CLIENT
City South Contractors

PROJECT
29 - 31 High Street
Shoreham by Sea
West Sussex BN43 5DD

DRAWING
Lower Ground Floor Plan with Design & Access Statement.

Retrospective application for changes to conversion of offices to residential flats

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drawing	1730\P2	scale	1:100.	date	Jan 2013	Revisions	A	B	C			

Sound Reduction:
The existing building is alongside the busy sea front road and has high sound levels, which would affect occupants . However the building is of solid masonry and has double glazed windows on the upper floors which have already been improved with secondary glazing to reduce the external noise transmission. The first and second floor flats facing the road are to be upgraded further to improve the sound reduction levels. The rear flats face the river Adur and are screened from the road noise.

Air Quality:
The air quality is reasonable as the building is is exposed to the South Westerly winds which cross the open river into the town away from the building. However passive ventilation systems are to be introduced to the front room areas to combat any pollution.

Sustainability. The new proposals will provide living accommodation for 9 persons within the town centre there is no parking facilities for the residents on site, however bicycle storage can be provided at the lower ground floor storage area. Refuge collection would be arranged through the owners maintenance staff who manage the building at present for the shops and offices. The building is at varying levels which precludes access for wheel chair users but the stairs can be adapted for ambulant disabled.

Access. The site is located within a town centre which is well served with shops transport and most facilities within walking distance. There is no access to the rear apart from the river which could at high side have boat mooring but low side precludes the possibility of permanent access from the river. Access to the flats will be via the existing road entrance at ground floor level

Use. The present use is part shops at ground level and offices at lower ground level and the new flats provide residential accommodation for 9 occupants.

Appearance. The front of the property is unchanged the rear of the property will have minor alterations and two extensions , to suit the internal adjustments and with protective guarding balconies at ground and second floor

retaining wall is to be raised up to 2 m above the existing ground level to protection for occupants.

Landscaping. As the building is within the town centre area there is no additional public space will be provided. The rear of the building set alongside the river Adur is to be utilised as amenity space for the residential occupants the existing riverside

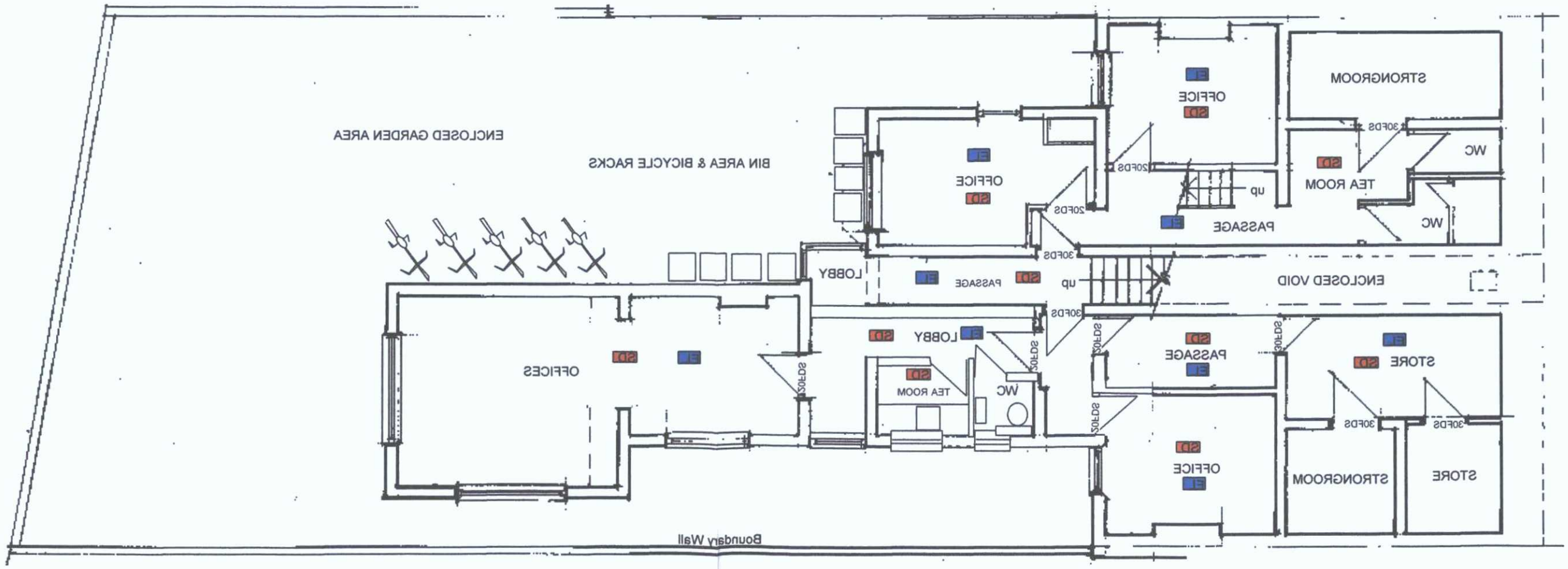
Scale. The height and profile of the existing building remains unaltered apart from the two extension.

Layout. The site layout is as set out on this drawing Utilising the existing building footprint with extension at first floor to provide spatial requirements

Amount The proposals are to apply retrospectively for a change of use to part of the existing building from offices to residential to form 1 bedroom flat at ground floor and 2 studio flats at first floor level following previous approval for the conversion in 2009 under plan reference ADC\01421\09

ACCESS & DESIGN STATEMENT:

Rev. C. June 2013. Drawing updated to comply with building regulations and environmental health officers requirements and planning conditions RJR
Rev B March 2013. Notation revised following discussions with the environment agency and planning officer. RJR
Rev A Feb 2013. Flat 1 omitted from drawings until responses from Environment agency rearding flood risk assessment .RJR



EXISTING LOWER GROUND FLOOR PLAN

-1 0 1 2 3 4 5 6 7 8 9 10
Scale bar. metres at 1: 100 at A 3 reproduction

THIS IS AN A3 DRAWING AS SUBMITTED