CLIENT
City South Contractors

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

DRAWING
Existing Ground floor and Proposed First Floor studio flat Plans

Retrospective application for changes to conversion of offices to residential flats

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drawing	1730/P3	scale	1:100.	date	Jan. 2013	Revisions	A	B	C	D		

Rev. A. Feb 2013. Ground floor single bedroom flat layout revised at planning officers request. RJR
Rev B March 2013. Flat 5 and flat 1 areas added with layouts for both units at the planners request: schedule of accommodation revised accordingly. RJR
Rev C May 2013. Flat 2 layout revised with a protected lobby separation between the bderoom and living areas RR
Rev. C. June 2013. Drawing updated to comply with building regulations and environmental health officers requirements and planning conditions RJR

STRUCTURAL ALTERATIONS:
Where indicated with a green dotted line existing partitions are to be removed to increase the room areas in compliance with planning in Flats 4 & 5 and by the construction of a wall on Flats 2 & 3 as set out on drawing 1750 /P6

NEW SCHEDULE OF ACCOMMODATION:
PROPOSED 2ND F FLAT 1 3 Person 2 Bed flat 78 sq. metres in floor area.

PROPOSED GF FLAT 2: 2 Person 1 bed flat with new bay 55.2 sq. metres in floor area.

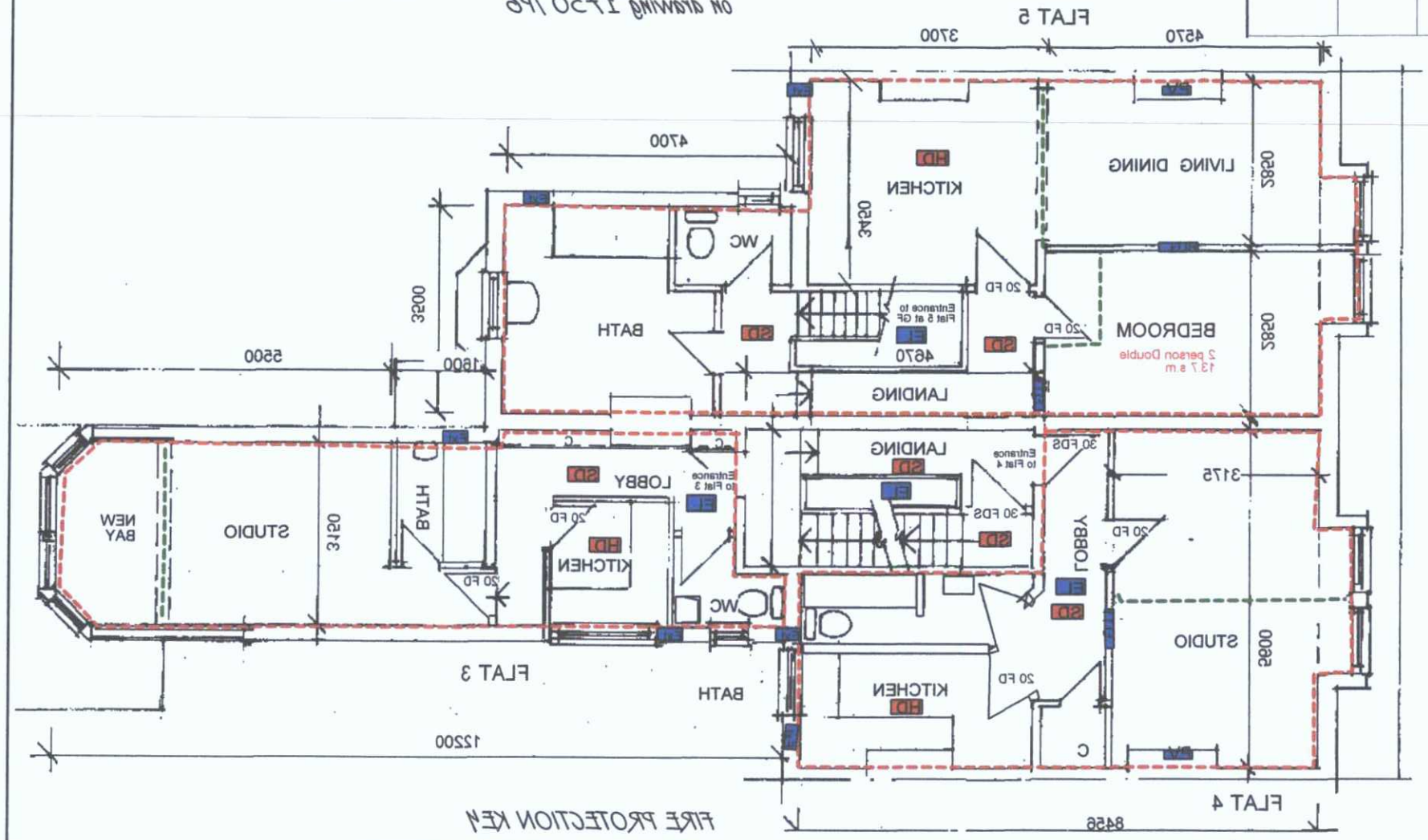
PROPOSED FF FLAT 3: 1 person Studio flat 36.2 sq. metres in floor area

PROPOSED FF FLAT 4: 1 person Studio flat 36 .1 sq. metres in floor area.

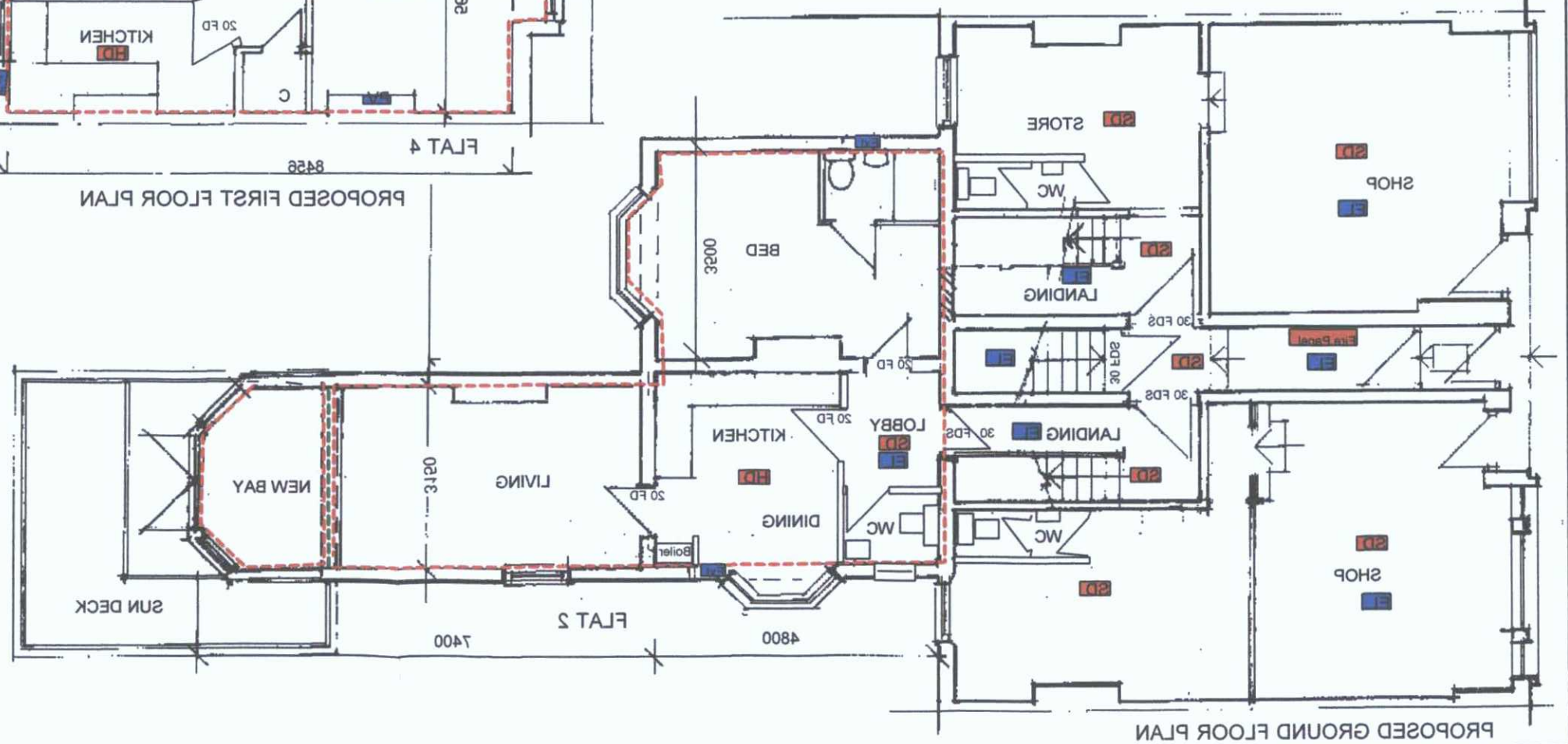
PROPOSED FF FLAT 5; 2 person 1 bed flat 65.5 sq. metres in floor area.

Floor areas are measured internally ignoring partitions & chimney breasts but not including shared stair areas, please note the red dotted lines indicate individual flat layouts.

Local authority latest space guidance for studio flats are minimum floor area of 37 sq. metres.
For 1 bed flats 51 sq. metres. 2 bedroom flats 61 sq. metres.
For Sleeping areas studio flats 7 sq.metres 1 bed flats 12 sq. metres 2 bed flats 19 sq. metres



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

FIRE PROTECTION KEY

SD	Indicates smoke detector location
HD	Indicates Heat detector location
Fire Panel	Indicates location of fire panel
20 FD	Indicates 20 minute fire door fitted with intumescent seals set on 3 No 100 mm steel hinges
30 FDS	Indicates 30 minute fire door fitted with intumescent and brush seals set on 3 No 100 mm steel hinges and a self closing operation
E	Indicates Emergency Light location in accordance with BS 5266
Roof Light	Indicates the location of 1 m square automatic opening roof light set over the main stair operated by the smoke detection system or the fire panel to smoke vent the circulation area.

The smoke and heat detectors in each flat are to be inter linked mains powered with 4 hour battery back up, each flat is to be located on the fire panel set within the main entrance lobby along with the main circulation areas, shops and office areas to accord with the BS 5839 Part 6 2004 Grade A LZ & L3 of the building regulations.

Sounders are to be provided in each flat in a location that can be heard from every part of the flats, shops and Offices. Sounders are to be located to the satisfaction of the Fire Officer in the circulation areas by oral sound test and linked to the flat sounders to give warning to the occupants during the day and night time

A certificate showing compliance is to be provided on completion to the building control, fire officer and the client and testing of the system arranged on a regular basis

-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