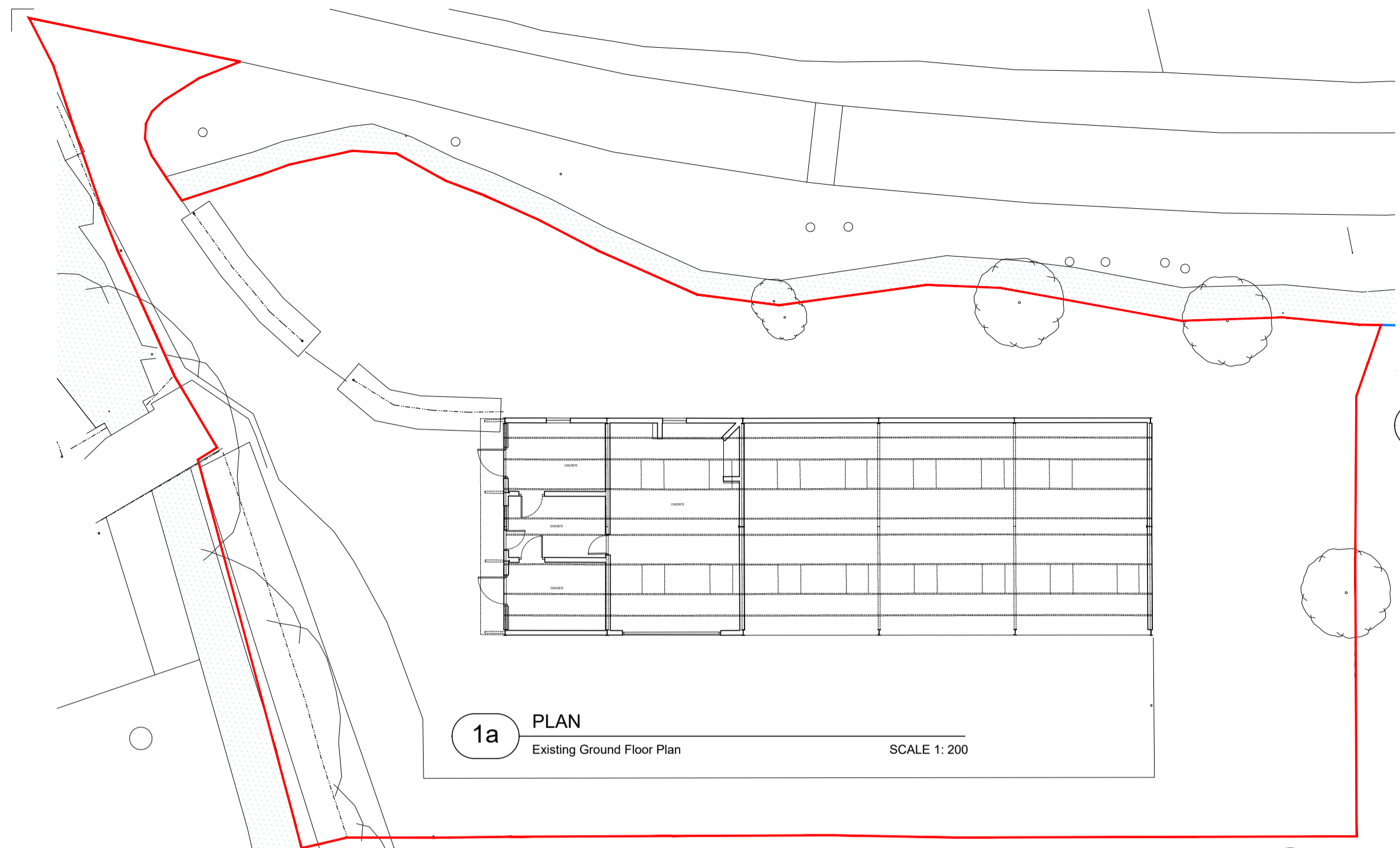
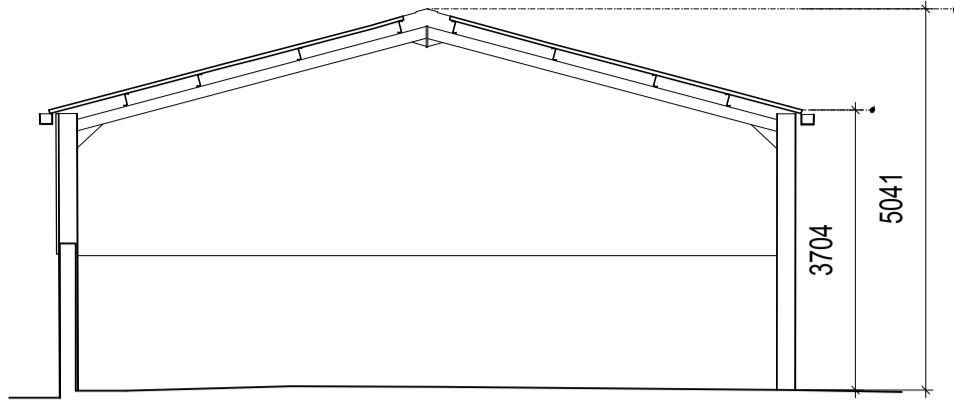


DO NOT SCALE FROM THIS DRAWING.
 Except for planning purposes. All dimensions must be verified by the main contractor before the commencement on site of any item of work or the preparation of shop drawings for their own work or that of sub-contractor or suppliers.
 This drawing is to be read in conjunction with all relevant documents. Any queries or discrepancies must be reported immediately to the architect.
 This document is copyright of Studio Hudson Ltd

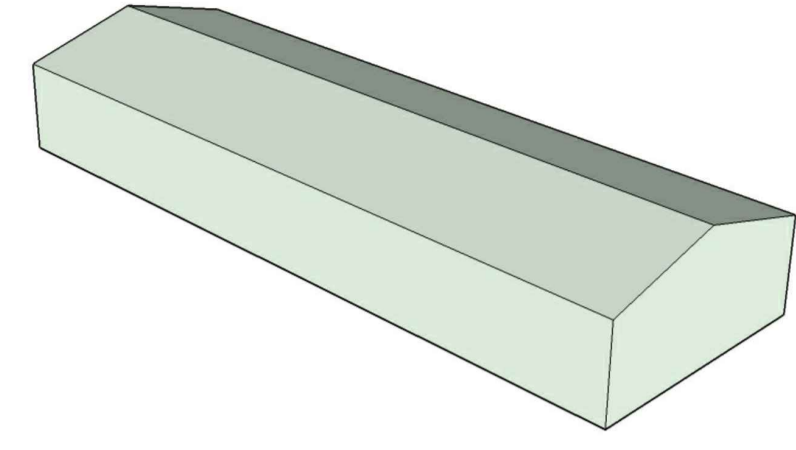
Key	
	Planning Application Boundary
	Site Ownership Boundary
	Line of existing building
	Outline of previous approval Ref: 21 / 01300 / FUL



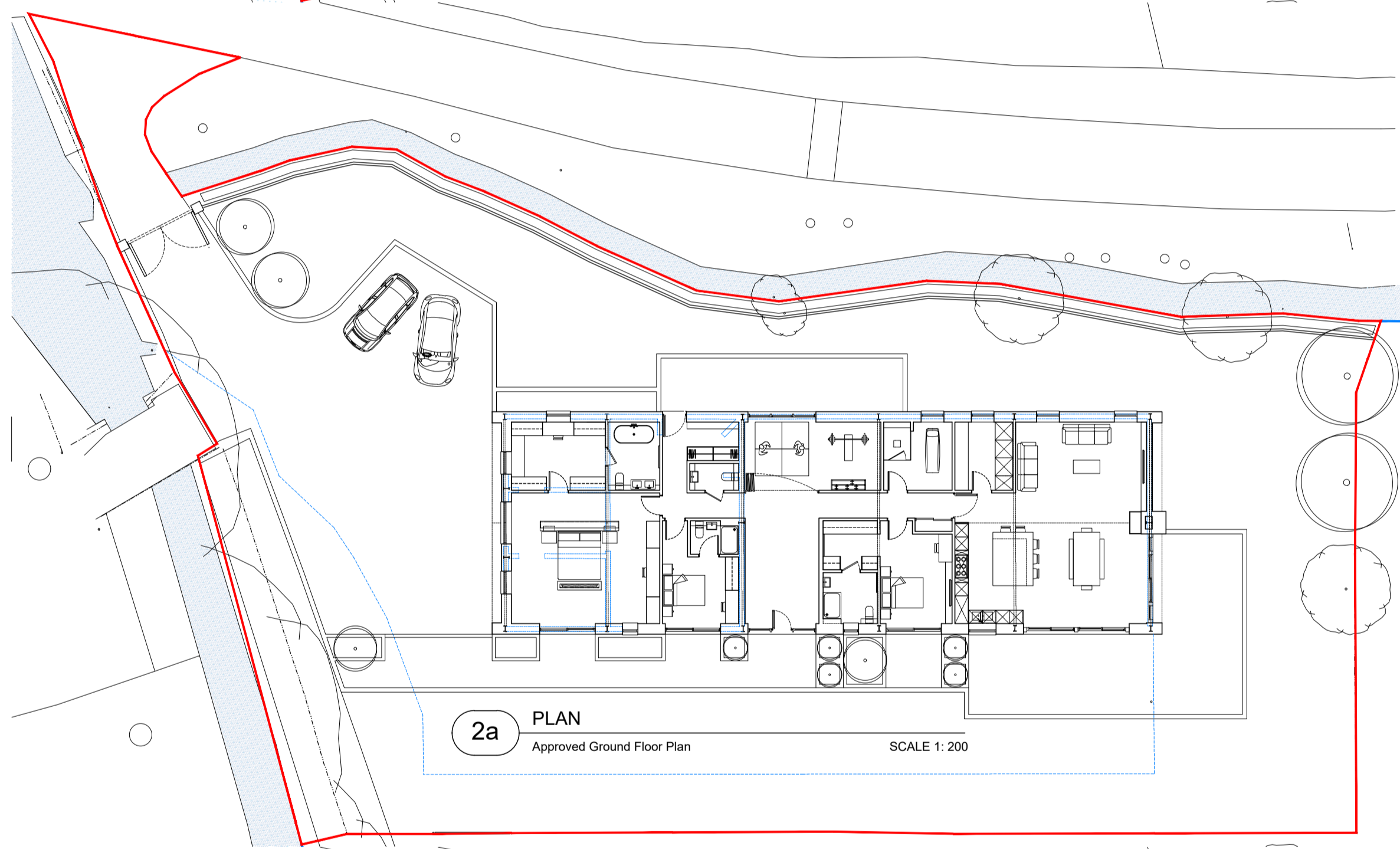
1a PLAN
Existing Ground Floor Plan
SCALE 1: 200



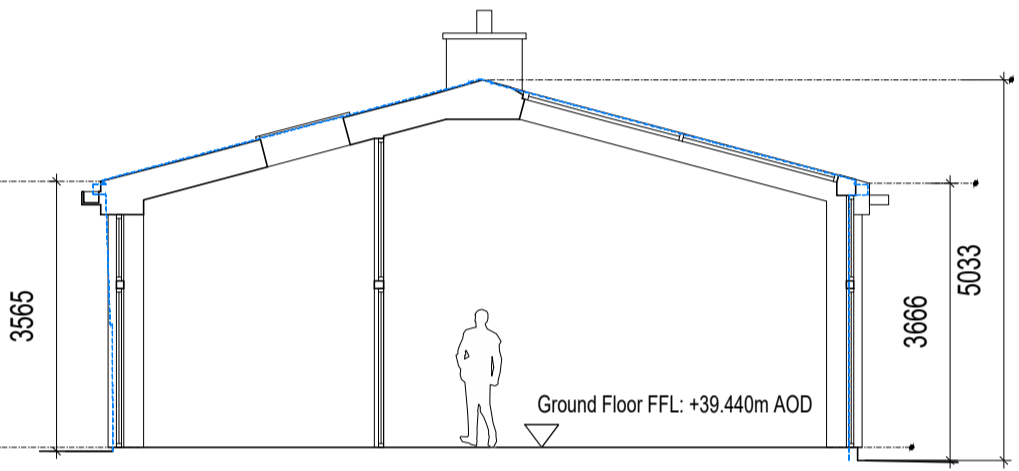
1b SECTION
Existing Section AA
SCALE 1: 100



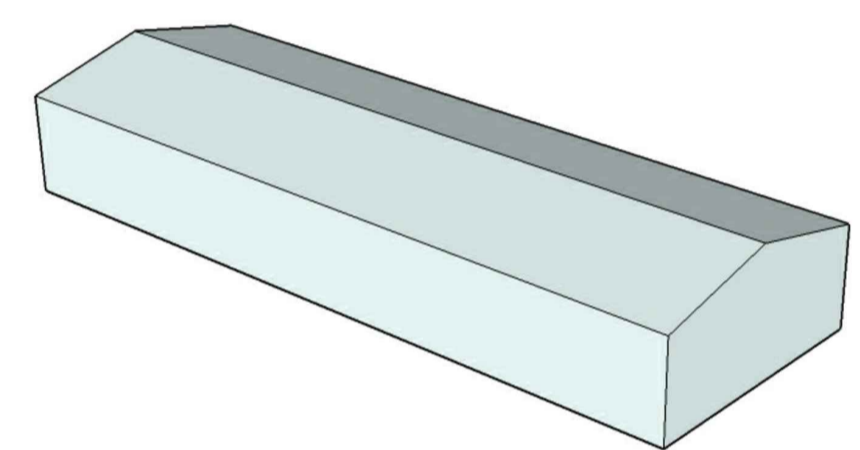
1c DETAIL
Existing Building Form



2a PLAN
Approved Ground Floor Plan
SCALE 1: 200



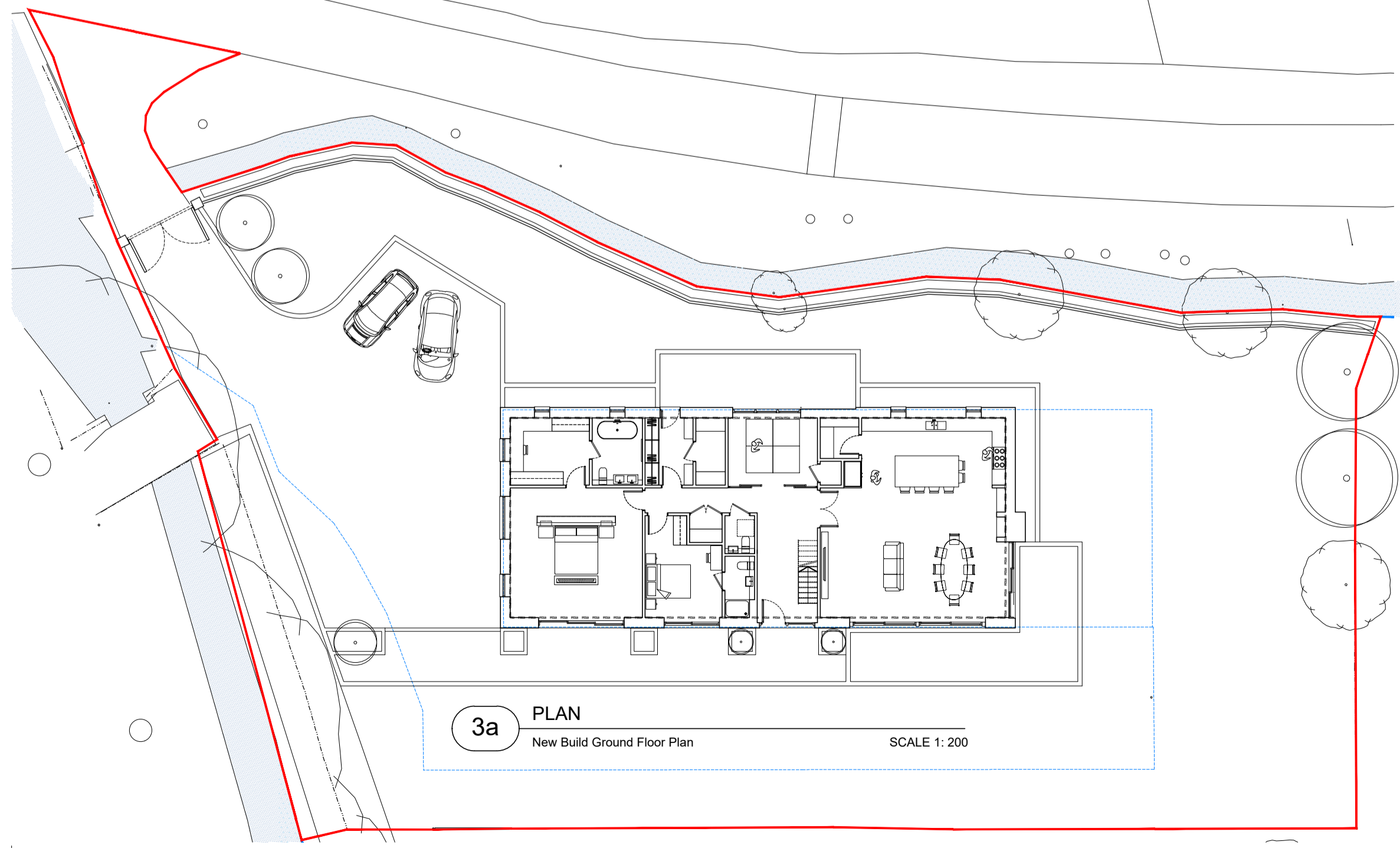
2b SECTION
Approved Section AA
SCALE 1: 100



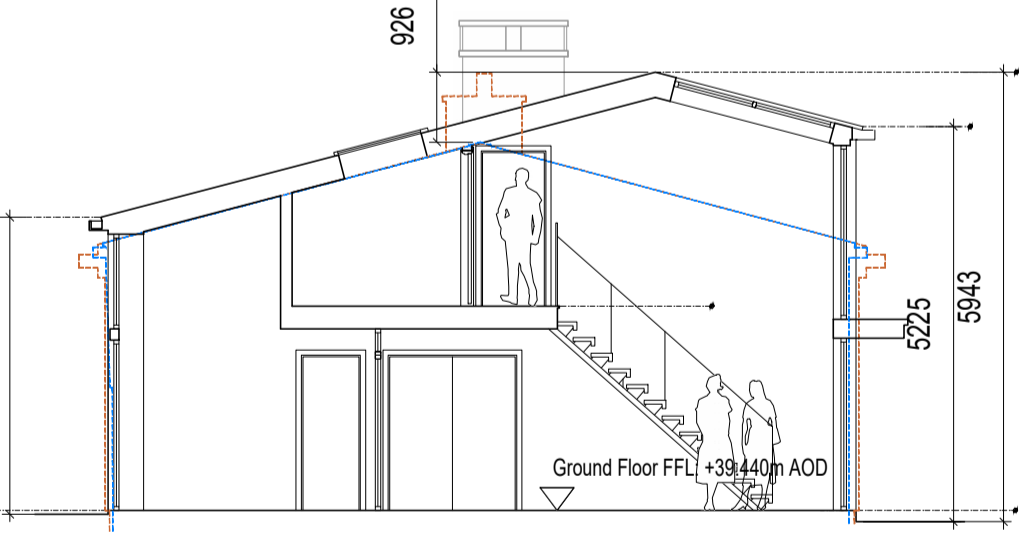
2c DETAIL
Approved Building Form

Approved building:
 Volume: 1292.2 m³
 Eave height: 3.6 m
 Ridge height: 5.0 m
 Footprint: 290.94 m²
 Floor area (GIA): 257.22 m² (2769 ft²)

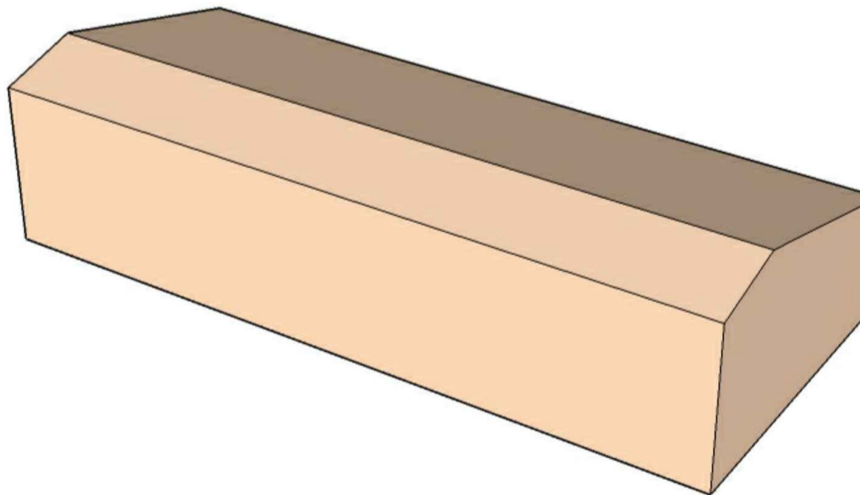
- This achieves (over 1 no. storey):
- Vaulted single level
 - 3 bedrooms
 - Open plan living / kitchen / dining
 - Gym
 - Salon
 - Utility room
 - WC / Boot room



3a PLAN
New Build Ground Floor Plan
SCALE 1: 200



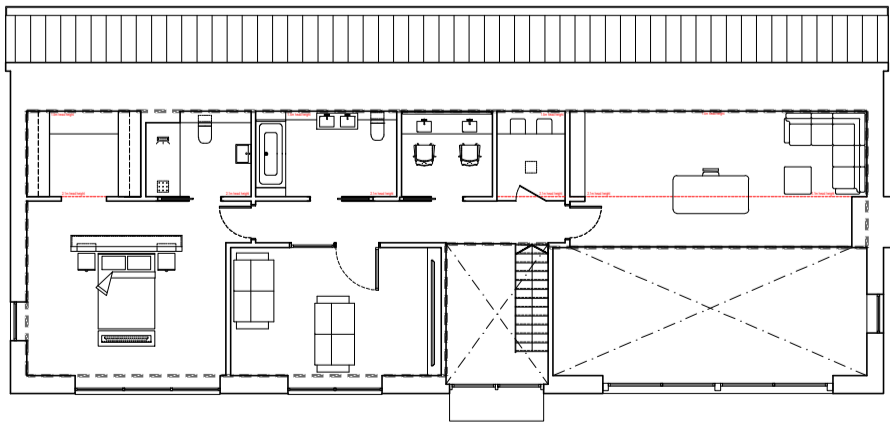
3b SECTION
New Build Section AA
SCALE 1: 100



3c DETAIL
New Build Building Form

- This achieves;
- 3 Bedrooms over 2 no. storeys
 - Mezzanine Gallery / Gym Area
 - Cinema Room
 - Kitchen / Dining / Living area (Part vaulted)
 - Separate Lounge
 - WC / Bootroom
 - Laundry
 - Utility / Plant

Once constructed, this would then have the potential to be extended by a further 50%



3d PLAN
New Build First Floor Plan
SCALE 1: 200

Re-build option

Volume:	1124.8 m ³	(- 13%)	reduction from approved scheme
Eave height:	3.9 m	(front)	+0.3m over approved scheme
	5.2m	(back)	
Ridge height:	5.9m		+0.9m over approved scheme
Footprint:	228.96 m ²	(- 21.3%)	reduction from approved scheme
Floor area:	316.19 m ²		
	GF: 198.89 m ²		
	FF: 117.30 m ²	(@1.5m or above)	

Illustrative - For Discussion Purposes Only

SCALE 1:200 0m 2 4 10 20		SCALE 1:100 0m 1 2 5 10	
STUDIO HUDSON architects Studio Hudson Ltd. 2 Wilman Road, Royal Tunbridge Wells, Kent. TN4 9AJ t: 01892 673 158 e: info@studio-hudson.co.uk www.studio-hudson.co.uk		Project: Newlands, Delaware Farm Hever Road, Edenbridge. TN8 7LD Drawing Title: Existing / Approved Layouts Drawing Number: 20017-P-850	Date: Nov 2021 Scale: Noted @ A1 Rev: B