DO NOT SCALE THIS DRAWING. CONTRACTORS MUST VISIT THE SITE AND TAKE RESPONSIBILITY FOR CHECKING ALL CRITICAL DIMENSIONS
COPYRIGHT © JAMES BRECKELL CHARTERED ARCHITECT – ALL RIGHTS RESERVED

REV. DATE BY AMENDMENT



GRAFTON PLACE ELEVATION 1:200

Building footprint: 320m.sq: 3444 sq.ft

G.I.A. Ground Floor = 320m.sq (3444sq.ft)

G.I.A. 1st Floor = 379m.sq (4079sq.ft)

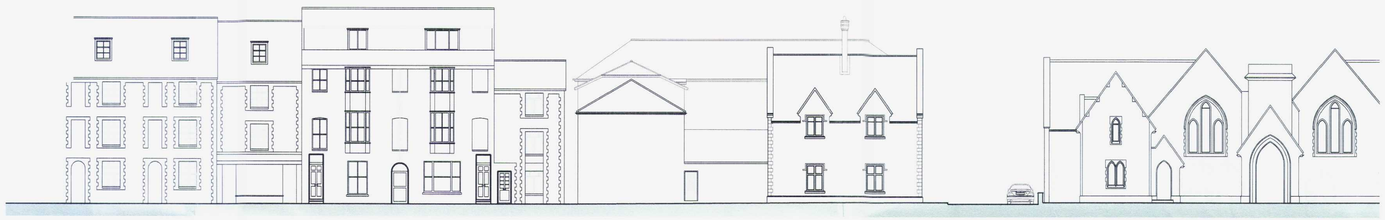
G.I.A. 2nd Floor = 355.5m.sq (3826.60sq.ft)

Office Space:

223m.sq (2400sq.ft)

Residential accomodation:

Unit 1: 73m.sq 785sq.ft
Unit 2: 65.4m.sq 704sq.ft
Unit 3: 66.3m.sq 713sq.ft
Unit 4: 114.6m.sq 1233sq.ft
Unit 5: 112.2m.sq 1207sq.ft
Unit 6: 78m.sq 840sq.ft
Unit 7: 73.6m.sq 792sq.ft
Unit 8: 75m.sq 807sq.ft
Unit 9: 91.2m.sq 981sq.ft



PORTLAND ROAD ELEVATION 1:200

Parking:

1 parking space per residential unit



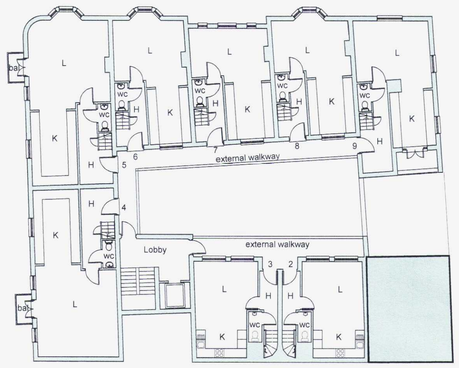
PROPOSED SITE PLAN 1:500



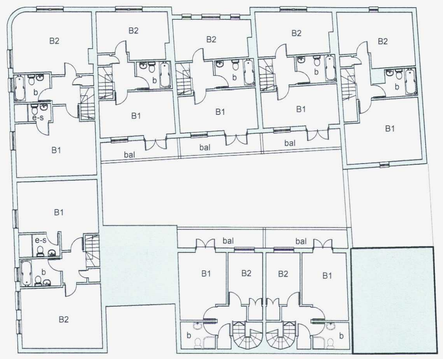
EXISTING SITE PLAN 1:500



GROUND FLOOR PLAN 1:200



FIRST FLOOR PLAN 1:200



2nd FLOOR PLAN 1:200

KEY:

Office use

Residential common areas

Residential use

L: living room
H: hall
K: kitchen
B1: bedroom 1
B2: bedroom 2
b: bathroom
e-s: en-suite bathroom
wc: Toilet/ cloakroom

James Breckell Architects
Tower Point 44
North Road, Brighton
BN1 1YF
Tel: 01273 669 482
Fax: 01273 669 483
email: james@breckell.co.uk
website: www.breckell.co.uk

CLIENT
Warwick Lane Developments

JOB
Spells Yard, Grafton Place, Worthing

DRAWING
Sketch design proposal for site redevelopment

DATE	Feb 2008
SCALE	1:500/ 1:200
DRAWN BY	jb
JOB NO.	222
DRG NO.	04
REVISION	