



- HEDGE ON BOUNDARY WITH MOSPEY CRESCENT TO BE CUT BACK ALLOW FOR CONSTRUCTION OF THE GARDEN STUDIO
- GARDEN STUDIO LOCATION CREATES A SPACE ON THE GARDEN TERRACE, PRESENTING THE BUILDING TO THE SETTING SUMMER SUN
- BLUE HATCHED AREA OF GARDEN STUDIO FLOOR AREA (17.2 sq.m.)
- LINE OF CANOPY PERGOLA WITH SOILED ROOF OVER
- OUTDOOR KITCHEN AREA WITH WOOD OVER AND CHIMNEY
- LARGE BRONZE COLOUR P.P.C ALUMINIUM SLIDING DOOR TO THE GARDEN TERRACE FROM THE KITCHEN AREA
- KITCHEN RELOCATED INTO THE EXISTING SIDE EXTENSION.
- 18 MOSPEY CRESCENT PROPERTY BOUNDARY OUTLINED IN RED CHAINLINK LINE
- LINE OF ROOF WINDOWS SET INTO EXISTING FRONT SLOPED ROOF OVER THE NEW KITCHEN
- NEW DINING/BREAKFAST ROOM UTILISES THE MORNING SUN THROUGH LARGE BRONZE COLOUR P.P.C ALUMINIUM WINDOWS
- NEW ENTRANCE ARRANGEMENT ACCEPTING MORNING SUN INTO THE ENTRANCE HALL.
- NEW LARGER TIMBER COMPOSITE ENTRANCE DOOR
- NEW EXTERNAL STORE CLAD WITH TIMBER COMPOSITE SIDING BOARDS

- OUTDOOR GLAZED ROOF COVERED AREA
- LARGE BRONZE COLOUR P.P.C ALUMINIUM SLIDING DOOR TO THE GARDEN TERRACE FROM THE LIVING AREA
- EXISTING WALLS TO BE REMOVED OUTLINED IN BLUE DASHED LINE
- BLUE HATCHED AREAS OF ADDITIONAL FLOOR AREA ON GROUND FLOOR TO MAIN HOUSE (37.8 sq.m.)
- NEW DOUBLE STOREY SIDE EXTENSION
- NEW MASONRY WALLS AND PARTITIONS COLOURED RED
- FIRST FLOOR ACCESS STAIR NEW LOCATION
- LINE OF FLAT ROOF ROOFLIGHT OVER THE EXISTING GARAGE
- UTILITY ROOM/LAUNDRY AND OFFICE OCCUPIES ONE OF THE EXISTING GARAGES

Proposed Ground Floor Plan

PLANNING



18 Mospey Crescent, Epsom KT17 4NA	
Scale 1:100 at A3	Date January 2022
Drawing Number 2117-014-B	