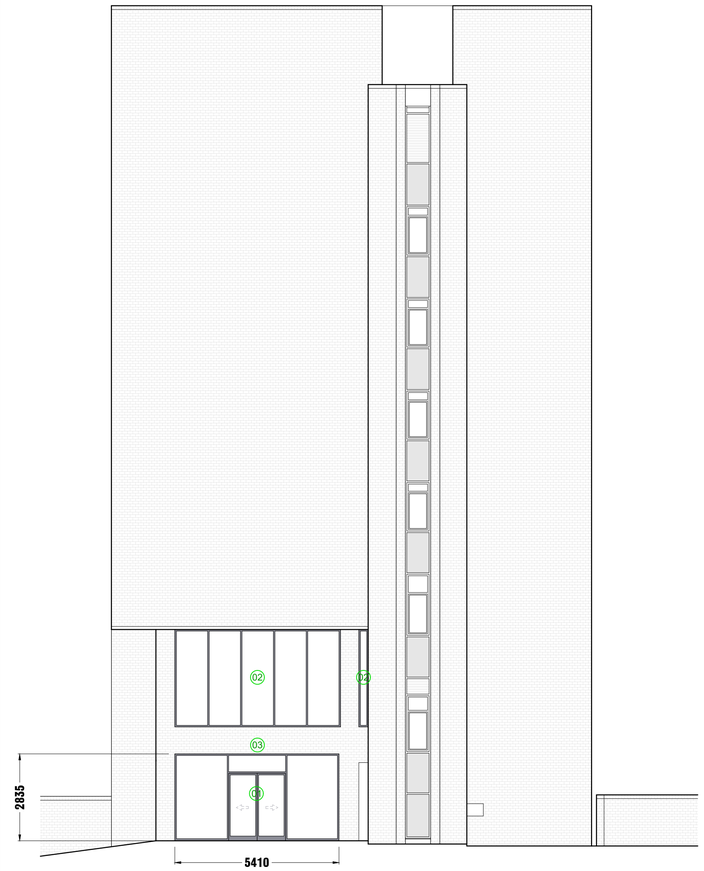
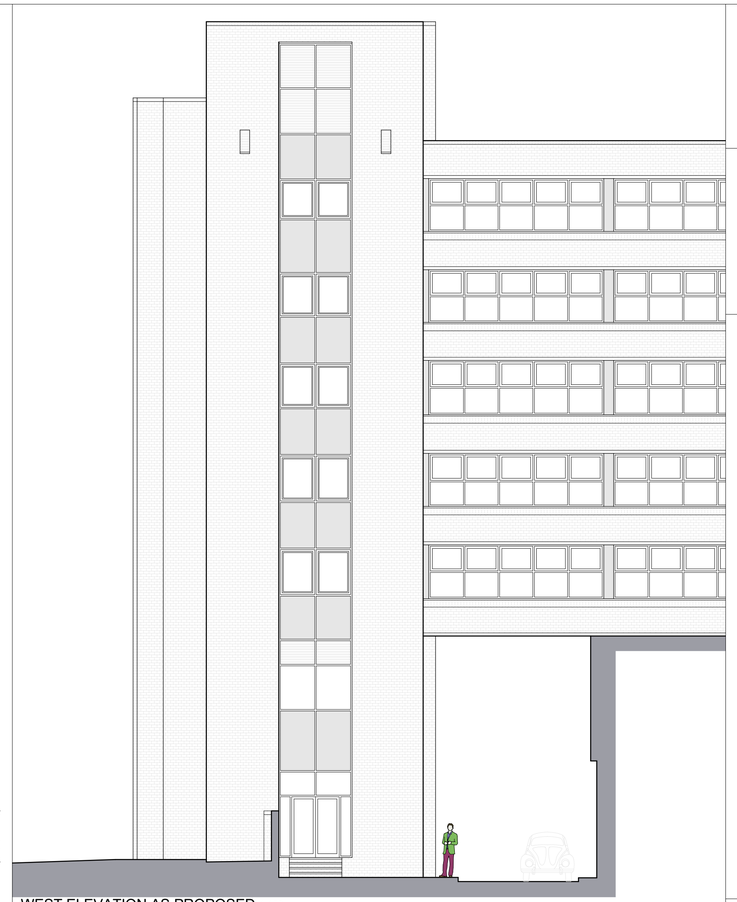


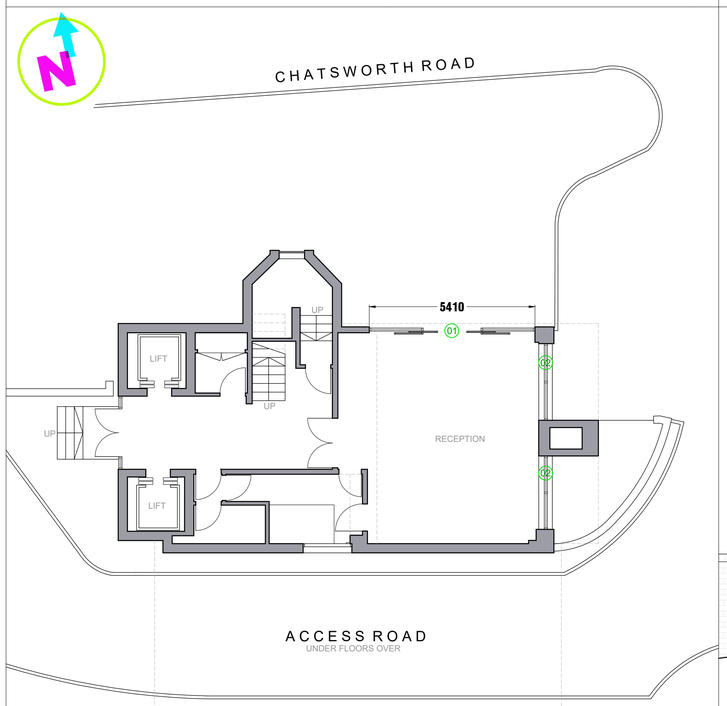
EAST ELEVATION AS PROPOSED 1:100



NORTH ELEVATION AS PROPOSED 1:100



WEST ELEVATION AS PROPOSED 1:100



GROUND FLOOR PLAN AS PROPOSED 1:100



NORTH ELEVATION AS PROPOSED 1:50



NORTH ELEVATION AS PROPOSED VISUAL

THE USE OF THIS DATA/DRAWING BY THE RECIPIENT ACTS AS AN AGREEMENT OF THE FOLLOWING STATEMENTS.
IF YOU DO NOT AGREE WITH ANY OF THE FOLLOWING INFORMATION SUPPLIED TO YOU PLEASE DO NOT USE THE DATA/DRAWING AND REPORT ANY DISCREPANCIES IN WRITING TO CS2 BEFORE PROCEEDING.
ALL DRAWINGS ARE BASED UPON SITE INFORMATION SUPPLIED BY THIRD PARTIES/SUB CONTRACTORS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED.
ALL FEATURES ARE APPROXIMATE AND SUBJECT TO CLARIFICATION BY STATUTORY SERVICE ENQUIRIES AND CONFIRMATION OF THE LEGAL BOUNDARIES.
CHECK ALL DIMENSIONS ON SITE.
DO NOT SCALE THE DRAWING.
USE FIGURED DIMENSIONS IN ALL CASES.
ALL DIMENSIONS TO BE IN METRIC STANDARDS UNLESS STATED OTHERWISE.

SPECIFICATION OF WORKS:

01 NEW POWDER COATED (IN ANTHRACITE) BI-PARTING AUTOMATIC (PROGRAMMABLE) DOOR SYSTEM.

02 EXISTING FRAMES TO BE POWDER COATED IN ANTHRACITE TO MATCH NEW DOOR ENTRANCE INSTALLATION.

03 EXISTING TILES TO BE MADE GOOD FOLLOWING REMOVAL OF ENTRANCE CANOPY, AND REPLACEMENT TILES REQUIRED TO BE OF LIKE FOR LIKE SPECIFICATION ON TILE AND GROUTING.

DESIGN & ACCESS STATEMENT:

THE PROPOSED REMOVAL OF THE EXISTING ENTRANCE CANOPY AND ENTRANCE LOBBY HAS BEEN SUGGEST AS:
- LACK OF NATURAL LIGHT TO THE RECEPTION AREA.
- AREA USED AS A COVERED SMOKING FACILITY ADJACENT TO THE MAIN ENTRANCE WHICH IS UNDESIRABLE.
- ONLY HAVING A SMALLER OPENING FOR ACCESSIBLE USE VIA THE SINGLE DOOR.
- DIFFICULTY OF CLEANING THE CANOPY ROOF.

THE DESIGN FOR THE AMENDMENTS FOR THE ENTRANCE ENHANCE THE FOLLOWING:
- MORE NATURAL LIGHT TO THE RECEPTION AREA.
- INCREASED VISUAL IMPACT TO THE INTERNAL RECEPTION SPACE FROM CHATSWORTH ROAD.
- WIDER ACCESSIBLE ENTRANCE FOR ALL.
- NOT ENCOURAGING SMOKING AROUND THE MAIN ENTRANCE.

USE:
THE BUILDINGS USE WILL REMAIN UNCHANGED.

WORKS:
AS DESCRIBED, THE SCOPE IS TO:
- REMOVE EXISTING ENTRANCE DOORS AND FRAME.
- REMOVE EXISTING ENTRANCE CANOPY.
- NEW ENTRANCE DOOR AND FRAME.
- POWDER COAT OTHER ADJACENT EXISTING FRAMES.

DESIGN:
AS THE RECEPTION SPACE IS TO BE INTERNALLY RE-WORKED THE PROPOSAL ENHANCES THE EXISTING SPACE AND FENESTRATION FROM THE MAIN STREET.
IT WAS DECIDED TO POWDER COAT THE ADJACENT FRAMES TO THIS AREA AND THE CORNER AS THEY ARE PART OF THE 'ENTRANCE FEATURE'.

SEQUENTIAL TEST:
THE PROPERTY WILL REMAIN AS EXISTING IN USE / ACCESS, WITH THESE BEING IMPROVED.

PARAGRAPH 89 ASSESSMENT:
THE PROPOSAL IS WELL UNDER THE 1,000SQ.M THRESHOLD FOR WORKS.

SUSTAINABILITY:
ALL MATERIALS ARE TO BE LOCALLY SOURCED AND WILL IMPROVE THE EPC RATING DUE TO AN UPGRADED PERFORMANCE SPECIFICATION.

REV	DESCRIPTION	DATE	INITIAL

STAGE: PLANNING APPLICATION

CS2 CHARTERED SURVEYORS
CS2 Spectrum Building, Bond Street, Bristol, BS1 3LG
T 0117 929 0692
E otimms@CS2.co.uk

PROJECT:
Guildbourne House, Chatsworth Road
Worthing, West Sussex
BN11 1LD

TITLE:
Property as Proposed

DRAWN:	CHECKED:	DATE:
DMU	OT	April 2024
SCALE:	DWG NO:	REVISION:
As shown @A1	3289-103	-

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