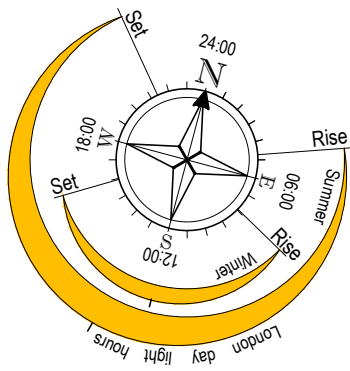
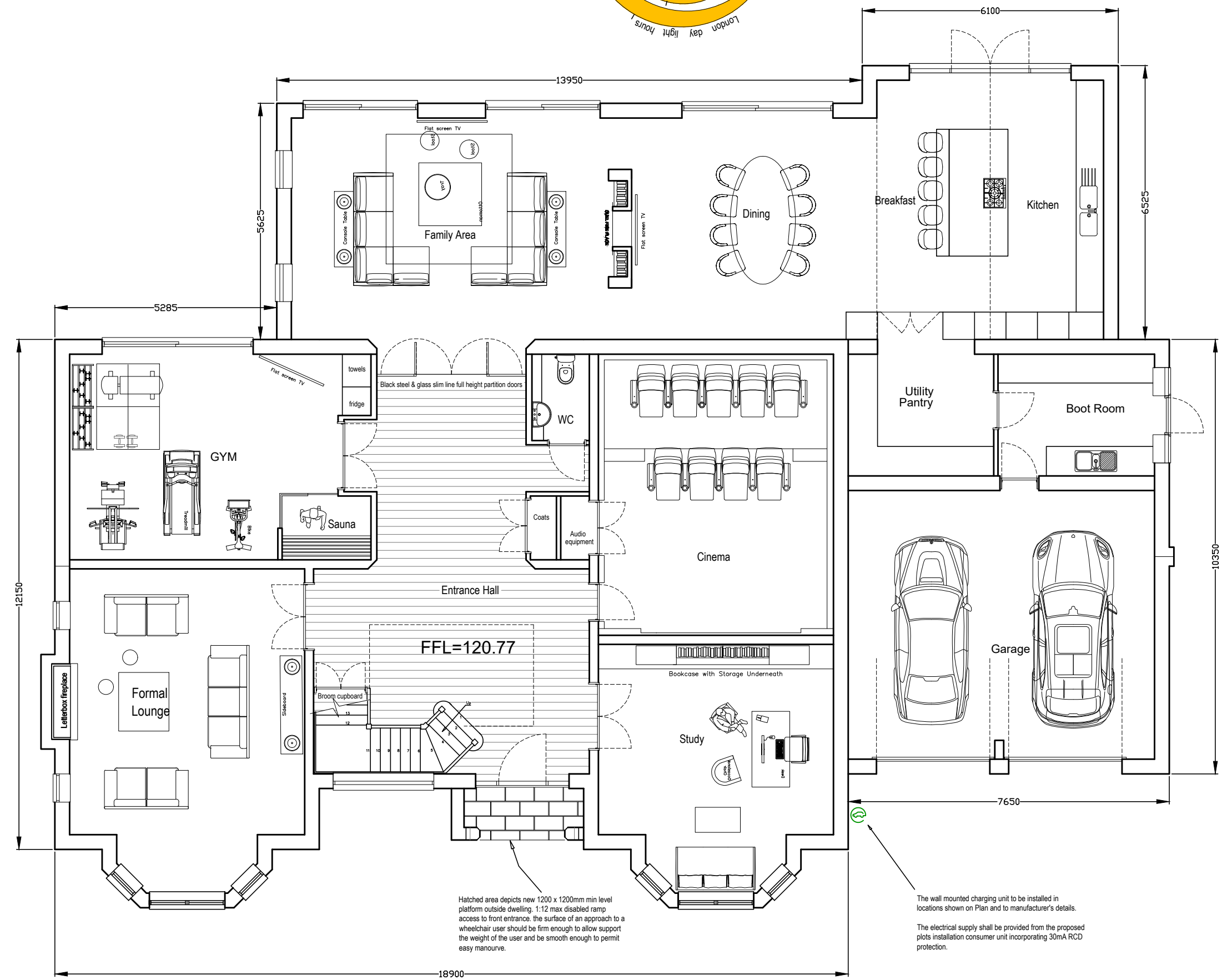


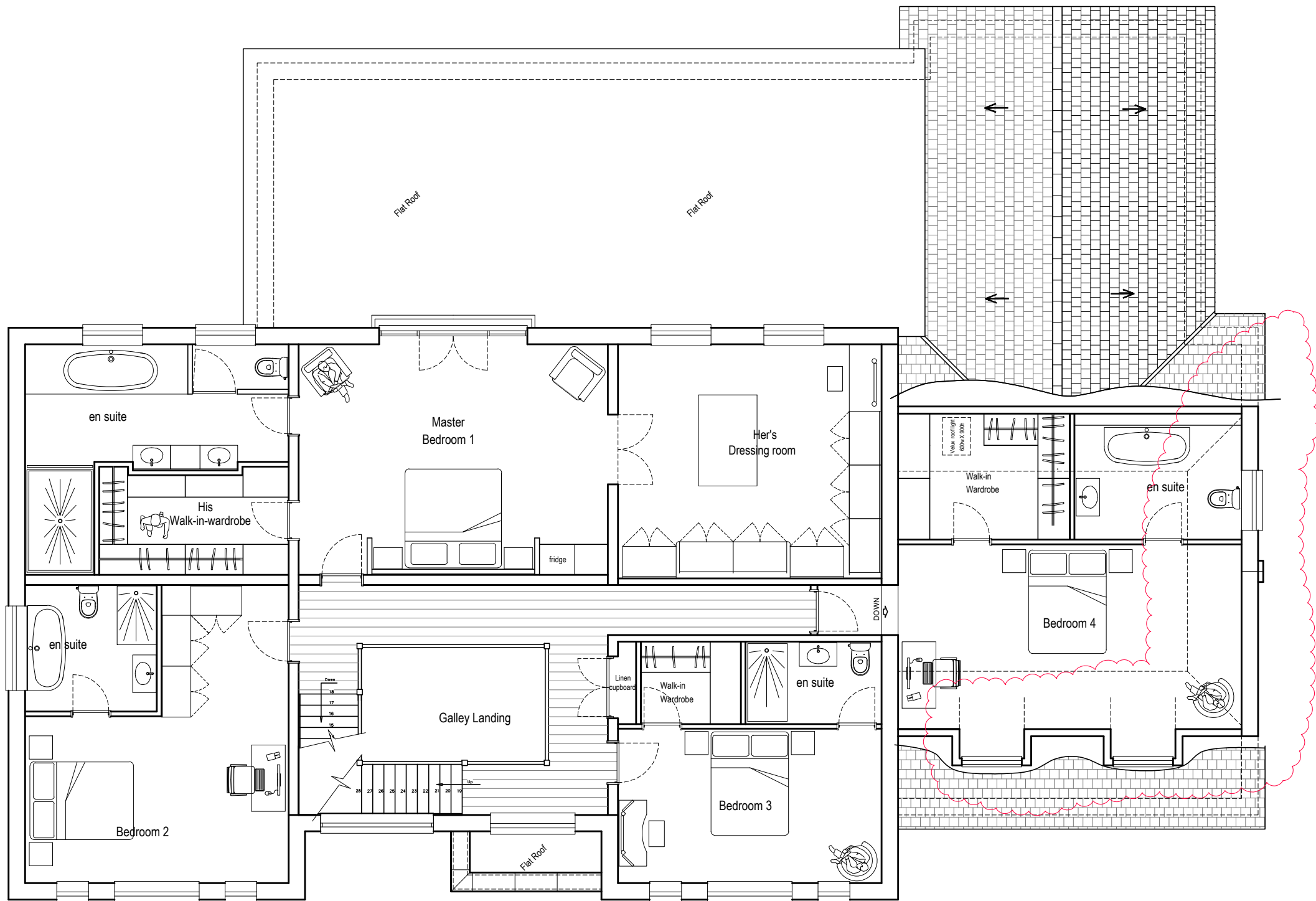
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Do not scale this drawing for construction. All dimensions are in millimeters.
All dimensions to be checked on site before any work is commenced.
Figured dimensions supersede scaled dimensions in all cases.



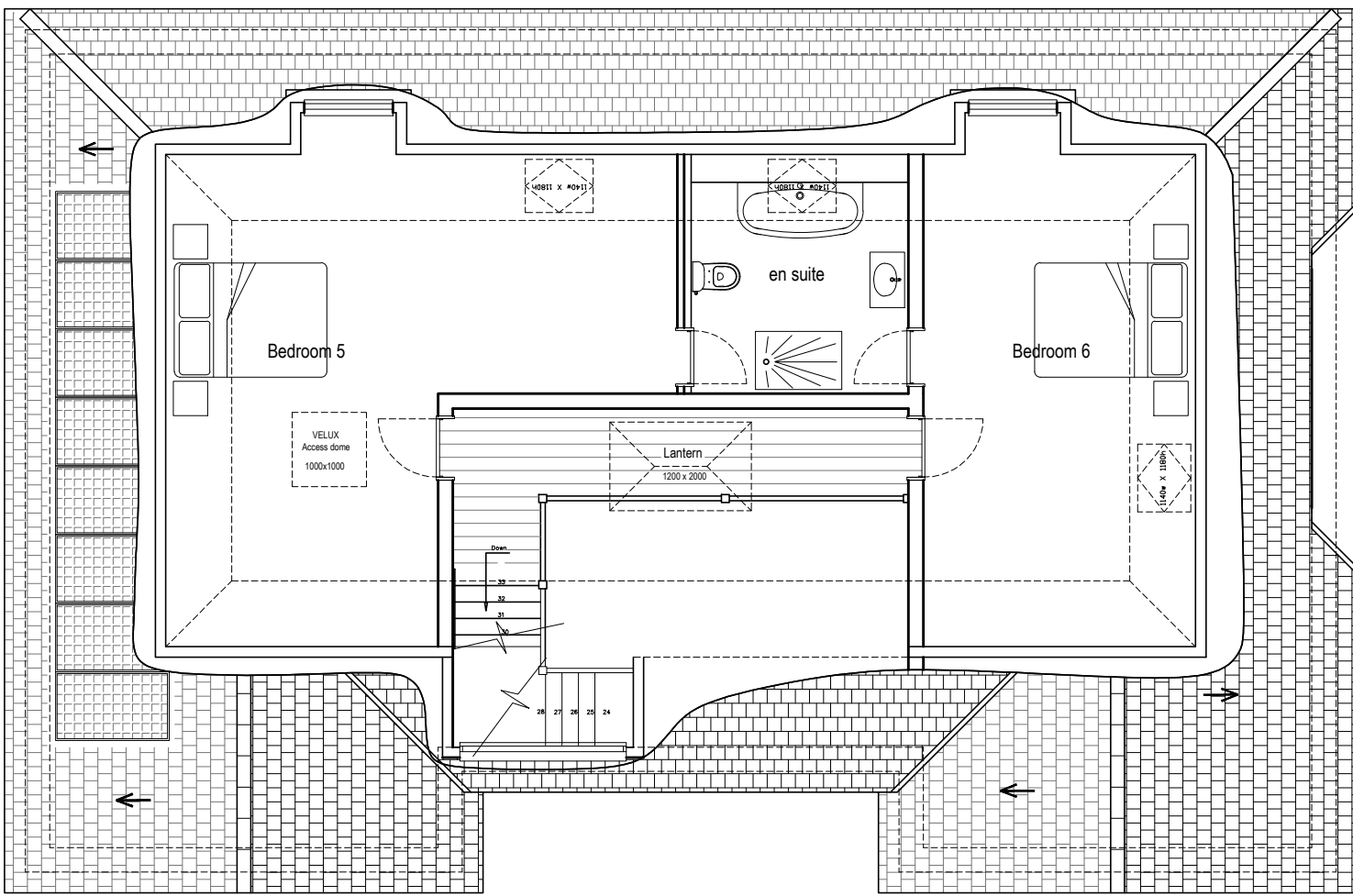
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Figured areas and dimensions supersede scaled dimensions in all cases. Before scaling any electronic printed copies check the scale bar for the calibration of your printing
SCALE BAR: (Represents on plan 1:0 metres)



PROPOSED GROUND FLOOR PLAN
393.0m2 gross internal floor area

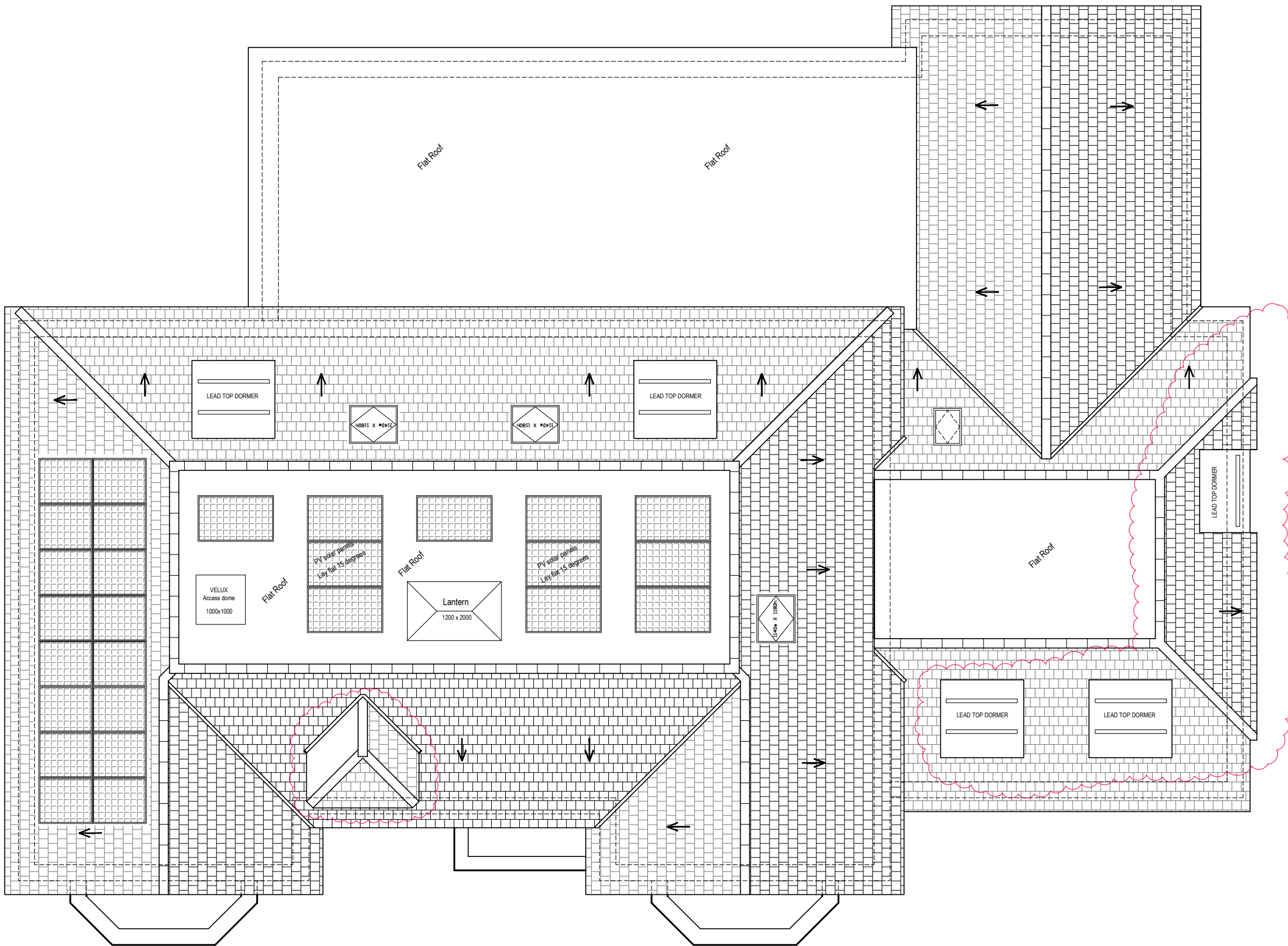


PROPOSED FIRST FLOOR PLAN
250.0m2 gross internal floor area



PROPOSED SECOND FLOOR PLAN
106.0m2 gross internal floor area
Grand total 749.0m2 gross internal floor area

Notes
The scaling of this drawing for Town & Country Planning Act is permitted.
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All dimensions to be checked on site before any work is commenced.
Figured dimensions supersede scaled dimensions in all cases.
CLIENTS MUST TAKE THEIR OWN ASSURANCES ON (if applicable)
1. Soil conditions including gradient of land.
2. Suitability of storm water drainage.
3. Position & suitability of Public Sewers, Drains, Water, Gas, Electric, Telephone. etc.
4. Trees and their effect on foundation design.
5. The Party Wall Act 1996
6. The Community Infrastructure Levy
7. CDM regulations and Health & Safety
We cannot be responsible for any additional building cost for problems caused by the above or other problems related to a particular site.
Construction work may be subject to revision depending on existing structure as exposed.



PROPOSED MAIN ROOF PLAN

Existing ground floor	129.0 m2
Existing first floor	72.0 m2
Total	201.0 m2
Proposed ground floor	393.0 m2
Proposed first floor	250.0 m2
Proposed second floor	106.0 m2
Total	749.0 m2

(i) Existing gross internal floorspace	201.0 m2
(ii) Gross internal floorspace to be lost by demolition	201.0 m2
(iii) Total gross internal floorspace proposed	749.0 m2
(iv) Net additional gross internal floorspace	548.0 m2

REV C 06-07-2026 Areas are highlighted in a red cloud on drawing.
Removing front feature window, replacing with 2 smaller dormer windows.
Reducing the height of the North flank wall, thus in-turn reduces roof area / massing to the front & rear elevations. Pitch roof over front central dormer.

Design & Planning		This drawing is issued solely and only to be as indicated below	
architectural drawing services Tel : 07793 453427 iain.thrower@btinternet.com		Design Information Produced solely for the clients approval	☐
		Planning Approval Produced for the clients or independent approval	☒
		Building Notice Produced for building regulation approval	☐
		Tender Do NOT use for Construction	☐
		Construction For the use of the main qualified contractor	☐
The Orchard House, Chart Lane, Brasted Chart, Kent. TN16 1LR			
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Client	Mr J. Dixon	Drawn by	Checked by
Project Address	"Oak Lawn" Sandy Lane, Crawley Down, Crawley, RH10 4HR	Date	06/02/2026
Project Description	REPLACEMENT DWELLING To demolish Existing 4 bedroom detached dwelling & to replace it with a 6 bedroom detached house over three storey.	Scale	1:100 @ A1 paper size
Drawing Description	Proposed Floor & Roof Plans	Rev.	C
		Drwg. No.	P4

All work to be carried out to the complete satisfaction of Building Control Officer, & is to comply strictly with all current British Standards, Codes of Practice and of the Environment Agency.
All Electrical work to conform to current IEE regulations & by a fully qualified Electrician.
All Gas installations to be installed by a Registered Gas safe installer.
All Plumbing works to be designed & installed by a competent & fully qualified Plumber.
All New Windows should comply with FENSA scheme, run by the Glass & Glazing federation.