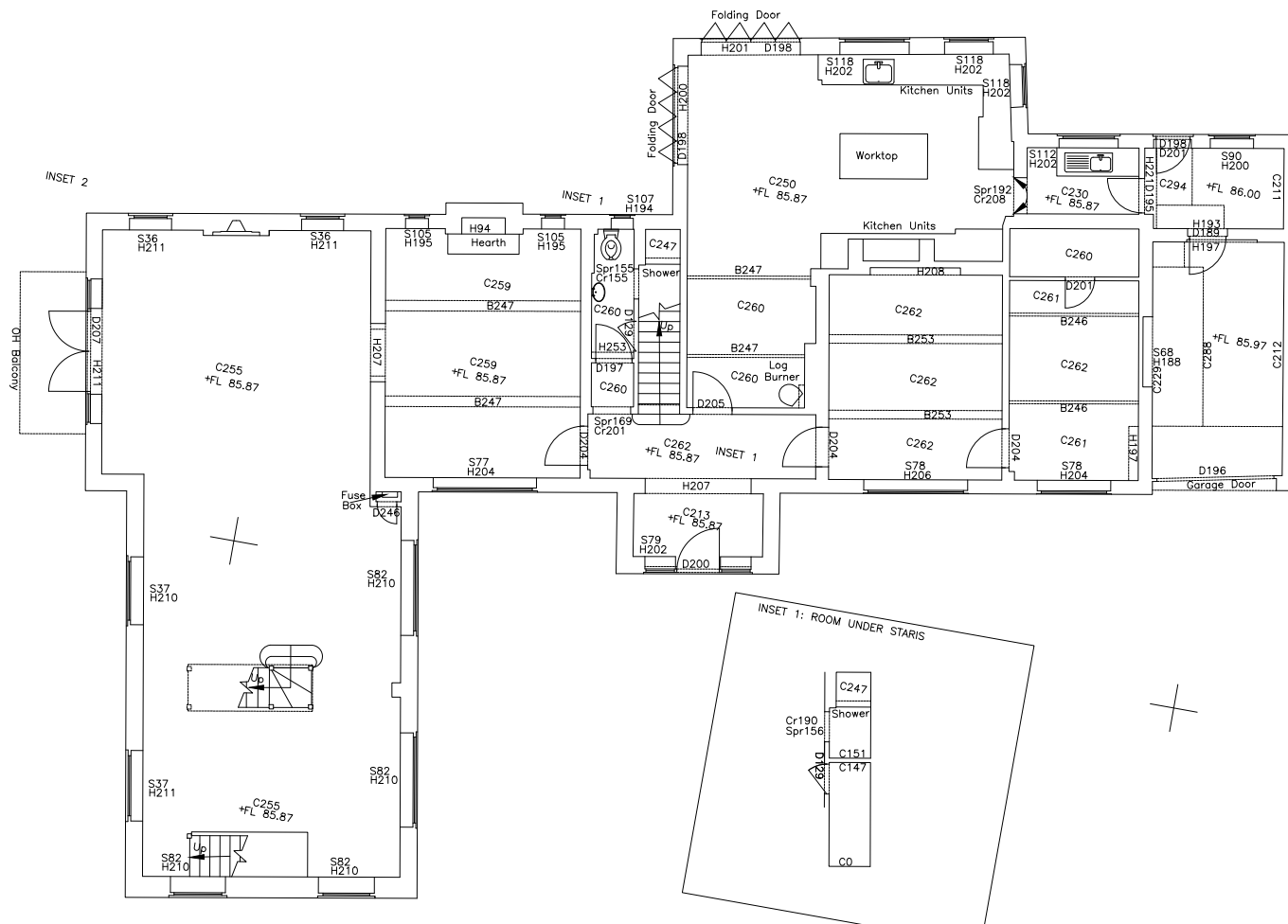


Block plan **PROPOSED**

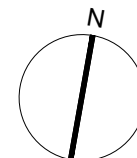
© LUCA PROJECTS LTD, this drawing may not be copied, altered or reproduced. do not scale off this drawing

N

PSA STUDIO LIMITED RIBA Chartered Practice 27 Tredgar Road, London E3 2EH Email: hello@psa-studio.com		Drawing name: Block plans	
		EXISTING + PROPOSED	
Date: 2024/04/02	Job no: 92305	Drawing no: (PL) 02	
Scale: 1:500@A3	Revision: A	Drawn by: AS	
Project name: Lower Ricks			



© LUCA PROJECTS LTD, this drawing may not be copied, altered or reproduced. do not scale off this drawing



PSA STUDIO LIMITED
RIBA Chartered Practice
27 Tredegar Road, London E3 2EH
Email: hello@psa-studio.com

Project name:

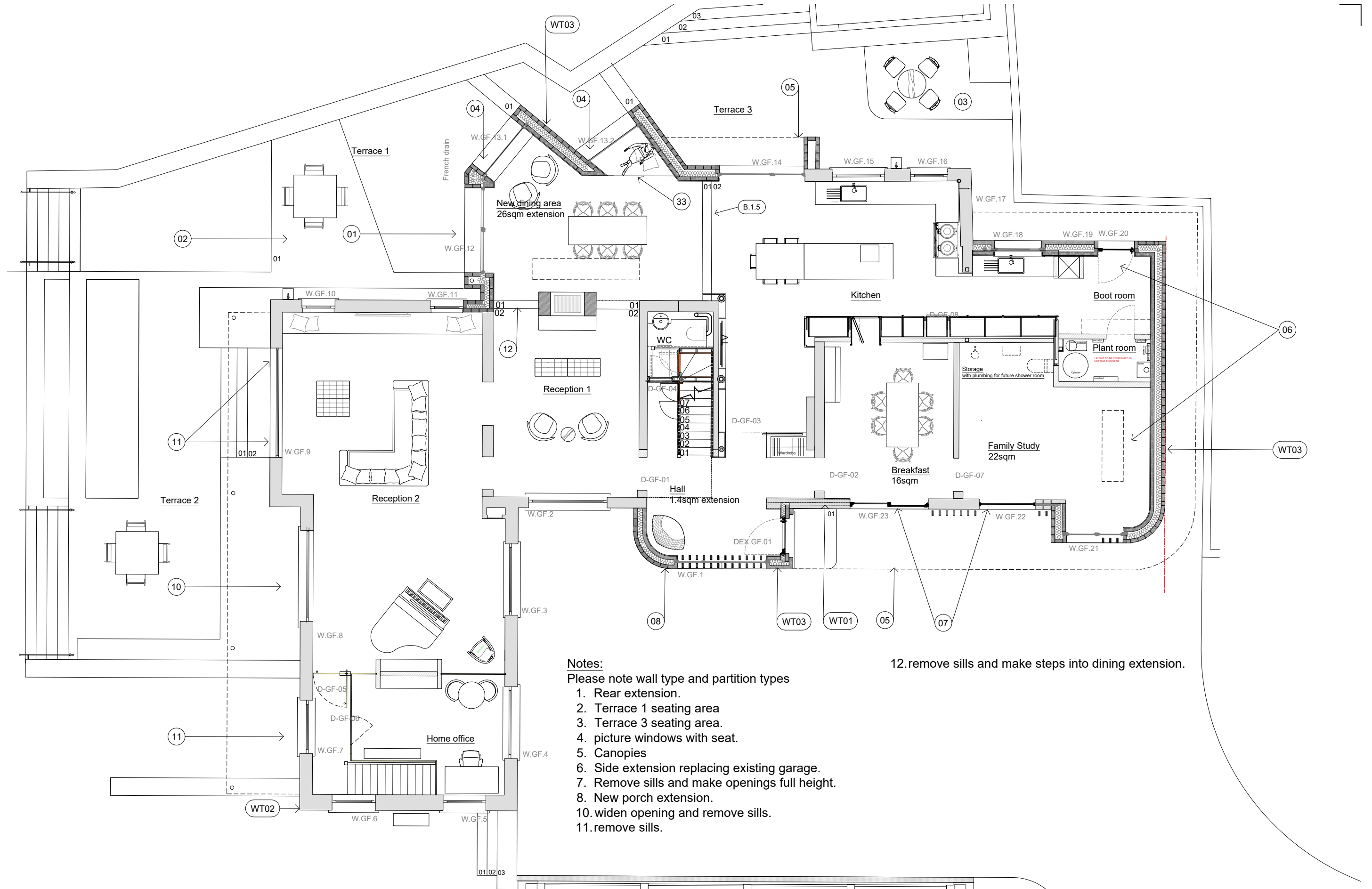
Lower Ricks

Drawing name:	Floor Plans Existing
---------------	--------------------------------

Date:	Job no:	Drawing no:
2024/04/02	92305	(PL) 03

Scale: 1:150@A3	Revision: A	Drawn by: /
---------------------------	-----------------------	----------------

PSA



Notes:

Please note wall type and partition types

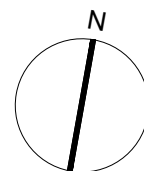
1. Rear extension.
2. Terrace 1 seating area
3. Terrace 3 seating area.
4. picture windows with seat.
5. Canopies
6. Side extension replacing existing garage.
7. Remove sills and make openings full height.
8. New porch extension.
10. widen opening and remove sills.
- 11.remove sills.

12.remove sills and make steps into dining extension.



© PSA STUDIO LTD, this drawing may not be copied, altered or reproduced. do not scale off this drawing

demolition



Revision	
A	floor and wall type codes
B	remove outline scope
C	landscaping
D	kitchen extension openings to GF
E	Plantroom
F	update for planning

PSA STUDIO LIMITED
RIBA Chartered Practice
27 Tredegar Road, London E3 2EH
Email: hello@psa-studio.com

Project name:

Lower Ricks

Drawing name:

GA Ground Floor Plan

Date:
2025/01/31

Job no:
92305

Drawing no:
(PL) 04

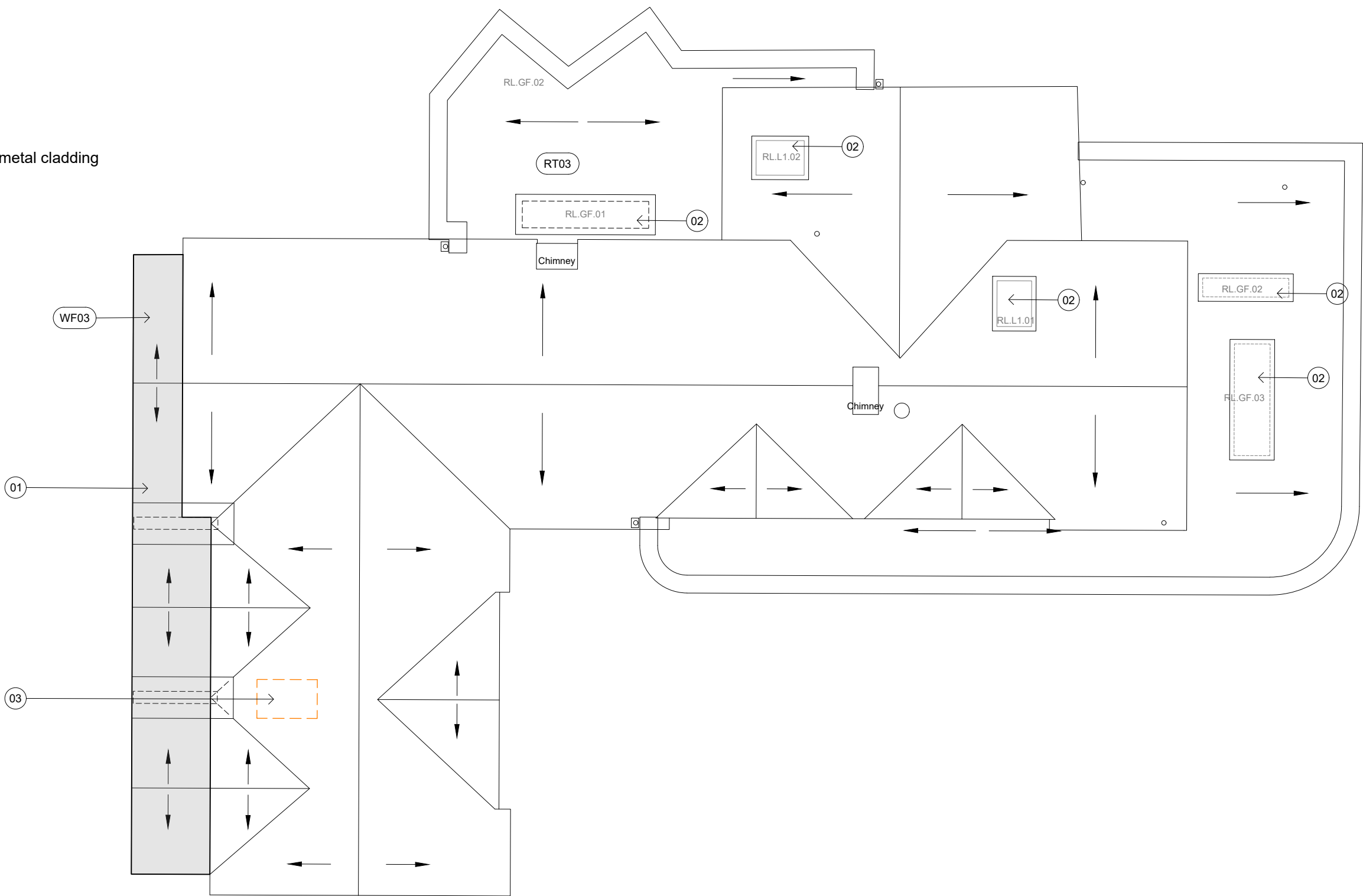
Scale:
1:100@A3

Revision:
F

Drawn by:
AS

PSA

- Note:
- 1. New balcony roof in red metal cladding
 - 2. New roof light
 - 3. remove roof light



Main house: Roof Plan **PROPOSED**

0510

© PSA STUDIO LTD, this drawing may not be copied, altered or reproduced. do not scale off this drawing

N

demolition

Revision		PSA STUDIO LIMITED RIBA Chartered Practice 27 Tredgar Road, London E3 2EH Email: hello@psa-studio.com Project name: Lower Ricks	Drawing name: Roof Plan Proposed	
A	roof type codes		Date: 2025/01/31	Job no: 92305
B	rear extension plan and roof lights		Scale: 1:100@A3	Revision: C
C	roof lights			Drawn by: AS

PSA

- Existing extensions to the original host building:
- 1. Existing west extension
 - 2. Porch
 - 3. Lean to garage



South elevation **Existing**

Notes:

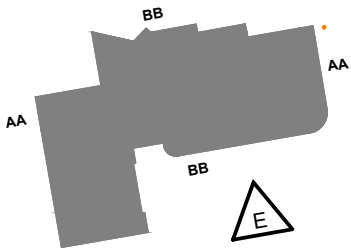
- 1. new balcony with roof in red metal cladding.
- 2. new south facing windows.
- 3. new porch in matching brickwork.
- 4. new shading slats WF3.
- 5. Remove sills.
- 6. new extension with canopy in matching brickwork to replace existing garage.
- 7. drain collecting surface water from RWDPs and french drain into soakaway.
- 8. replace timber rain screen with new charred timber rainscreen WF04.
- 9. widen window
- 10. new window openings



South elevation **Proposed**



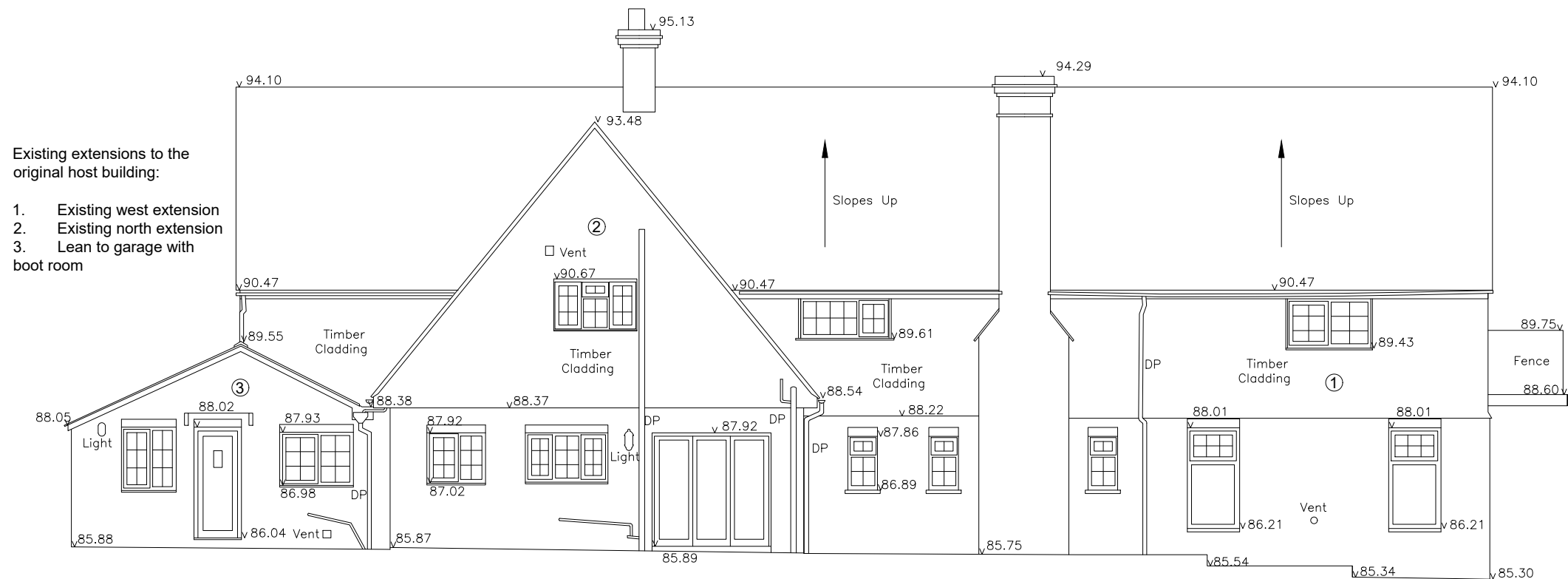
© PSA STUDIO LTD, this drawing may not be copied, altered or reproduced. do not scale off this drawing



Revision	
A	wall type codes
B	timber cladding GF
C	brick cladding
D	brick detailing
E	timber cladding level 1
F	window types

Your Architect Your Home Licensee:	
PSA STUDIO LIMITED	
RIBA Chartered Practice	
27 Tredgar Road, London E3 2EH	
Email: hello@psa-studio.com	
Project name:	
Lower Ricks	

Drawing name: South Elevation		
EXISTING+PROPOSED		
Date:	Job no:	Drawing no:
2024/11/24	92305	(PL)08
Scale:	Revision:	Drawn by:
1:100@A3	F	AS
PSA		



Notes:

-
- Architectural elevation drawing of a building facade. The drawing shows various windows, doors, and structural elements. Key labels include:
- Windows: W.L.1.15, W.L.1.17, W.L.1.16.1, W.L.1.18, W.L.1.15, W.G.F.20, W.G.F.18, W.G.F.16, W.G.F.15, W.G.F.14, W.G.F.13.2, W.G.F.13.1, W.G.F.11, W.G.F.10.
 - Doors: WT04, WT05, WF04, WT05, WF03, WT02.
 - Structural elements: WT04, WT05, WF04, WT05, WF03, WT02.
 - Grid system: 01, 02, 03, 04, 05, 06, 07, 08.
 - Levels: LEVEL 85.98, LEVEL 85.19, LEVEL 85.53.
 - Path: A purple dashed line indicates a path or boundary across the lower portion of the facade, starting from the left and ending at the right.

North elevation **Proposed**



Revision	
A	wall type codes
B	timber cladding, omit ASHP and opening
C	brick cladding
D	Roof lights, L1 window
E	timber cladding L1
F	new window and roof light
G	window types

	Project name:
--	---------------

Lower Ricks

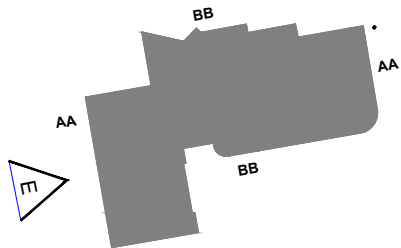
Date: 2024/11/30	Job no: 92305	Drawing no: (PL)09
Scale: 1:100@A3	Revision: G	Drawn by: AS

PSA



West elevation Existing

- Existing extensions to the original host building:
- 1. Existing west extension
 - 2. Existing north extension



Notes:

- 1. new balcony with roof. Fully clad in red metal cladding.
- 2. replace timber rain screen with new charred timber rain screen WF04.
- 3. remove sills.
- 4. close window to basement and extend terrace.
- 5. Widen window and remove sill.
- 6. Rear extension in matching brickwork.
- 7. New rooflight.
- 8. enlarge openings.
- 9. New rear extension in matching brickwork.



West elevation Proposed



© PSA STUDIO LTD, this drawing may not be copied, altered or reproduced. do not scale off this drawing

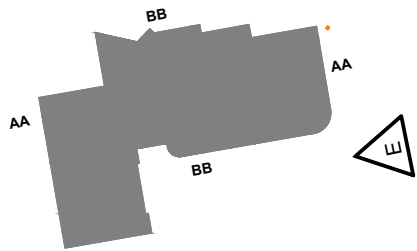
Revision	
A	window opening width WGF8
B	timber cladding, all openings on Level 1
C	opening to kitchen extension.
D	brick cladding, rooflight
E	GF window opening, balcony roof

PSA STUDIO LIMITED
RIBA Chartered Practice
27 Tredgar Road, London E3 2EH
Email: hello@psa-studio.com

Project name:

Lower Ricks

Drawing name: West elevation EXISTING+PROPOSED		
Date: 2024/12/05	Job no: 92305	Drawing no: (PL) 10
Scale: 1:100@A3	Revision: E	Drawn by: AS



- Existing extensions to the original host building:
- 1. Existing west extension
 - 2. Existing north extension



East elevation **Existing**

Notes:

- 1. Proposed extension to replace existing garage in matching brickwork.
- 2. replace timber rain screen with new charred timber rain screen WF04.
- 3. Close existing window opening.



East elevation **Proposed**



© PSA STUDIO LTD. this drawing may not be copied, altered or reproduced. do not scale off this drawing

Revision	
A	wall type codes
B	timber cladding, openings on L1 to master
C	brick cladding
E	timber cladding

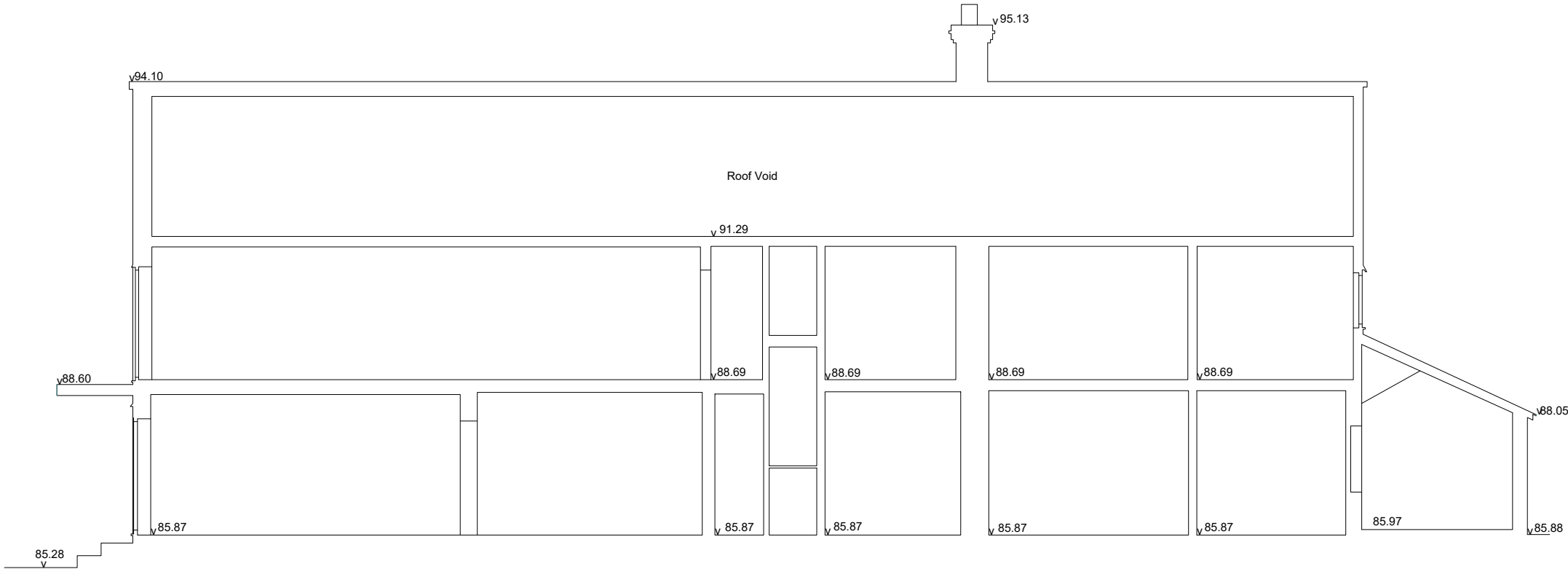
PSA STUDIO LIMITED
RIBA Chartered Practice
27 Tredegar Road, London E3 2EH
Email: hello@psa-studio.com

Project name:

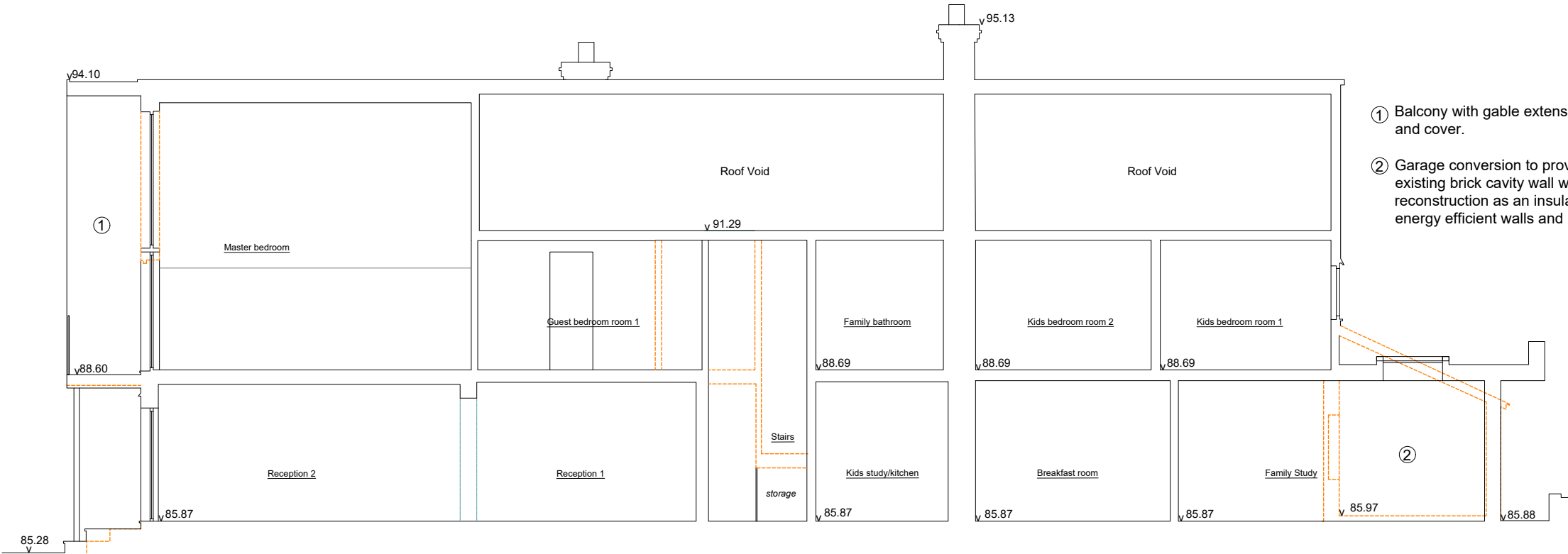
Lower Ricks

Drawing name: East elevation EXISTING+PROPOSED		
Date: 2024/11/30	Job no: 92305	Drawing no: (PL) 11
Scale: 1:100@A3	Revision: E	Drawn by: AS

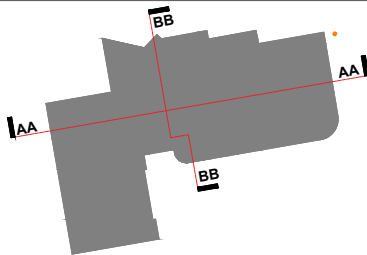
Section AA Existing



Section AA Proposed



- ① Balcony with gable extension to provide shading and cover.
- ② Garage conversion to provide family study. Its existing brick cavity wall will require reconstruction as an insulated slab and a more energy efficient walls and roof are required.



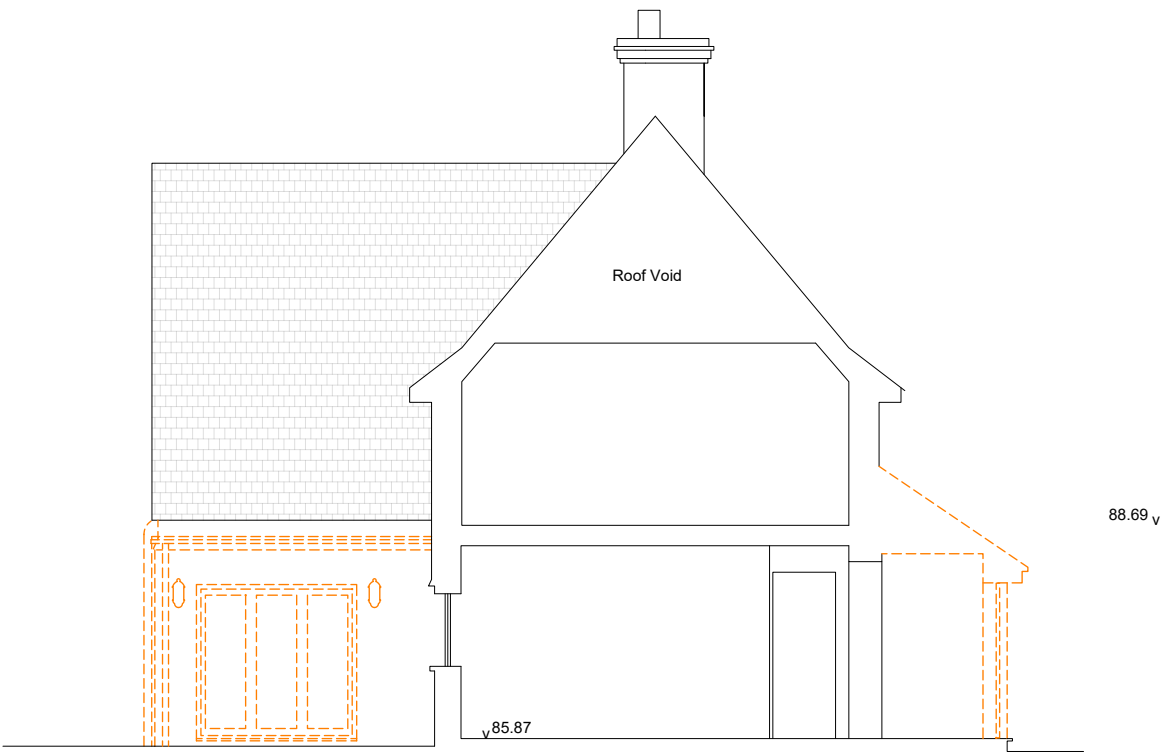
PSA STUDIO LIMITED
RIBA Chartered Practice
27 Tredgar Road, London E3 2EH
Email: hello@psa-studio.com

Project name:

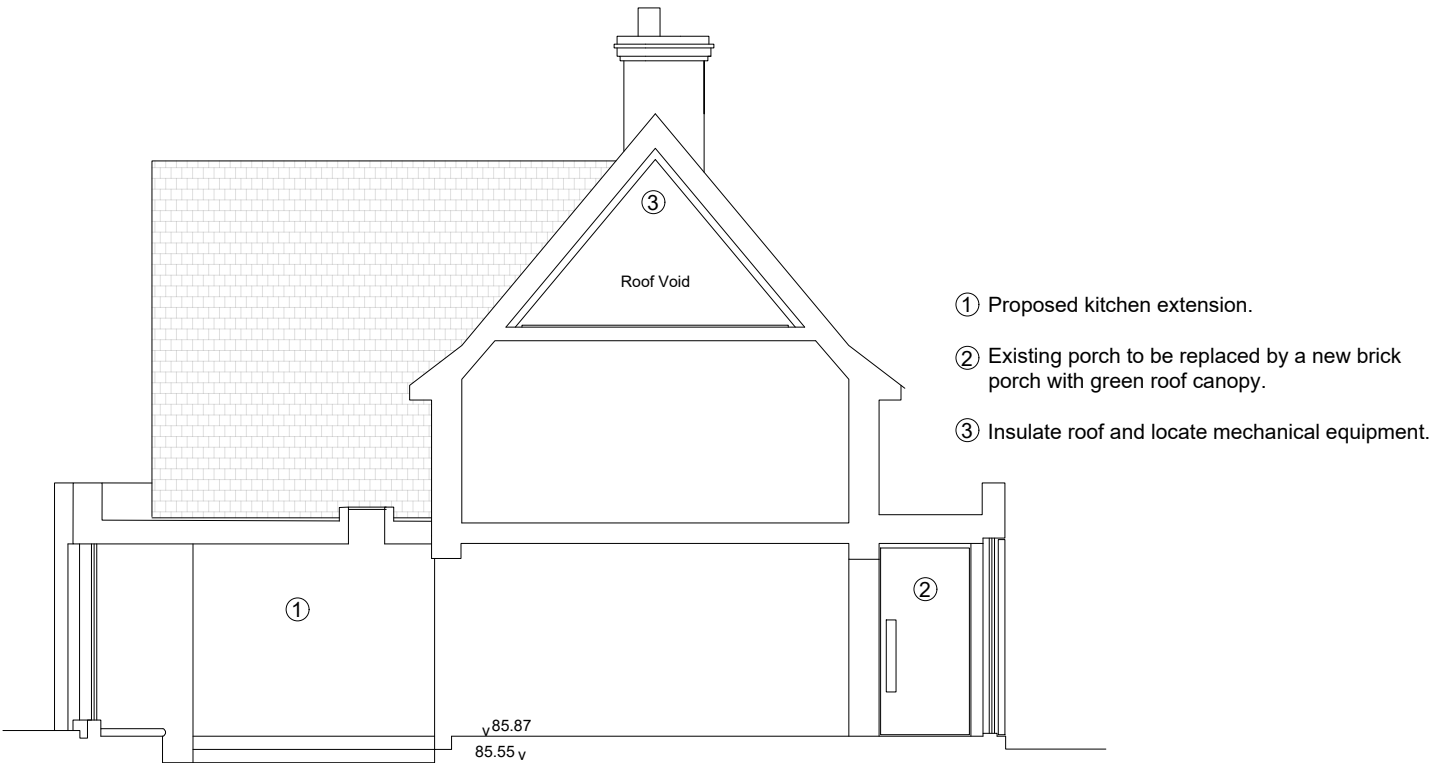
Lower Ricks

Drawing name:		Section AA
		EXISTING + PROPOSED
Date:	Job no:	Drawing no:
2024/07/04	92305	(PL) 12
Scale:	Revision:	Drawn by:
1:100@A3	B	AS

PSA



Section BB Existing



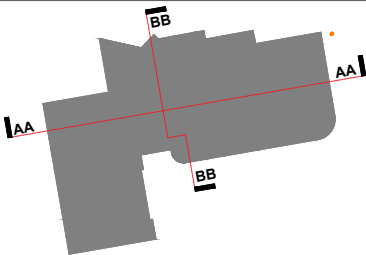
Section BB Proposed

This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.
2. This drawing cannot be used as a base drawing for construction. Basement detail design of drainage and waterproofing must be produced by the contractor and should be reviewed by the architect and client to meet spatial client requirements.
3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.

5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.



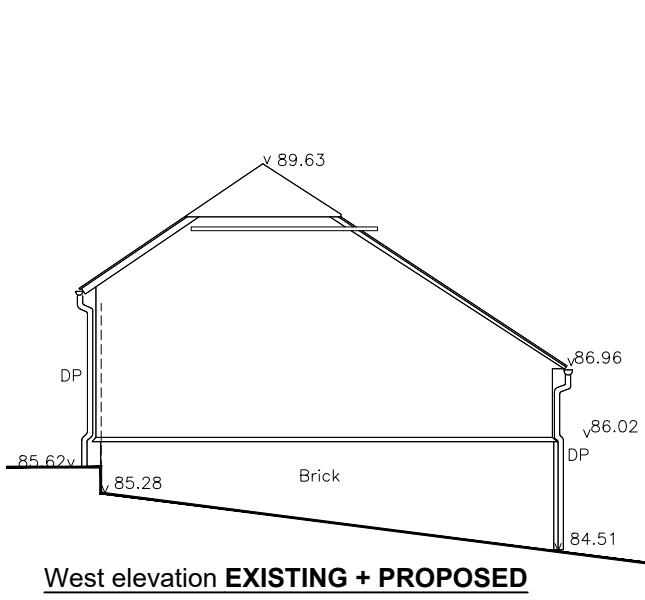
© LUCA PROJECTS LTD

PSA STUDIO LIMITED
RIBA Chartered Practice
27 Tredgar Road, London E3 2EH
Email: hello@psa-studio.com

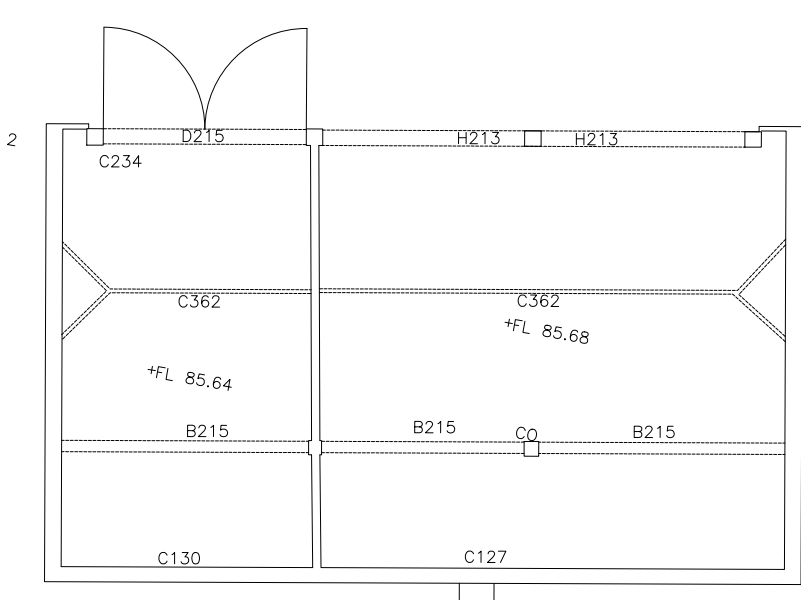
Project name:

Lower Ricks

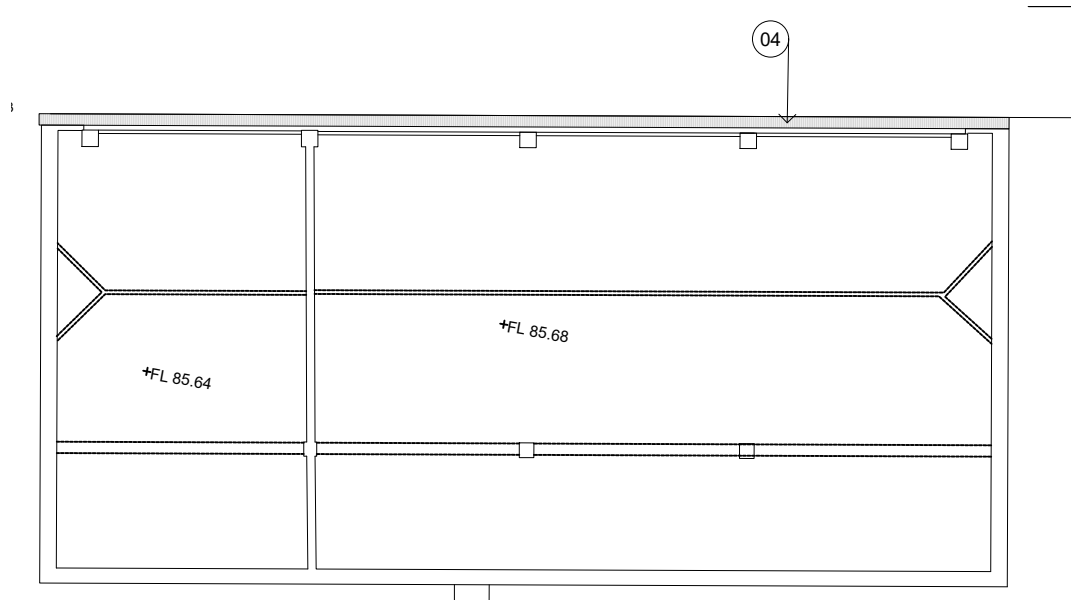
Drawing name:		Section BB
		EXISTING + PROPOSED
Date:	Job no:	Drawing no:
2024/04/02	92305	(PL) 13
Scale:	Revision:	Drawn by:
1:100@A3	B	AS
		PSA



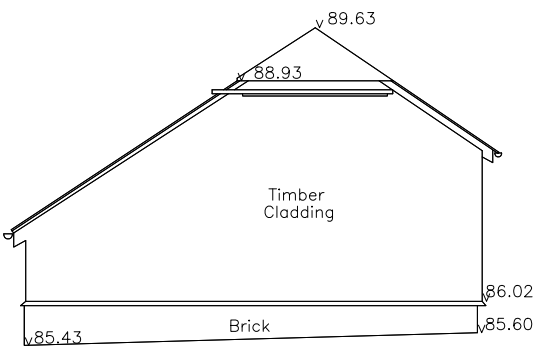
West elevation **EXISTING + PROPOSED**



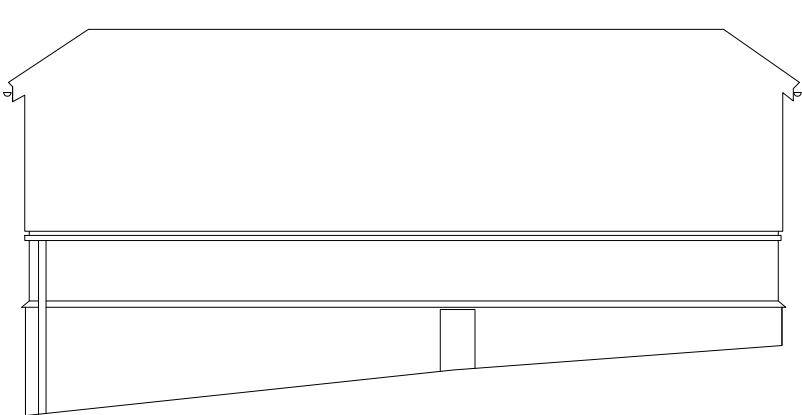
Plan **EXISTING**



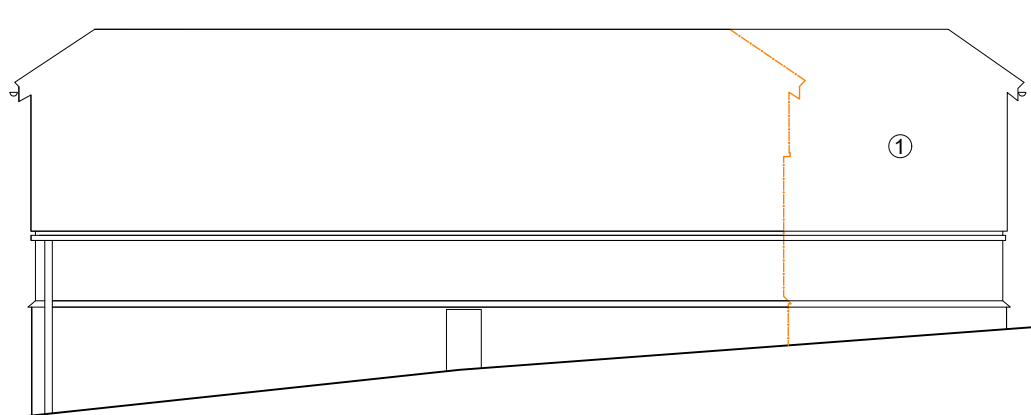
Plan **PROPOSED**



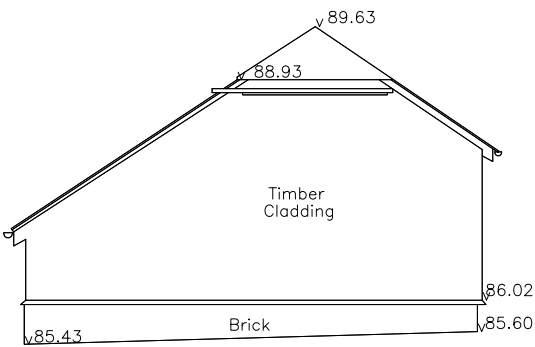
East elevation **EXISTING**



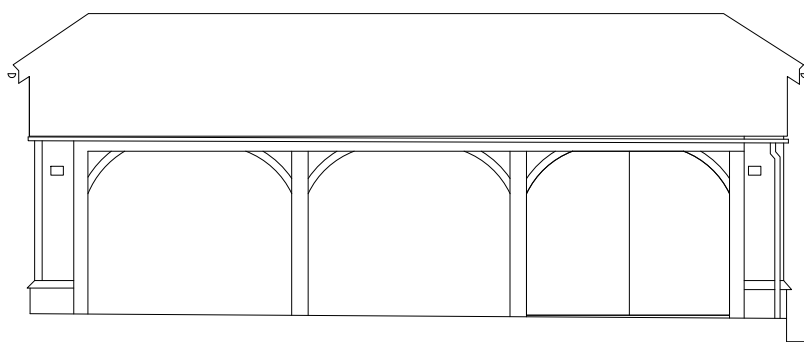
Rear elevation **EXISTING**



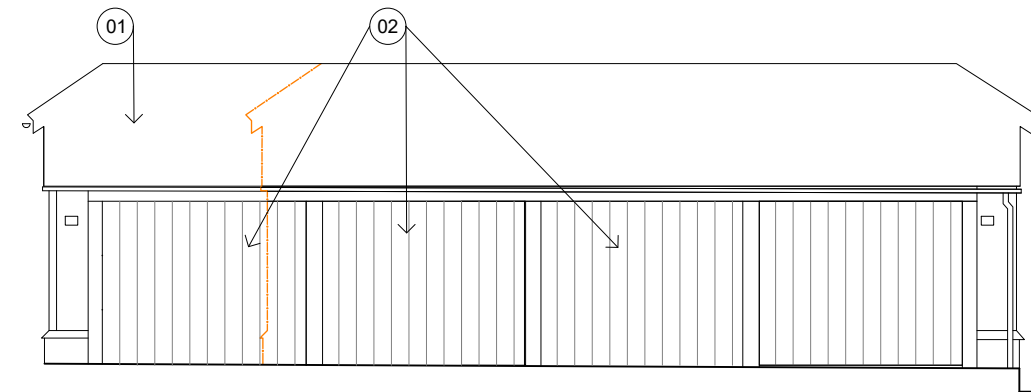
Rear elevation **PROPOSED**



East elevation **PROPOSED**



Front elevation **EXISTING**



Front elevation **PROPOSED**

Notes:

- Extend car port by one bay in matching materials.
- New solid core timber door panels with charred slatted boards to WF05.



© PSA STUDIO LTD. this drawing may not be copied, altered or reproduced. do not scale off this drawing

Revision	
A	Further specification
B	Garage door panels

PSA STUDIO LIMITED RIBA Chartered Practice 27 Tredgar Road, London E3 2EH Email: hello@psa-studio.com
Project name: Lower Ricks

Drawing name: Timber garage extension		
Date: 2024/07/04	Job no: 92305	Drawing no: (PL) 14
Scale: 1:100@A3	Revision: B	Drawn by: /
PSA		