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Notes

Client

Southend Borough Council
Department for Place

Project

2 Crowborough Road
Conversion, Extension & Alteration

Services:	RIBA Small Project 2013 Stages 1–6
Contract:	JCT Minor Works 2011
Value:	£190,000

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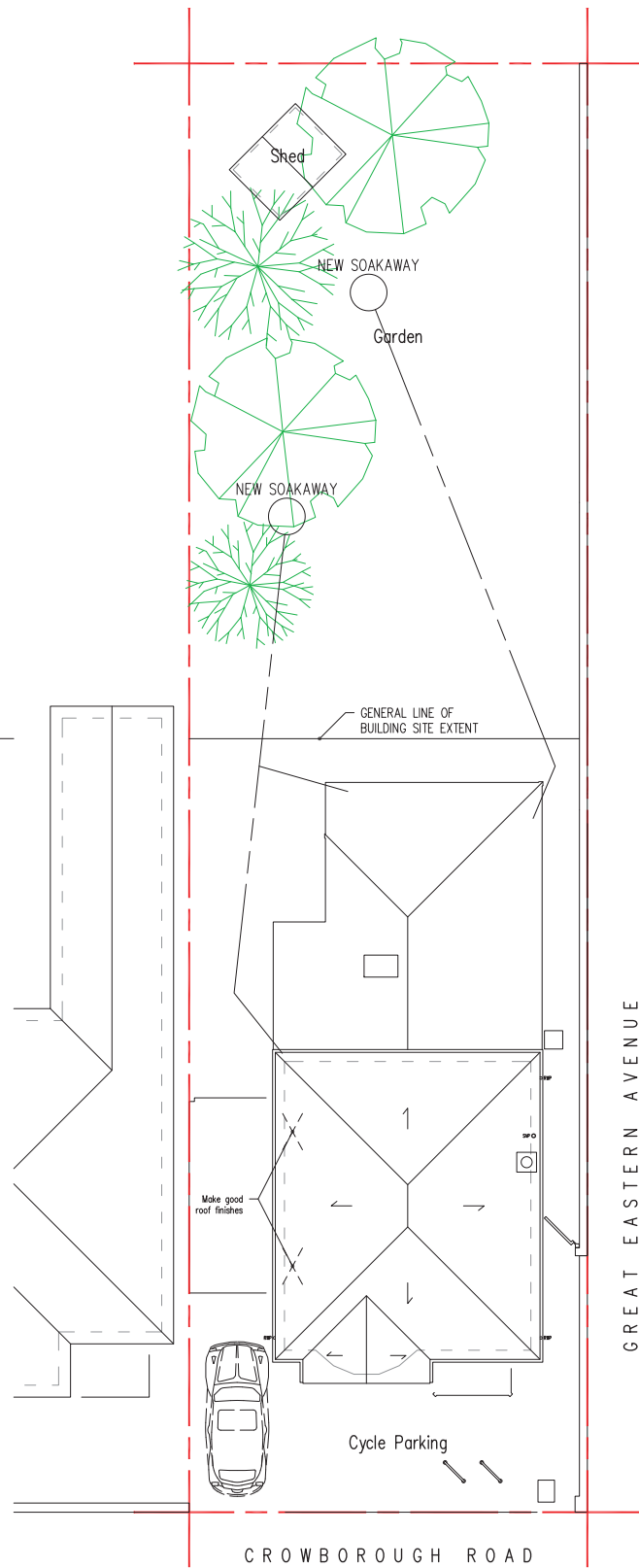
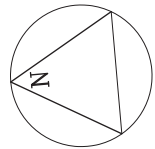
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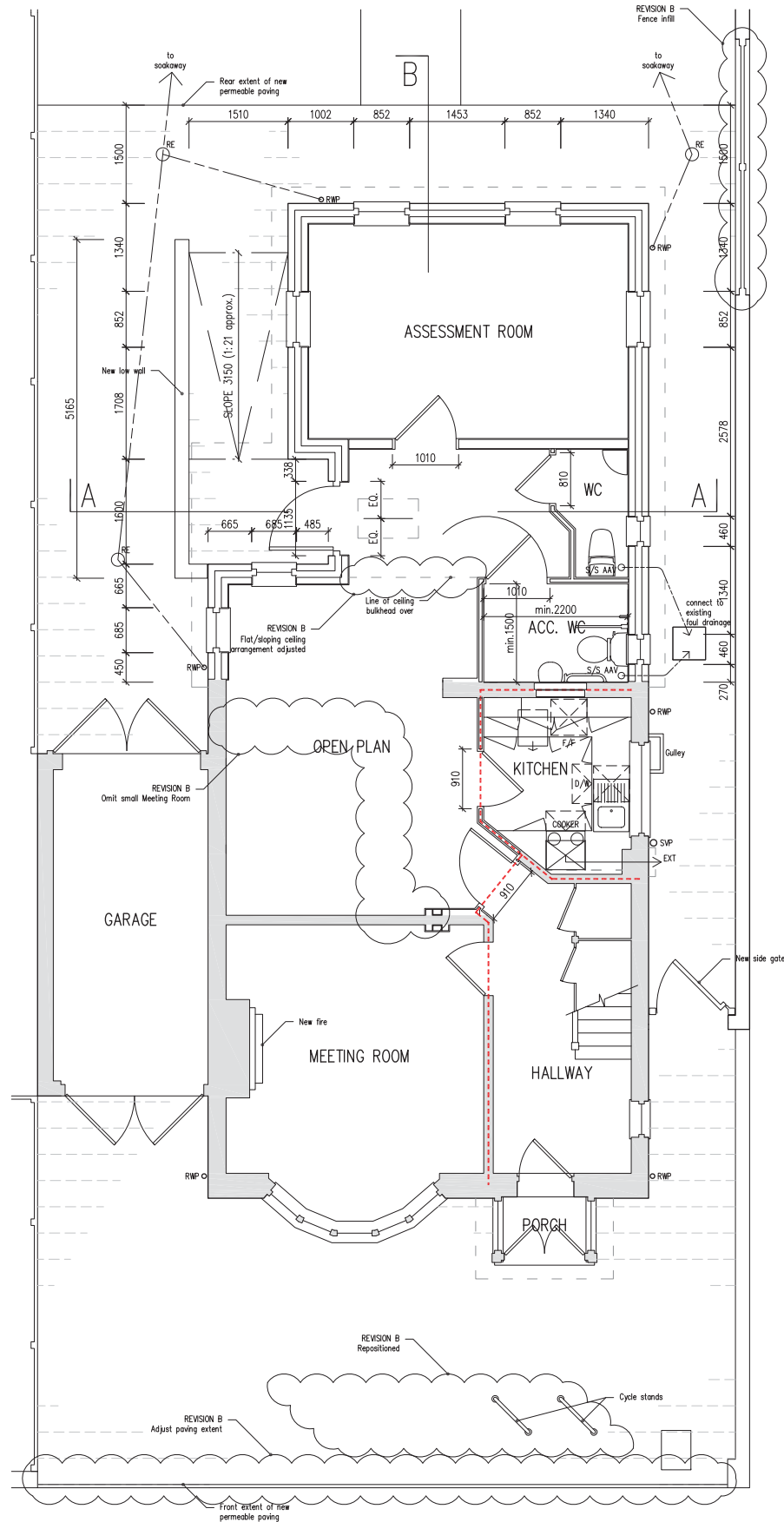
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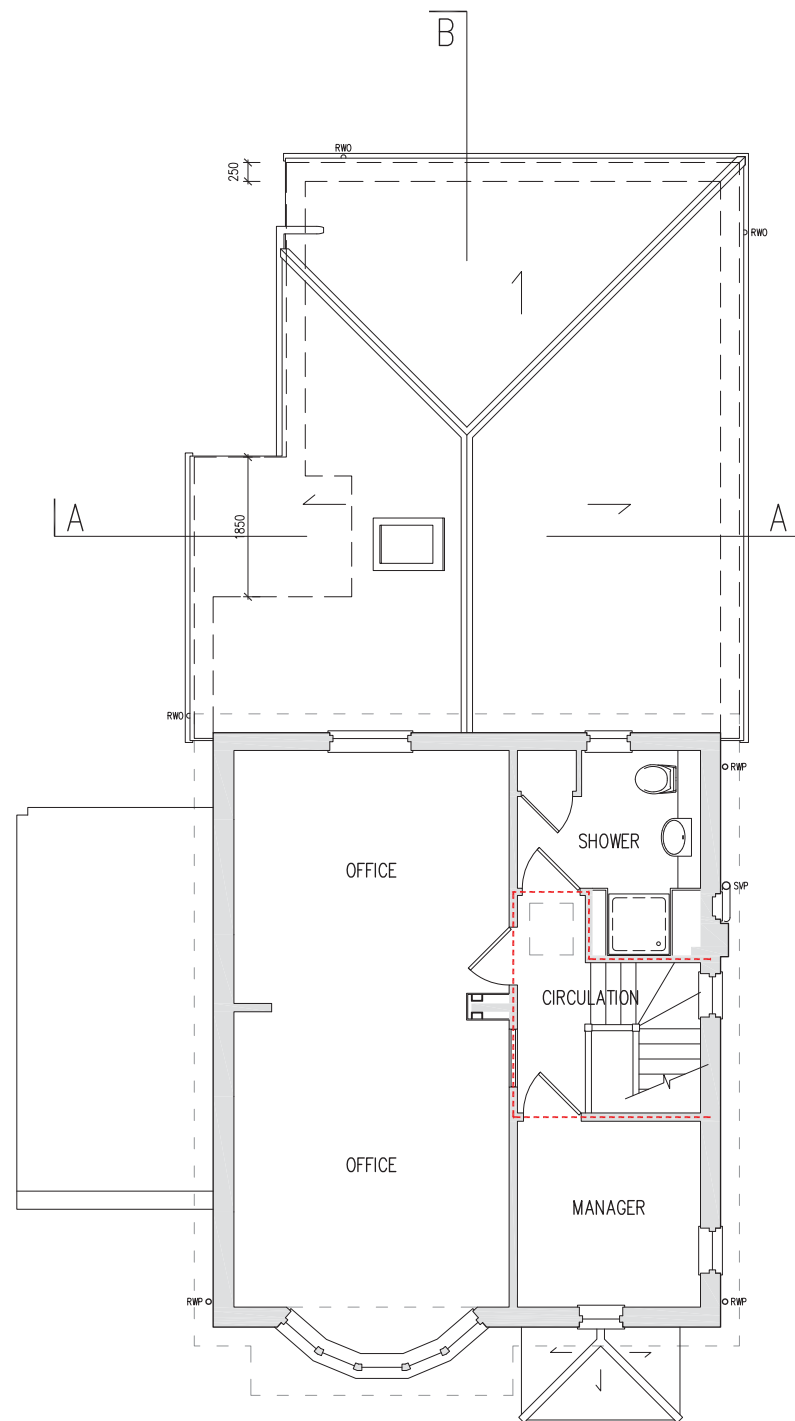
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SITE & ROOF PLAN Scale 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

T C Matthew Chartered Architect shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of T C Matthew Chartered Architect.

Please send corrections and error reports to: enquiries@tcma.co.uk

Notes

TO BE READ IN CONJUNCTION WITH
ALL OTHER TENDER DOCUMENTS
NOTED IN THE SCHEDULE OF WORKS

FIRE KEY

- 1/2hr. fire resisting construction
- 1hr. fire resisting construction
- 2hr. fire resisting construction
- 4hr. fire resisting construction

Revision	Author & Description	Date
B	TOM: Updated as clouded	11.11.2014
A	TOM: Updated as clouded	10.09.2014

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Essex SS2 6ZH

Project

Alteration & Extension
2 Crowborough Road
Southend-on-Sea
Essex SS2 6LP

Title

**BUILDERS WORK
Plans**

Drawing:	14060_B_P_010 Rev.B	By:	TOM
Date:	15/05/2014	Check:	TOM
Scale:	1:50 @ A1		

PROJECT:	2 Crowborough Road
SUBJECT:	13090-SPS-Supporting Planning Statement
DATE:	12 July 2013

T C Matthew
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Supporting Planning Statement (Application ref. PP-02722777) for **2 Crowborough Road**

As part of a broader asset management strategy, the proposals provide accommodation for the *Marigold Family Resource Centre* and *Leaving Care* areas of Southend Borough Council's Children's Specialist Services Division. The proposals facilitate the relocation of these services to a more convenient central location, closer to related Council services and the Civic Centre which would be within walking distance of under 200m. A key benefit of relocation is that the Leaving Care team, which distributes financial benefits to young persons leaving care, will be able to reduce operational risk by not having to keep money at their workplace.

As well as internal alterations to the upper floor for conversion of the existing bedrooms to offices, the proposals include demolition of two existing ground floor lean-to extensions deemed beyond economic repair. Replacement of these with fully accessible ground floor single-storey accommodation will include an assessment room for use by the Marigold Centre and also be available for hire by similar organisations. The new site layout provides dedicated access for this shared facility, which at times will need to be separated from areas used by the Leaving Care team. In the interest of maintaining residential amenity, the scale and appearance of the new extension is designed to accord with the existing house.

/Ends