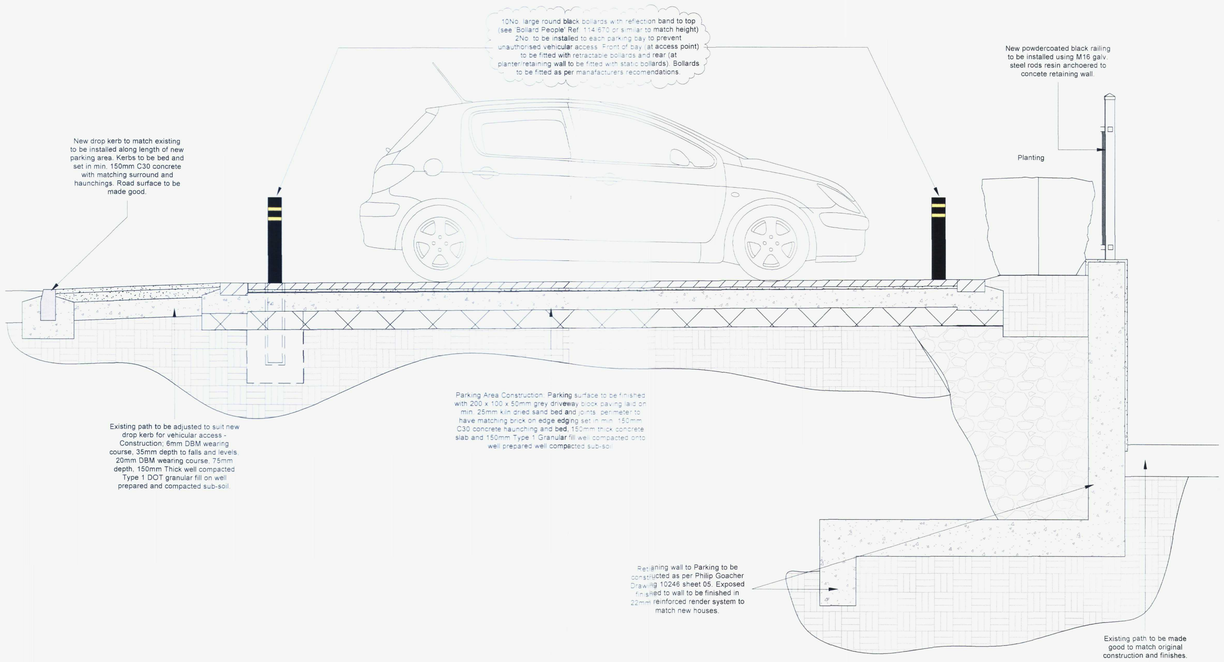


Parking Area Section EXT1

1 : 25

EXT1
BR-9

00a Bin & Cycle Store Area and Parking Area

1 : 50

Planning Notes

External Areas

The new application has included a newly purchased parcel of land to the east of the site to enable the formation of the bin and cycle store and additional parking for the site. The parcel of land has previously had a planning permission approved (now lapsed) for its conversion to new residents parking by the previous owner (ref: ADC/0005/09).

Bin & Cycle Store

Existing site parking area to be utilised to form a new Bin and cycle storage area. Each Dwelling (5No. in Total) to have a timber framed bin storage area sized to fit 2No. 140lt (1070h x 510w x 560d) capacity bins, one for refuse waste and one for recycled waste. as shown to the plans and elevations below. Each dwelling is also to have a secure cycle storage unit with the capacity of storing 2No. cycles each. The bin storage area avoid bins encroaching onto the New Road footpath thus eliminating possible obstructions. The finished floor finish to the storage area will be grey block paviours with matching brick on edge surround.

Car Parking

New car parking area to be formed to newly acquire parcel of land to accommodate 5No. spaces (1per dwelling). Each space to be fitted with a new drop down galvanised grey bollard to eliminate unauthorised use. Parking area to be finished with grey block paviours with matching brick on edge surround to match storage area.

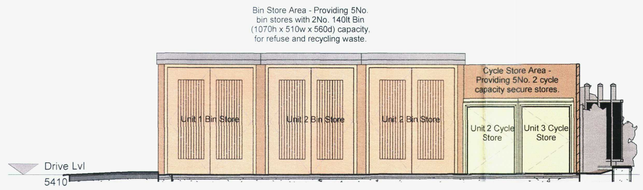
Landscaping

Soft Landscaping; A soft landscaping scheme has been designed in with new planting area to the southern and eastern perimeter of the of the parking area and store area as well as between the two external spaces to provide an area of planting to provide a natural screen from Brighton Road. All species of planting will be in keeping with the surrounding area and be of local variety and robust to withstand its coastal setting (exact species to be agreed with client).
Hard Landscaping; In addition to all hard surfacing as specified above a new reinforced concrete retaining wall will be formed to the southern boundary of the external area to enable the external areas to be formed in relation of the varying change of pre existing levels. The retairing wall will be finished in white painted reinforced render system to match the dwellings. A galvanised steel railing system will be fitted to the top of the retaining wall to prevent falls from height.



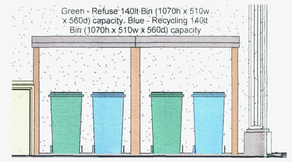
D - Bin & Cycle Store Area East Elevation

1 : 50



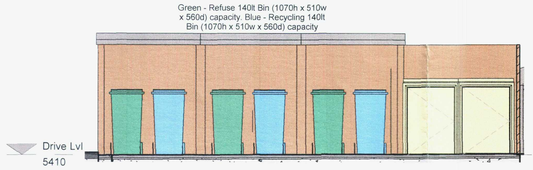
E - Bin & Cycle Store Area West Elevation

1 : 50



F - Bin Store Internal East Elevation

1 : 50



G - Bin Store Internal West Elevation

1 : 50

Notes
All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Chartered Surveyors.

Rev.	Amendments	Date	Drw.
A	Revisions as indicated within revision clouds	26.07.13	GRM

Philips Chartered Surveyors
The Old Coach House
78 Lewes Street
Pulborough
West Sussex RH20 2AZ
Telephone 01798 873222
Fax 01798 874444
E-mail info@philips-surveyors.co.uk
Website www.philipschartered-surveyors.co.uk
Building Surveyors, Designers and Consultants

RICS

Client

McRae Smith Ltd

46 Surrenden Crescent
Brighton
East Sussex BN1 6WF

Project

62 64 New Road, Shoreham-by-sea, West Sussex BN43 6RB

Conversion of No.62 into Flats & Redevloped of No.64 into 3No. Dwelling Houses

Drawing Title

Building Regulation/Tender

Proposed External Areas - Proposed Plans and Elevations

Drawn by	Job No	Scale
GRM	1854/12	
Checked by: POW	Drawing No: BR-9	Rev: A
Date: 31/07/2013 01:34:06		

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