CLIENT Mrs. M. Taylor				PROJECT 70 High street Shoreham by Sea West Sussex BN43 5DE				R.J.REYNOLDS HNC Con. Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992				
DRAWING Existing & Proposed Floor Plans with Access & Design Statement				Proposed change of use from Art Studio to Offices with 2 bedroom flat over								
drawing	1709./P2	scale	1:100.	date	Dec. 2010	Revisions	A					

Rev A March 2011. First & Second floor layouts revised to show smaller dormers and resited stairs/ RJR

A

ACCESS & DESIGN STATEMENT:

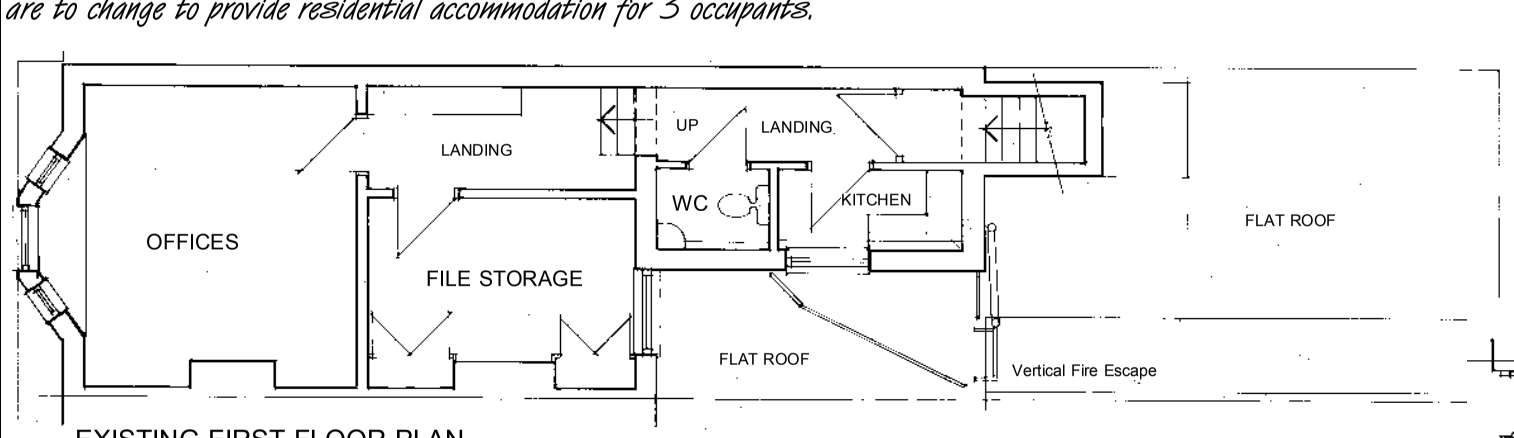
Amount *The proposals are to make a change of use of an existing town centre building from an Art Studio with offices over into Offices with a two bedroom flat over with separate entrance to the flat from the high street and a revised fire escape to the rear of the building which has a small yard area as amenity for the flat and a side passage which provides access to both the flat and offices and allows for storage of rubbish bins which would be wheeled to the front of the shop on collection days*

Layout. *The site layout is unchanged externally, internally the existing stair to the First Floor is to be removed and a disabled persons unisex toilet provided for staff along with a small kitchen. A new stair is to be provided up to the First Floor and into the roof space.*

Scale. *The height and plan of the building is unchanged the roof space is to be converted to form an additional bedroom with a small dormer at the front and a full width dormer at the rear plus a possible rear extension at first floor to enlarge the bathroom /kitchen areas.*

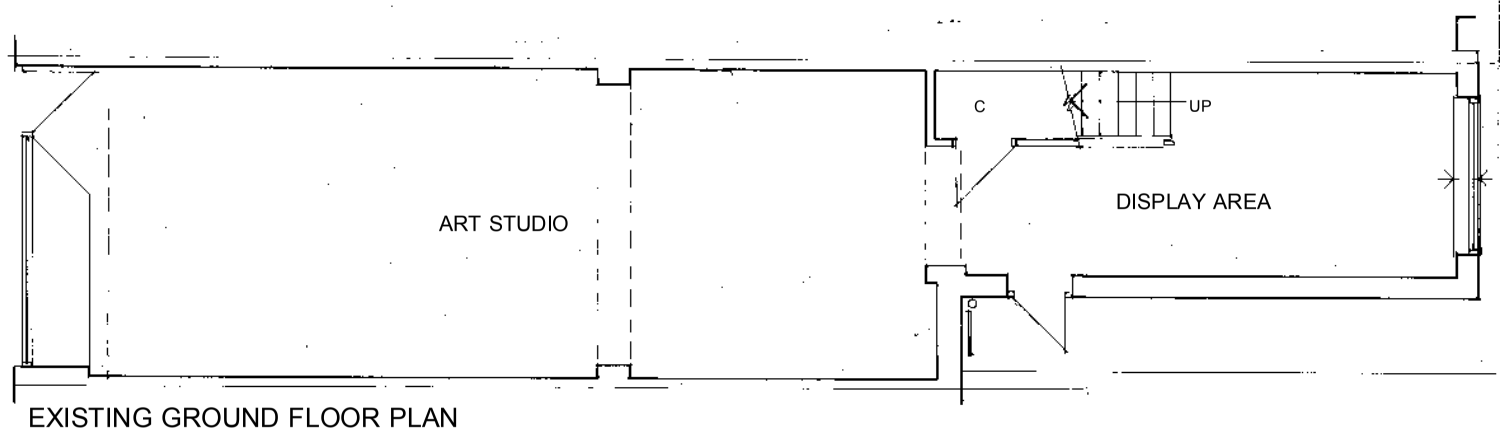
Landscaping. *As the building is within an existing town centre no additional public space is provided, The site fronts the high street which is within a flood risk zone 3a /3b. However the living accommodation at first floor is well above the surge level of 5.5 m ODN. and escape levels from the front and rear .*

USE: *The present use is commercial as Art Studio shop and offices part of which will be unchanged, the upper floors are to change to provide residential accommodation for 3 occupants.*

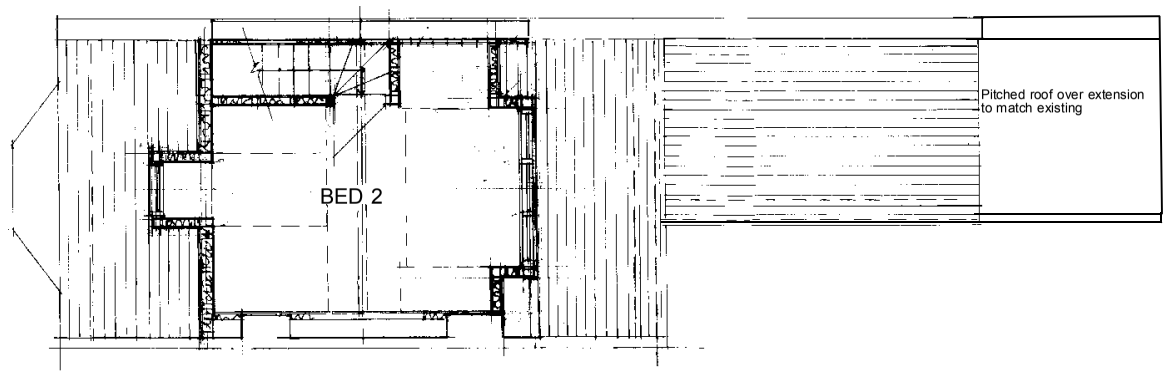


EXISTING FIRST FLOOR PLAN

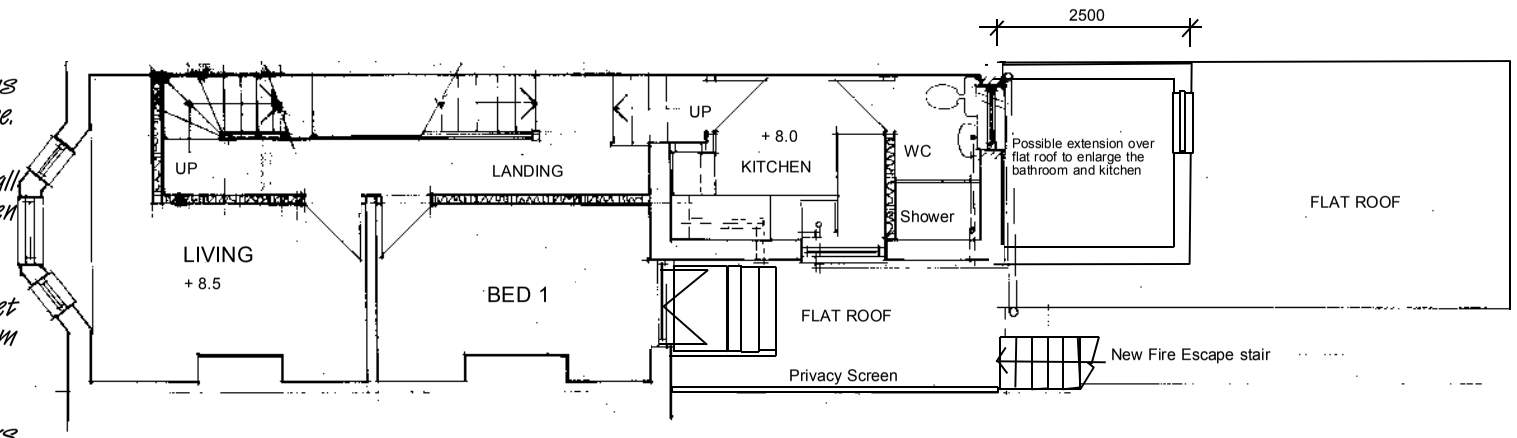
Sustainability. *The new proposals will provide living accommodation for 3 persons within the town centre there is no parking facilities for the residents on site, however bicycle storage can be provided at the ground floor rear yard area. Refuge collection would be arranged by the owners who manage the building at present for the shop and offices. The building is at varying levels which precludes access for wheel chair users but the shop area can be adapted for ambulant disabled.*



EXISTING GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

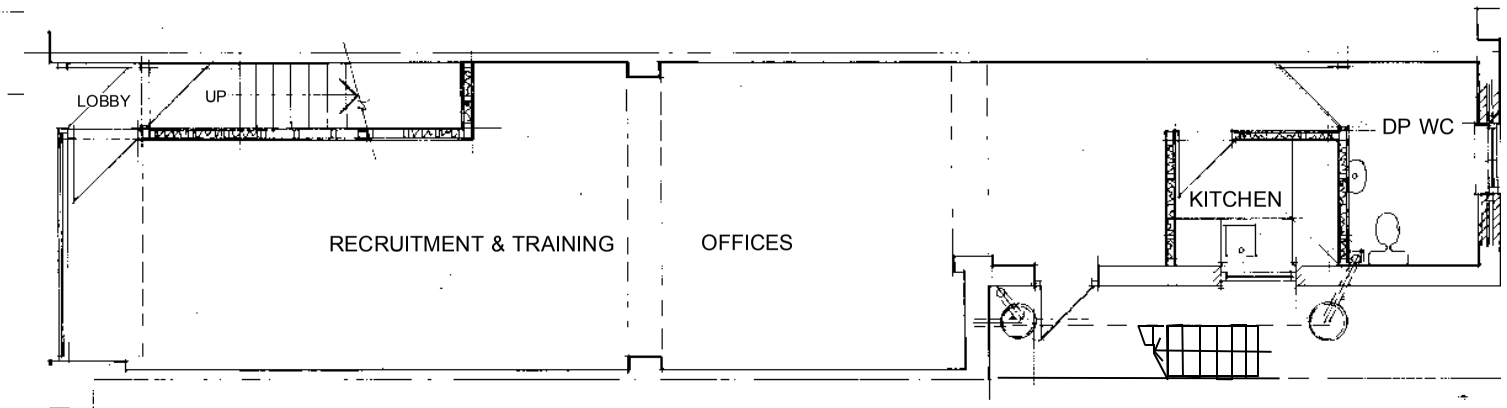


PROPOSED FIRST FLOOR PLAN FFL 8.5

Sound Reduction:

The existing building is alongside the busy sea front road and has high sound levels, which could affect occupants. However the building is of solid masonry and has a plate glass window on the ground floor The first floor flat facing the road are to be upgraded with secondary glazing to reduce the external noise transmission.

All the new windows and doors will be double glazed with sound reduction glass



PROPOSED GROUND FLOOR PLAN FFL 5.40

Air Quality:

The air quality is reasonable as the building is is exposed to the South Westerly winds which cross the open river valley, although the high street pollution is high as traffic calming slows the road vehicles passing through the town wasting fuel and causing high levels of carbon monoxide to discharge into the immediate atmosphere, which is blown into the town away from the building.

-1 0 1 2 3 4 5 6 7 8 9 10

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

THIS IS AN A3 DRAWING AS SUBMITTED