

IF CHANGES ARE MADE AFTER PLANNING APPROVAL MUST BE CONSULTED WITH STAAC TEAM

--- REMOVED
 --- APPROVED FULL PLANNING APPLICATION REF.No-21/01333/FUL

UNIT N	INTERNAL FLOOR AREA m ²	MINIMUM INTERNAL FLOOR AREA m ²	BUILT IN STORAGE AREA m ²	MIN BUILT IN STORAGE AREA
FL.1(4p)	70.8	70	2.1	2.0
FL.2(1p)	37.0	37	1.1	1.0
FL.3(3p)	64.3	61	2.4	2.0

MINIMAL AREA REQUIRED FOR:
 1B-1p - min 39(37) sq.m
 1B-2p - min 50 sq.m
 2B-3p - min 61 sq.m
 2B-4p - min 70 sq.m

IN ACCORDANCE WITH UK NATIONAL TECHNICAL HOUSING STANDARDS



Studio1, The Hub
 3 Drove Road
 Newhaven, East Sussex, BN9 0AD

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 e: support@staac.co.uk

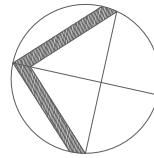
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No.	Description	Date
Client:	Gareth & Bela Morris	
Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	

Drawing title:	Proposed Plans
Project No	23061
Date	24-10-23
Drawn by	IA
Drawing No	P01
Scale	1:100@A3

REAR

N



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- - - APPROVED FULL PLANNING APPLICATION REF.No-21/01333/FUL

UNIT N	INTERNAL FLOOR AREA m ²	MINIMUM INTERNAL FLOOR AREA m ²	BUILT IN STORAGE AREA m ²	MIN BUILT IN STORAGE AREA
FL.4(1p)	45.6	39	1.7	1.0
FL.5(1p)	37.0	37	1.8	1.0
FL.6(1p)	37.0	37	1.2	1.0

MINIMAL AREA REQUIRED FOR:
 1B-1p - min 39(37) sq.m
 1B-2p - min 50 sq.m
 2B-3p - min 61 sq.m
 2B-4p - min 70 sq.m

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Project:	Conversion into 6 Flats	

Drawing title:	Proposed Plans
Project No	23061
Date	24-10-23
Drawn by	IA
Drawing No	P02
Scale	1:100@A3

PROPOSED RAISED FLAT ROOF

PROPOSED SKYLIGHT, not to project more than 150mm above existing roof plane APPROVED WITH APP REF.No-23/02030/DETAIL

PROPOSED NEW WINDOW TO MATCH EXISTING SAME AS APPROVED ONE WITH APP REF.No-23/02030/DETAIL

PROPOSED WINDOW TO MATCH EXISTING APPROVED WITH APP REF.No-23/02030/DETAIL

PROPOSED OBSCURED WINDOW TO MATCH EXISTING - non-openable part below 1.7m from FFL

BALCONY/ AMENITY AREA 3.41m²

PROPOSED DOORS TO MATCH EXISTING APPROVED WITH APP REF.No-23/02030/DETAIL

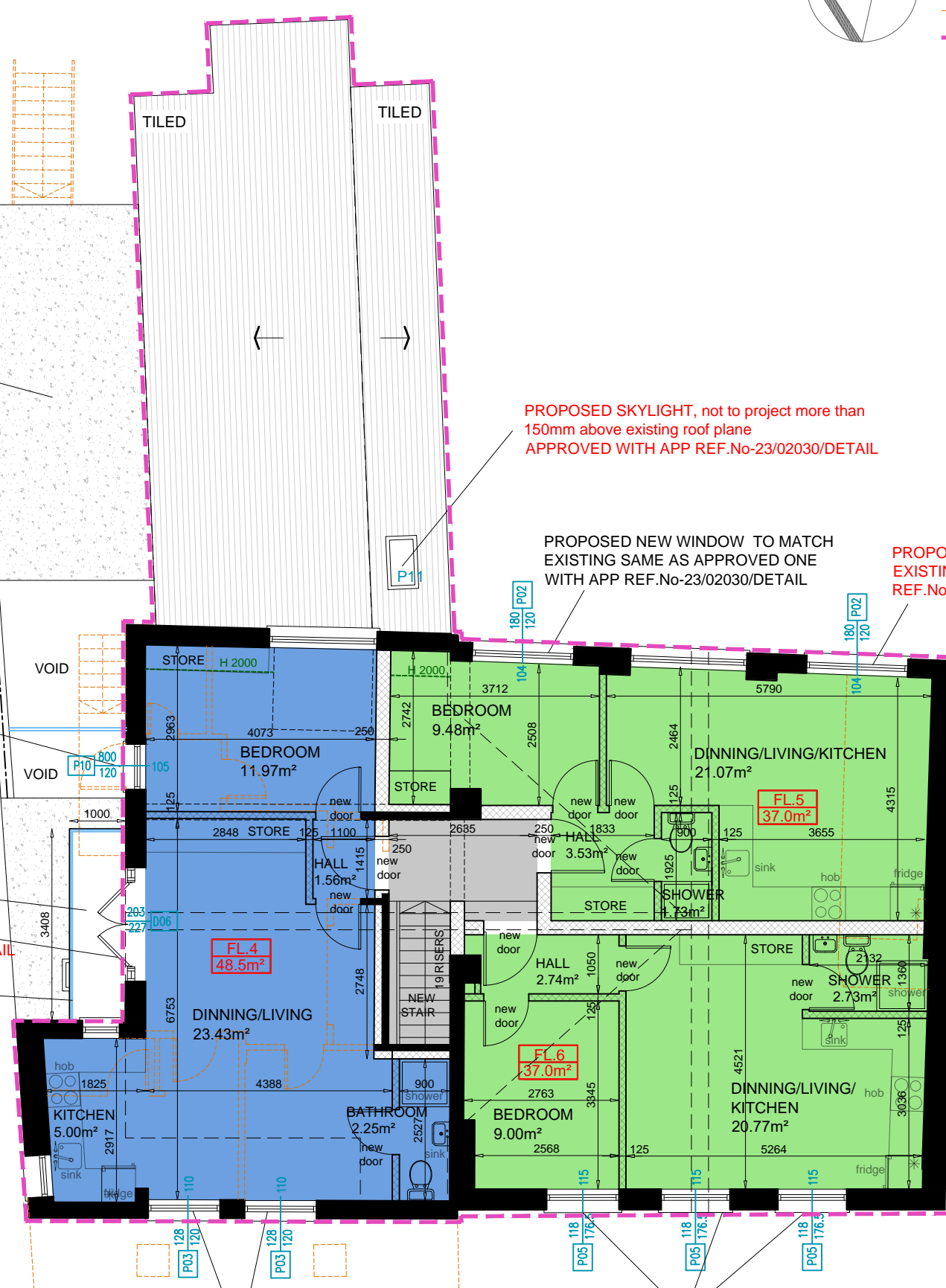
PROPOSED OBSCURED GLASS SCREEN 1.7m HIGH

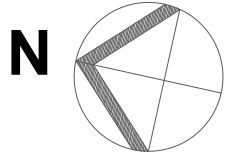
PROPOSED WINDOWS TO MATCH EXISTING APPROVED WITH APP REF.No-23/02030/DETAIL

REPLACED WINDOWS TO MATCH EXISTING APPROVED WITH APP REF.No-23/02030/DETAIL



1:100 SCALE in METRES





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- - - - - REMOVED
- - - - - APPROVED FULL PLANNING APPLICATION REF.No-21/01333/FUL
- - - - - RETAINED PART OF THE EXISTING BUILDING



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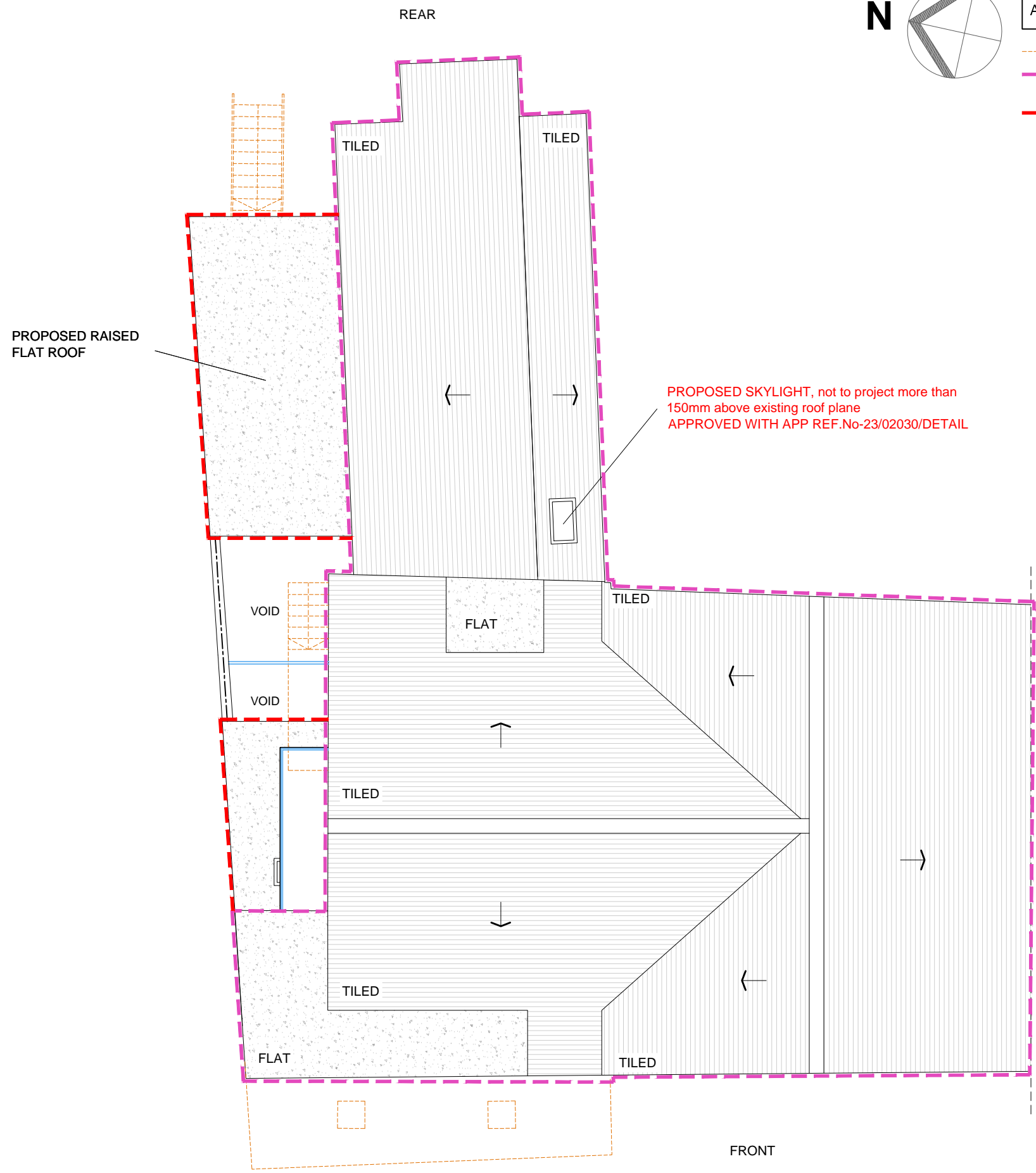
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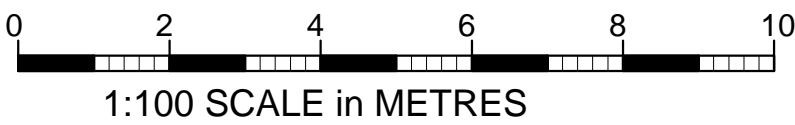
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Project:	Conversion into 6 Flats	

Drawing title:	Proposed Plans
Project No	23061
Date	24-10-23
Drawn by	IA
Drawing No	P03
Scale	1:100@A3



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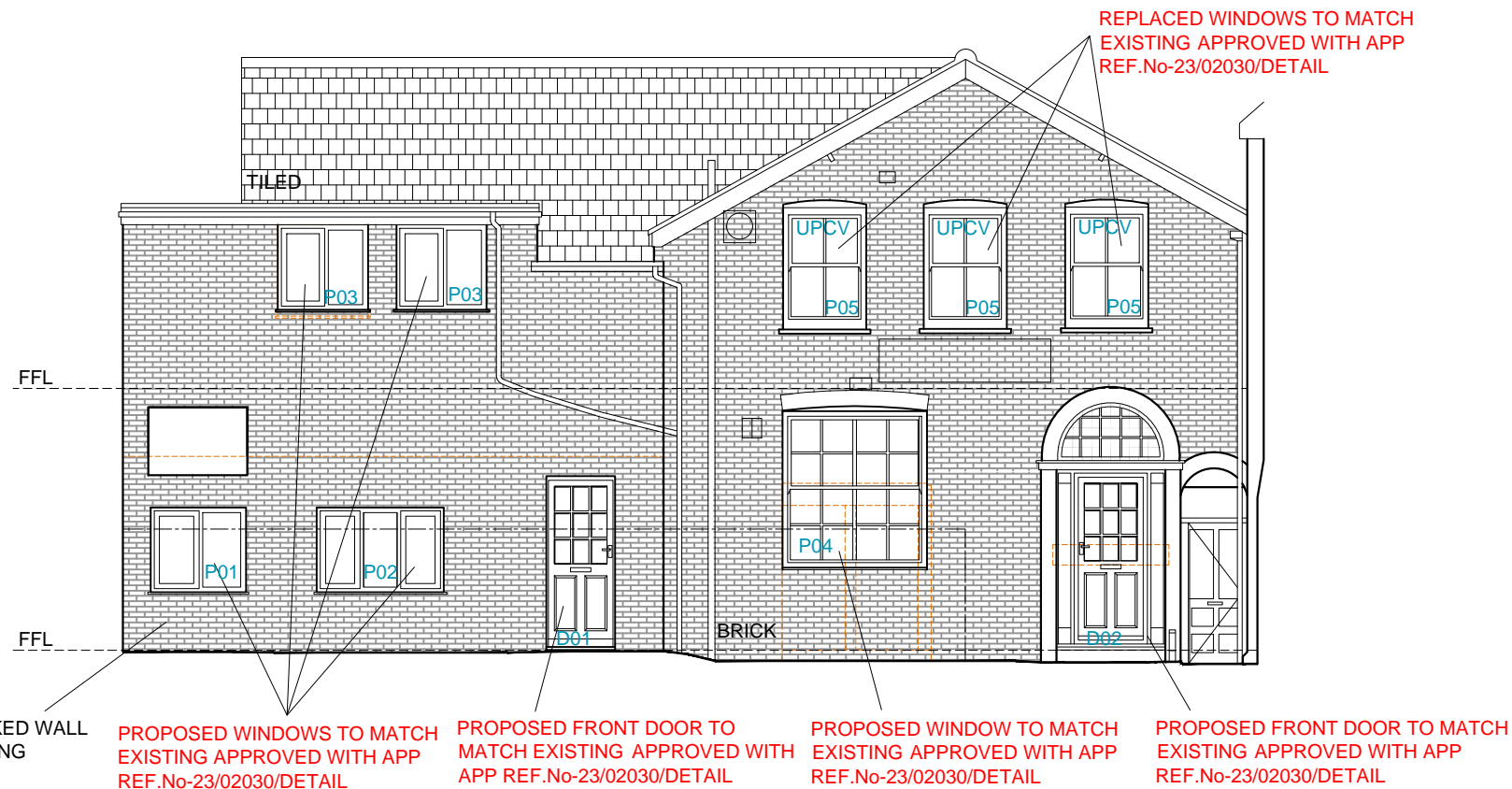
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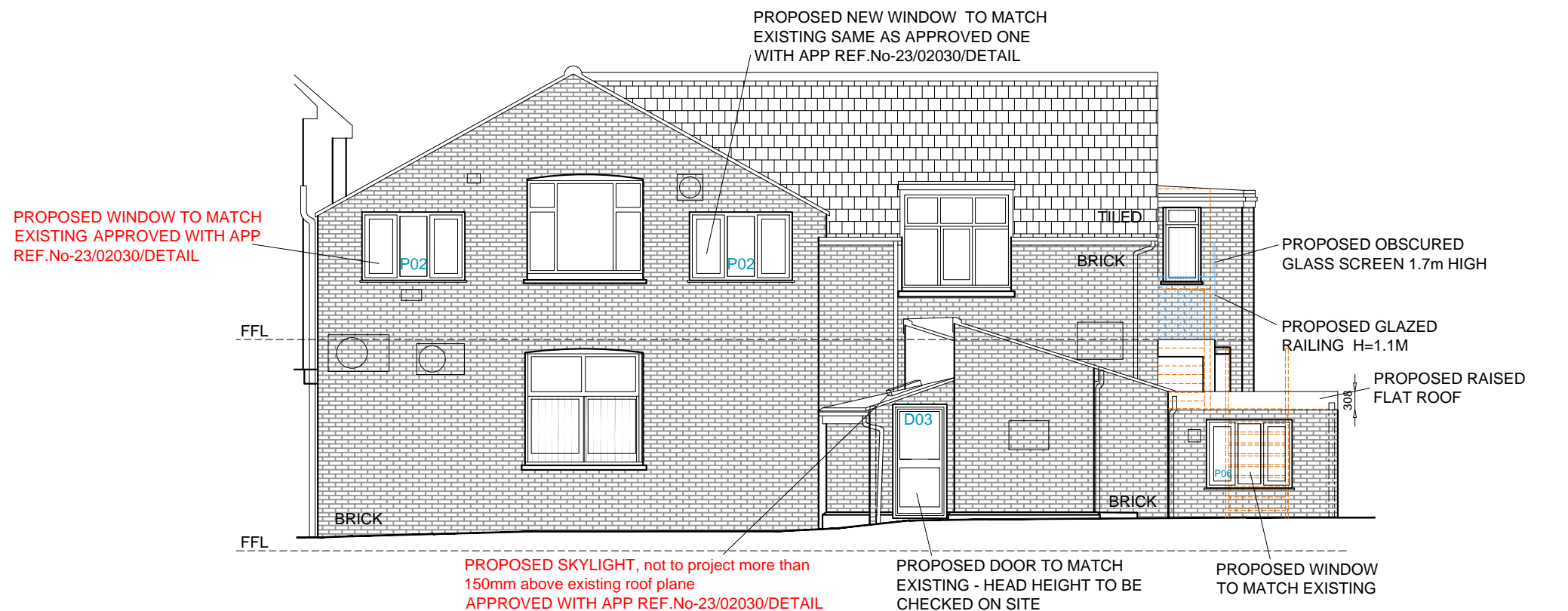
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PROPOSED WEST ELEVATION
PROPOSED FRONT ELEVATION



PROPOSED EAST ELEVATION
PROPOSED REAR ELEVATION



No.	Description	Date
Client:	Gareth & Bela Morris	
Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	

Drawing title:	Propose Elevations
Project No	23061
Date	24-10-23
Drawn by	IA
Drawing No	P04
Scale	1:100@A3

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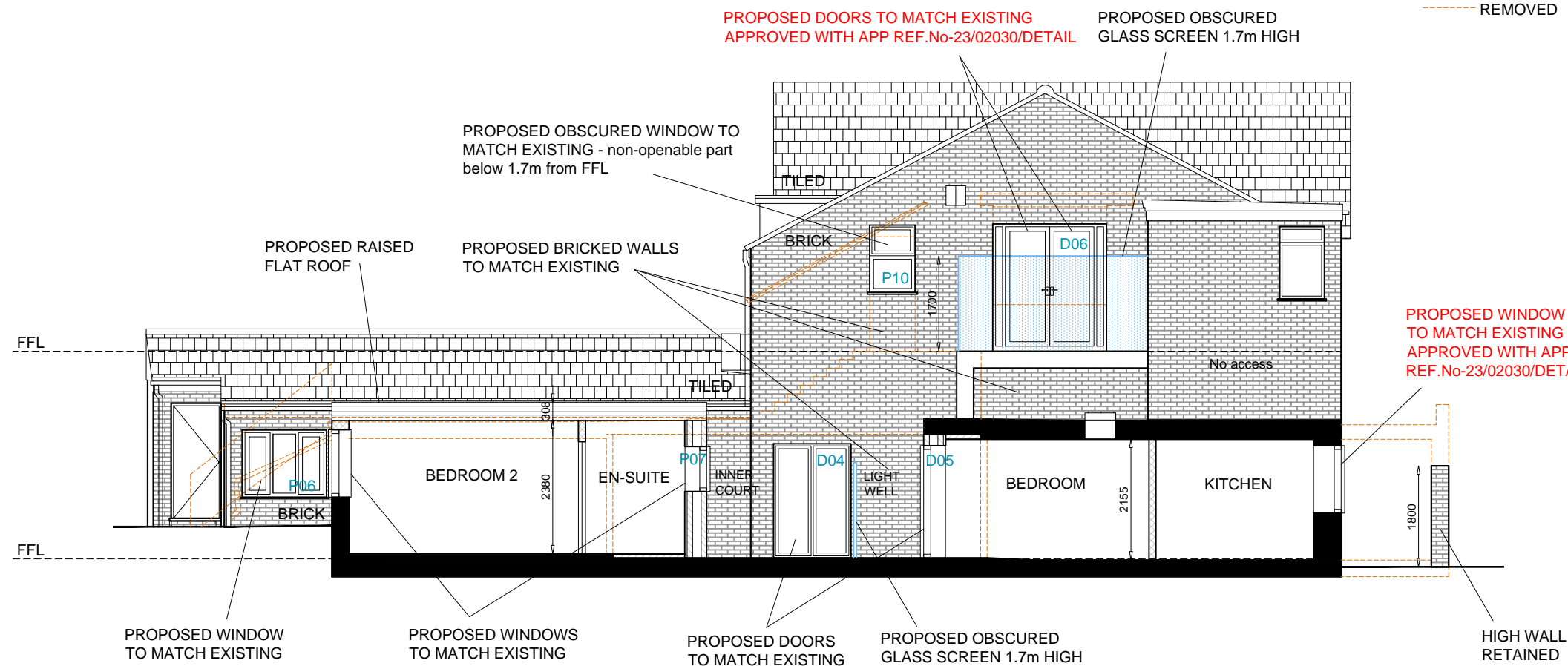
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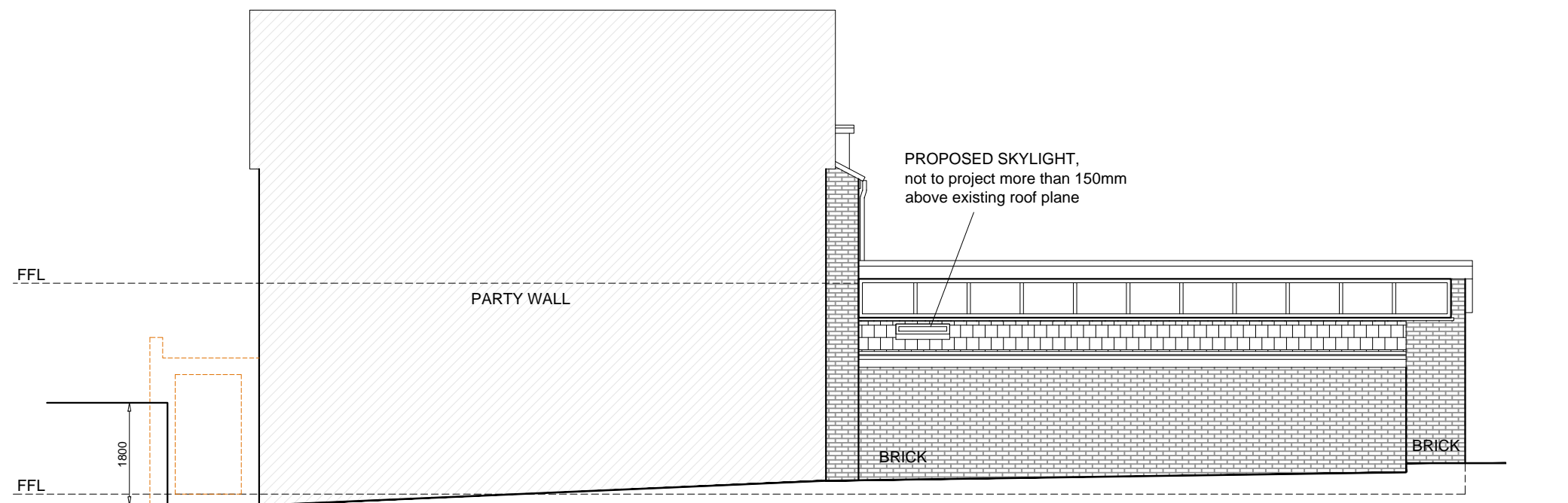
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Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	

Drawing title:	Proposed Elevations
Project No	23061
Date	24-10-23
Drawn by	IA
Drawing No	P05
Scale	1:100@A3



PROPOSED NORTH ELEVATION
PROPOSED L/H ELEVATION

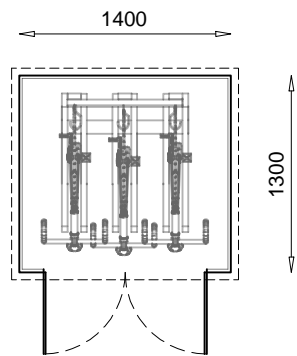


PROPOSED SOUTH ELEVATION
PROPOSED R/H ELEVATION

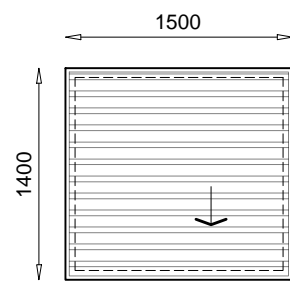


IF ANY CHANGES ARE MADE AFTER PLANNING APPROVAL, THEY MUST BE CONSULTED WITH BBS TEAM

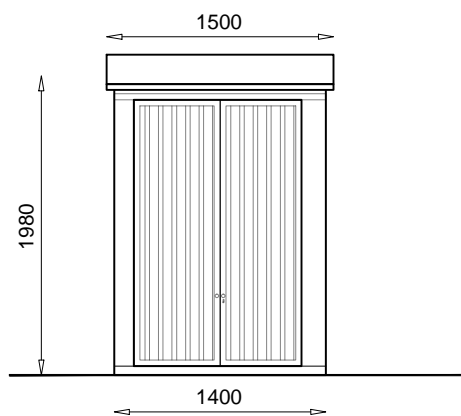
BIKE STORE - 3 VERTICAL BIKE RACKS



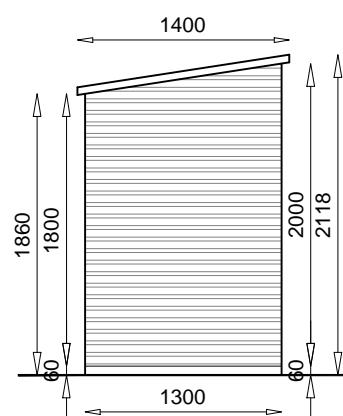
Proposed Bike store Plan



Roof Plan

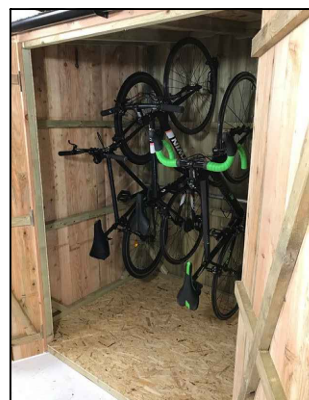


Proposed Bike Front Elevation

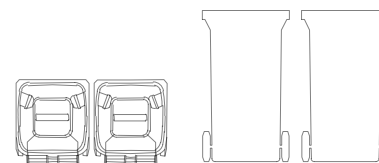


Side Elevation

The bikes hang vertically on the back wall so they can be accessed individually. The hooks are staggered in height so that handlebars don't clash, and set up at 400mm centres. Produced of highly durable timber from sustainable source.

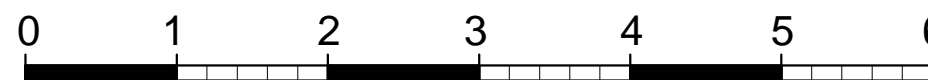


12 WHEELIE BINS



WHEELIE BINS

Plastic HDPE wheelie bins. Each wheelie bin is robust, weatherproof and for outdoor use. External wheels with rubber tires.



1:50 SCALE in METRES



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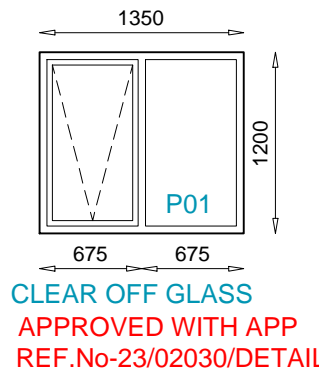
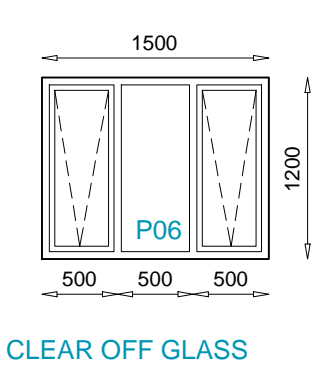
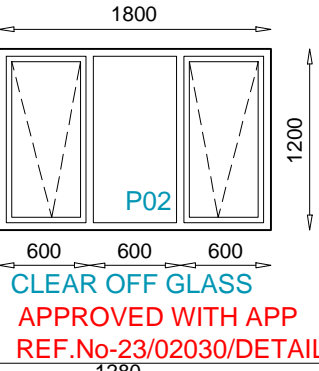
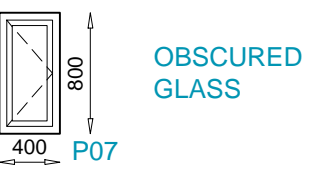
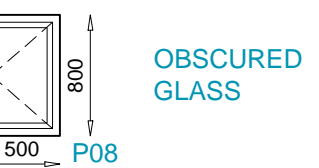
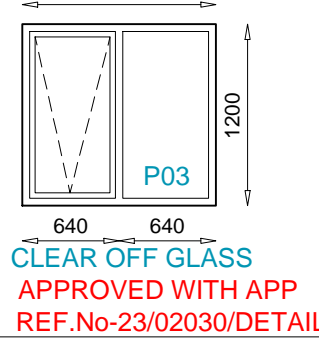
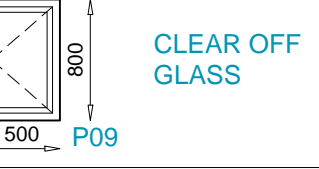
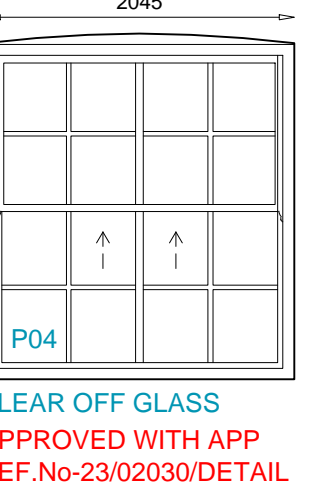
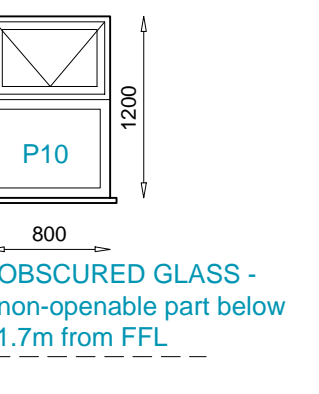
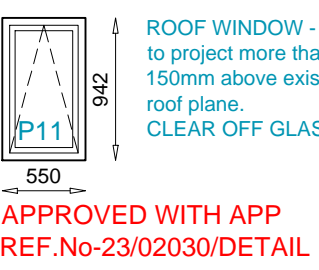
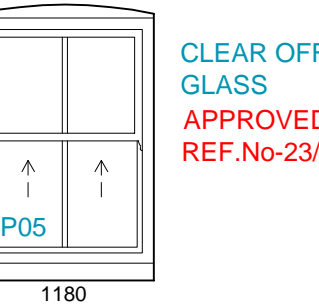
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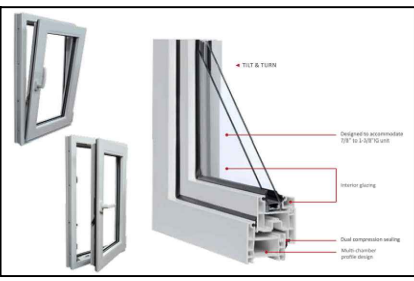
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No.	Description	Date
Client:	Gareth & Bela Morris	
Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	
Drawing title:	Proposed Bins&Bike Stores	
Project No		23061
Date		24-10-23
Drawn by		IA
Drawing No		P06
Scale 1:50 @ A3		

N	PROPOSED WINDOWS	N	PROPOSED WINDOWS
1		2	
3		1	
		1	
2		1	
1		1	
		1	
3			

PROPOSED WINDOWS COLOR
 <p>WINDOWS ARE WHITE UPVC - THE COLOR IS TO MATCH EXISTING</p>
PROPOSED WINDOWS MATERIAL
 <p>WINDOWS ARE MANUFACTURED USING UPVC (UNPLASTICISED POLY VINYL CHLORIDE) - RIGID, DURABLE AND LONG LASTING MATERIAL USED IN THE CONSTRUCTION INDUSTRY.</p>
WINDOW SPECIFICATION:
<p>HIGH-PERFORMANCE LOW-E INSULATING GLASS LOWERS ENERGY COSTS, KEEPS HOMES COOLER IN THE SUMMER AND WARMER IN THE WINTER.</p> <p>CLEAR GLASS CONSISTS OF TWO PANES OF GLASS, SEALED WITH AN AIRSPACE AND THE PERIMETER OF THE UNIT IS SEALED. THIS OPTION OFFERS MAXIMUM VISIBLE LIGHT TRANSMITTANCE AND SUPERB ENERGY EFFICIENCY IN MOST CLIMATES.</p>
<p>IF ANY CHANGES ARE MADE AFTER PLANNING APPROVAL, THEY MUST BE CONSULTED WITH STAAC TEAM</p>

GENERAL NOTES:
<p>ELEVATION DRAWING ILLUSTRATE EXTERNAL FACE OF PROPOSED WINDOWS.</p> <p>PROPOSED WINDOWS ARE UPVC, WHITE COLOURED WITH DIMENSIONS AND OPENING AS SHOWN.</p> <p>LONG-LASTING, LOW MAINTENANCE WITH HIGH PERFORMANCE MATERIAL. UPVC WINDOWS ARE AMONG THE MOST ENERGY-EFFICIENT WINDOWS AVAILABLE AND CAN ACHIEVE A WINDOWS ENERGY RATING OF UP TO AN A+.</p> <p>DOUBLE GLAZED SEALED UNITS (1.3 U-VALUE) AND CLEAR OFF AND OBSCURE GLASS. CONCEALED TRICKLE VENTS.</p> <p>CILLS TO MATCH EXISTING.</p> <p>WINDOWS COMPLY WITH BUILDING REGULATIONS FOR THE FIRE ESCAPE OPENINGS.</p> <p>IF THESE WINDOWS ARE NOT AVAILABLE ONCE PERMISSION IS GRANTED, ALTERNATIVE WINDOWS WITH EQUIVALENT DETAILS WILL BE SOUGHT AND FIXED.</p>
PROPOSED WINDOWS MATERIAL
<p>WINDOWS ARE MANUFACTURED USING UPVC (UNPLASTICISED POLY VINYL CHLORIDE) - RIGID, DURABLE AND LONG LASTING MATERIAL USED IN THE CONSTRUCTION INDUSTRY.</p>
WINDOW SPECIFICATION:
<p>HIGH-PERFORMANCE LOW-E INSULATING GLASS LOWERS ENERGY COSTS, KEEPS HOMES COOLER IN THE SUMMER AND WARMER IN THE WINTER.</p> <p>CLEAR GLASS CONSISTS OF TWO PANES OF GLASS, SEALED WITH AN AIRSPACE AND THE PERIMETER OF THE UNIT IS SEALED. THIS OPTION OFFERS MAXIMUM VISIBLE LIGHT TRANSMITTANCE AND SUPERB ENERGY EFFICIENCY IN MOST CLIMATES.</p>
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Client:	Gareth & Bela Morris	
Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	
Drawing title:	Proposed Windows Elevations and Materials	
Project No		23061
Date		24-10-23
Drawn by		IA
Drawing No		P07

Scale 1:50 @ A3



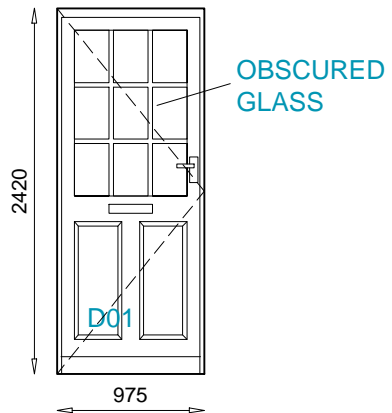
1:50 SCALE in METRES

N

PROPOSED DOORS

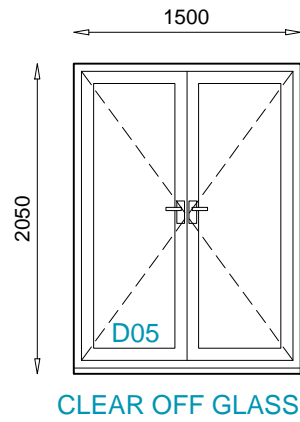
PROPOSED DOORS COLOR

1



APPROVED WITH APP
REF.No-23/02030/DETAIL

1

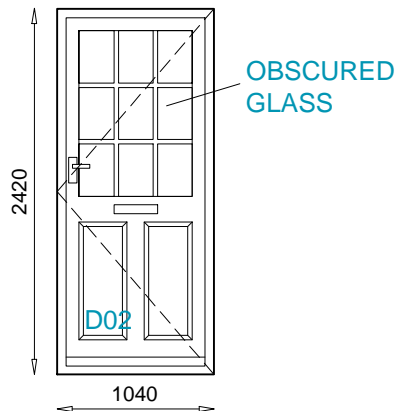


CLEAR OFF GLASS



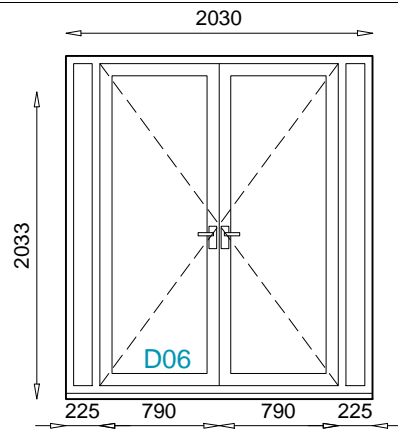
PROPOSED DOORS ARE GREY COMPOSITE, WITH DIMENSIONS AND OPENING AS SHOWN.

1



APPROVED WITH APP
REF.No-23/02030/DETAIL

1



CLEAR OFF GLASS
BALCONY DOOR

APPROVED WITH APP
REF.No-23/02030/DETAIL

GENERAL NOTES:

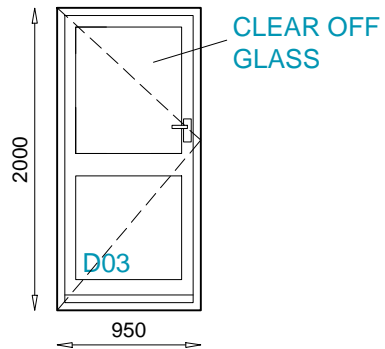
ELEVATION DRAWING ILLUSTRATE EXTERNAL FACE OF PROPOSED DOORS.

PROPOSED DOORS ARE MADE UP OF A MIXTURE OF MATERIALS SUCH AS GRP AND PU FOAM WITH HIGH-DENSITY CORE.

DOUBLE GLAZED SEALED UNITS (1.3 U-VALUE) AND OBSCURED/CLEAR OFF GLASS.

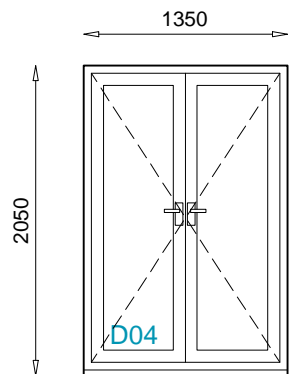
IF THESE DOORS ARE NOT AVAILABLE ONCE PERMISSION IS GRANTED, ALTERNATIVE DOORS WITH EQUIVALENT DETAILS WILL BE SOUGHT AND FIXED.

1



CLEAR OFF GLASS

1



CLEAR OFF GLASS



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Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
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Drawing title:	Proposed Doors Elevations and Materials	

Project No	23061
Date	24-10-23
Drawn by	IA
Drawing No	P08
Scale 1:50 @ A3	



1:50 SCALE in METRES

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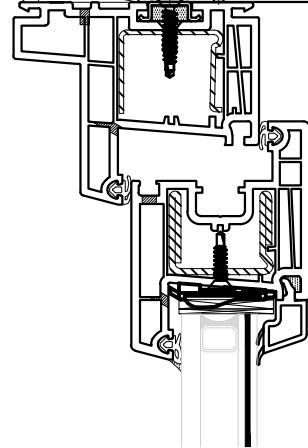
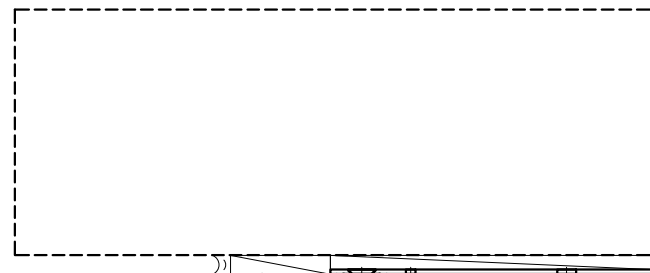
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Party Wall matters:

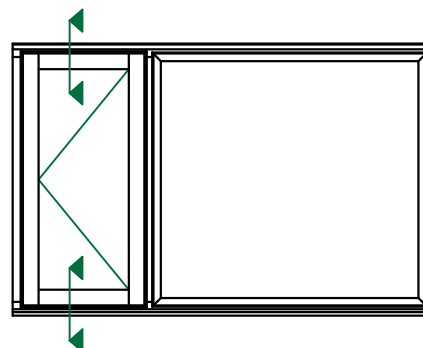
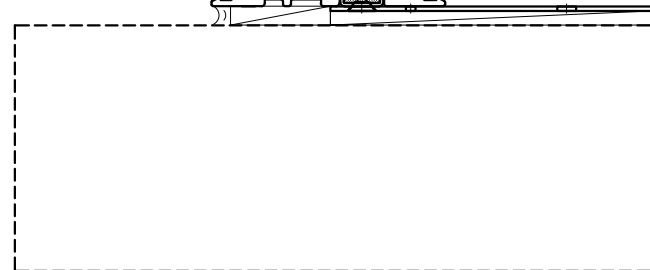
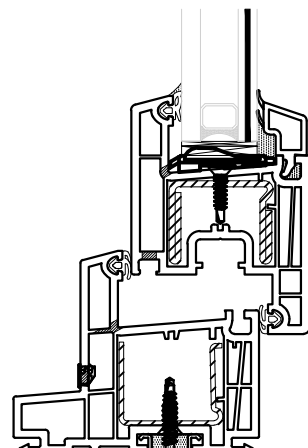
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No.	Description	Date
Client:	Gareth & Bela Morris	
Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	
Drawing title:	Proposed Windows	
Project No		23061
Date		24-10-23
Drawn by		IA
Drawing No		P09
Scale: 1:2 @ A3		



"EXTERIOR"

"INTERIOR"




 1:2 SCALE in CENTIMETRES

Studio1, The Hub
3 Drove Road
Newhaven, East Sussex, BN9 0AD

t: 01323 325354
t: 0808 1699964 /free/
e: support@staac.co.uk

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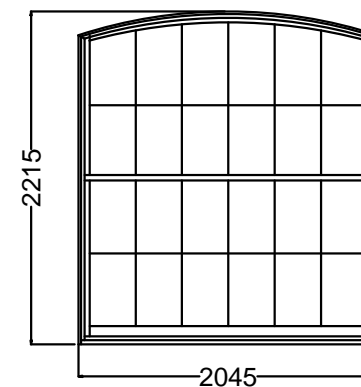
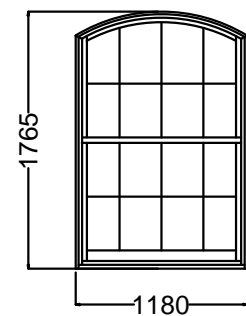
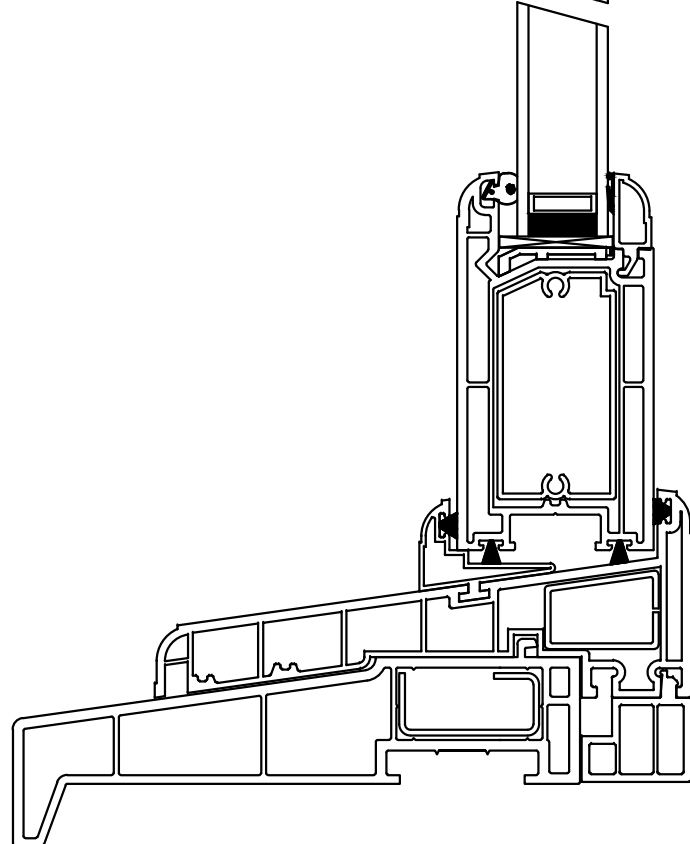
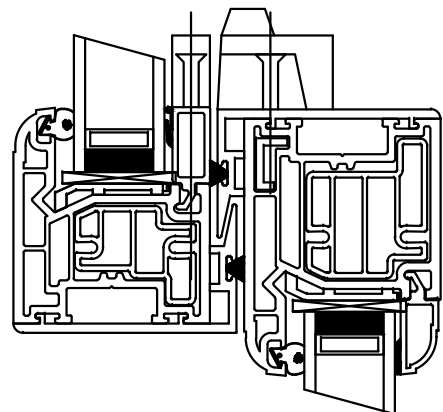
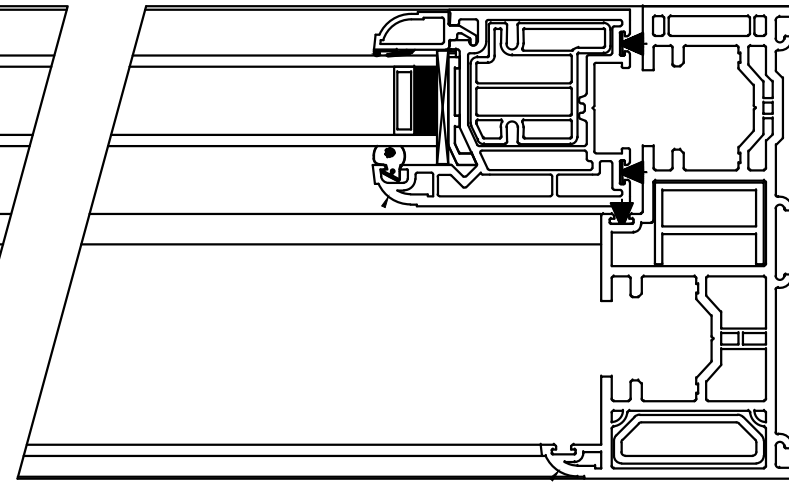
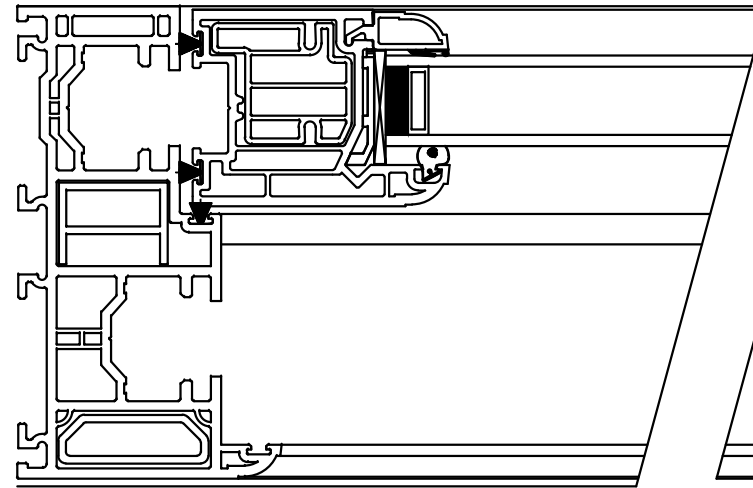
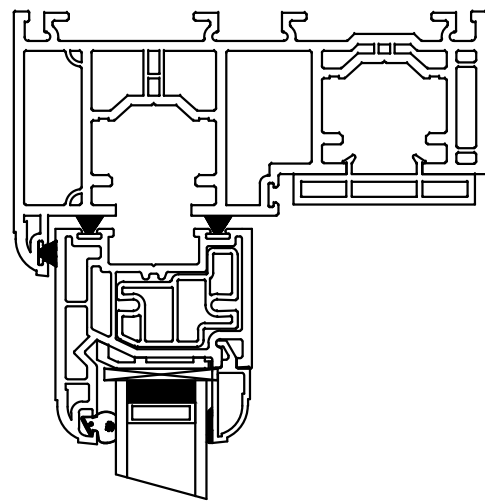
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No.	Description	Date
Client:	Gareth & Bela Morris	
Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	
Drawing title:	Proposed Windows	
Project No		23061
Date		24-10-23
Drawn by		IA
Drawing No		P10
Scale 1:2 @ A3		



Colonial grid pattern to match existing. Simulated Divided Lites (SDL). Even divide.


1:2 SCALE in CENTIMETRES

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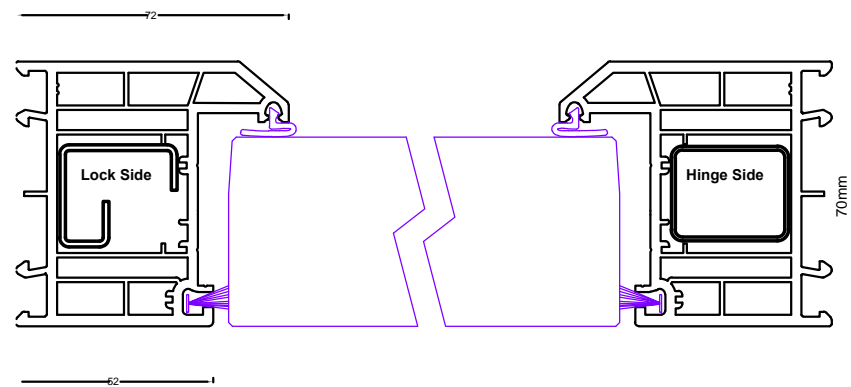
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Party Wall matters:

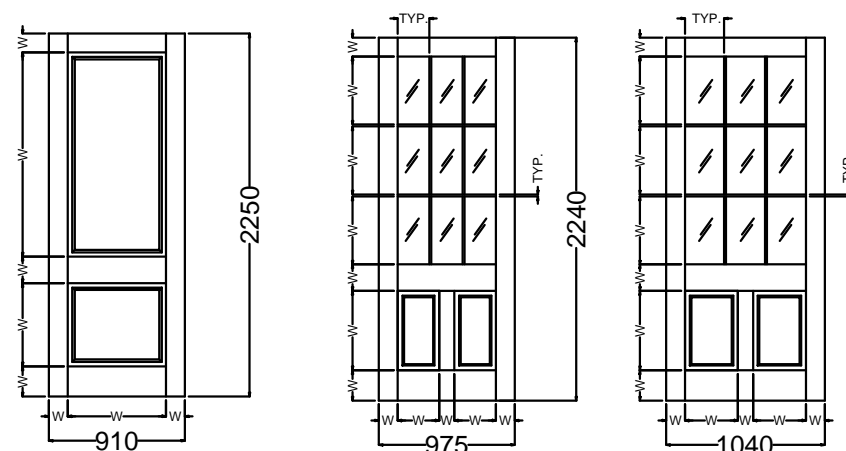
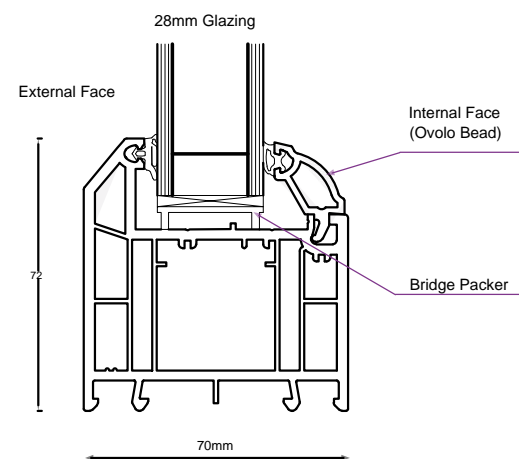
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No.	Description	Date
Client:	Gareth & Bela Morris	
Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	
Drawing title:	Proposed Doors Details	
Project No	23061	
Date	24-10-23	
Drawn by	IA	
Drawing No	P11	
Scale: 1:2 @ A3		

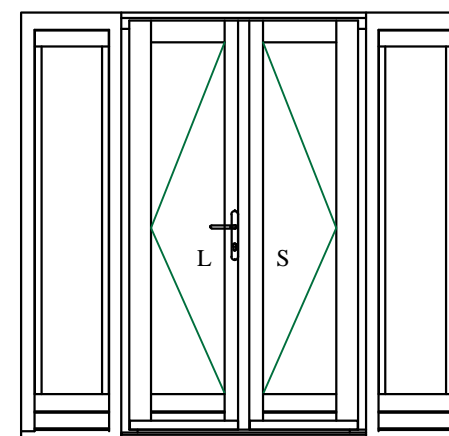
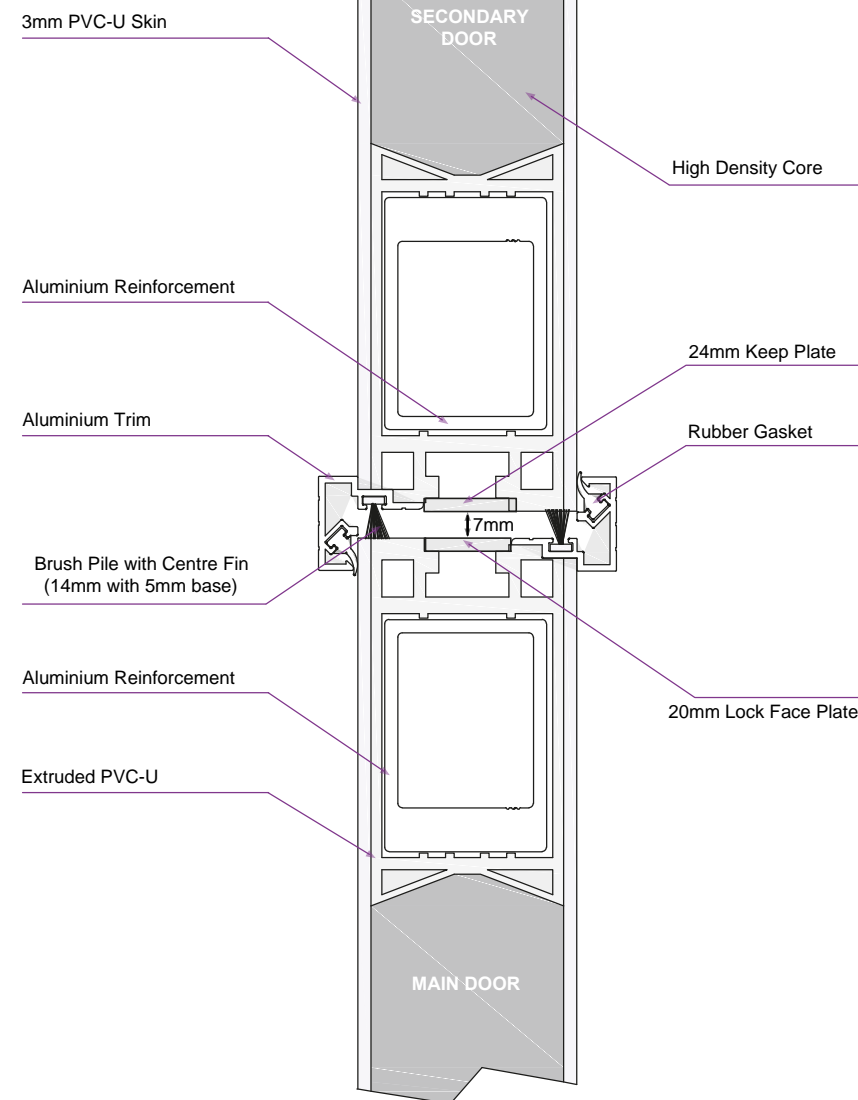
Outer Frame Detail



Side Frame Detail



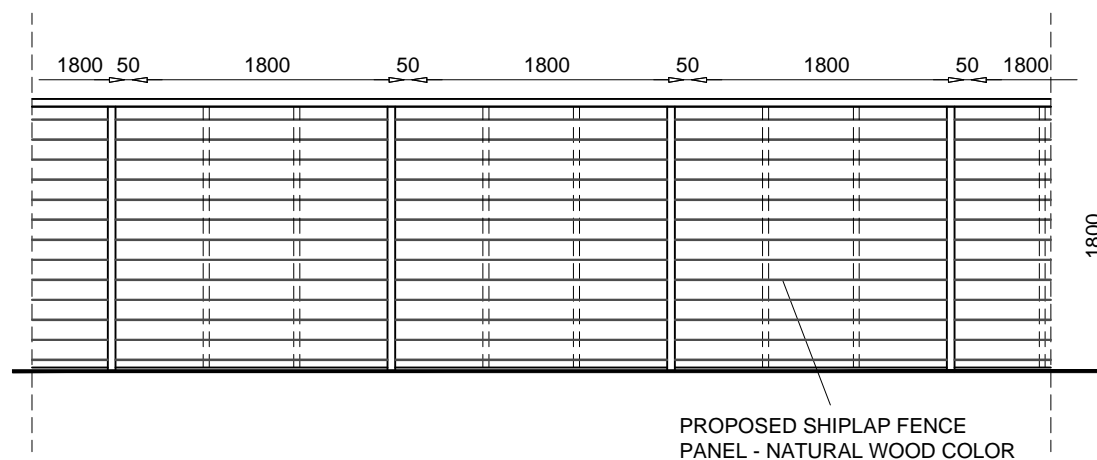
French / Double Door Centre Seal



1:2 SCALE in CENTIMETRES

IF ANY CHANGES ARE MADE AFTER PLANNING APPROVAL, THEY MUST BE CONSULTED WITH STAAC

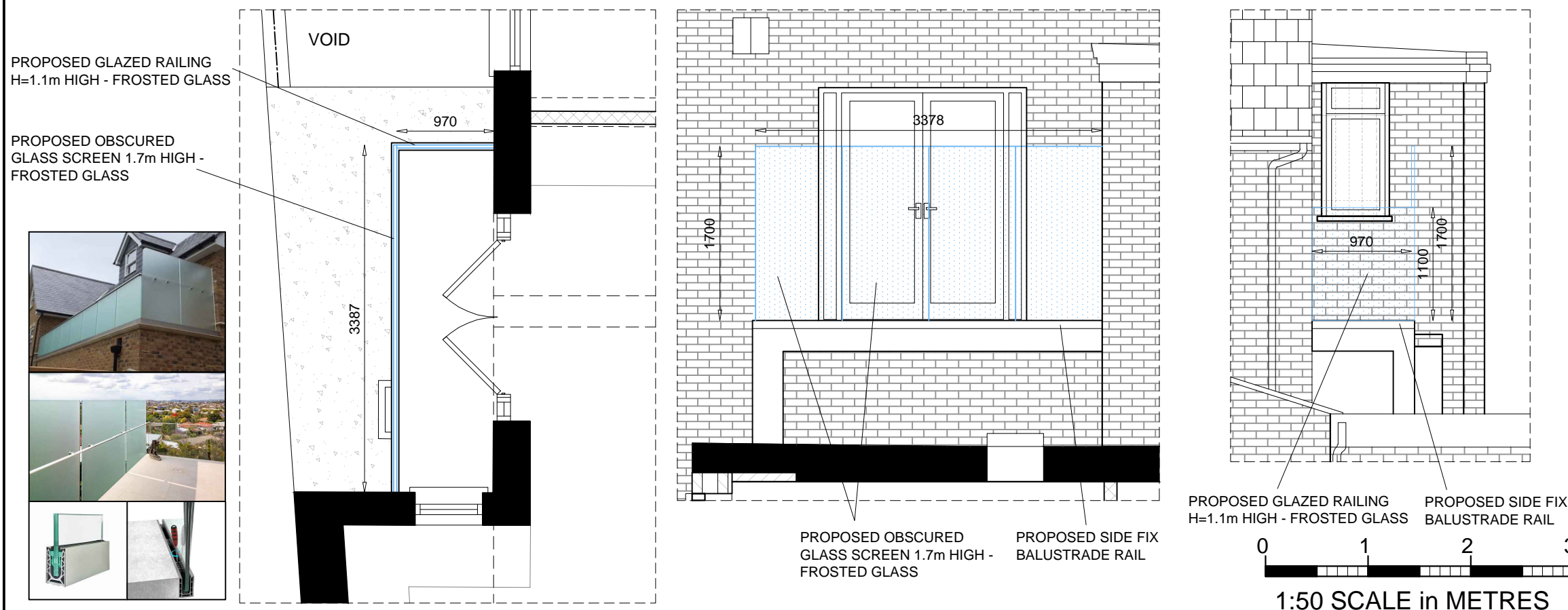
PROPOSED FENCES



PROPOSED SHIPLAP BOARDED FENCE WITH BRICKS
FRAGMENT ELEVATION



PROPOSED PROPOSED OBSCURED GLASS BALCONY SCREEN



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No.	Description	Date
Client:	Gareth & Bela Morris	
Address:	The Edenbridge Club, 67 High Street, Edenbridge, TN8 5AL	
Project:	Conversion into 6 Flats	
Drawing title:	Proposed Fences and Balcony Screen	
Project No		23061
Date		24-10-23
Drawn by		IA
Drawing No		P12
Scale 1:50 @ A3		