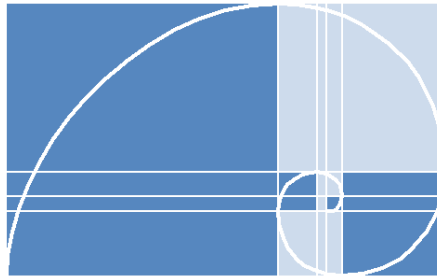



PHOENIX PROJECT



HASTINGS
TRUST

Objectives


- To provide social enterprise incubator start-up units in Hastings
 - To provide support for social & community enterprise
 - To provide a good standard of accommodation
 - To improve the local built environment
 - To enhance local opportunities
- 

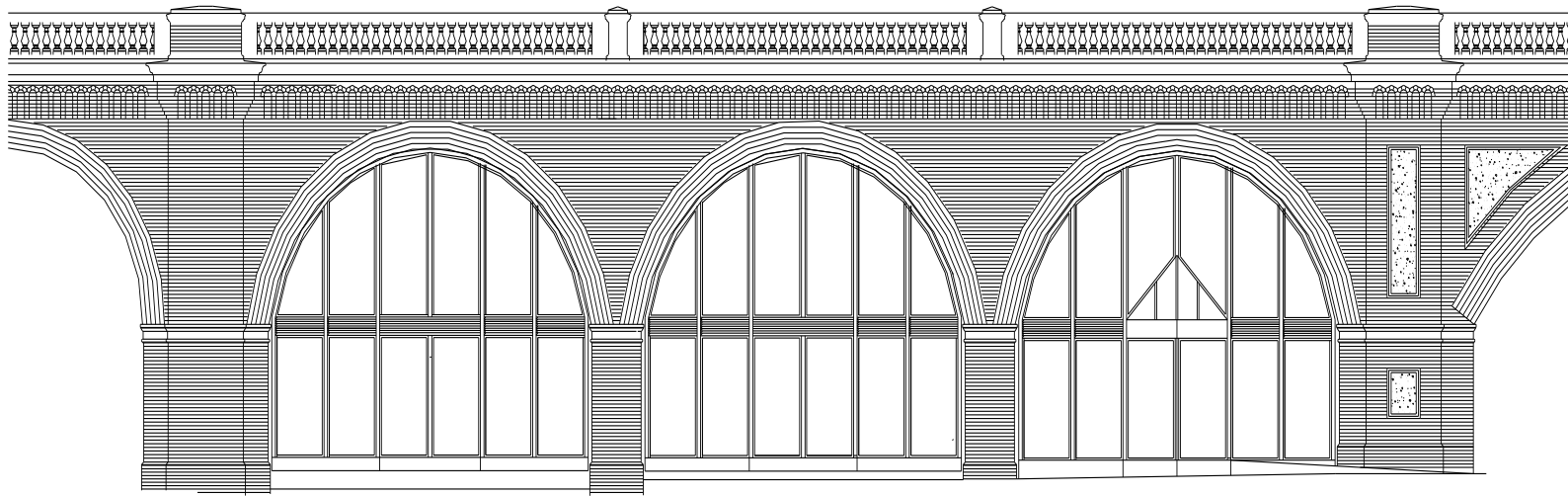
Existing Premises

- Poor quality infill
- Industrial appearance
- Negative impact
- Lack of facilities
- No disabled access
- Inadequate heating
- Low levels of daylight



Overall Proposals

- To redevelop all three arches – using phased development
 - Phase 1 - upgrade of Arch 1
 - Providing common facilities and office space
 - Phase 2 & 3 - Arches 2 & 3
 - Providing additional units
- 

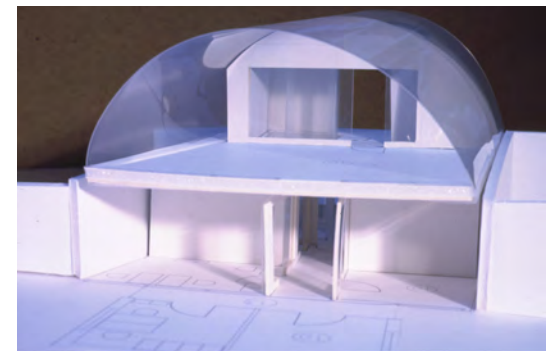
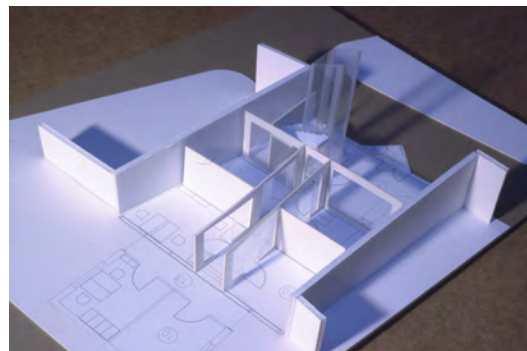
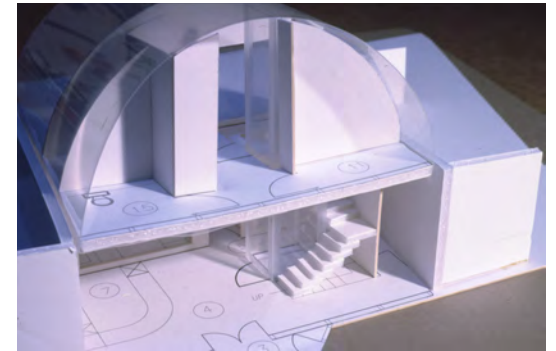
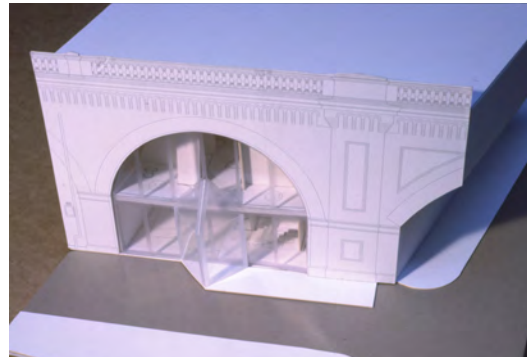


Proposed Front Elevation Arches 1 to 3

Arch 1 Proposals

Phase 1 will provide a fully accessible building with :

- A reception unit
- Six lettable offices
- A training & conference room
- IT facilities
- Support staff

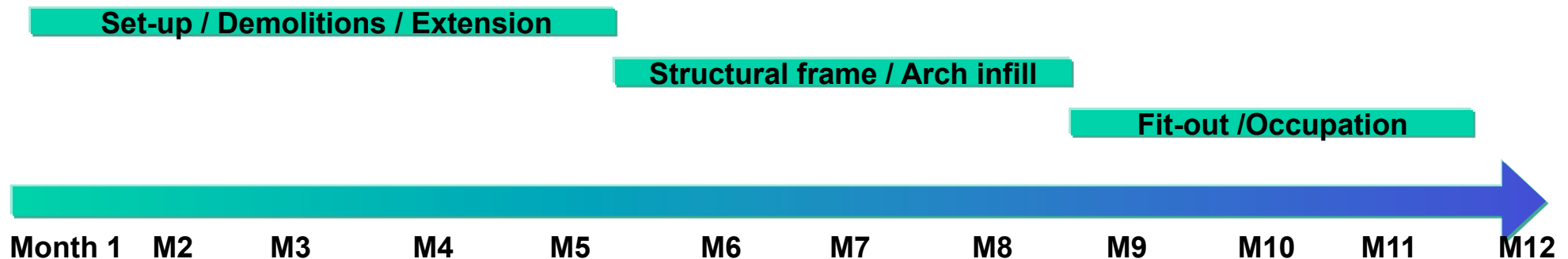




Photomontage of Arch 1 Proposals from Braybrooke Terrace

Draft Construction Programme

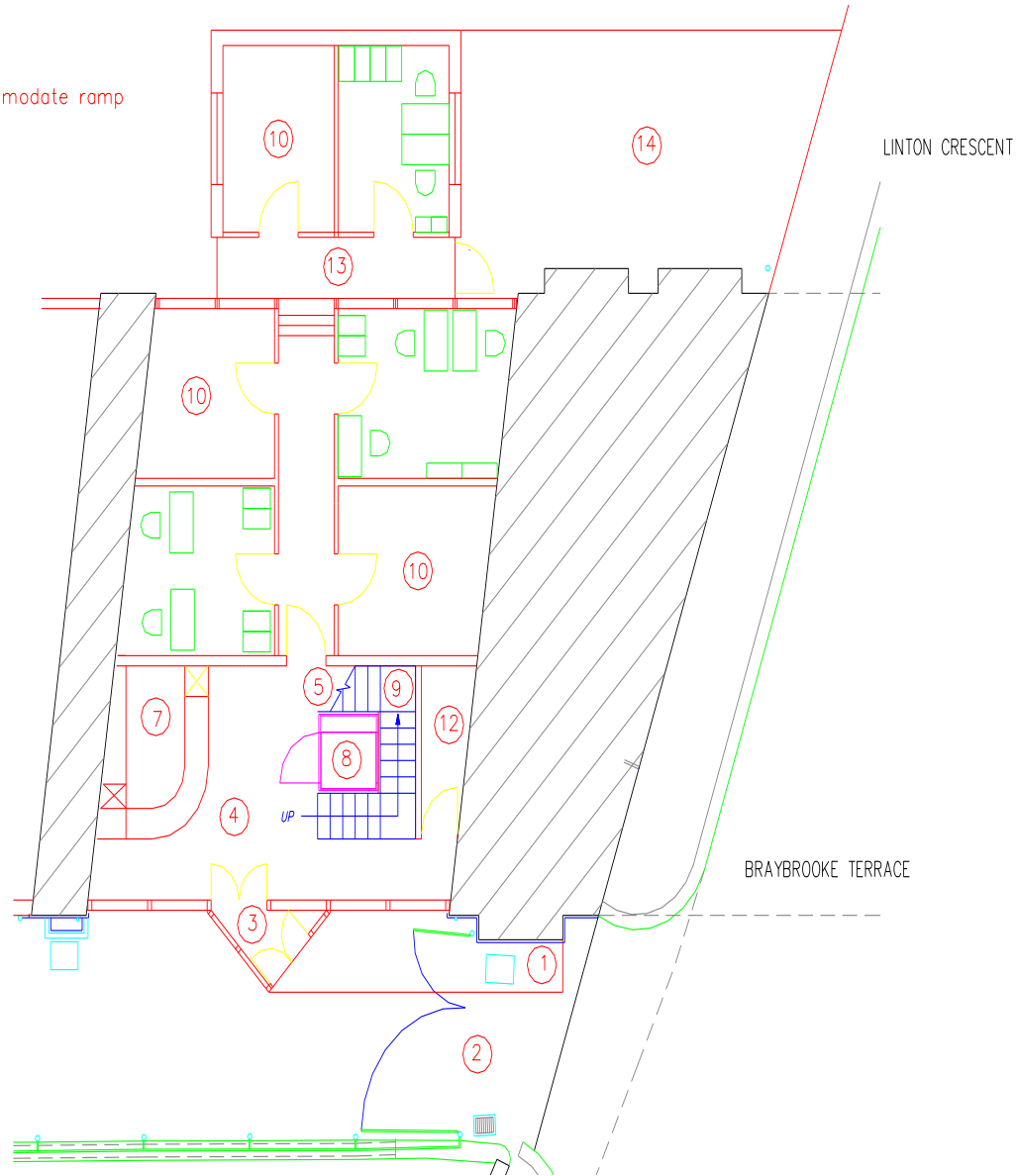
Subject to approvals and consents



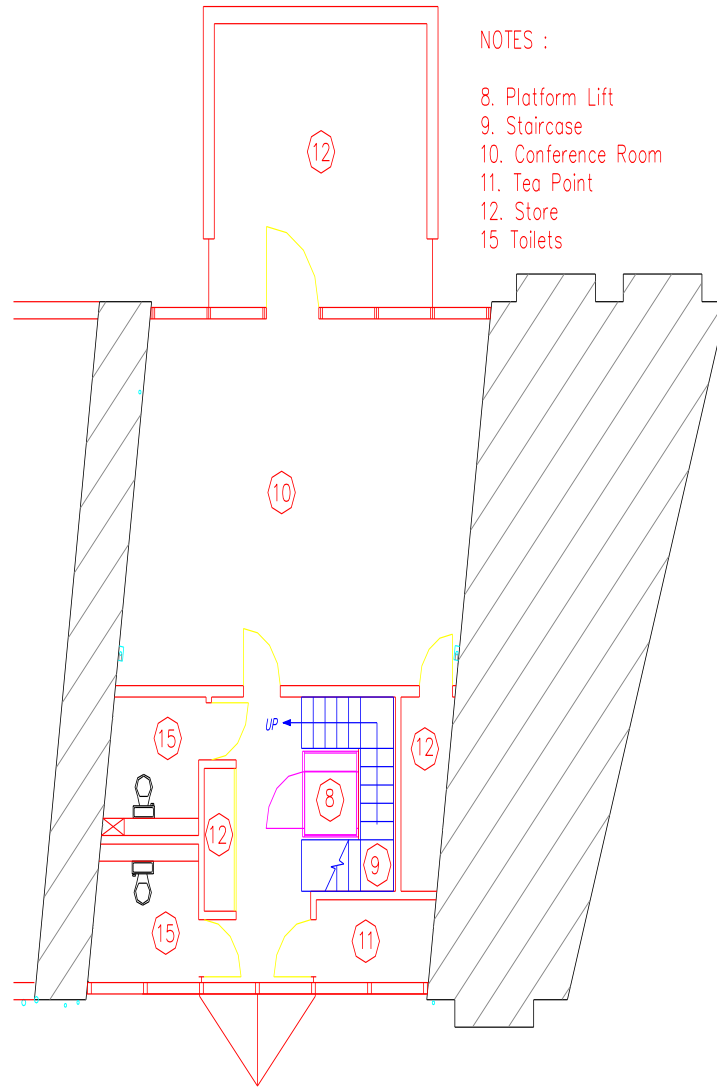
Noisy site work will be subject to restrictions to limit nuisance

NOTES :

1. New ramped access and handrail
2. New / or modified gates to accommodate ramp
3. Porch with automatic doors
4. Reception / Waiting area
5. Push-chair space (under stair)
7. Reception desk
8. Platform Lift
9. Staircase
10. Office
12. Store
13. New extension
14. Existing fence / gates to remain



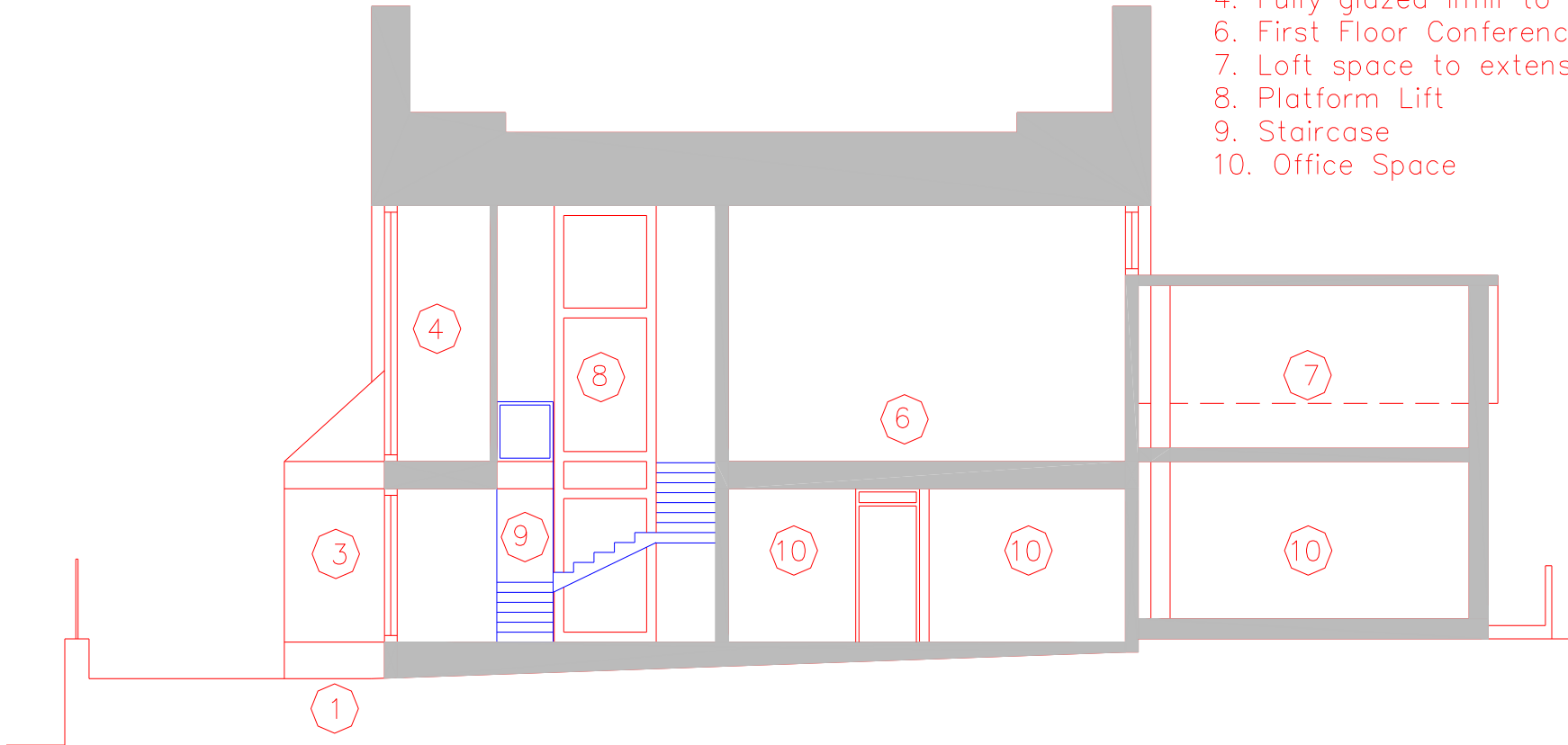
Ground Floor Plan



First Floor Plan

NOTES :

- 1. New ramped access and handrail
- 3. Porch with automatic doors
- 4. Fully glazed infill to arch
- 6. First Floor Conference Room
- 7. Loft space to extension
- 8. Platform Lift
- 9. Staircase
- 10. Office Space



Section through Arch 1 & Extension



Front Elevation from Braybrooke Terrace



Reception Area



Entrance Hall & Lift



First Floor Conference Room



View down from First Floor Landing



Rear Extension from Linton Crescent



Main Entrance