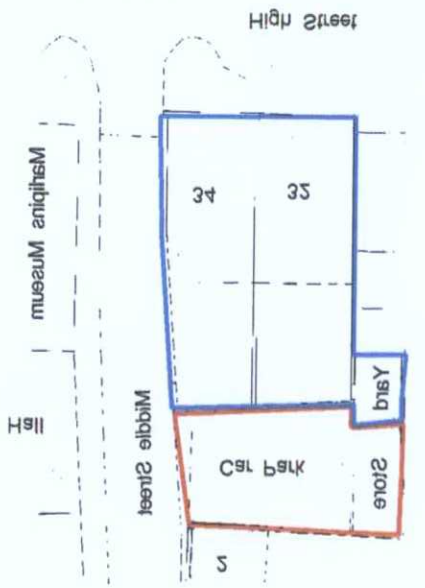
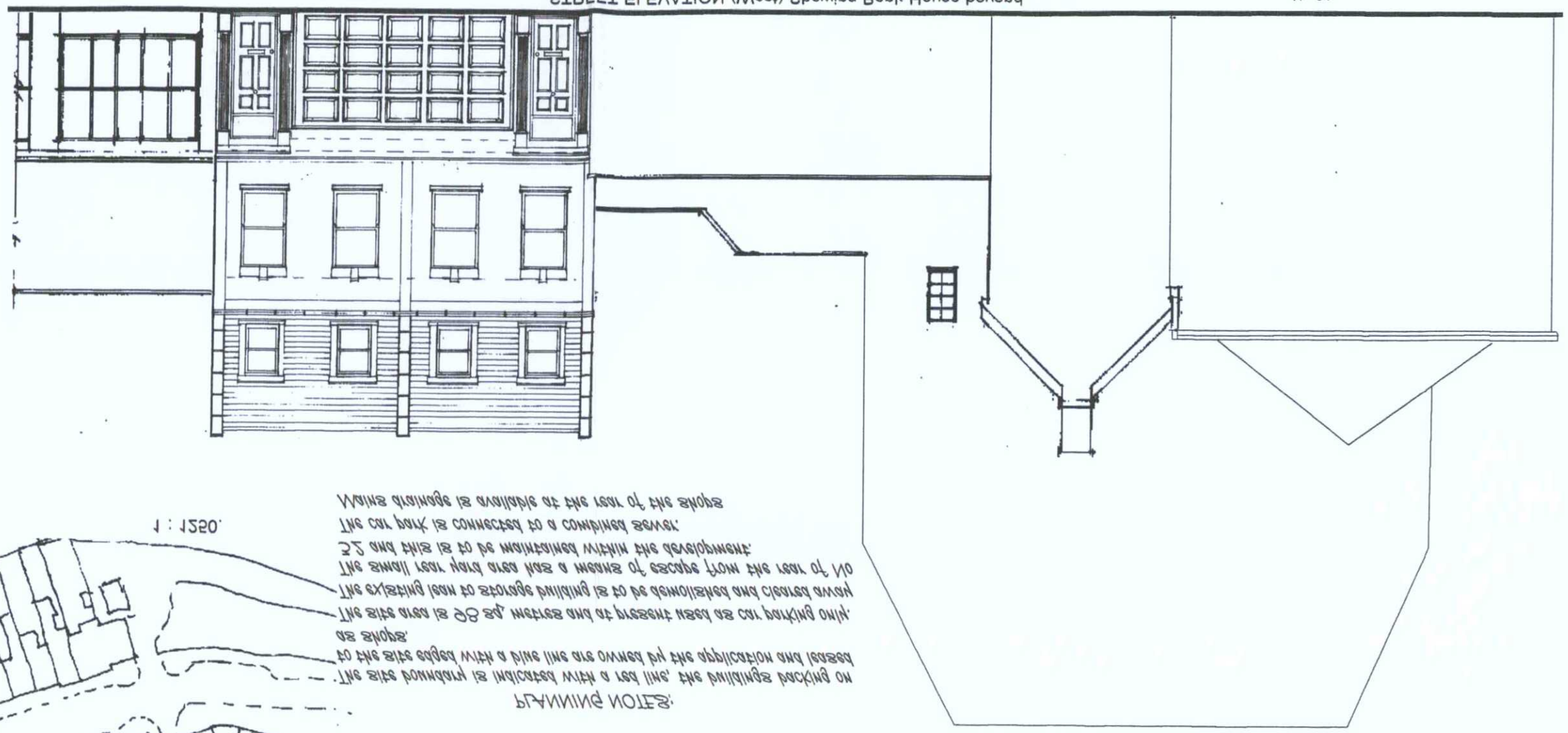
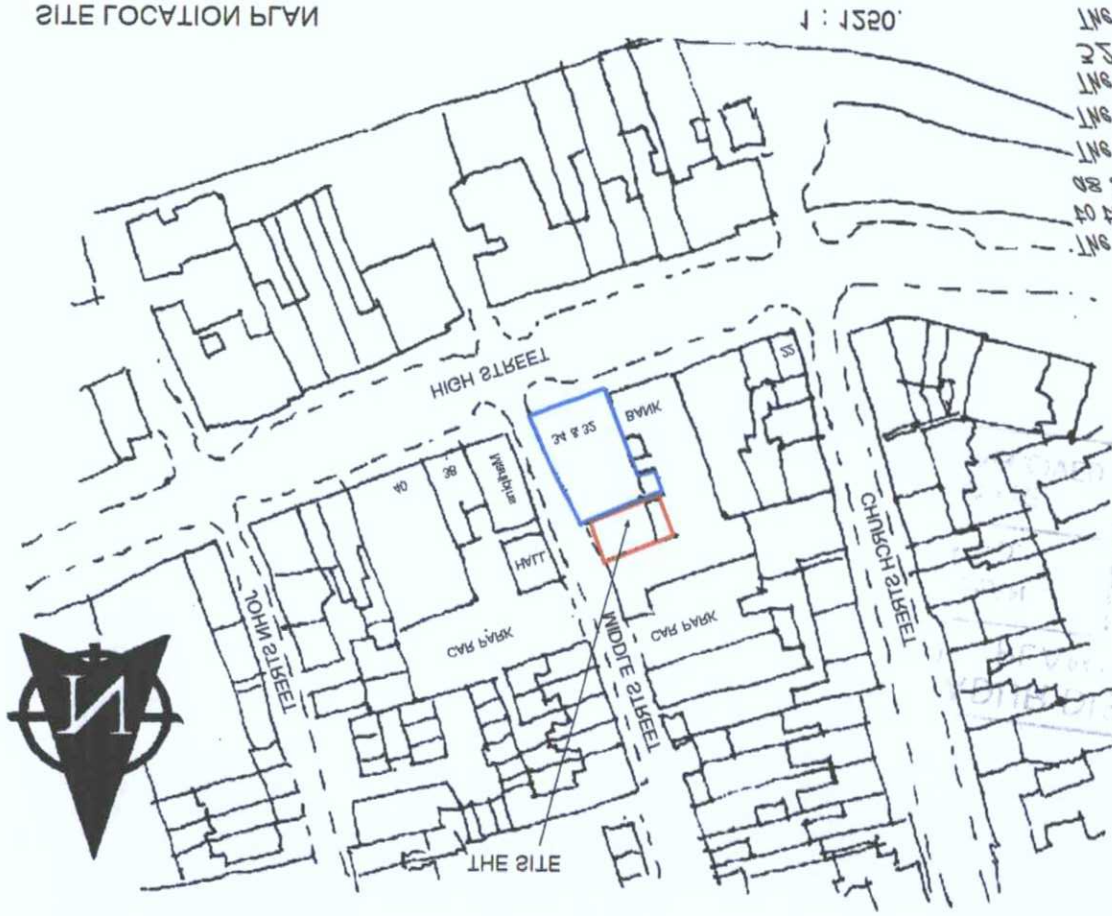


BLOCK PLAN 1:500



STREET ELEVATION (West) Showing Bank House beyond



SITE LOCATION PLAN 1:1250

PLANNING NOTES:

The site boundary is indicated with a red line, the buildings backing on to the site edged with a blue line are owned by the application and leased as shops.

The site area is 98 sq. metres and at present used as car parking only.

The existing lean to storage building is to be demolished and cleared away.

The small rear yard area has a means of escape from the rear of No 32 and this is to be maintained within the development.

The car park is connected to a combined sewer.

Mains drainage is available at the rear of the shops

ACCESS & DESIGN STATEMENT:

Amount. The new proposals are to increase the size of the 2 No 1 bedroom flats approved under ADC 1022/08 over a parking area at the rear of 2 shops in the centre of town and form two 2 bedroom flats of 52 & 55 sq. metre internal area over the car park with a stair up to the first and second floor with storage for bicycles and bin area at ground floor and retain 4 car parking spaces.

Scale. The site area of 98 sq. metres is unchanged the height of the proposed building is not to exceed the approved height of 8.5 m above ground level with separate entrances for each flat and a up and over door to the parking areas under, sized full width for car movement and provide security to the car park area which will have open bicycle storage

Landscaping. As the building is within an existing Urban Area there is no additional public space provided, at ground floor he existing parking area of 80 sq. metres is to be retained with space for bins and bicycles within the original store area, amenity areas are on raised terrace of approximately 12 sq. metres area per unit which will have privacy screening from adjoining properties.

Appearance. The design of the front of the building will be painted rendered block work to match adjoining buildings in Middle Street in Georgian style with portico entrances to each flat, sliding sash conservation timber windows a parapet front with secret gutter and a grey slate roof with lead covered box dormers and styled sash timber windows inward opening for cleaning and escape in the case of fire. This will be matched at the rear with a slate covered pitched roof set over the first floor with conservation roof lights providing natural light and ventilation to the rear bedrooms, without overlooking adjoining properties. a flat roofed area will be set between the double pitches inset with roof lights to provide natural light to the internal stairs and bathrooms. The side elevations are to be painted render to match adjoining buildings with small obscure glazed windows providing natural light and ventilation to the ground and first floor stairs.

Use. The existing use is commercial which will be retained for the parking and will be become residential above.

Access. The site is located close to the town centre within walking distance to to all amenities. It is close bus routes and within walking distance of the station, the occupants will have the facility for storing bicycles to avoid the necessity of owning a car, the car parking below will be retained by the shop tenants. The two flats will be accessed via internal stair flights so cannot be used by wheel chair disabled persons

Sustainability. The two flats will be constructed to modern day standards and be thermally efficient with sound separation between the units and parking below. The new units will be linked to the existing drainage system which is located at the rear of the shops and will have their own metered services. Due to the site being within a conservation area grey water saving and solar powered energy will be subject to the conservation offices approval

Rev. A. August 2008. Second floor rear roof line raised to utilise roof area and provide additional bedroom at clients request. RLR

Rev. B. Sept. 2008. Design and Access statement revised at clients request with reference to the existing persion for 2No 1 bedroom flats.RLR

Rev C April 2011. Drawing re-numbered and prepared for building regulations. RLR

drawing	1716. P1	scale	1:100; 1:1250	date	May. 2008	revisions	A	B	C			

CLIENT
Mr. D. Baker

Please note that this drawing is prepared for building regulations approval from the local authority and does not constitute a working drawing

DRAWING
Site Location, Block Plan, Street Elevation and Access & Design Statement

PROJECT
Land at the rear of
32 - 34 High Street
Shoreham By Sea
West Sussex
Proposed formation of 2 No 2 Bed Flats over an existing car park area

R.L.REYNOLDS HNC Con. Tech. (Arch)
Architectural Services
82 GREENACRES
SHOREHAM BY SEA
WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
Fax: 01273 441992