

Balustrade / guarding to void.

Dashed lines indicate roof lights over for clarity.

Solid Grey hatched walls indicate existing building structure for clarity.

Dashed line indicates roof light over for clarity.

Proposed First Floor Plan

NB: Associated B1 Unit to have dedicated tea making facilities & Staff WC.

Dashed line indicates open void over for clarity.

Red broken line denotes site boundary.

Existing adjoining out-building to remain untouched, therefore causing no disruption or disputes with adjacent neighbour.

Proposed Ground Floor Plan

Work Unit B1 Use

Kitchen

Bath

Living Area

Residential Unit 140 sqm

Bedroom

Bedroom

Bedroom

cup'd

En-Suite

WC

Tea Station

cup'd

Work Unit B1 Use 120 sqm total.

cup'd

cup'd

Double Garage

Bi-Fold Doors.

External Courtyard (Amenity Space) 21 sqm

Bin Store 7.5 sqm

Out - Building belonging to No. 24 Main Road

Louvre door to bin store.

APARTMENT (3).

APARTMENT (4).

APARTMENT (5).

B1 - VISITOR BAY.

B1 - VISITOR BAY.

IMPORTANT NOTE:

Great care has been taken with the design & planning of the proposed live / work unit to deal with the fact that a majority of the external walls are tight up against the site boundary and therefore will not be able to accommodate any openings.

© Copyright 2013 BDA. All rights reserved. This drawing is copyright of BDA. No part of this drawing may be reproduced without prior consent of BDA. Attention is drawn to the fact that this drawing is for information only and does not constitute a contract. Do not scale from this drawing - Use figured dimensions only (all levels & dimensions to be checked on site).

PLANNING DRAWING

RECEIVED

30.07.2013

RECEPTION

P.P.C double glazed curtain wall system to provide full height viewing down to courtyard area.

Juliet balcony to open out to courtyard area.

These 3 windows will have fixed side glazed panels to be brightly coloured to tie in with the main buildings balcony glazing, to provide continuity.

Double garage to have electric remote operated insulated roller garage door (refer to elevations for style).

Client: Peter Waters & Jeff Stanton
Location: Spa House
22 Main Road
Hockley
Essex SS5 4QS

Project: Conversion of Commercial Building(s) to form Residential / Mixed-Use Scheme.

(Proposed Live / Work Unit Floor Plans)

Drawn: gff
Scale: 1:100
Drawing No: 12.214/24

Checked: April 2013
Rev:

ARCHITECTURE
INTERIORS SURVEYING



Studio49 West Street
Rochford Essex SS4 1BE
Telephone: (01702) 548 566
www.bdaarchitecture.co.uk