CLIENT
City South Contractors.

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

DRAWING
Site Location & Block Plan with Existing & Proposed Rear Elevation

Retrospective application for changes to conversion of offices to residential flats

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drawing	scale	date	Revisions	date	scale	drawing
1730/P1	1:100;1:500 & 1:1250	Jan. 2013	A			

Rev. A. June 2013. Drawing updated to comply with building regulations and environmental health officers requirements and planning conditions RJR



PLANNING NOTES:

The site boundaries are indicated with a red line.

The site dimensions are 12 m frontage x 34 m depth giving a site area of 390 sq. metres of an irregular shape.

The building is on mains drainage discharging to a combined sewer in the high street.

Surface water part discharges into the combined sewer and part into the river Adur.

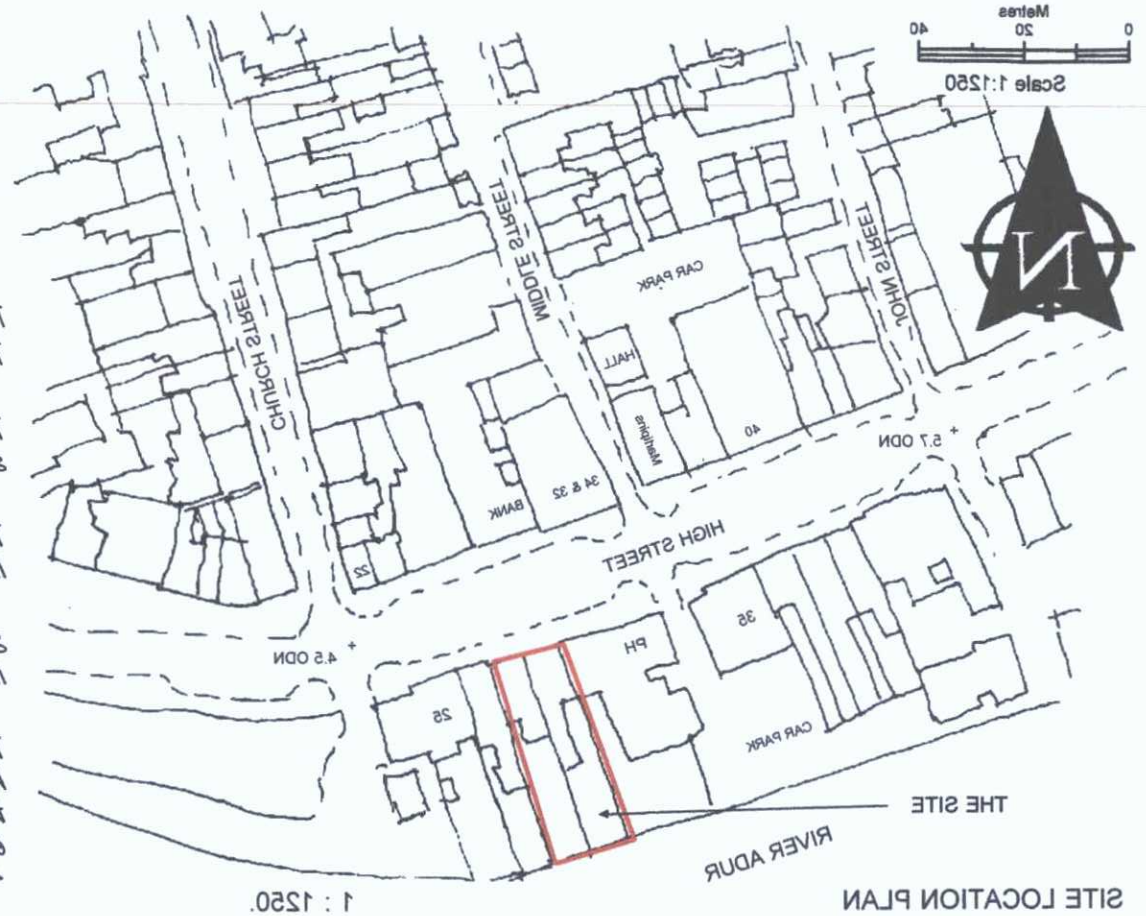
The site lies within a moderate flood risk Zone 2 Road Level & High risk Zone 3 along the river bank which proposes a extreme tide level of 5.5 m above ODN for year 2115, which would expose the building at the rear which is only 2.55 ODN. and 4.90 ODN on the front of the building.

The proposed rear box extension will formed off the existing flat roof constructed in insulated timber stud walling clad externally with insulated boards with rendered finish. The roof is to be constructed in timber and clad with code 5 lead on hardwood rolls with an edge cast iron gutter taken to a single down pipe discharging at garden level

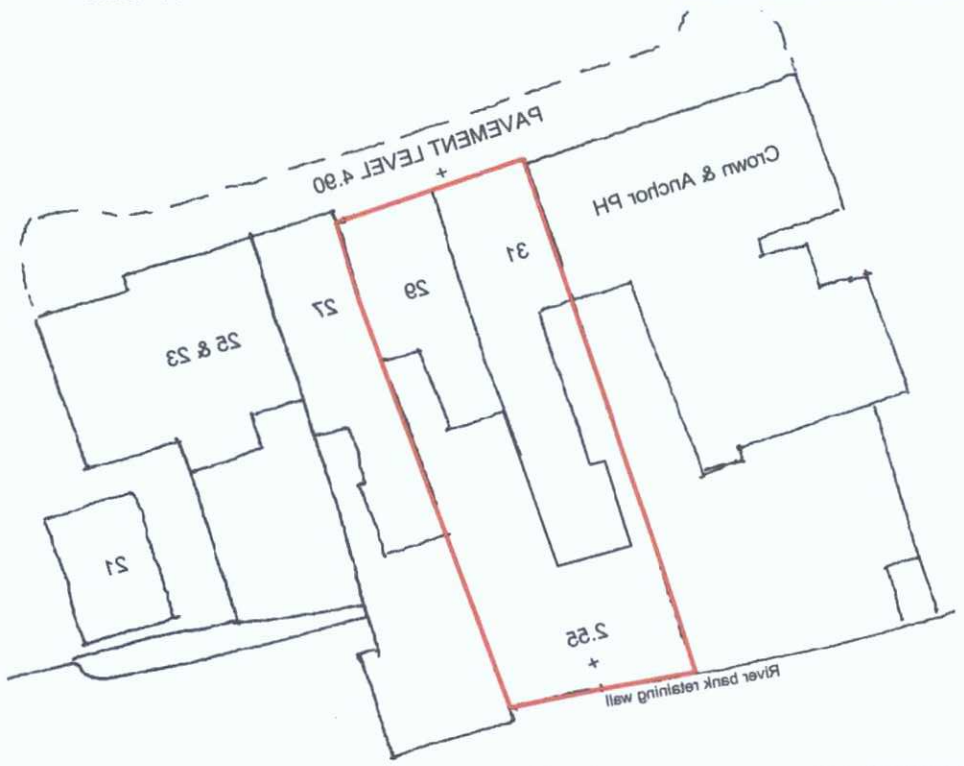
Windows are to be double glazed timber with sliding sashes to match existing.

The rear French casement doors are to be double glazed white painted timber set in timber frames.

The new floor between the flats is to be sound and fire protected in compliance with the building regulations



SITE LOCATION PLAN 1 : 1250.



BLOCK PLAN 1: 500

Scale bar. metres at 1: 100 at A 3 reproduction

THIS IS AN A3 DRAWING AS SUBMITTED