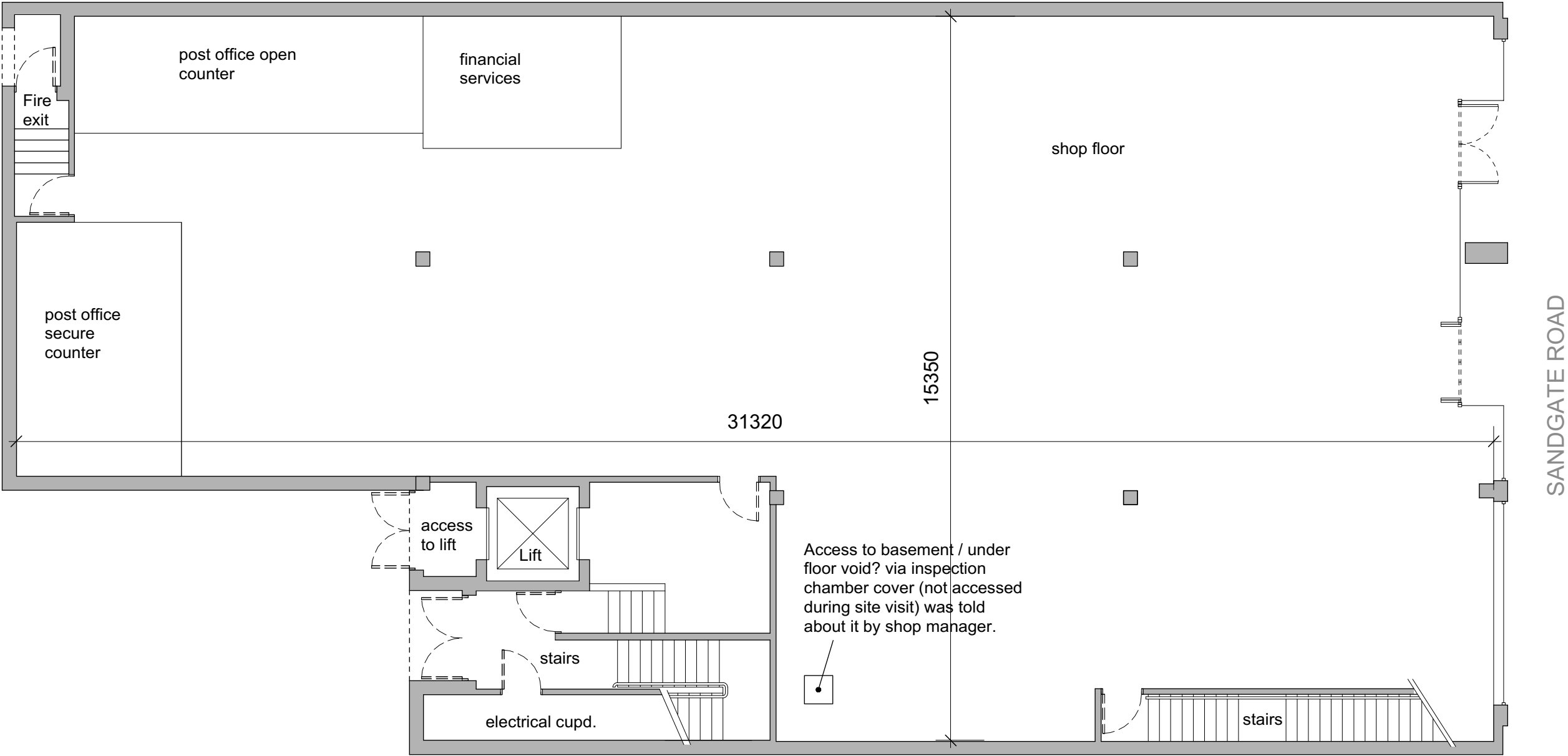
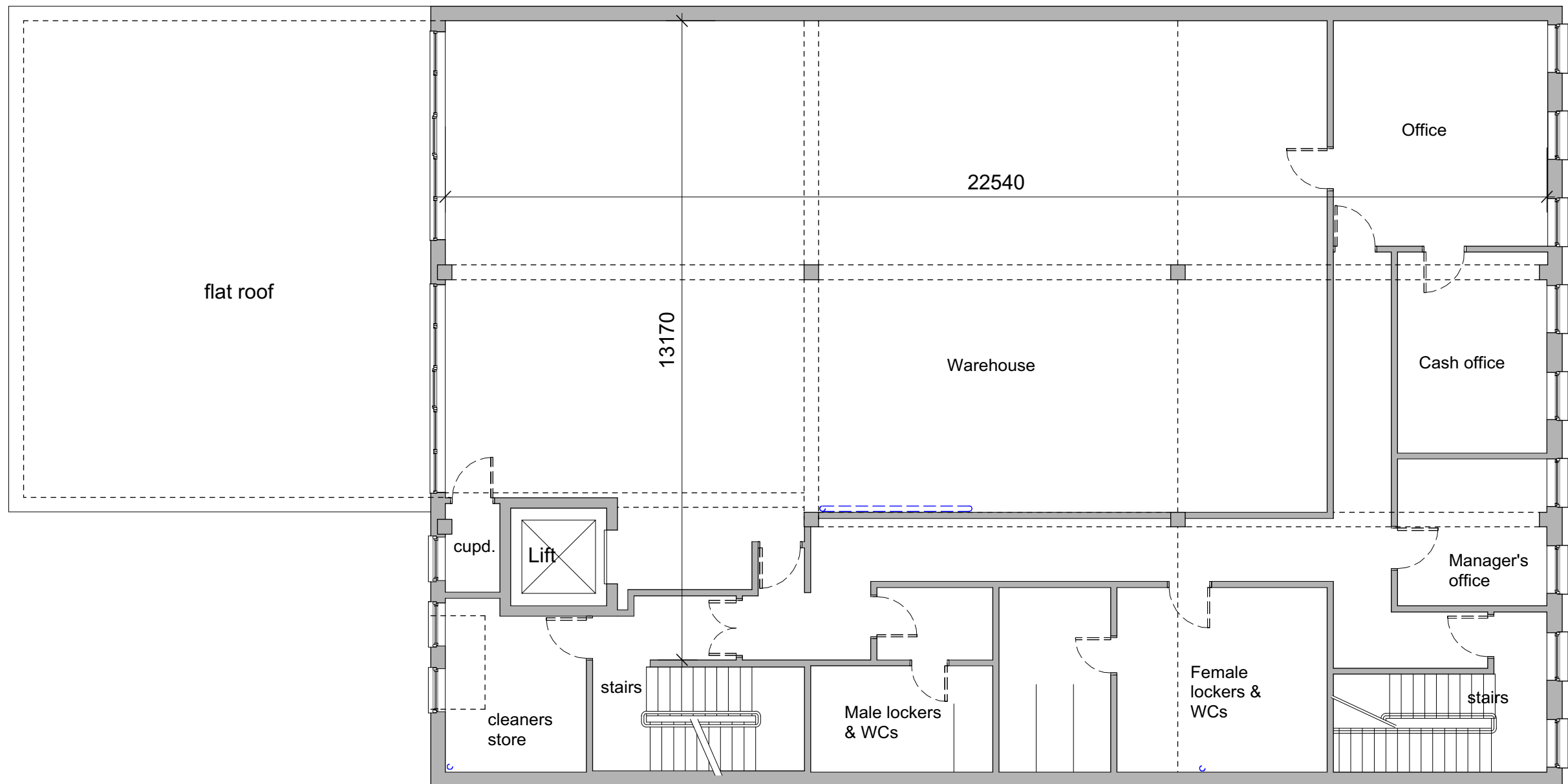


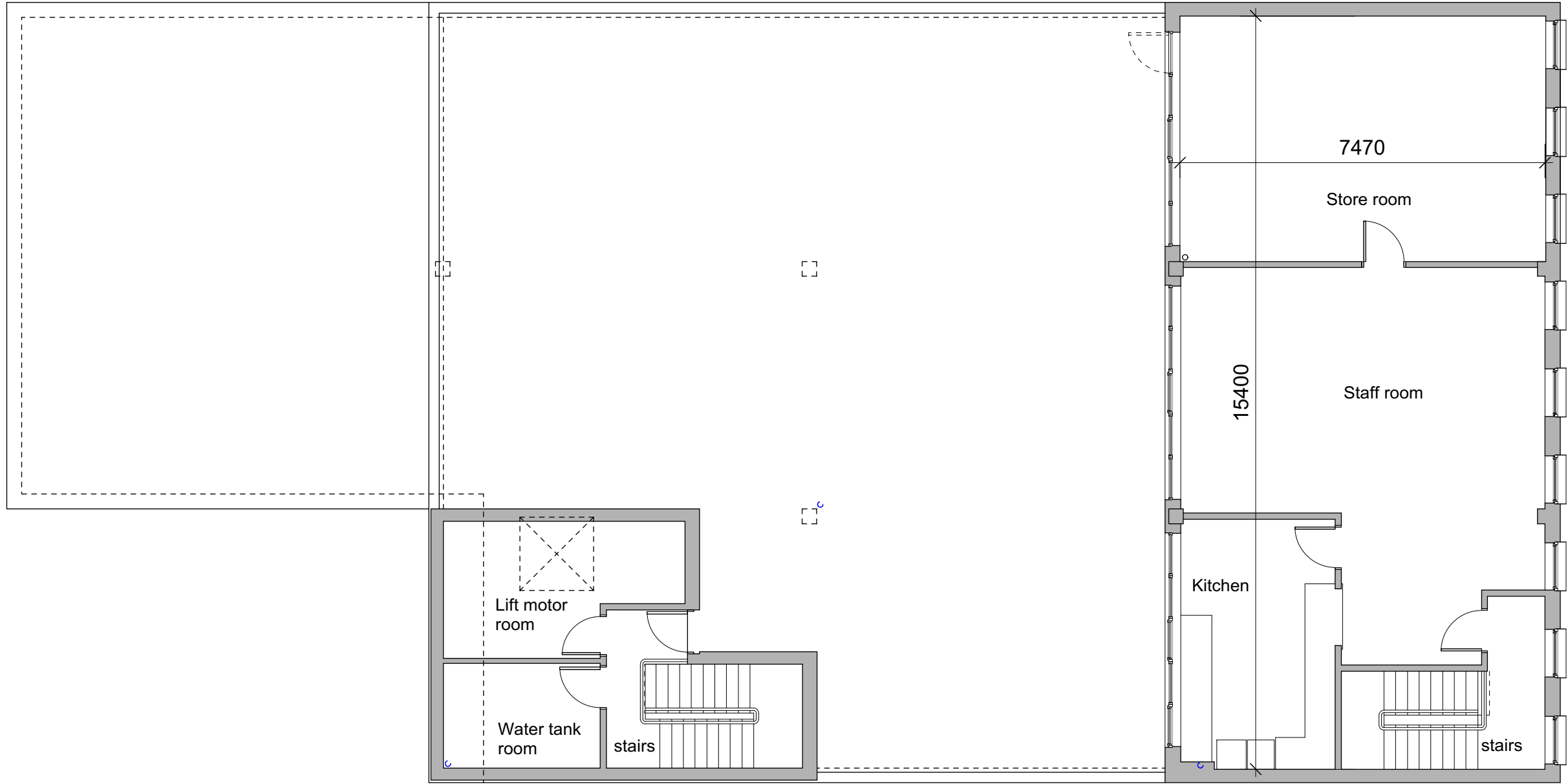
57-59 Sandgate Road, Folkestone

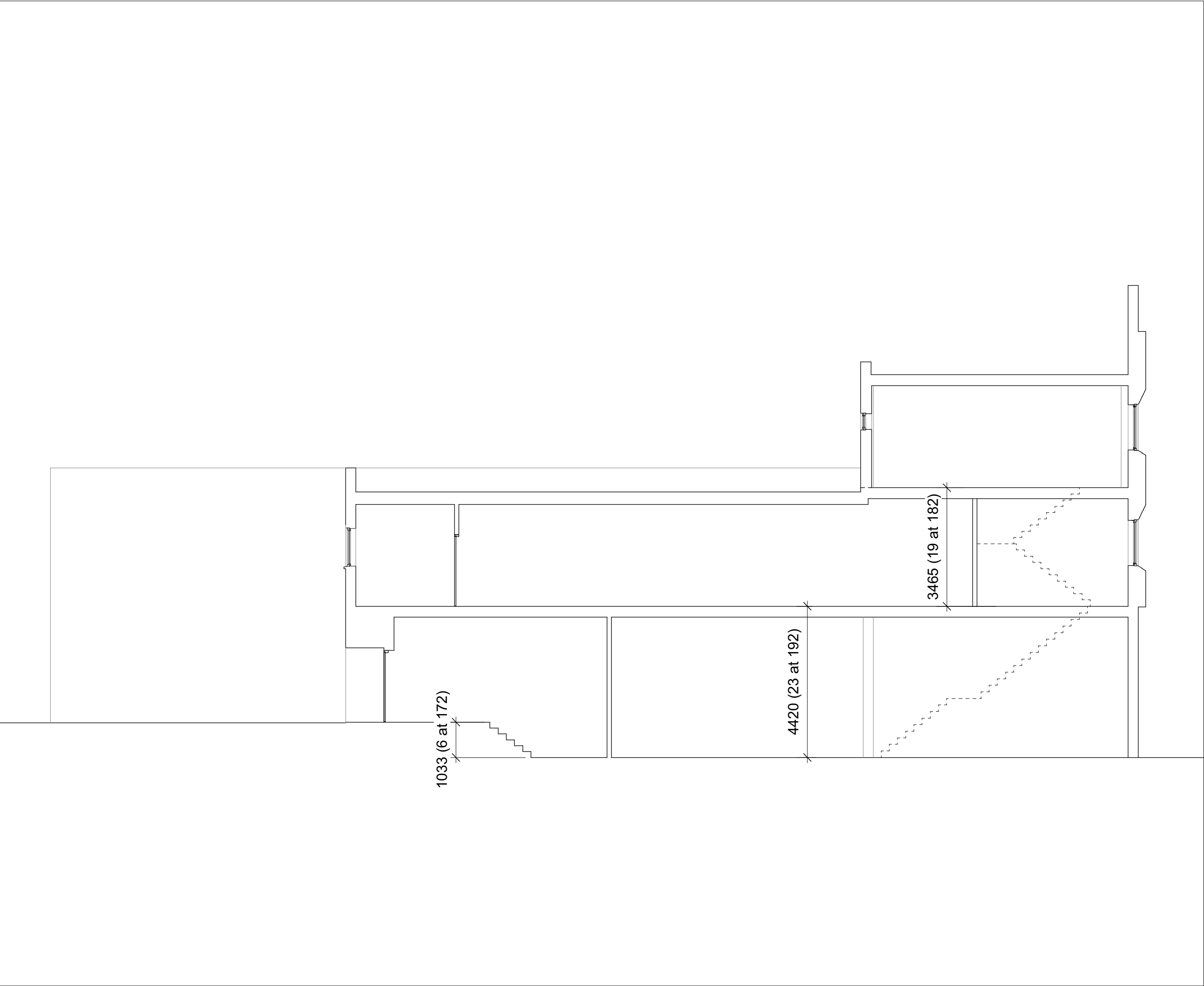
Vendor's existitng and indicative plans

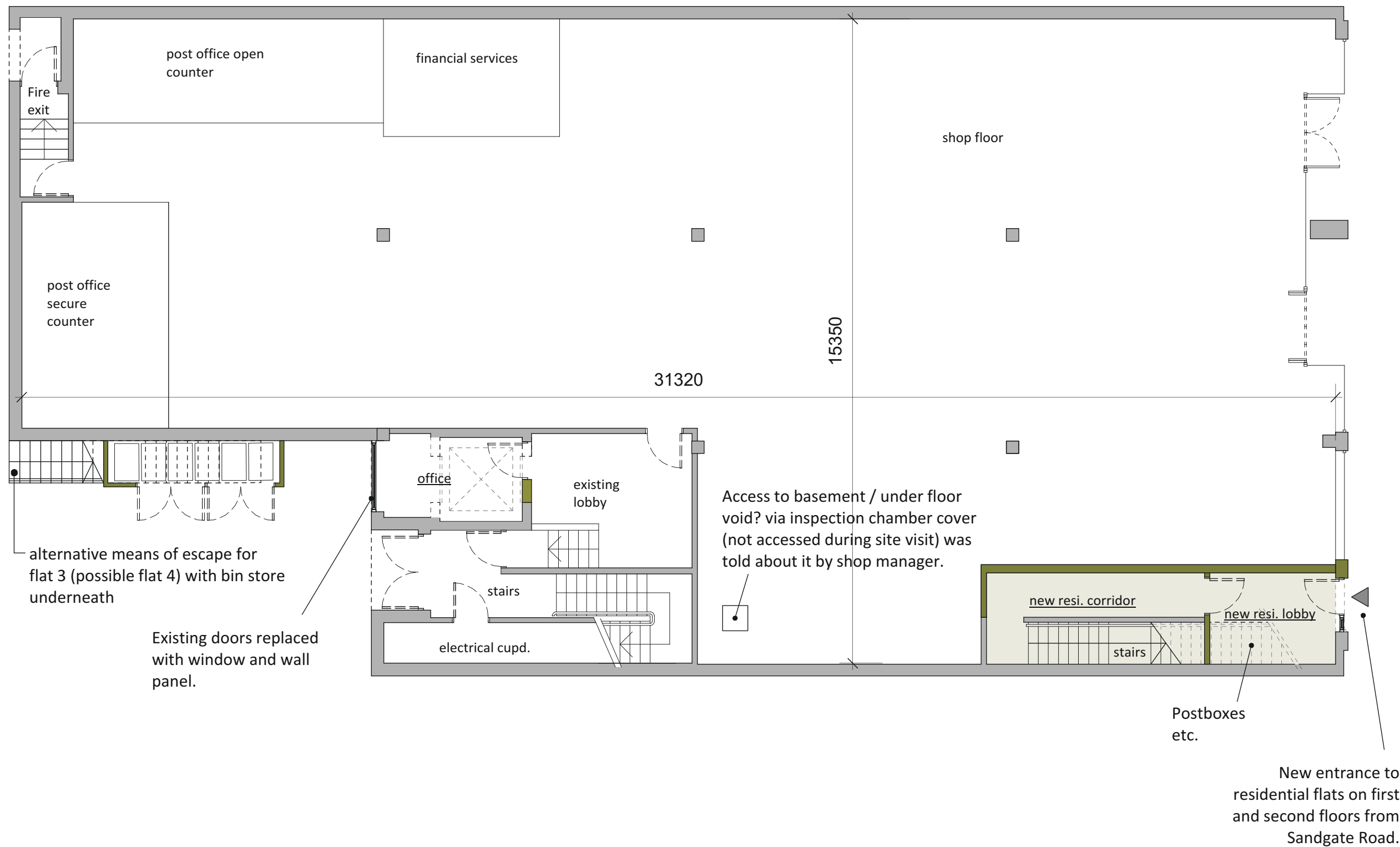
Plans not to scale and for identification purposes only











**APPROXIMATE AREAS**

Flat 1 - 3 bed duplex - 110m<sup>2</sup>

Flat 2 - 2 bed duplex - 80m<sup>2</sup>

Flat 3 - 2 bed - 94m<sup>2</sup>

No known existing drainage this side of the building but may have to route across in shop ceiling void.

Rooflights over corridor and bathrooms

Long corridor not ideal but hard to avoid if only one point of access.

party wall along structural line

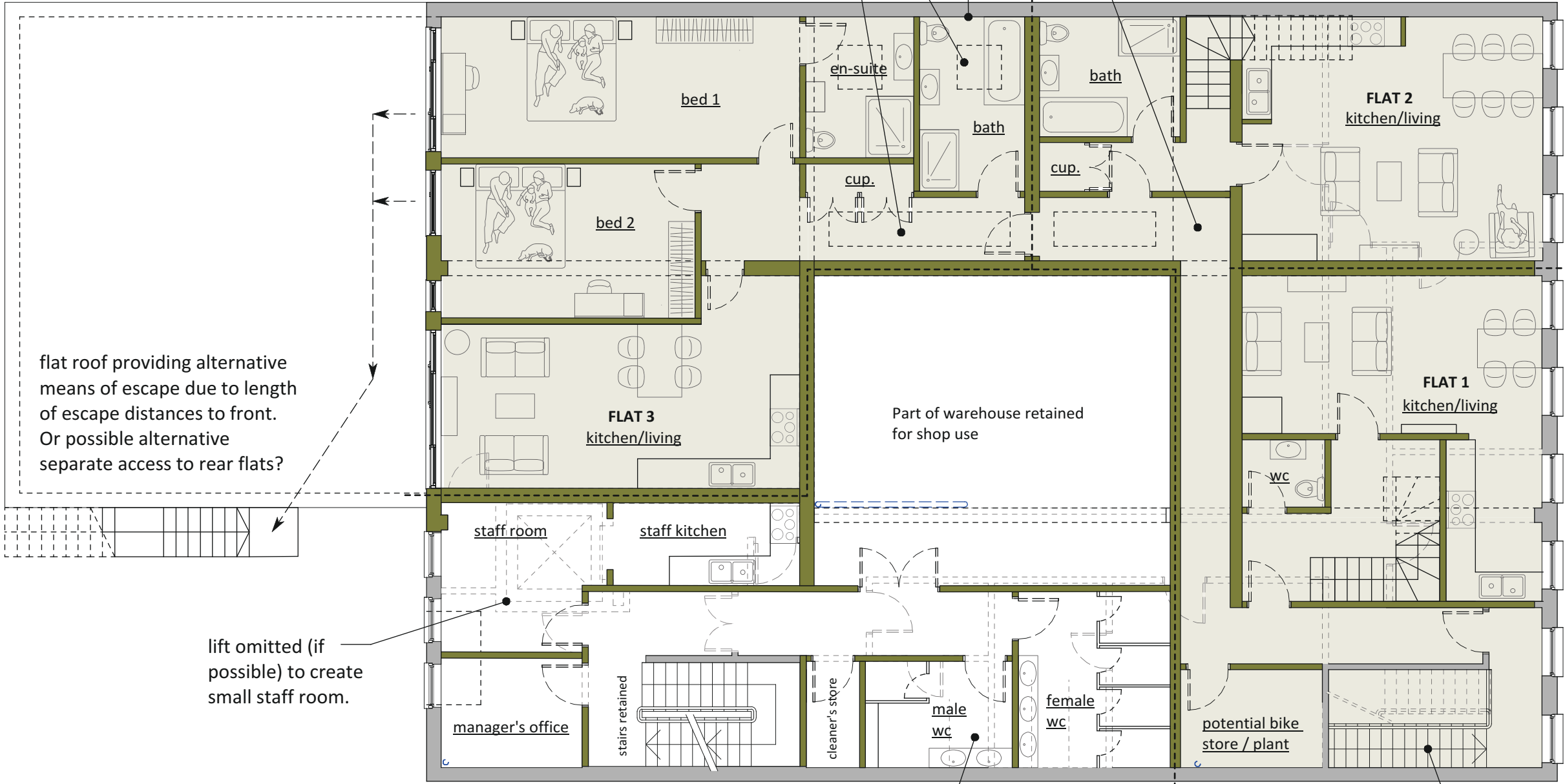
flat roof providing alternative means of escape due to length of escape distances to front. Or possible alternative separate access to rear flats?

lift omitted (if possible) to create small staff room.

Part of warehouse retained for shop use

Staff toilets reconfigured and reduced in size

Stair to first floor retained. Stair up to second floor removed and floored over to utilise the front windows at second floor level. Access to second floor is internal within duplex flats.



Possible extension shown shaded to creat a fourth flat (approx. 110m2 three bed) subject to foundation loads etc. (with single aspect to rear and rooflights).

Drainage may be an issue from this corner

party wall along structural line

Plant Room, tank room and stairs to roof assumed demolished as no longer needed.

