CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Mr. E. Mc Cabe & Miss V. Lintelmann	"Olinda Hotel" 199 Brighton Road Worthing West Sussex BN11 2EX	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Existing & Proposed Floor plans with Existing & Proposed Front Elevations.	Proposed rooms in roof	

drawing	1569/P2	scale	1 :100;	date	March. 2007	revisions					

DESIGN & ACCESS STATEMENT:

AMOUNT: The proposals are to form an additional bedroom with en-suite shower and WC within the roof space of an existing hotel.

USE: The new accommodation will be for the owners

LAYOUT: The layout of the existing building is unchanged.

SCALE: The height and plan of the building remains unaltered.

LANDSCAPING: The site is existing and unchanged.

APPEARANCE: The design of the building is unchanged apart from front and rear dormers and roof lights. At the rear a dormer is to be formed so the new stair access can be carried over the existing stair well without disturbing the existing first floor accommodation. The front dormer will provide views out to sea matching an existing balcony on the first floor level.

ACCESS: The existing building provides access at ground floor level for semi ambulant people, but not for wheel chair access for fully disabled people.

The adjoining owners are to be notified in accordance with the Party Wall Act 1995.

All works are to be undertaken in accordance with the new building regulations for sound and thermal insulation.



EXISTING FRONT ELEVATION (South)



PROPOSED FRONT ELEVATION (South)

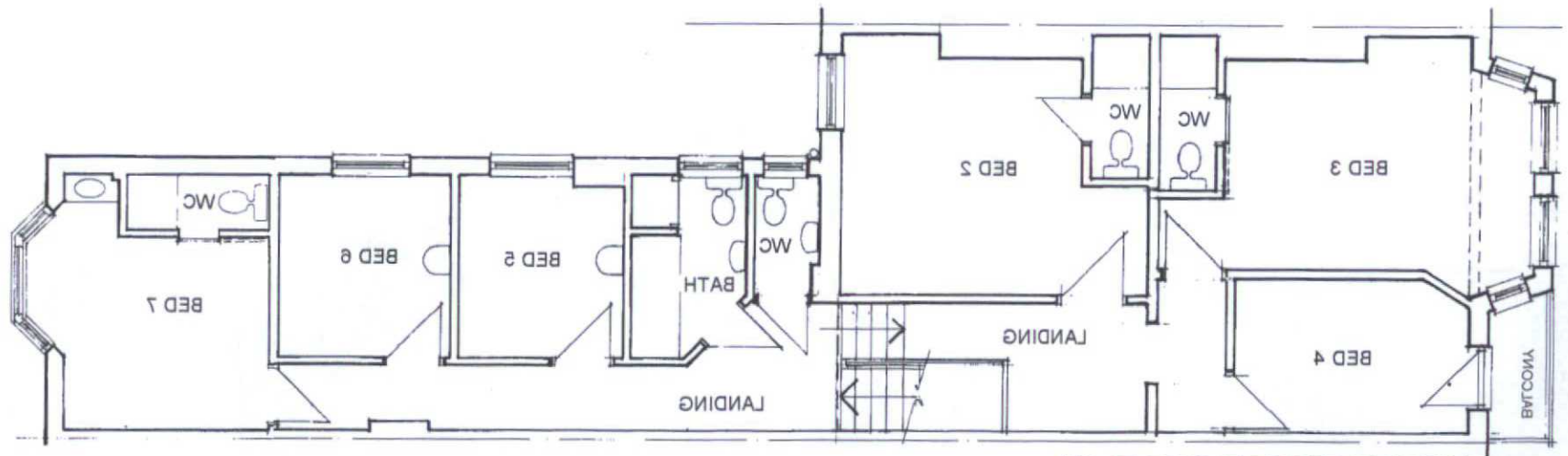
Proposed dormer is to be set back into the roof void to allow a small balcony to be formed.

The dormer roof is to be clad with tiling to match the main roof.

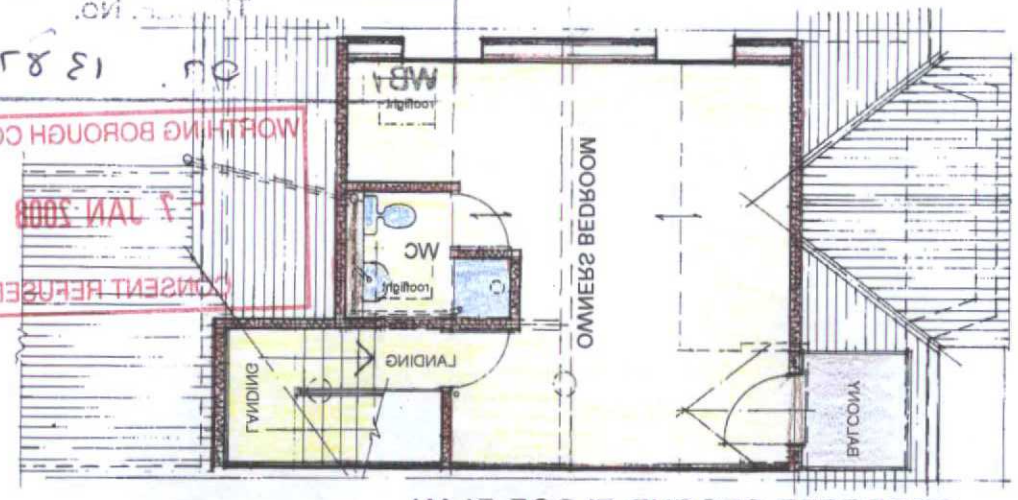
The dormer cheeks, recessed sides and front are to be clad with code 5 lead to match the existing dormer on No 197.

The balcony railings are to match the first floor balcony in style and colour.

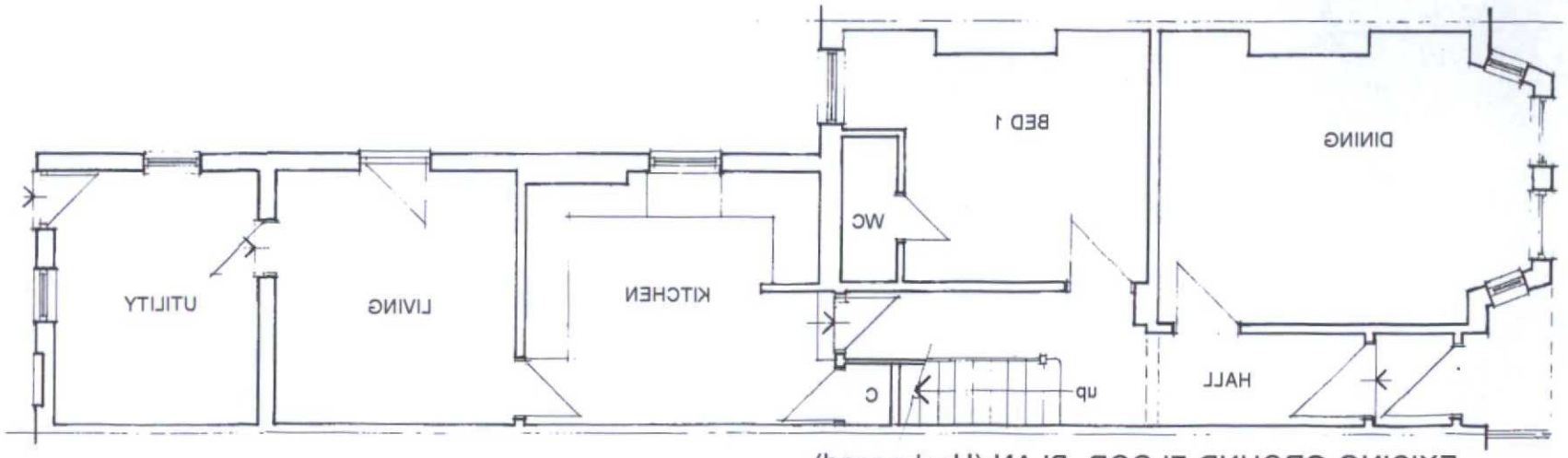
From eaves level down everything remains unaltered



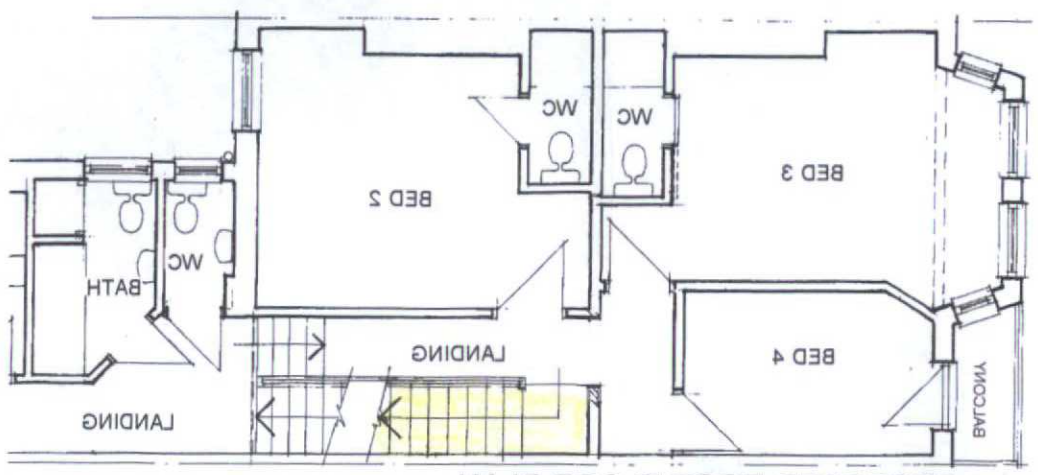
EXISTING FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



EXISING GROUND FLOOR PLAN (Unchanged)



PROPOSED FIRST FLOOR PLAN

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BOROUGH OF WORTHING
DEPOSITED 12.11.07
Tr. No. 07.1387.FM

WORTHING BOROUGH COUNCIL
7 JAN 2008
CONSENT REFUSED