CLIENT		PROJECT		R.J.REYNOLDS HNC Con. Tech. (Arch)
City South Contractors		29 - 31 High Street Shoreham by Sea West Sussex BN43 5DD		Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING		Retrospective application for changes to conversion of offices to residential flats		
Lower Ground Floor Plan with Design & Access Statement.				

drawing	scale	date	Revisions	A	B	C	D	E	
1730/P2	1:100.	Jan 2013							

Rev E. Sept 2014. Steel support structure shown dotted over Lower ground floor set to support new bay above..

Sound Reduction:

The existing building is alongside the busy sea front road and has high sound levels which would affect occupants , 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 valley, although the high street pollution is high as traffic calming slows the road vehicles passing through the town wasteing fuel and causing high levels of carbon monoxide to discharge into the immediate atmosphere, which is blown into the town area to combat any pollution. However passive ventilation systems are to be introduced to the front room

Rev B March 2013. Notation revised following discussions with the environment agency and planning officer. RJR
Rev C. June 2013. Drawing updated to comply with building regulations and environmental health officers requirements and planning conditions RJR
~~Rev D. June 2013. Stair introduced to link Lower Ground Floor to First Floor to create a work unit. RJR~~
Rev A Feb 2013. Flat 1 omitted from drawings until respons from Environment agency regarding flood risk assessment .RJR

ACCESS & DESIGN STATEMENT:

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 reference ADC\0142\09

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

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

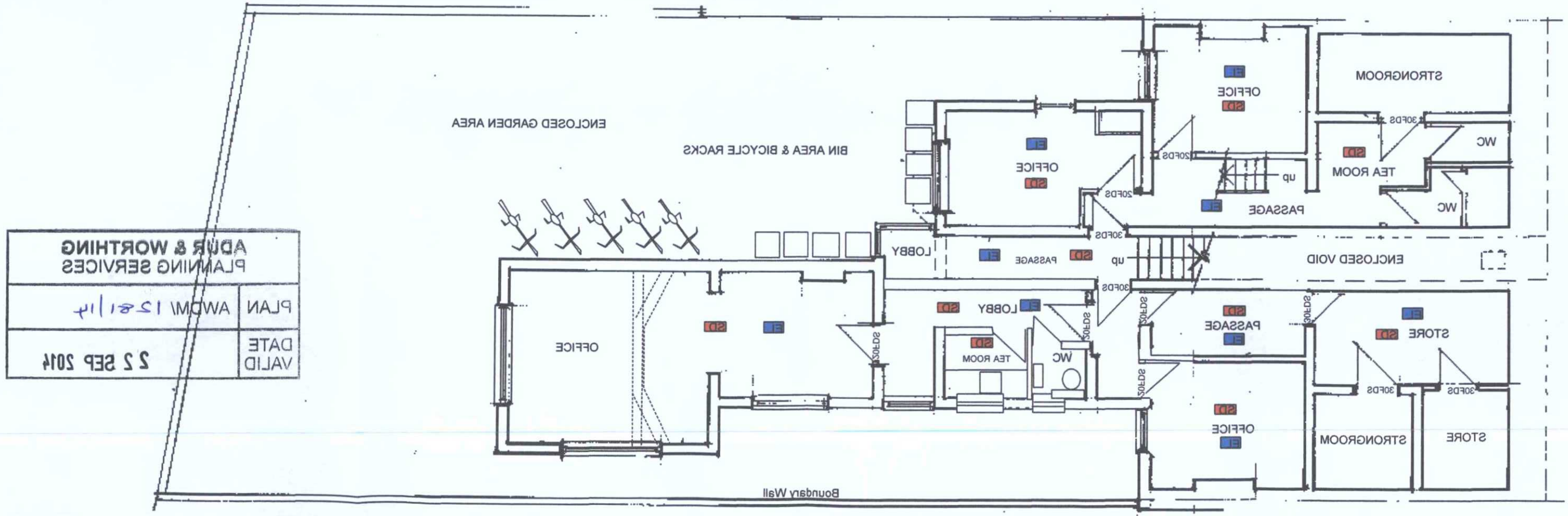
Landscaping. As the building is within the town centre area there is no additional public space will be provided. The rear of the building set alongside the river Adur is to be utilised as amenity space for the residential occupants the existing riverside retaining wall is to be raised up to 2 m above the existing ground level to protection for occupants.

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

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

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 tide have boat mooring but low tide precludes the possibility of permanent access from the river. Access to the flats will be via the existing road entrance at ground floor level

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. Refuse 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.



EXISTING LOWER GROUND FLOOR PLAN

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/1281/14
DATE VALID	22 SEP 2014

THIS IS AN A3 DRAWING AS SUBMITTED