

PLANNING APPLICATION DRAWING

Parking bays to be positioned as shown along Northern boundary. These spaces have been located here because they have a natural buffer with the adjacent residential dwelling located on Thames Drive, as they mainly sit along side of No.104 Thames Drive's driveway + garage. To increase separation a soft landscaped buffer zone has been allowed for between the parking bays on the shared boundary.



Suitable buffer zone between parking bays and boundary of 104 Thames Drive. To be planted with a mix of hedging.

134 Marine Parade

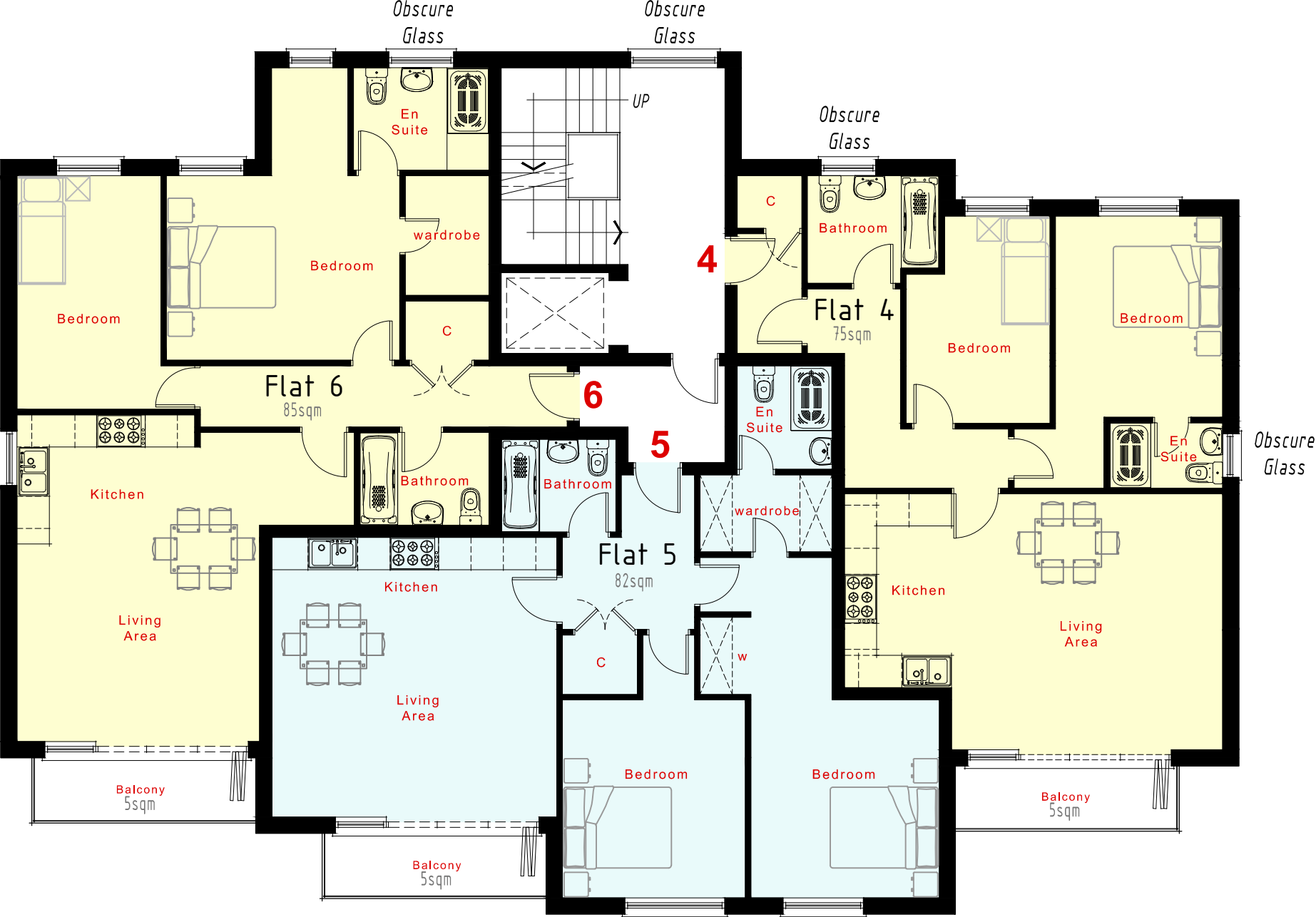
45° courtesy splay taken from the worst case scenario of 134 Marine Parade. As can be seen, the proposed building does not encroach on this. In fact it is positioned to ensure more than sufficient clearance.

Southern Boundary to have low level planting.

PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED SECOND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

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Attention is drawn to the owner / builder to consult with neighbouring owners before any work is carried out with regard to the Party Wall Act 1996.
IMPORTANT NOTE: Works to be fully compliant with the CDM 2015 Regulations.
Do not scale from this drawing - Use figured dimensions only (all levels & dimensions to be checked on site).

Accommodation Mix

- 6 x 2 Bedroom Apartments
- 1 x 3 Bedroom Apartment

FLAT TYPE INFORMATION

- 4 x 2 Bedroom (3 Person) Apartments
- 2 x 2 Bedroom (4 Person) Apartments
- 1 x 3 Bedroom Apartments

IMPORTANT NOTE

All apartments exceed the minimum standards as set out in the

'Technical housing standards - nationally described space standard'

Table 1 - Minimum gross internal floor areas and storage (m ²)					
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
	3p	61	70		
2b	4p	70	79		2.0
	5p	86	93	90	
	6p	95	102	108	2.5
3b	7p	108	115	121	
	8p	117	124	130	
4b	9p	121	128	134	
	10p	125	132	138	3.0
5b	11p	125	132	138	
	12p	125	132	138	3.5
6b	13p	125	132	138	
	14p	125	132	138	4.0

Rev B: Revised to suit Local Authority Planning Officers reasons for refusal.

Client:
P+PR Property Development Ltd
Location:
135 Marine Parade
Leigh on Sea
Essex
SS9 2RF

Project:
Demolish existing extremely dilapidated detached dwelling and construct Proposed Apartment Building
PROPOSED FLOOR PLANS

Drawn: SRF
Scale: 1:100
Drawing No: 21.102/02
Checked:
Date: June 2021
Rev: B

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