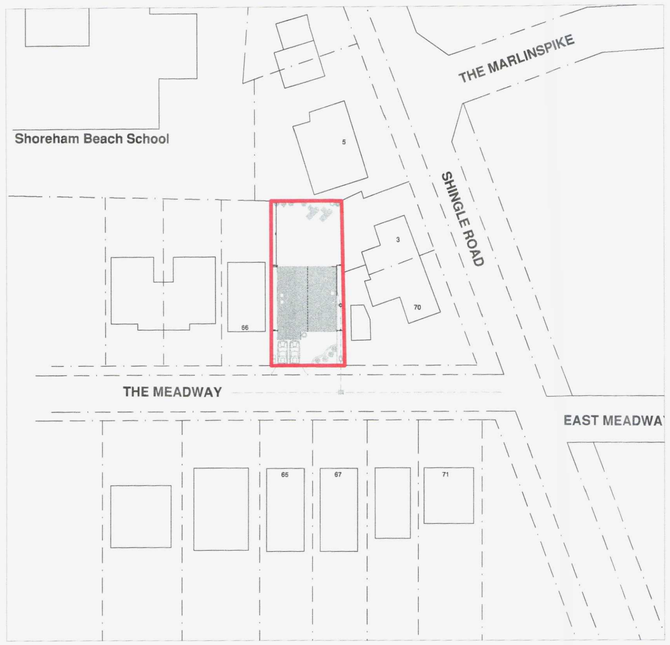
AWDM/ 0583/12



BLOCK PLAN 1:500

10m 20m 30m 40m

1:500 Scale Bar

N



Location Plan 1:1250

10m 20m 30m 40m 50m

1:1250 Scale Bar

N

Use:
The existing use is residential and will remain as before.

Amount:
The existing bungalow which is over 100 years old and of sub standard construction will be carefully demolished. A licenced contractor will remove all the asbestos material used in its construction.

A new 4 bedroom Chalet Bungalow is to be constructed. An existing crossover is already in position. The basic footprint of the building is as the original building.

Layout:
The internal proposed space works well for modern day living requirements with a downstairs w/c, utility room and good sized rooms with first floor bedrooms with master bed and en-suite.

Scale:
The site boundaries are indicated with a red line and the site dimensions are 27.6m overall depth and 12.2m width to front boundary which gives an overall site area of 336m2. There will be over 11m from rear face of new dwelling to rear boundary as Development Control Standards.

Appearance:
The new chalet is similar in style to other properties in the immediate area with gable ends facing both front and rear. A render finish will be used up to first floor level with coloured cladding to first floor elevations beneath a interlocking slate roof.

Access:
The new dwelling will have a 1.0m width access paths to the rear garden with easy levelled paths for wheelchair access.
The new property will offer off street parking for 2 cars and will have its own garage for a further car if required. There is also space for bikes. There is an existing drop kerb crossover to the property therefore no application to WSCC highways is necessary.

Landscape:
As the building is within an existing suburban area there is no additional public space provided. There will be a bin storage and recycling area as indicated on the plans.

Planning Notes:

A grilled drainage channel is to be located at the lowest point of the ramp across the front of the garage which is to be connected into the surface water drainage system.

The garage floor level will have a screeded fall towards the garage door.

Form an area for rubbish bins and recyclable materials.

The front boundary walls are not to exceed 600mm high to allow for visibility from the site out to the road.
The remaining site boundaries are to have a 1.8m high close boarded fence set on timber posts starting from the building line with gate access to the side passages.

New foul water drainage to link up to the existing public sewer.

Ramped access to the blocked paving into the new unit in accordance with Part M of the Building Regulations.

DO NOT SCALE FROM THIS DRAWING
AS PHOTOCOPIES WILL BE SUBJECT TO DISTORTION
DRAWINGS TO BE READ IN CONJUCTION WITH ALL OTHER ARCHITECT'S & STRUCTURAL ENGINEER'S CONTRACT DRAWINGS & SPECIFICATIONS.
ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS BY SITE MEASUREMENT BEFORE ORDERING MATERIALS OR MANUFACTURING COMPONENTS.
SUBSTITUTE MATERIALS & PRODUCTS TO THOSE NAMED WILL BE ACCEPTABLE IF PROVEN TO BE OF EQUAL OR HIGHER PERFORMANCE AND NOT IN CONFLICT WITH OTHER ELEMENTS.

Project:
Proposed New Detached Chalet Bungalow At:
68 The Meadway
Shoreham Beach
Shoreham By Sea
West Sussex
BN43 5RP

Drawing title:
Location & Block Plan

Client: Mr Phillip Burchitt

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