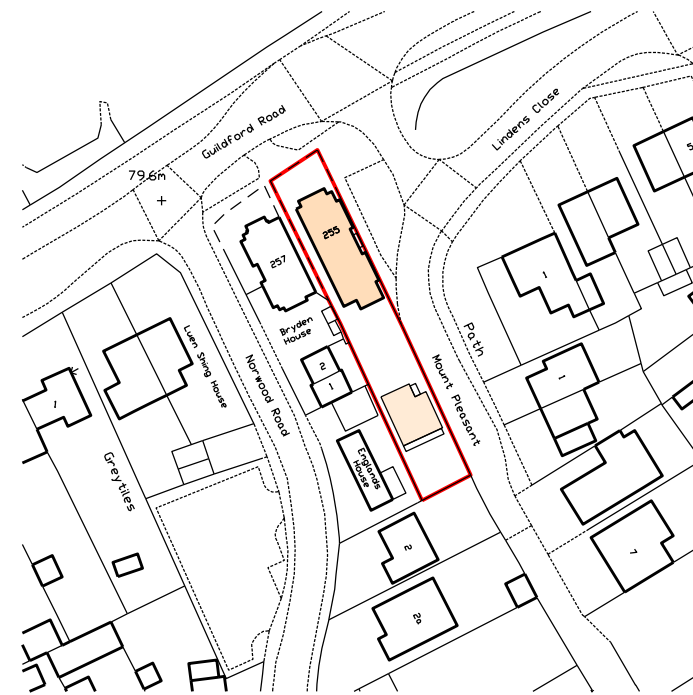




Existing Location Plan



Proposed Location Plan

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boathouse design studio 27 ferry road teddington tw11 9nn
e: marc@vieoprojects.com

REV.	DESCRIPTION	DATE	DRN BY
A	Full planning application to Guildford Borough Council	13.01.2021	ME
B	Full planning application to Guildford Borough Council	17.12.2021	ME
C	Full planning application to Guildford Borough Council	31.01.2024	ME



CLIENT:

Wynngate

PROJECT:

255 Guildford Road, Effingham, KT24 5NP

DRAWING NAME:

OS Location Plan

JOB NO:

V60

DRAWING NO:

P_001

REV

C

DRAWING STATUS:

PLANNING

DRAWN BY:

ME

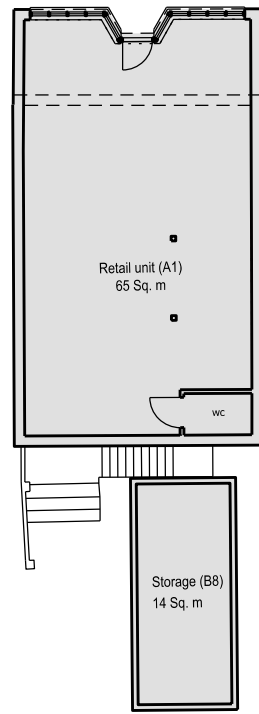
SCALE

1:1250 @ A3

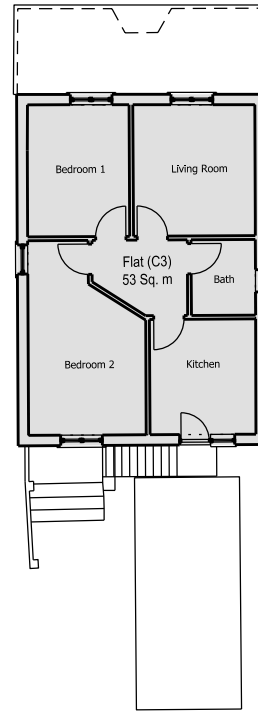
DATE:

Dec 2021

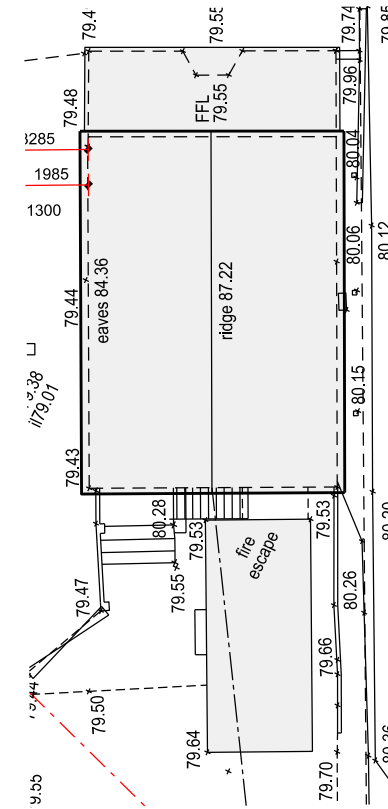
GENERAL NOTES: Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd



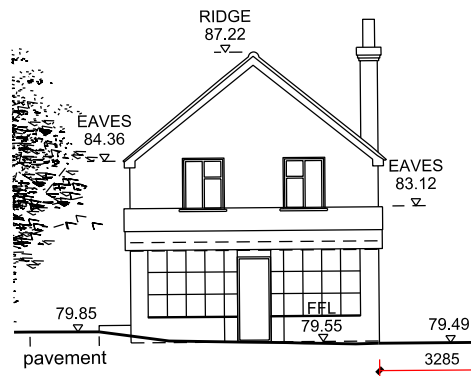
Existing Ground Floor Plan



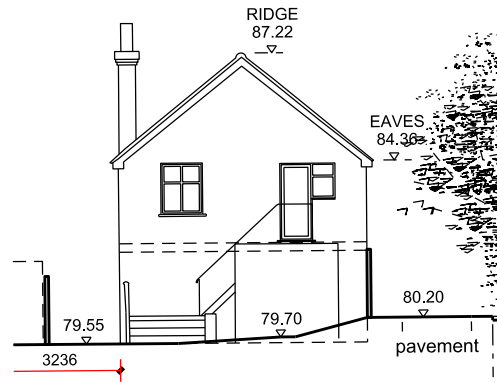
Existing First Floor Plan



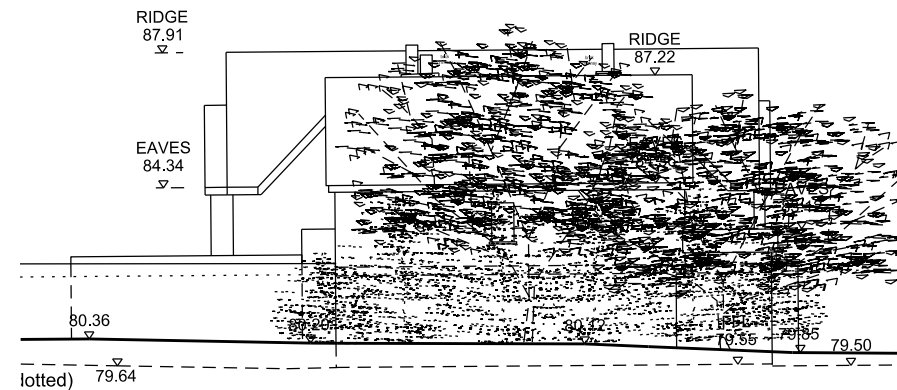
Existing Roof Plan



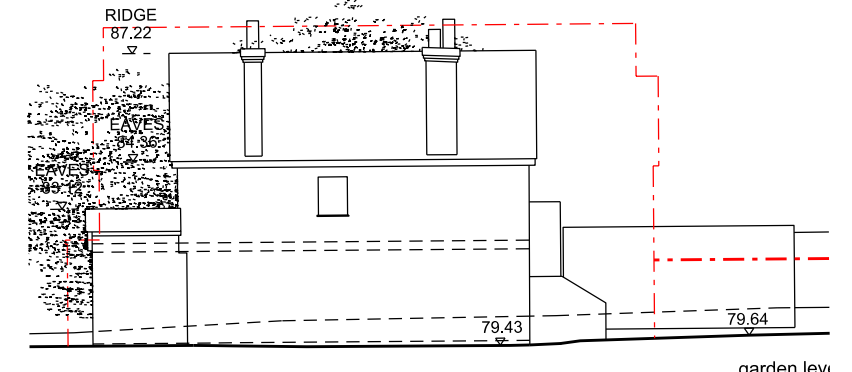
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation 1



Existing Side Elevation 2

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 e: marc@vieoprojects.com

REV.	DESCRIPTION	DATE	DRN BY
A	Full planning application to Guildford Borough Council	13.01.2021	ME
B	Full planning application to Guildford Borough Council	17.12.2021	ME
C	Full planning application to Guildford Borough Council	31.01.2024	ME

0m 5m 10m

CLIENT: **Wynngate**
 PROJECT: **255 Guildford Road, Effingham, KT24 5NP**
 DRAWING NAME: **Existing Building - Plans & Elevations**
 JOB NO: **V60** DRAWING NO: **P_002** REV: **C** DRAWING STATUS: **PLANNING**
 DRAWN BY: **ME**
 SCALE: **1:200 @ A3**
 DATE: **Dec 2021**

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Existing Site Plan



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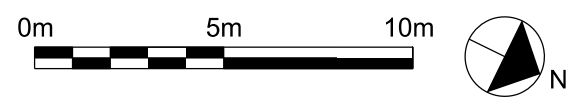
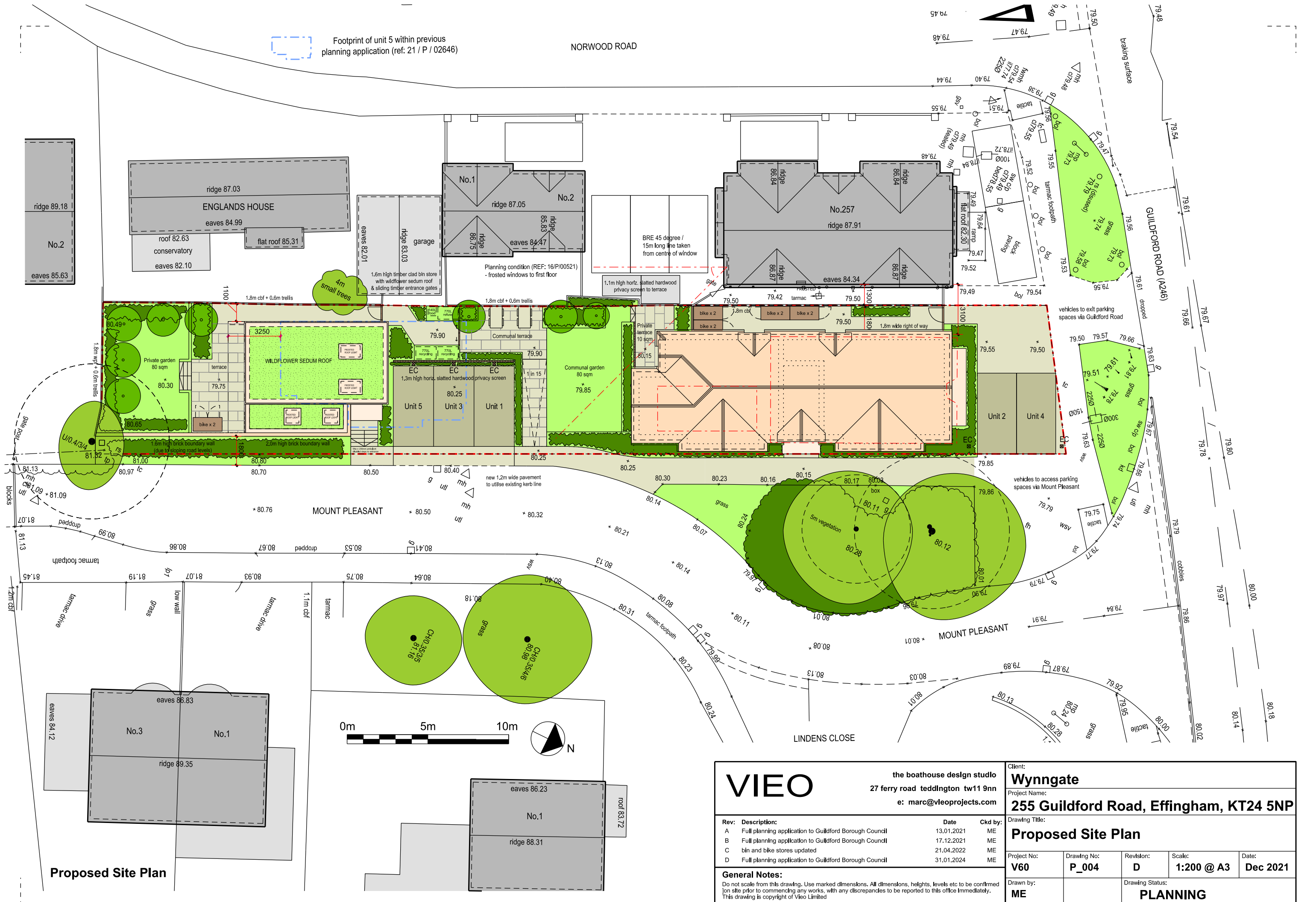
Client: Wynngate				
Project Name: 255 Guildford Road, Effingham, KT24 5NP				
Drawing Title: Existing Site Plan				
Project No: V60	Drawing No: P_003	Revision: C	Scale: 1:200 @ A3	Date: Dec 2021
Drawn by: ME		Drawing Status: PLANNING		

Rev:	Description:	Date	Ckd by:
A	Full planning application to Guildford Borough Council	13.01.2021	ME
B	Full planning application to Guildford Borough Council	17.12.2021	ME
C	Full planning application to Guildford Borough Council	31.01.2024	ME

General Notes:
Do not scale from this drawing. Use marked dimensions. All dimensions, heights, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Limited

Footprint of unit 5 within previous planning application (ref: 21 / P / 02646)

NORWOOD ROAD



Proposed Site Plan

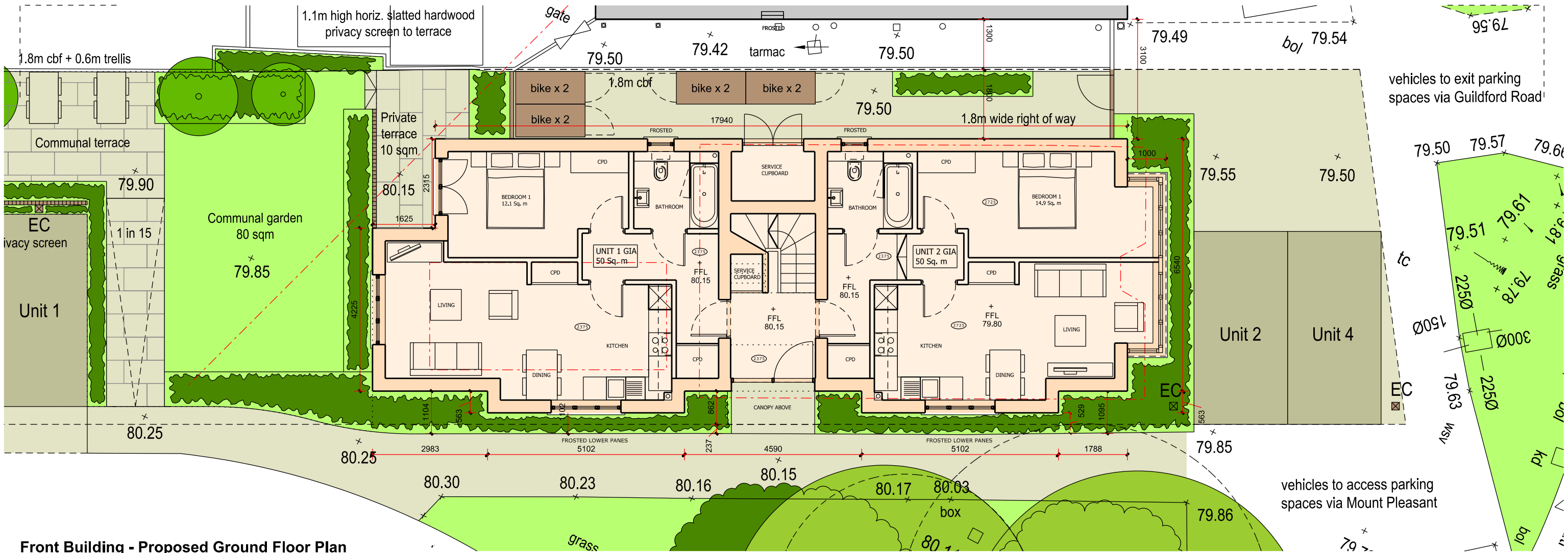
VIEO

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27 ferry road teddington tw11 9nn
e: marc@vieoprojects.com

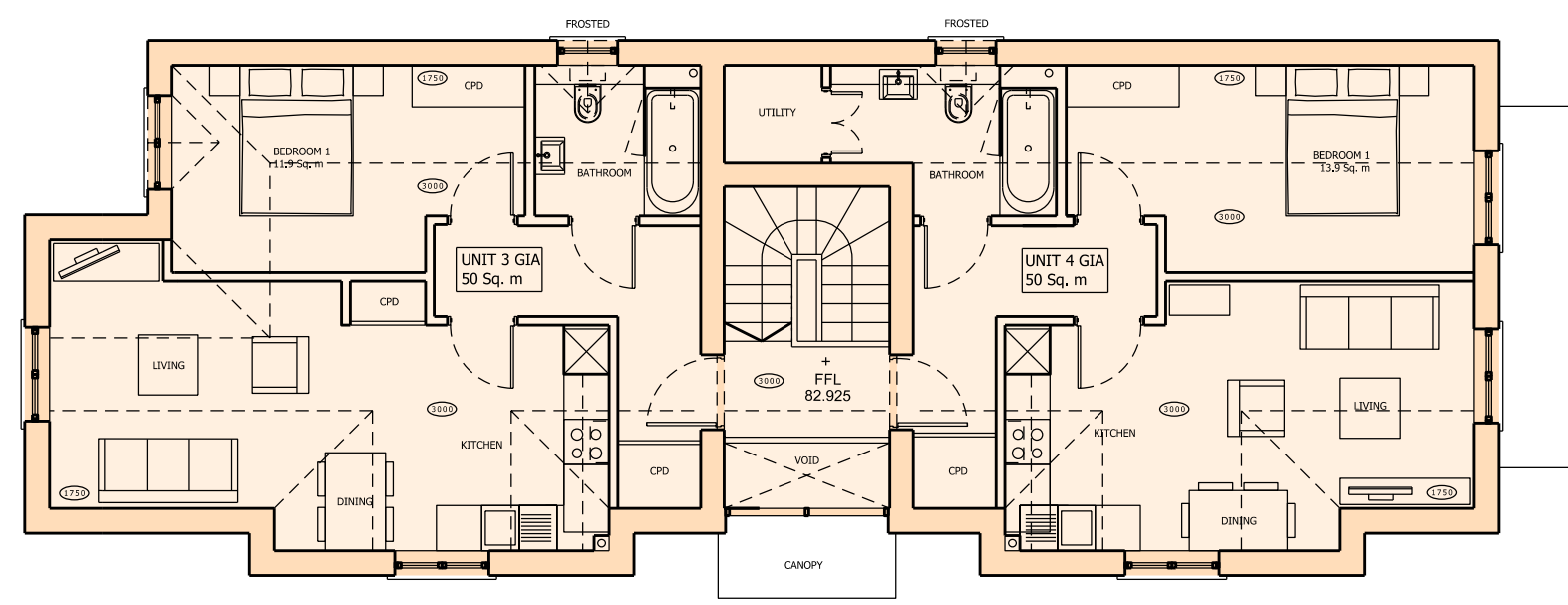
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Project Name:		255 Guildford Road, Effingham, KT24 5NP		
Drawing Title:		Proposed Site Plan		
Project No:	Drawing No:	Revision:	Scale:	Date:
V60	P_004	D	1:200 @ A3	Dec 2021
Drawn by:		Drawing Status:		
ME		PLANNING		

Rev:	Description:	Date	Ckd by:
A	Full planning application to Guildford Borough Council	13.01.2021	ME
B	Full planning application to Guildford Borough Council	17.12.2021	ME
C	bin and bike stores updated	21.04.2022	ME
D	Full planning application to Guildford Borough Council	31.01.2024	ME

General Notes:
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Front Building - Proposed Ground Floor Plan



Front Building - Proposed First Floor Plan

EC
 Each parking space to include a fast charge socket (7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply)
 Charging points to be either Rolec Wallpod:EV OR Rolec Basiccharge:EV pedestals dependant on location of parking space

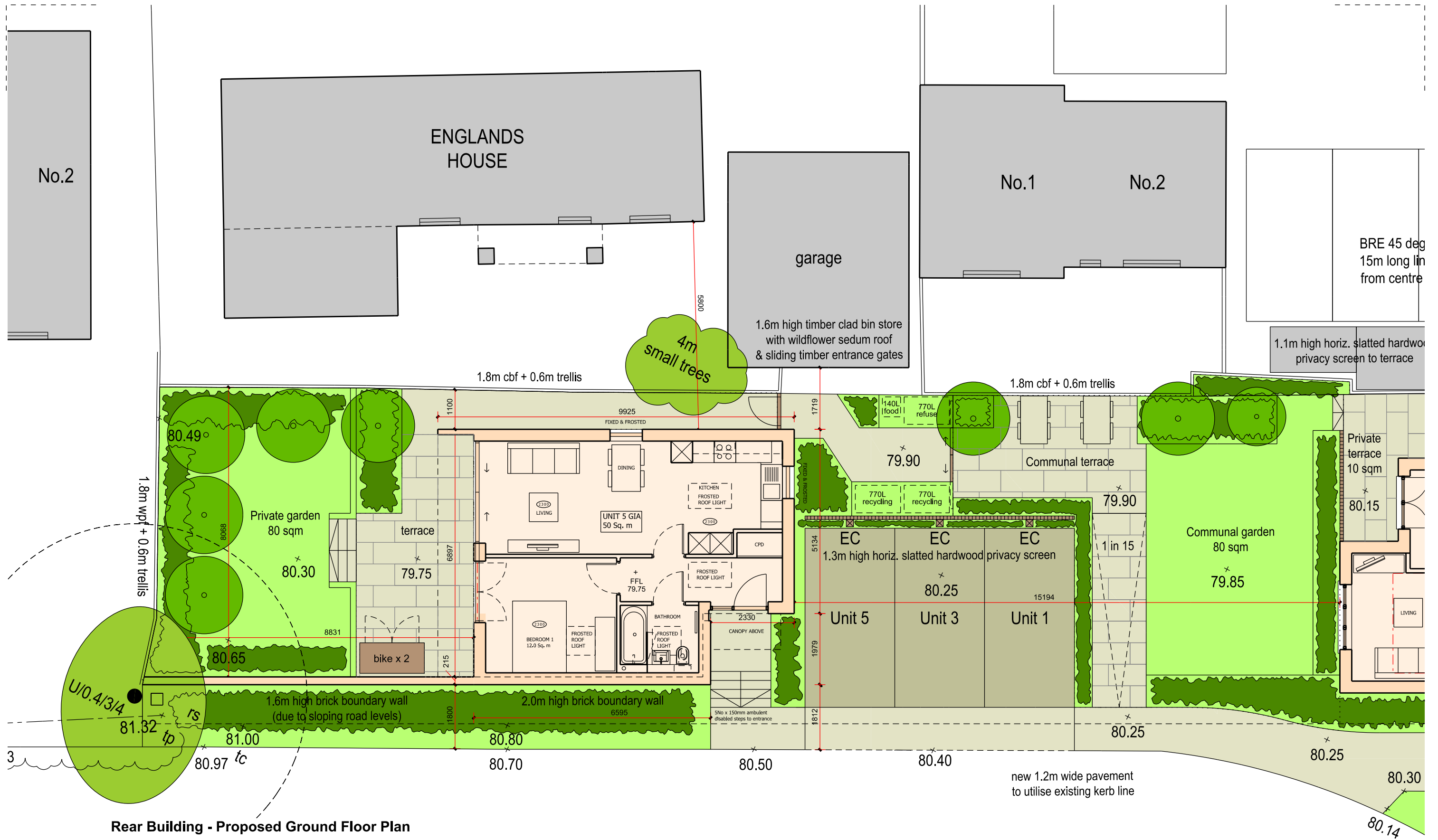
VIEO
 boathouse design studio 27 ferry road teddington tw11 9nn
 e: marc@vieoprojects.com

REV.	DESCRIPTION	DATE	DRN BY
A	Full planning application to Guildford Borough Council	13.01.2021	ME
B	Full planning application to Guildford Borough Council	17.12.2021	ME
C	Charging points added	07.03.2022	ME
D	bin and bike stores updated	21.04.2022	ME
E	Full planning application to Guildford Borough Council	31.01.2024	ME

0m 2.5m 5m

CLIENT: Wynngate				DRAWN BY: ME	
PROJECT: 255 Guildford Road, Effingham, KT24 5NP				SCALE: 1:100 @ A3	
DRAWING NAME: Front Building - Proposed Ground & First Floor Plan					
JOB NO: V60	DRAWING NO: P_010	REV E	DRAWING STATUS: PLANNING		
				DATE: Dec 2021	

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Rear Building - Proposed Ground Floor Plan

<p>boathouse design studio 27 ferry road teddington tw11 9nn e: marc@vieoprojects.com</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DRN BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Full planning application to Guildford Borough Council</td> <td>13.01.2021</td> <td>ME</td> </tr> <tr> <td>B</td> <td>Full planning application to Guildford Borough Council</td> <td>17.12.2021</td> <td>ME</td> </tr> <tr> <td>C</td> <td>bin and bike stores updated</td> <td>21.04.2022</td> <td>ME</td> </tr> <tr> <td>D</td> <td>Full planning application to Guildford Borough Council</td> <td>31.01.2024</td> <td>ME</td> </tr> </tbody> </table>	REV.	DESCRIPTION	DATE	DRN BY	A	Full planning application to Guildford Borough Council	13.01.2021	ME	B	Full planning application to Guildford Borough Council	17.12.2021	ME	C	bin and bike stores updated	21.04.2022	ME	D	Full planning application to Guildford Borough Council	31.01.2024	ME		<p>CLIENT: Wynngate</p>	
	REV.	DESCRIPTION	DATE	DRN BY																				
A	Full planning application to Guildford Borough Council	13.01.2021	ME																					
B	Full planning application to Guildford Borough Council	17.12.2021	ME																					
C	bin and bike stores updated	21.04.2022	ME																					
D	Full planning application to Guildford Borough Council	31.01.2024	ME																					
<p>PROJECT: 255 Guildford Road, Effingham, KT24 5NP</p>		<p>DRAWN BY: ME</p>																						
<p>DRAWING NAME: Rear Building - Proposed Ground Floor Plan</p>		<p>SCALE: 1:100 @ A3</p>																						
<p>JOB NO: V60</p>	<p>DRAWING NO: P_020</p>	<p>REV: D</p>	<p>DRAWING STATUS: PLANNING</p>	<p>DATE: Dec 2021</p>																				

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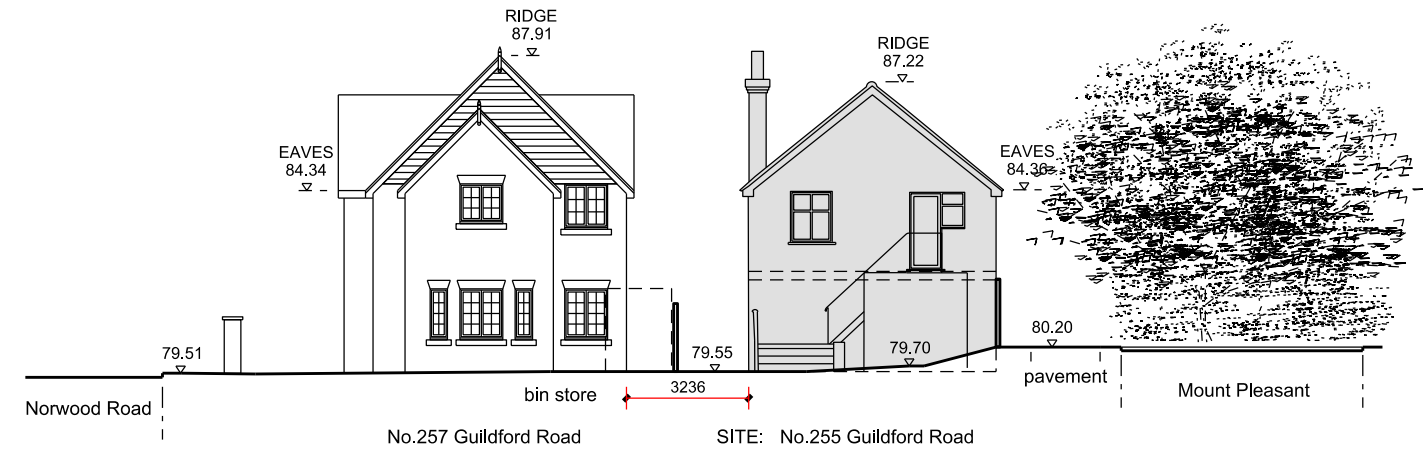


Rear Building - Proposed Roof Plan

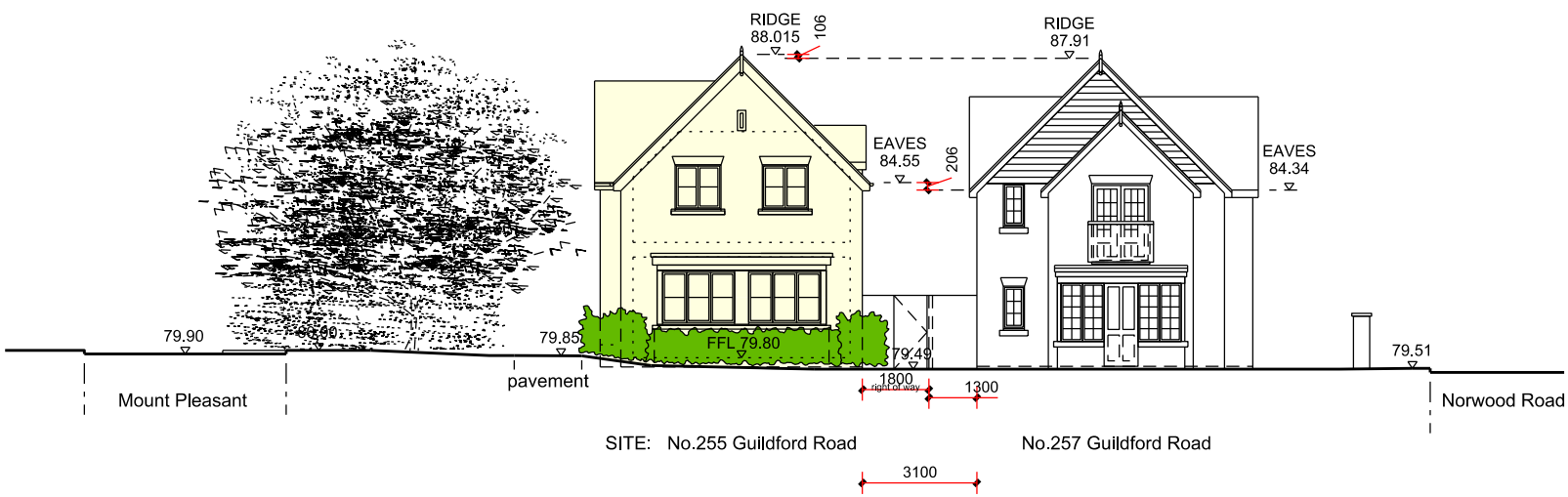
<p>boathouse design studio 27 ferry road teddington tw11 9nn e: marc@vieoprojects.com</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DRN BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Full planning application to Guildford Borough Council</td> <td>13.01.2021</td> <td>ME</td> </tr> <tr> <td>B</td> <td>Full planning application to Guildford Borough Council</td> <td>17.12.2021</td> <td>ME</td> </tr> <tr> <td>C</td> <td>bin and bike stores updated</td> <td>21.04.2022</td> <td>ME</td> </tr> <tr> <td>D</td> <td>Full planning application to Guildford Borough Council</td> <td>31.01.2024</td> <td>ME</td> </tr> </tbody> </table>	REV.	DESCRIPTION	DATE	DRN BY	A	Full planning application to Guildford Borough Council	13.01.2021	ME	B	Full planning application to Guildford Borough Council	17.12.2021	ME	C	bin and bike stores updated	21.04.2022	ME	D	Full planning application to Guildford Borough Council	31.01.2024	ME		<p>CLIENT: Wynngate</p>	
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<p>GENERAL NOTES: Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd</p>	<p>PROJECT: 255 Guildford Road, Effingham, KT24 5NP</p> <p>DRAWING NAME: Rear Building - Proposed Roof Plan</p> <p>JOB NO: V60</p>		<p>DRAWN BY: ME</p> <p>SCALE: 1:100 @ A3</p>																					
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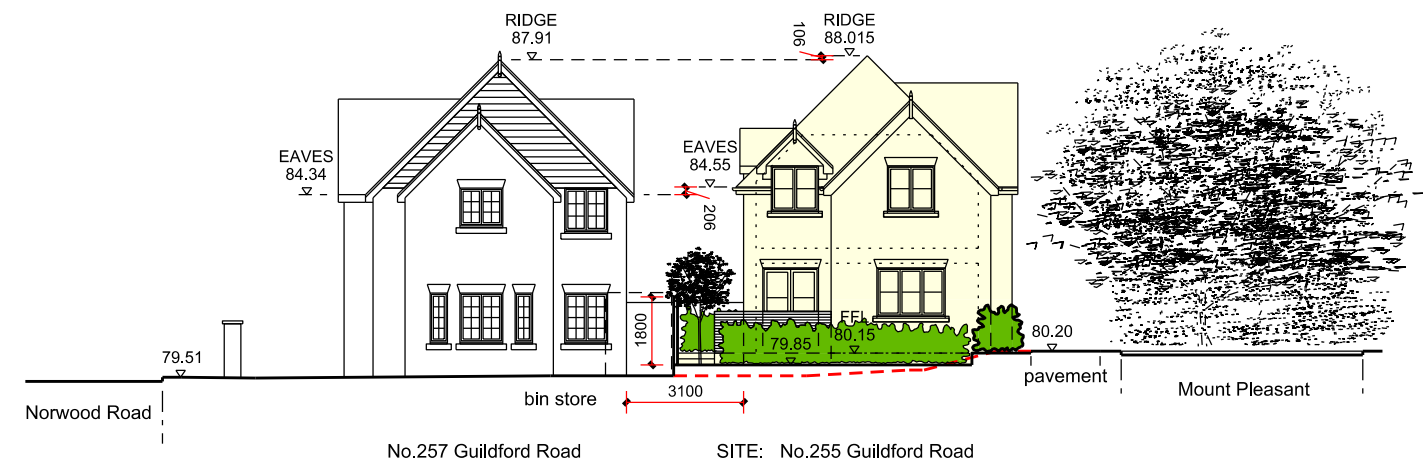
Existing Street Elevation - Guildford Road



Existing Rear Elevation

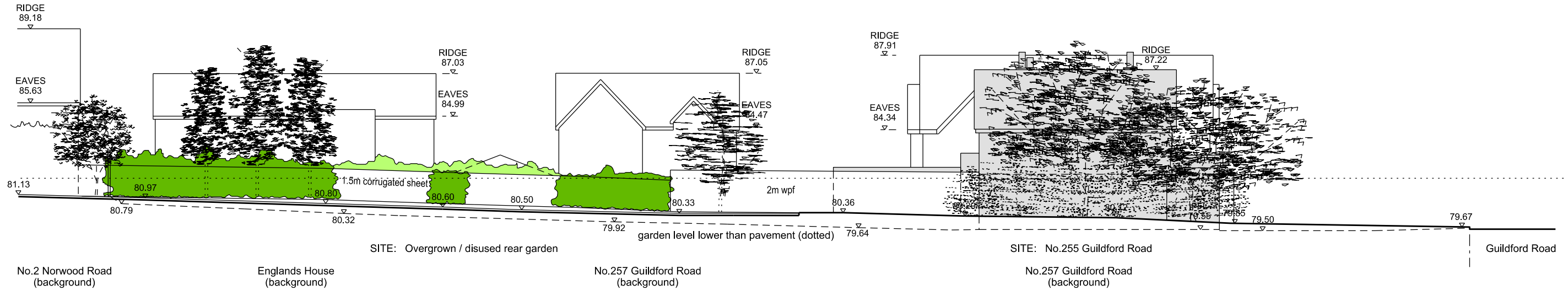


Proposed Street Elevation - Guildford Road

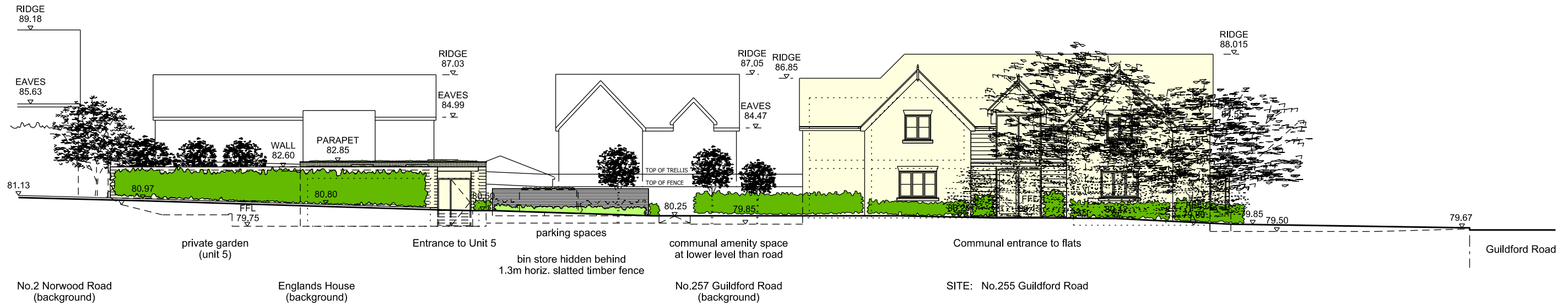


Proposed Rear Elevation - Front Building

	<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DRN BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Full planning application to Guildford Borough Council</td> <td>13.01.2021</td> <td>ME</td> </tr> <tr> <td>B</td> <td>Full planning application to Guildford Borough Council</td> <td>17.12.2021</td> <td>ME</td> </tr> <tr> <td>C</td> <td>Full planning application to Guildford Borough Council</td> <td>31.01.2024</td> <td>ME</td> </tr> </tbody> </table>	REV.	DESCRIPTION	DATE	DRN BY	A	Full planning application to Guildford Borough Council	13.01.2021	ME	B	Full planning application to Guildford Borough Council	17.12.2021	ME	C	Full planning application to Guildford Borough Council	31.01.2024	ME		CLIENT: Wynngate	
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C	Full planning application to Guildford Borough Council	31.01.2024	ME																	
boathouse design studio 27 ferry road teddington tw11 9nn e: marc@vieoprojects.com	PROJECT: 255 Guildford Road, Effingham, KT24 5NP		DRAWN BY: ME																	
GENERAL NOTES: Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd			DRAWING NAME: Street Elevation (Guildford Road) & Rear Elevation		SCALE 1:200 @ A3															
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					DATE: Dec 2021															

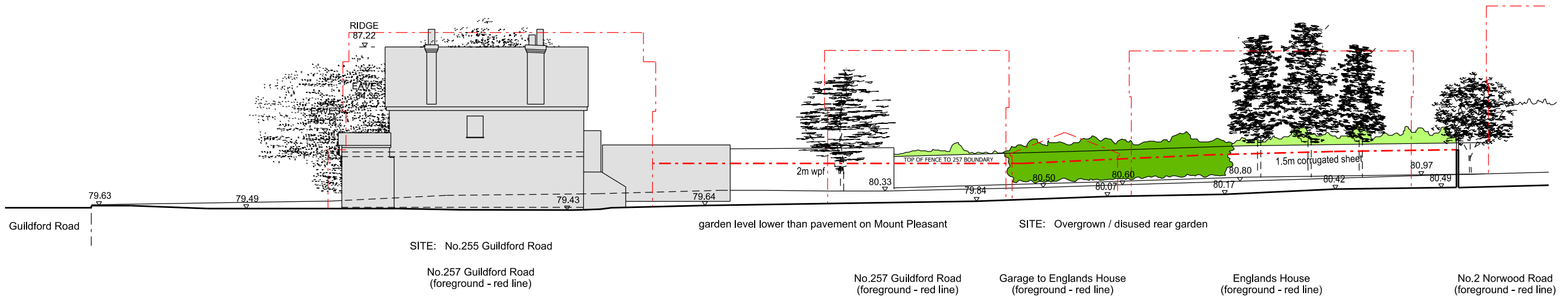


Existing Street Elevation - Mount Pleasant

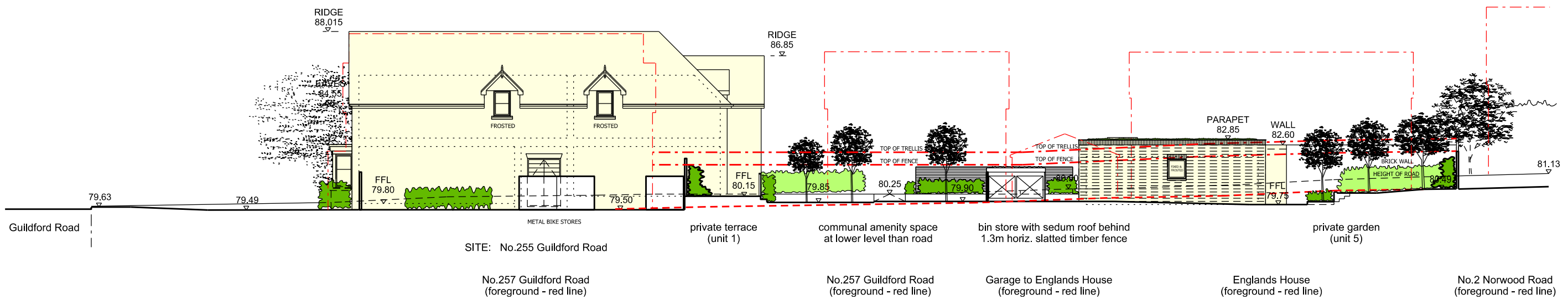


Proposed Street Elevation - Mount Pleasant

	<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DRN BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Full planning application to Guildford Borough Council</td> <td>13.01.2021</td> <td>ME</td> </tr> <tr> <td>B</td> <td>Full planning application to Guildford Borough Council</td> <td>17.12.2021</td> <td>ME</td> </tr> <tr> <td>C</td> <td>Full planning application to Guildford Borough Council</td> <td>31.01.2024</td> <td>ME</td> </tr> </tbody> </table>	REV.	DESCRIPTION	DATE	DRN BY	A	Full planning application to Guildford Borough Council	13.01.2021	ME	B	Full planning application to Guildford Borough Council	17.12.2021	ME	C	Full planning application to Guildford Borough Council	31.01.2024	ME			CLIENT: Wynngate			
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boathouse design studio 27 ferry road teddington tw11 9nn e: marc@vieoprojects.com	PROJECT: 255 Guildford Road, Effingham, KT24 5NP		DRAWING NAME: Street Elevation - Mount Pleasant		DRAWN BY: ME																		
GENERAL NOTES: Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd				JOB NO: V60	DRAWING NO: P_031	REV: C	DRAWING STATUS: PLANNING	SCALE: 1:200 @ A3	DATE: Dec 2021														

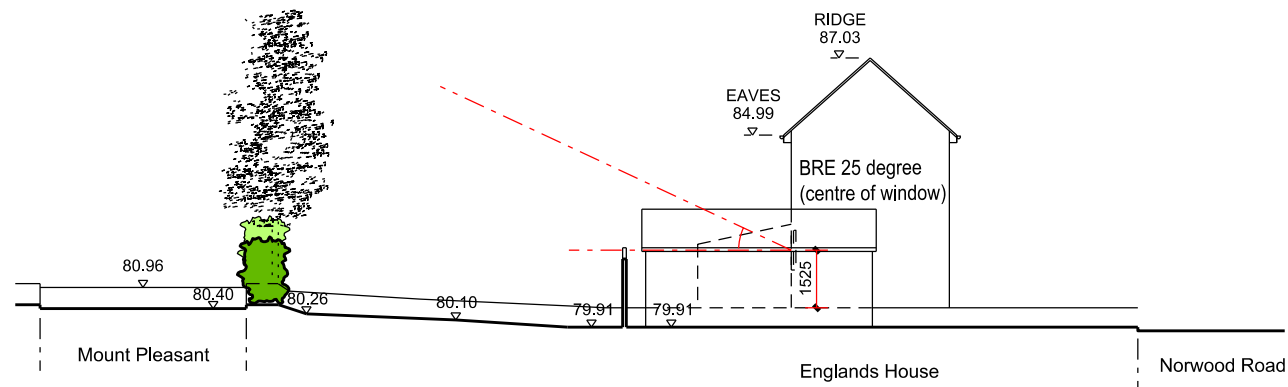


Existing Site Section 1

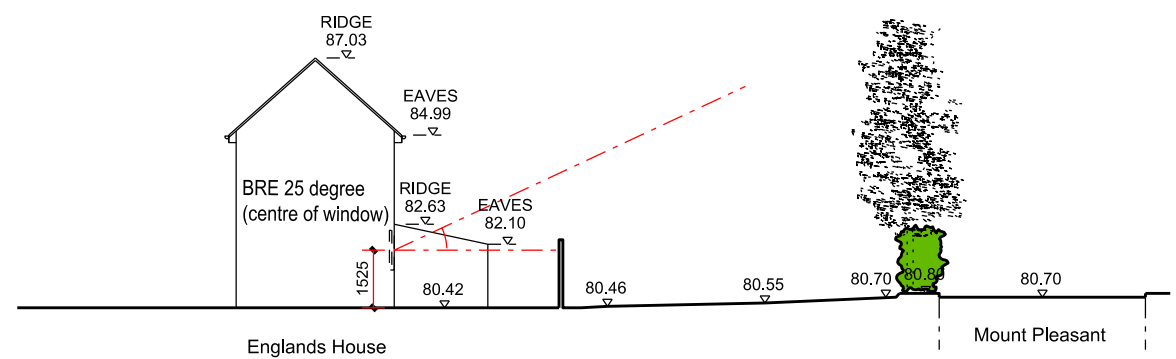


Proposed Site Section 1

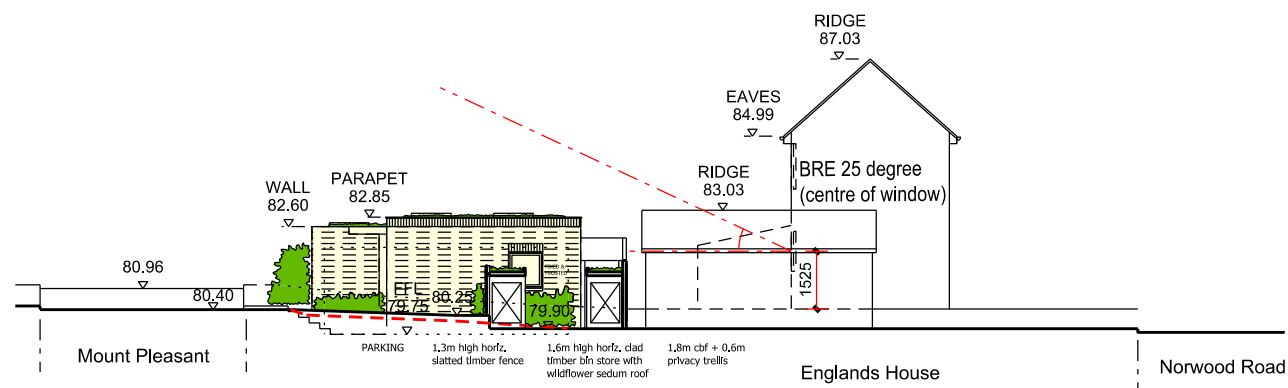
<p>boathouse design studio 27 ferry road teddington tw11 9nn e: marc@vieoprojects.com</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DRN BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Full planning application to Guildford Borough Council</td> <td>13.01.2021</td> <td>ME</td> </tr> <tr> <td>B</td> <td>Full planning application to Guildford Borough Council</td> <td>17.12.2021</td> <td>ME</td> </tr> <tr> <td>C</td> <td>Full planning application to Guildford Borough Council</td> <td>31.01.2024</td> <td>ME</td> </tr> </tbody> </table>	REV.	DESCRIPTION	DATE	DRN BY	A	Full planning application to Guildford Borough Council	13.01.2021	ME	B	Full planning application to Guildford Borough Council	17.12.2021	ME	C	Full planning application to Guildford Borough Council	31.01.2024	ME		CLIENT: Wynngate			
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GENERAL NOTES: Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd			PROJECT: 255 Guildford Road, Effingham, KT24 5NP		DRAWN BY: ME																	
			DRAWING NAME: Site Section 1		SCALE: 1:200 @ A3																	
JOB NO: V60		DRAWING NO: P_032		REV: C		DRAWING STATUS: PLANNING																
					DATE: Dec 2021																	



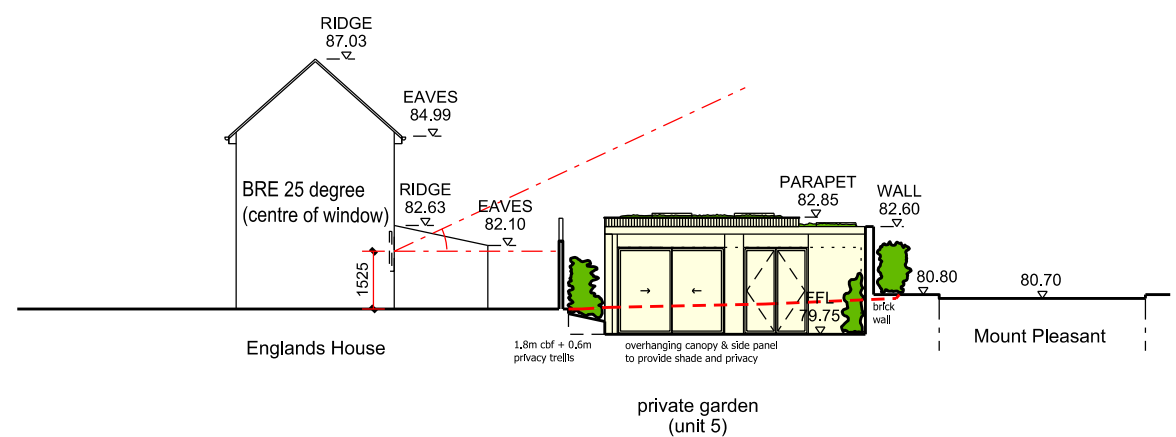
Existing Site Section 2



Existing Site Section 3



Proposed Site Section 2

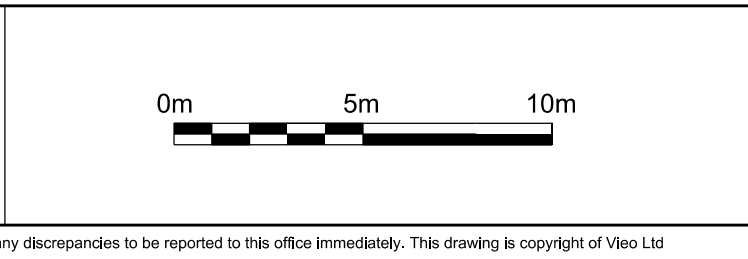


Proposed Site Section 3

VIEO

boathouse design studio 27 ferry road teddington tw11 9nn
e: marc@vieoprojects.com

REV.	DESCRIPTION	DATE	DRN BY
A	Full planning application to Guildford Borough Council	13.01.2021	ME
B	Full planning application to Guildford Borough Council	17.12.2021	ME
C	Full planning application to Guildford Borough Council	31.01.2024	ME

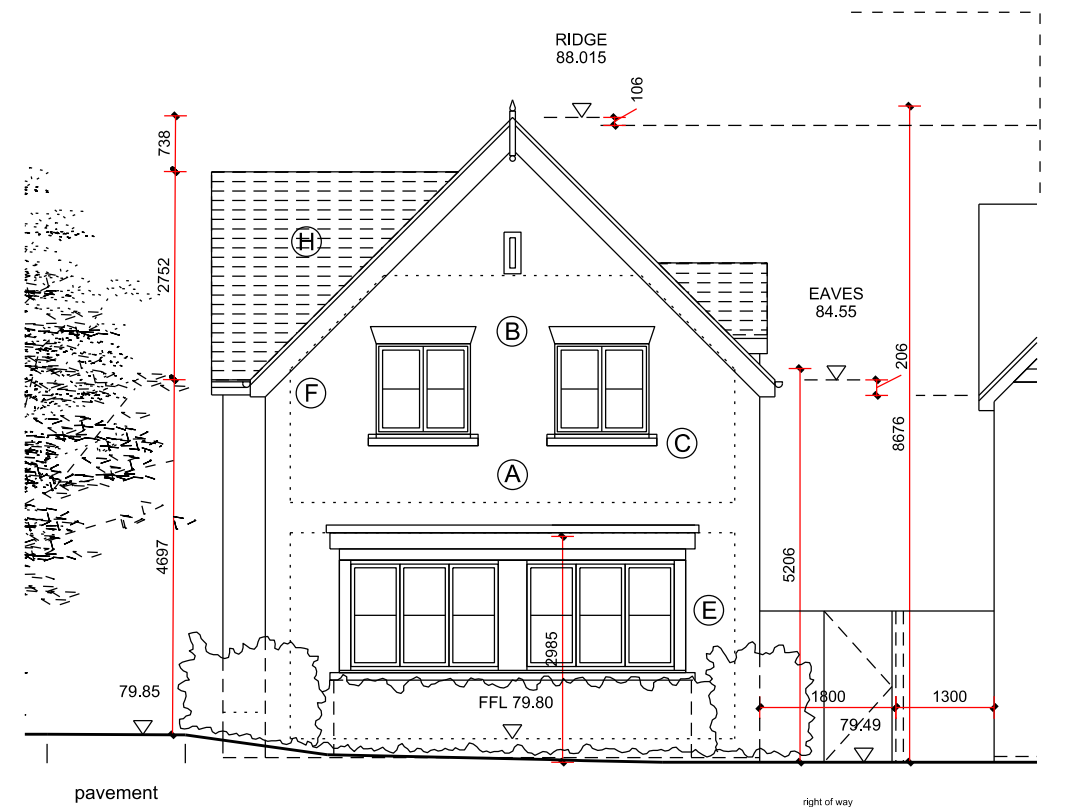


CLIENT: Wynngate				DRAWN BY: ME
PROJECT: 255 Guildford Road, Effingham, KT24 5NP				
DRAWING NAME: Site Section 2 & 3 - Flank Elevations to Rear Building				SCALE: 1:200 @ A3
JOB NO: V60	DRAWING NO: P_033	REV: C	DRAWING STATUS: PLANNING	DATE: Dec 2021

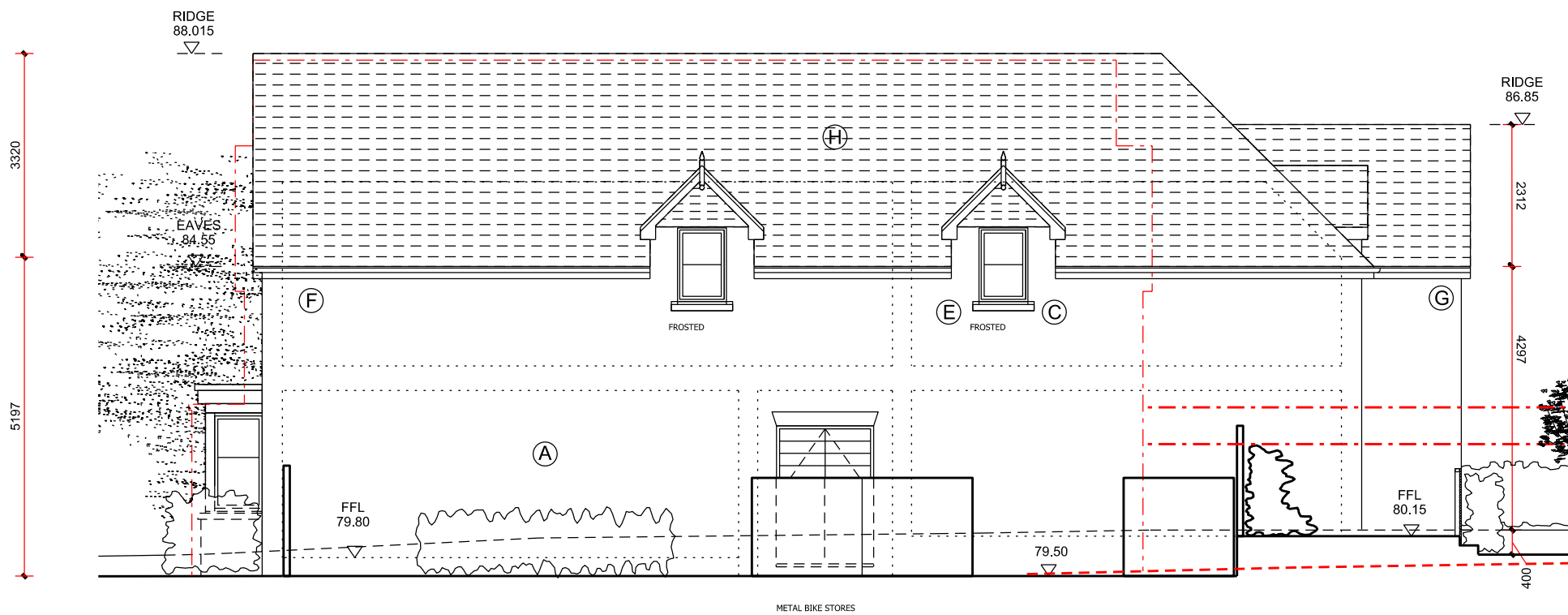
GENERAL NOTES: Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd



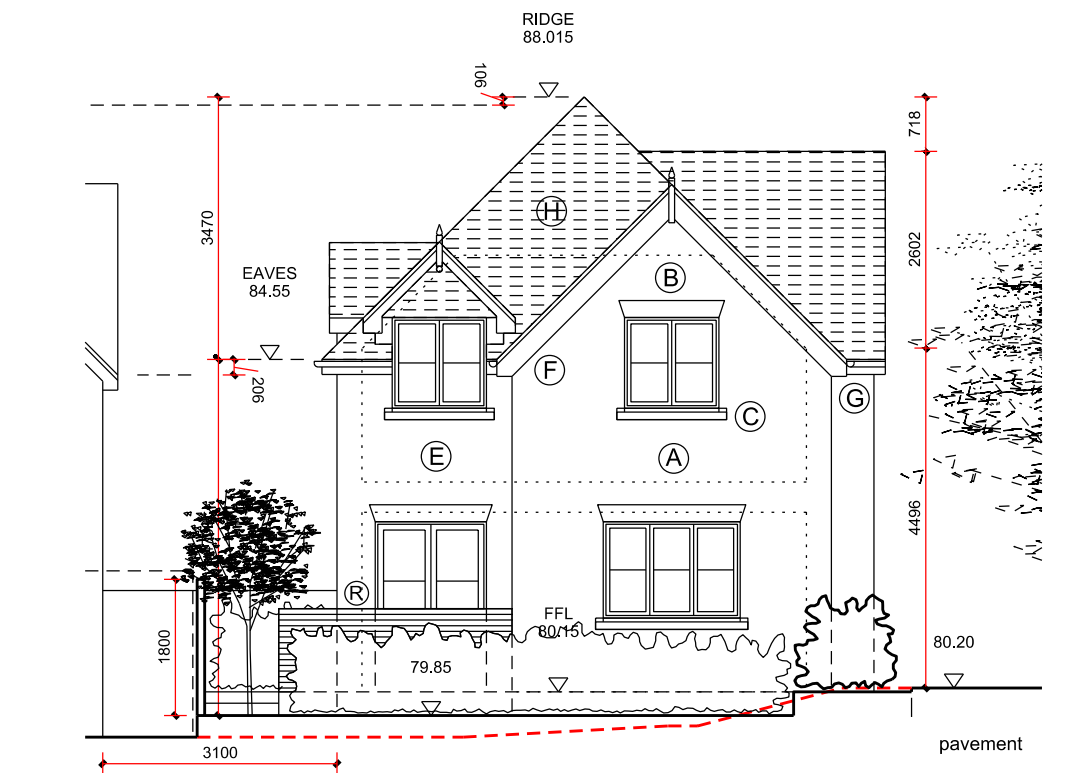
Proposed Side Elevation - facing Mount Pleasant



Proposed Front Elevation - facing Guildford Road

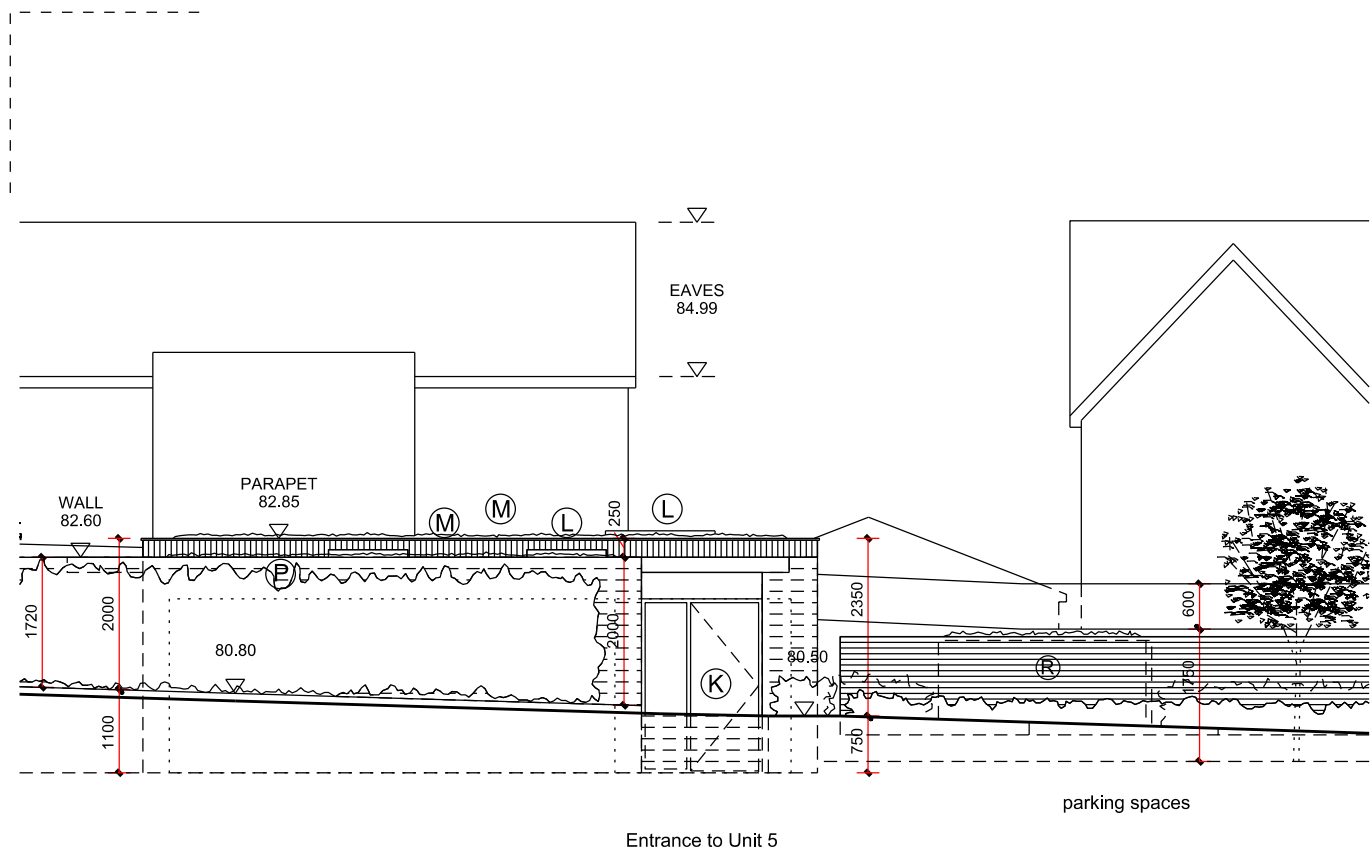


Proposed Side Elevation - facing No.257 Guildford Road

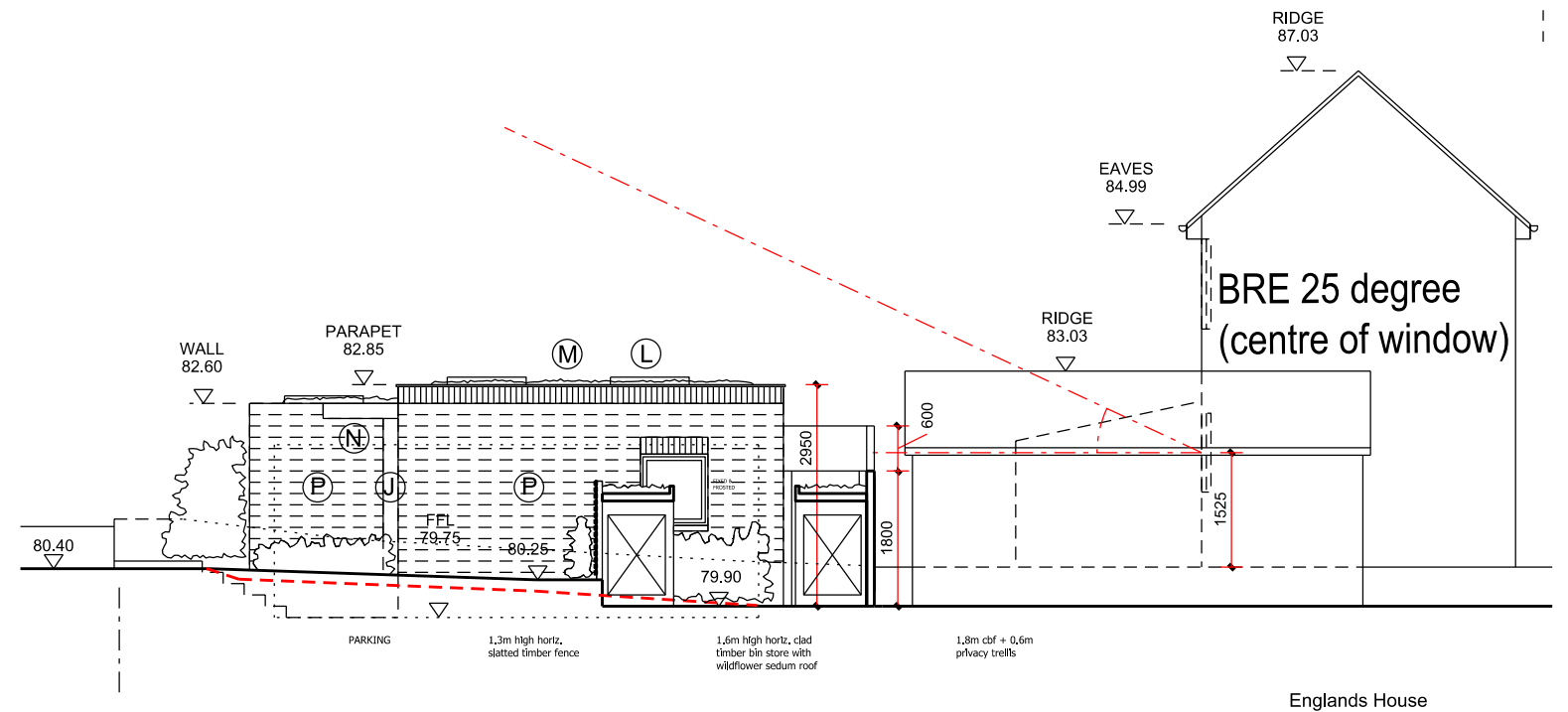


Proposed Rear Elevation

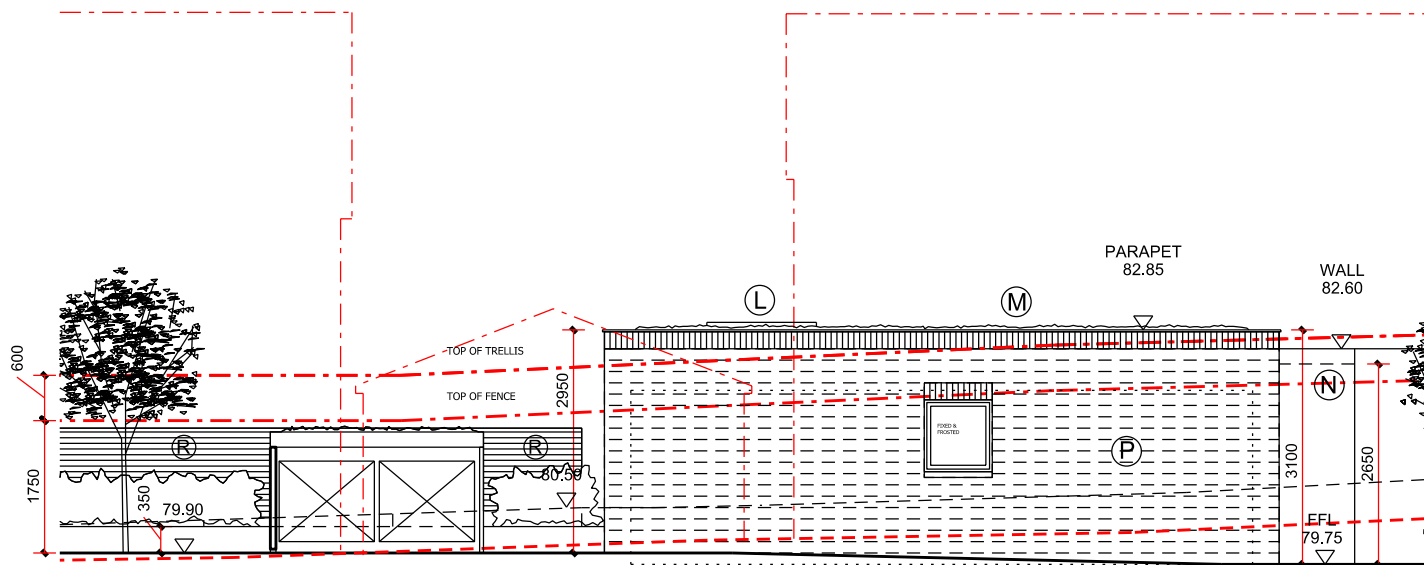
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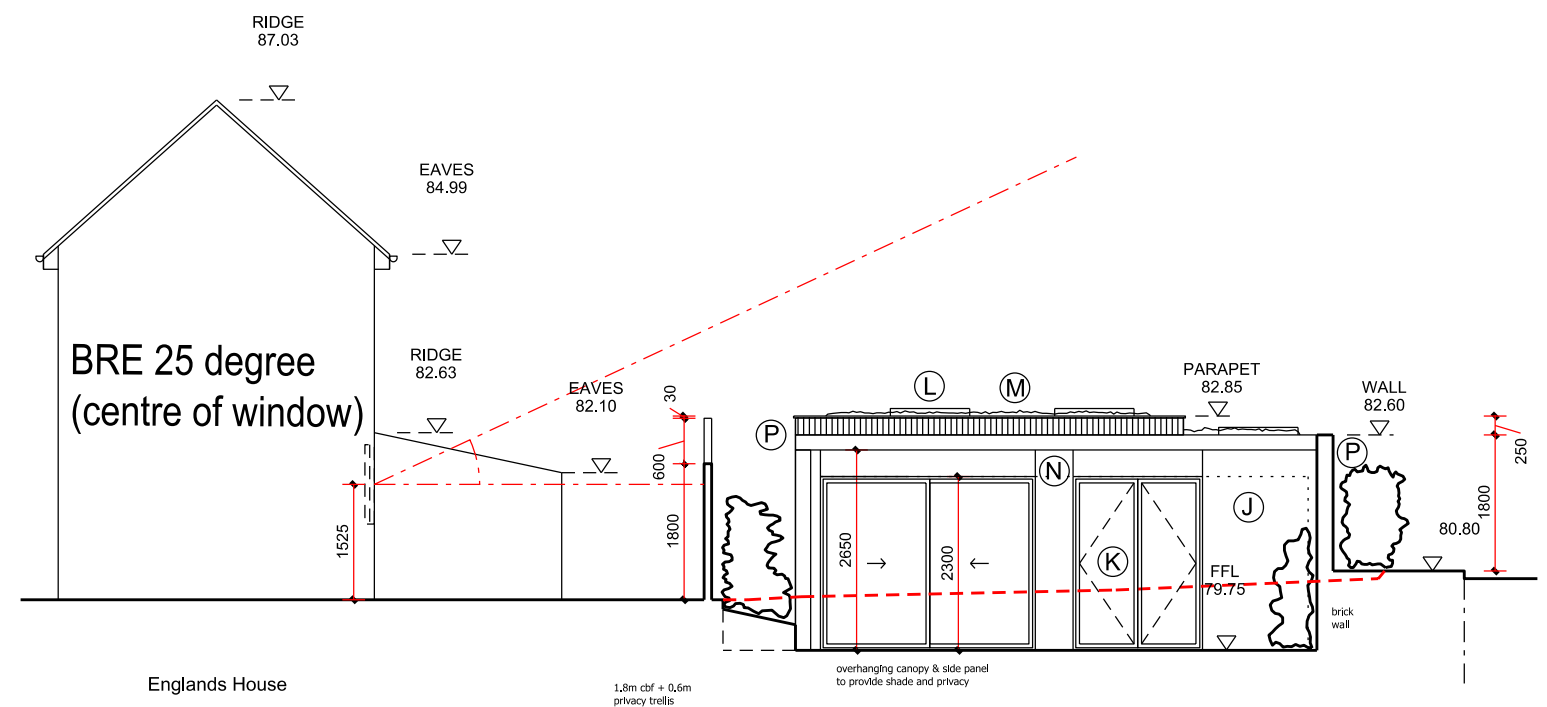
Proposed Front Elevation - facing Mount Pleasant



Proposed Flank Elevation - facing parking area

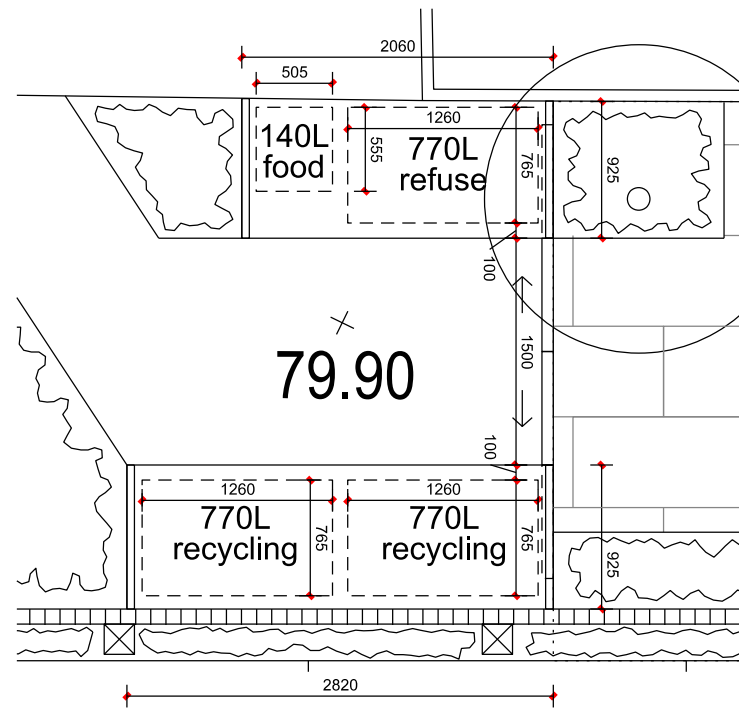


Proposed Rear Elevation - facing Englands House

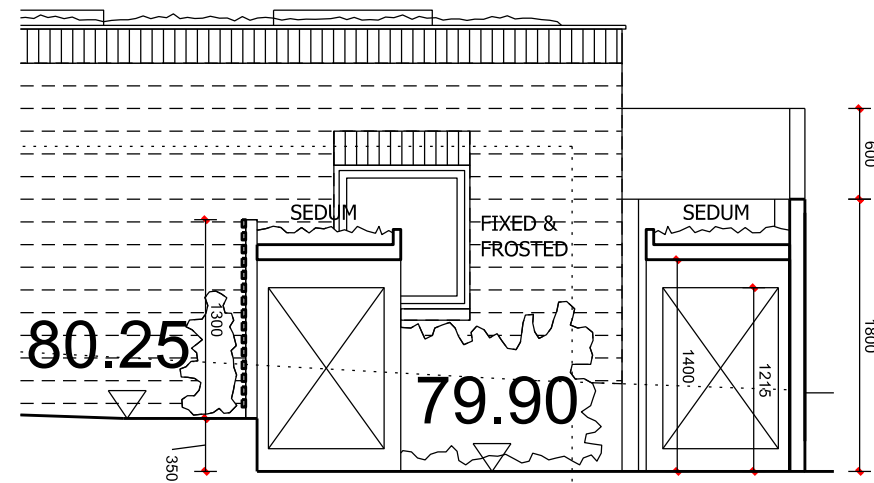


Proposed Flank Elevation - facing No.2 Norwood Road

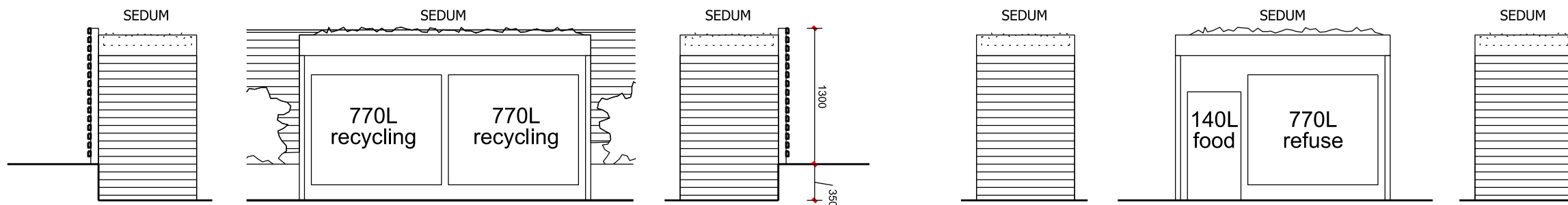
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PLAN



SECTION



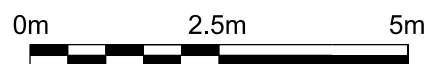
ELEVATIONS

Bin stores to be custom built from treated timber frames, horizontal hardwood cladding and wildflower sedum roof.
Bin enclosures to be open fronted due to sheltered and discreet location, hidden behind timber privacy fence.

VIEO

boathouse design studio 27 ferry road teddington tw11 9nn
e: marc@vieoprojects.com

REV.	DESCRIPTION	DATE	DRN BY
A	Full planning application to Guildford Borough Council	13.01.2021	ME
B	Full planning application to Guildford Borough Council	17.12.2021	ME
C	bin stores updated	21.04.2022	ME
D	Full planning application to Guildford Borough Council	31.01.2024	ME



CLIENT:

Wynngate

PROJECT:

255 Guildford Road, Effingham, KT24 5NP

DRAWING NAME:

Custom Bin Store - Proposed Plans & Elevations

JOB NO:

V60

DRAWING NO:

P_036

REV

D

DRAWING STATUS:

PLANNING

DRAWN BY:

ME

SCALE

1:50 @ A3

DATE:

Dec 2021

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