Form Ref. No. 951161

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY	
Appl. No.	AD0038/08
Date Received	21 JAN 2008
Fee	505
Rem. List	

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	MOVEGLADE LTD
Telephone	[redacted]
Email	

Do you have an agent? YES

Address	
	1ST FLOOR
	7 PRAED ST.
	LONDON
Postcode	W2 1NJ

Agent's Details

Title	MR
Forenames	BRUCE
Surname	JOHNSON
Telephone	01903 248777
Email Address	

Address	MICHAEL COOK ASSOCIATES
	BROOKLYN CHAMBERS
	11 GORING ROAD
	WORTHING
	W SUSSEX
Postcode	BN12 4AP

Application Type

(a) Full planning permission (including changes of use) — YES

(b) Outline planning permission — NO

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission — NO

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission — NO

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission: NO

If 'Yes', state the Date:

and Permission Application:

and the Condition Number:

Land Details

Full address or location of the land to which this application relates

STRIP OF LAND (NORTH EAST) BETWEEN CHARTWELL ROAD AND ELM GROVE, LANCING.

Does the applicant own or control any adjoining land? YES

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares): 0.18

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development: 5No. LIGHT INDUSTRIAL BUILDINGS WITH 26 CAR PARKING SPACES, ACCESS FROM CHARTWELL ROAD

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s): YES

(ii) Alteration or extension of building(s): NO

(iii) Construction of a new *vehicular* access to a highway: YES

Construction of a new *pedestrian* access to a highway: YES

(iv) Alteration of an existing *vehicular* access to a highway: NO

Alteration of an existing *pedestrian* access to a highway: NO

(v) Closure of existing access: NO

(vi) Change of use only: NO

Is there to be any 'furniture' placed on a street/highway? YES

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: VACANT

If vacant, the last use: LANDSCAPE BUFFER

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? YES

(b) Is the application for the winning or working of minerals? NO

(c) Is the application for an agricultural dwelling or building? NO

(d) Does the proposed development involve the demolition of any residential units? NO

If 'Yes', how many units? [ ] Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? NO If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? NO If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? NO

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? SOAK AWAYS

(ii) How will foul sewage be disposed of? TO PUBLIC SEWER (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? YES

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

NOT KNOWN AT PRESENT TIME

Details of Proposal

Is the proposal related to an existing use on or near the site? NO

If 'Yes', please explain the relationship [ ]

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? NO

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (Allow for any space lost)
What is the amount of industrial floor space?	NONE	971.2 m² +417.8 m² MEZZANINE	1389 m²
What is the amount of office floor space?	–	–	–
What is the amount of retail floor space?	–	–	–
What is the amount of storage or warehousing floor space?	–	–	–
Other Use 1 (please specify)	–	–	–
Other Use 2 (please specify)	–	–	–
TOTALS	NONE	1389 m²	1389 m²

Other Uses 1 or Comments/Information

Details of Staff	Office		Industrial		Other	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***	NOT KNOWN AT PRESENT TIME					

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business: NOT APPLICABLE

Public floor space (Total):

Seating capacity:

Bar floor area (sq.m):

Single bedrooms:

Double bedrooms:

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

26 CAR SPACES PLUS SPACE OFF ROAD FOR DELIVERIES — SEE DRAWING

State number of car spaces: 26

and Lorry spaces:

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles: NOT KNOWN AT PRESENT TIME

Separately specify those used by employees driving to work: NOT KNOWN

Waste

What is the nature of disposal of any trade effluents or trade refuse? NOT KNOWN AT PRESENT.

What is the volume of any trade effluents or trade refuse? NOT KNOWN

and the proposed means of disposal of any trade effluents or trade refuse? NOT KNOWN

Will the proposed use involve the use or storage of any hazardous substances? NO

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
LOCATION PLAN	5142/LOC'N	1/1250
SITE PLAN	5142/100 F	1/250
STREET ELEVATIONS	5142/101 A	1/100
PLAN + ELEVATIONS UNIT 1	5142/200 E	1/100
" " UNITS 2+3	5142/210 E	1/100
" " UNIT 4	5142/220 E	1/100
" " UNIT 5	5142/230 E	1/100
" " UNIT 6	5142/240 E	1/100

Fees

If a fee is submitted, please give the amount £5,035 Calculated Fee

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] pp. MICHAEL COOK ASSOCIATES

On behalf of: (Insert applicant's name if signed by agent) MOVEGLADE LTD

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B**. A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? YES

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements?

Signed: [redacted] pp. MICHAEL COOK ASSOCIATES Date: 16/1/08

On behalf of: MOVEGLADE LTD

DISTR... PLANNING ... NCIL ... N
PLAN No. A0c6038/08
DATE RECEIVED 21 JAN 2008

CHARTWELL ROAD, LANCING

Schedule of Proposed External Materials

Roof	Profiled steel – Colour HPS 2000 : Goosewing Grey
Wall cladding	Profiled steel – Colour HPS 2000 : Goosewing Grey
Fascias / flashings	HPS 2000 – Solent Blue
Rainwater goods	HPS 2000 – Solent Blue
Brickwork	Hanson – Kentish Yellow Stock
Entrance doors and windows	Aluminium – powder coated – Colour BS18E53
Loading doors	HPS 2000 – Solent Blue
Fire escape doors	Metal – powder coated – 18E53
Feature panels	White – Microrib composite panel

BJ/LT/5142/C01

ADUR DIS... NCIL
PLANNIN... N
PLAN No. A06003868
DATE ...EIVED 21 JAN 2008

DESIGN & ACCESS STATEMENT

Project Name:	**Proposed development of five light industrial buildings with associated car parking**
Project Location:	**Land east side of Chartwell Road, Lancing**
Client:	**Moveglade Ltd**

Prepared by:	BMJ	**File Ref:**	4912/C01
Date of Issue:	January 2008	**Issue:**	-

MICHAEL COOK ASSOCIATES

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INVOLVEMENT **4**

Consultations *4*

EVALUATION **5**

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DESIGN RESPONSE **6**

Appearance *6*

ACCESS **7**

Vehicle, Pedestrian and Cycle Networks *7*
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Introduction

Site Location

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this planning application

The application site comprises the northern part of a narrow strip of land on the eastern boundary of the Lancing Industrial Estate – formerly a railway carriage works. The site is bounded to the west by Chartwell Road and to the east by Elm Grove.

This is a Full Planning Application for five light industrial buildings, some of which can be sub-divided into smaller units.

Context

This Application is being made by Moveglade Ltd, and follows on from a previous planning approval No. L/15/03/TP, dated 3 April 2003. It was hoped that Moveglade Ltd could implement this existing approval with only minor amendments. However, a land Registry Search revealed that there is a West Sussex CC Highway verge on the Elm Grove frontage, which had not been identified on the approved scheme. It has therefore been necessary to redesign the blocks so that they can be accommodated within the narrower site.

Assessment

Site Description and Physical Considerations

The site is a narrow strip of land between Chartwell Road and Elm Grove. It is on the eastern edge of Lancing Industrial Estate and formed a landscaped buffer between the Estate and residential land to the east. The site was planted with a few trees and a featured brick screen wall that was in poor condition. The total area of this strip is approximately 0.28 HA and the northern part with approval for development is approximately 0.18 HA.

There are two significant TPO trees within the development area and a further group to the south of the proposed development.

Chartwell Road, which will serve the development is an industrial feeder road and is one way in a southerly direction.

Social and Economic Considerations

The development proposal will provide a number of small B1 units in an established business location, which will be suitable for both start up units and relocation needs.

Planning Policy

The application is an amendment to the existing planning approval No. L/15/03/TP, approved 3 April 2003. The development will provide light industrial units within Class B1 of the Town and Country Planning (Use Classes) Order 1987. It complies with Policies AE2 and AP7 of the Adur District Council's Local Plan and G1 of the West Sussex CC Structure Plan.

Involvement

Consultations

Several discussions have taken place with Adur District Council Planning Department. It was originally anticipated that the development could proceed as a minor amendment to the existing approved scheme. However, due to changes required because of the land ownership issues along the Elm Grove road frontage of the site a new planning application is deemed necessary by the Planning Department.

Evaluation

Design Principles

The proposed development closely follows the layout and design of the current planning approval No. L/15/03/TP.

Design Response

Appearance

The buildings all comprise facing brickwork at lower level with profiled metal cladding above. The entrance doors are within this brickwork with a feature panel linking to first floor windows over. Additional high level window and feature panels are provided on the east elevations to add interest. The service/car parking areas are screened from the east by brick walls matching the buildings and linking to the existing wall at the southern end of the development.

The roofs are profiled metal cladding with blue flashings and gutters matching the doors and window frames.

Access

Vehicle, Pedestrian and Cycle Networks

Vehicular access to the site will solely be from Chartwell Road. Four crossovers will be constructed as agreed with WSCC, with visibility splays of 2.4m by 90m in a northerly direction. A Road Safety Audit has been completed. A new footpath will be constructed along Chartwell Road for the length of the development with a link through to Elm Grove between units 4 and 5.

Twenty six car parking spaces will be provided for the development, including three for disabled persons.

A covered cycle stand to accommodate seven cycles will also be provided.

Accessibility

Care has been taken while developing the proposals to ensure inclusion and access for the disabled, taking into account the principles and recommendations of the Disability Discrimination Act 1995.

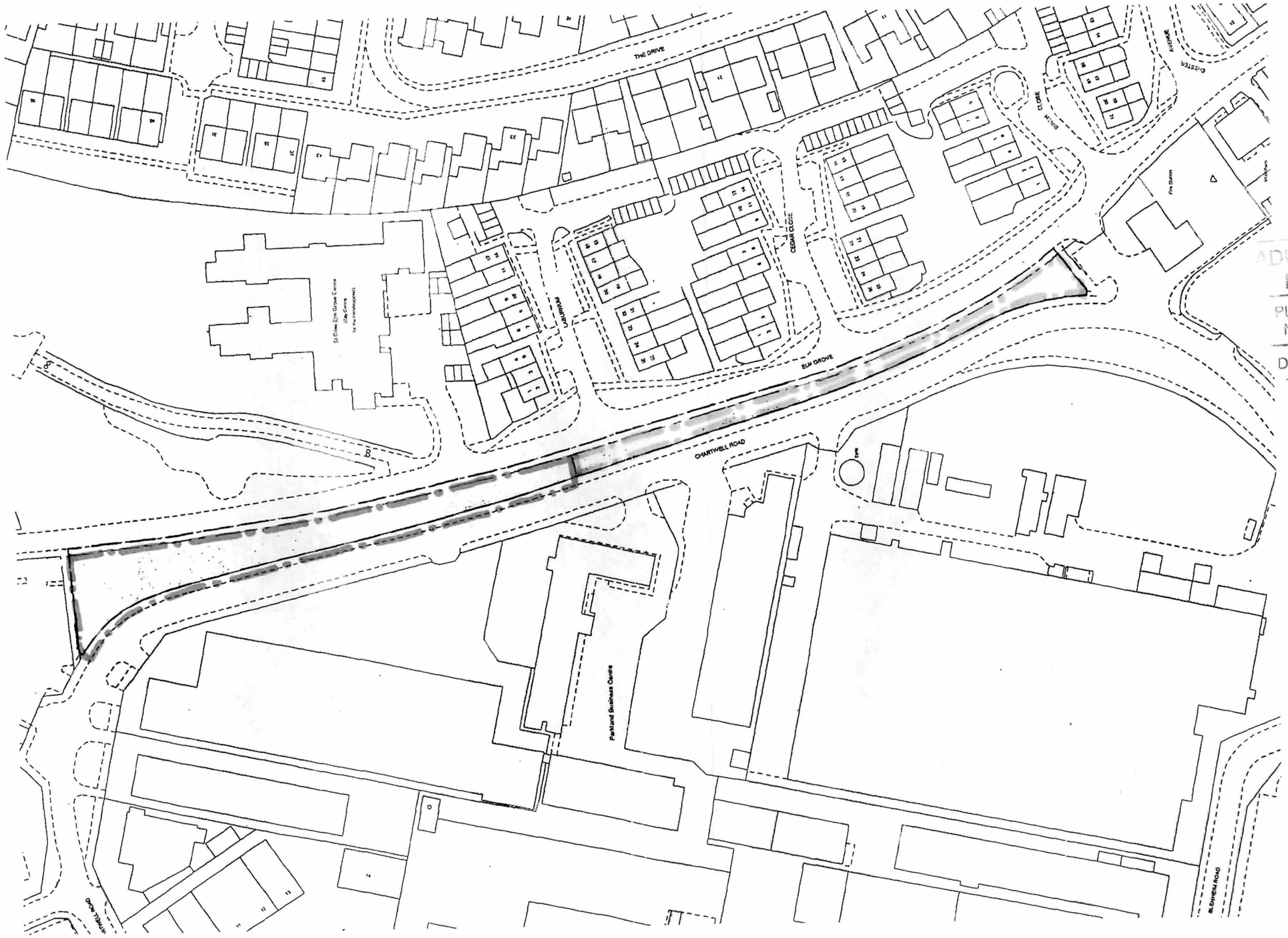
Disabled parking has been provided to meet current requirements and is positioned close to building entrance to aid accessibility. External colour contrasting surfaces will be specified to help aid orientation for the partially sighted, with hard glossy finishes avoided to minimise glare. Consistent and easily legible signage will be provided to aid orientation, using universally recognised symbols to replace text where possible.

Level access will be provided to the building with dropped kerbs to be incorporated where necessary. Within the building a disabled toilet will be provided in accordance with Part M of the Building Regulations.

Conclusion

This application will provide 5 light industrial buildings, within an established business area. These will benefit small businesses for both start up units and relocation into modern premises.

The development will also form a screen between the Commercial and Residential Areas of Lancing.

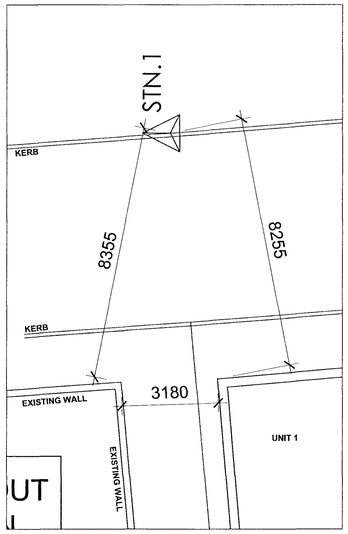


ADUR ... UNCIL
PLANNING ... SION
PLAN No. Ad0038/08
DATE RECEIVED 4 JAN 2008

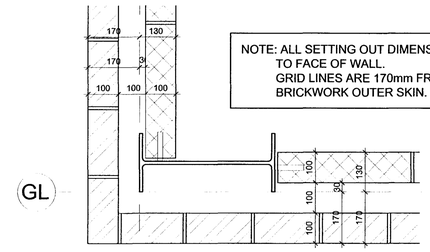
MICHAE
COO
ASSOCIATE
ARCHITECTURAL
CONSTRUCTION CONSULTA
Brooklyn Chambe
11 Goring Roc
Worthir
West Sussex BN12 4
Tel: 01903 2487
Fax: 01903 2486
E-mail: office@mcassociates.uk.co
www.mcassociates.uk.co

Client	Project	Drawing	Date	Scale	Drawn	Checked	Drawing No.	Revision
MOVEGLADE LTD.	CHARTWELL RD, LANCING	LOCATION PLAN	1/08	1/1250			5142 / LOC'N	

No dimensions to be scaled from drawing. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.



TRIANGULATION SETTING OUT POINT
Scale 1:100



NOTE: ALL SETTING OUT DIMENSIONS ARE TO FACE OF WALL.
GRID LINES ARE 170mm FROM FACE OF BRICKWORK OUTER SKIN.

TYPICAL GRID LINE DETAIL
Scale 1:10

NOTE: UNITS 2/3, 4, 5 & 6 TO BE SET OUT WITH EAST WALL MINIMUM 1925mm FROM FACE OF KERB ENSURING CLOSEST LINE IS APPROXIMATELY PARALLEL TO KERB.

NOTE: SET EAST SIDE FACE OF WALL 1925mm FROM KERB FACE

SETTING OUT DIMENSION

SETTING OUT DIMENSION

CHECK WALL FACE IS A MINIMUM OF 2375mm FROM FACE OF KERB

ONCE UNITS 2/3, 4, 5 AND 6 ARE SET OUT, CHECK TO BE MADE THAT WEST FACE OF WALL NO CLOSER THAN 2375mm FROM KERB TO CHARTWELL ROAD

ONCE UNIITS 2/3, 4, 5 AND 6 ARE SET OUT, CHECK TO BE MADE THAT WEST FACE OF WALL NO CLOSER THAN 2375mm FROM KERB TO CHARTWELL ROAD

ALLOWCATED PARKING FOR EACH UNIT	
UNIT	PARKING SPACES
UNIT 1	1,2,3,4,5,6,7
UNIT 2	8,9,10,11,12
UNIT 3	13,14,15
UNIT 4	16,17,18
UNIT 5	19,20,26
UNIT 6	21,22,23,24,25

PLANNING
PLAN No. Ad00/368
DATE RECEIVED 21 JAN 2008

REVISIONS		drawn
A	12.11.07 Detail added	mh
B	04.12.07 Building dimensions and setting out adjusted.	sw
C	11.12.07 Access details updated from GTA dwgs.	sw
D	04.01.08 Setting out notes added & unit 6 and 7 merged.	sw
E	07.01.08 Setting out dimensions corrected.	sw
F	16.01.08 Unit 5 decreased in width to allow for 6m from tree.	sw

client: MOVEGLADE LTD

project: CHARTWELL ROAD LANCING

drawing: SITE PLAN

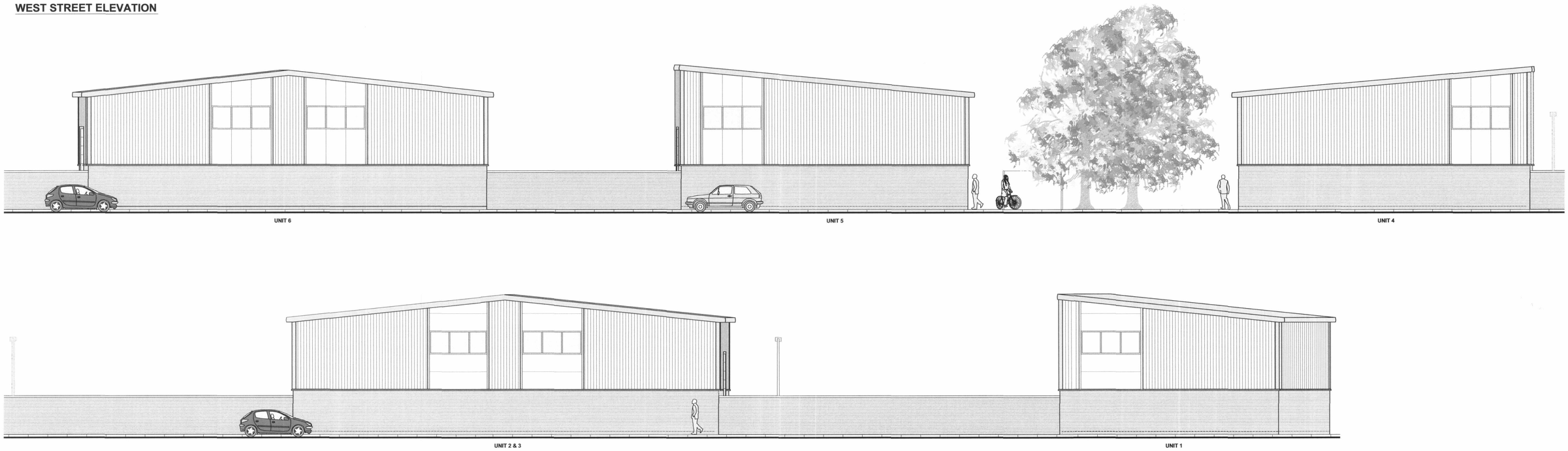
MICHAEL COOK ASSOCIATES
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex BN12 4AP
Tel: 01903 248777
Fax: 01903 248566
E-Mail: office@michaelcookassociates.co.uk

scale 1:250
date Nov 2007
drawn mh
plot checked
drawing no 5142/100
revision F
CAD File Name: 5142 WD Site.dwg

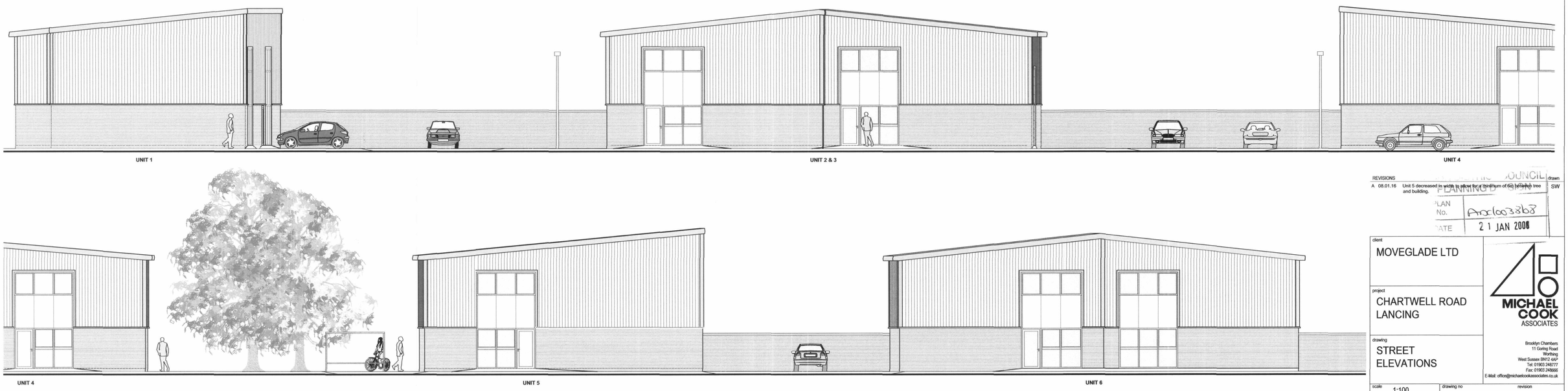
No dimensions to be scaled from drawing.
The contractor should check all dimensions on site.
It is the contractors responsibility to ensure compliance with Building Regulations.

CAD Plot date: 16/01/2008 - 16:24:21

WEST STREET ELEVATION



EAST STREET ELEVATION



REVISIONS		drawn
A 08.01.16	Unit 5 decreased in width to allow for a minimum of 6m between tree and building.	SW

PLANNING DIVISION
PLAN No. Arx1003868
DATE 21 JAN 2008

client
MOVEGLADE LTD

project
CHARTWELL ROAD LANCING

drawing
STREET ELEVATIONS

MICHAEL COOK ASSOCIATES
Brooklyn Chambers
11 Goring Road
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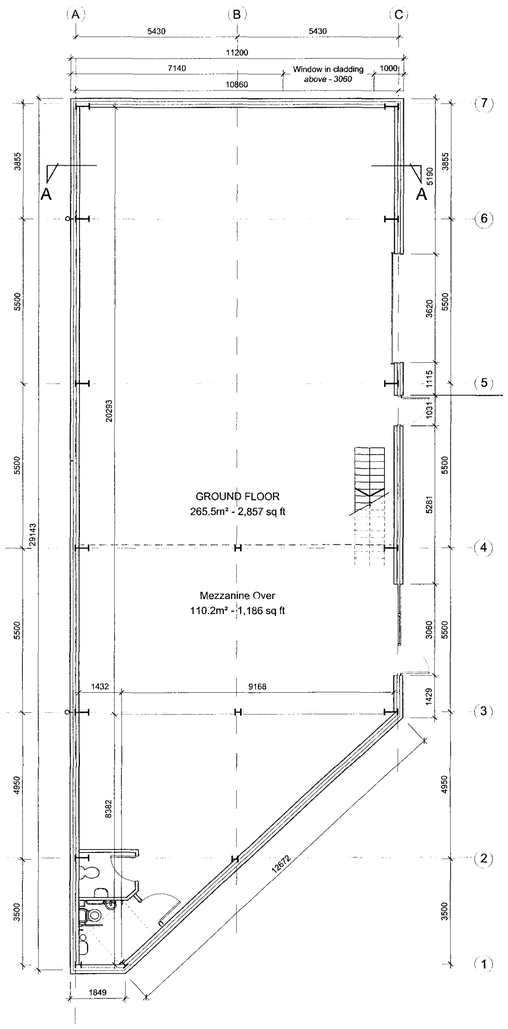
West Sussex BN12 4AP
Tel: 01903 248777
Fax: 01903 248666
E-Mail: office@michaelcookassociates.co.uk

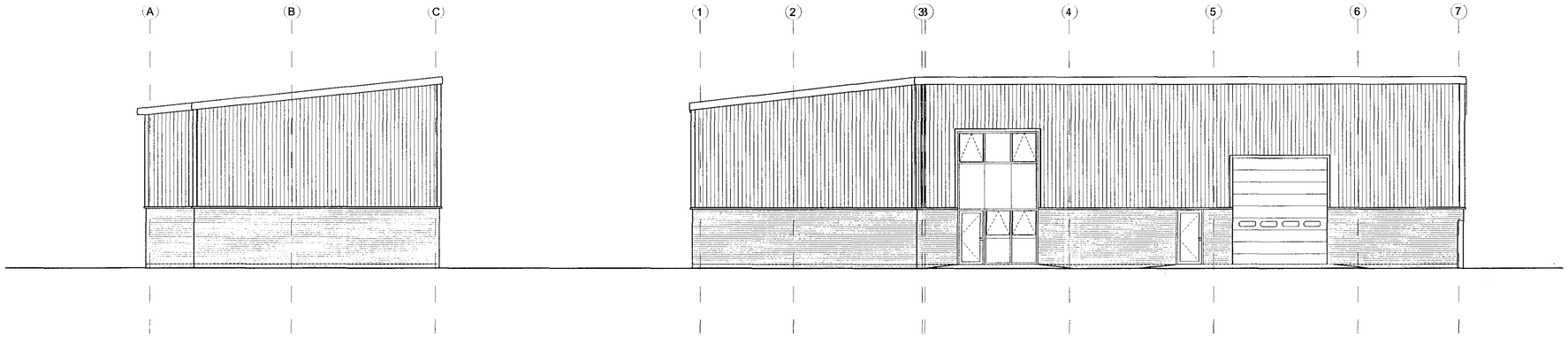
scale	drawing no	revision
1:100	5142/101	A
date: Jan 08		
drawn: SW		
plot checked	CAD File Name: 5142 WD Street Elevations.dwg	xrefs:

No dimensions to be scaled from drawing.
The contractor should check all dimensions on site.
It is the contractors responsibility to ensure compliance with Building Regulations.

CAD Plot date: 18/01/2008 - 09:13:37

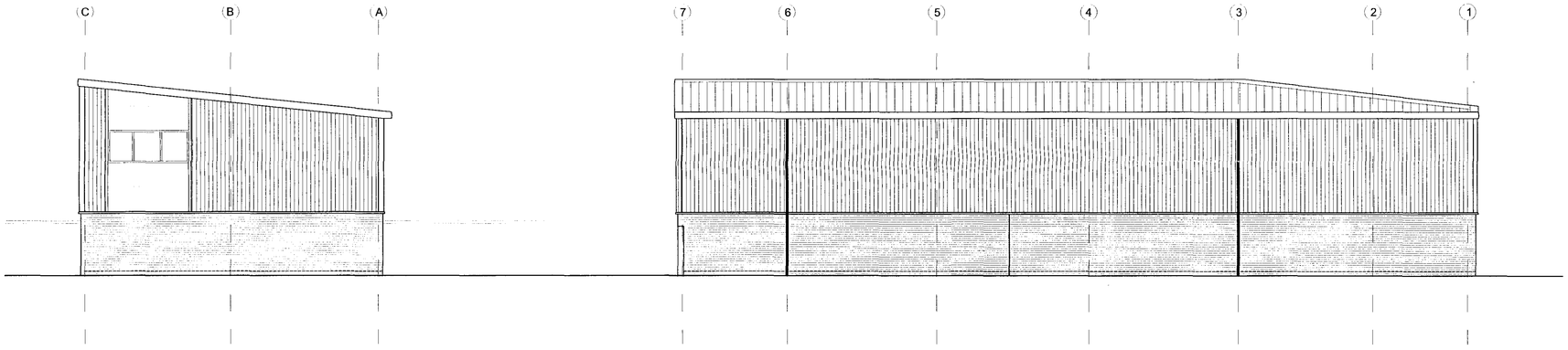


Plan



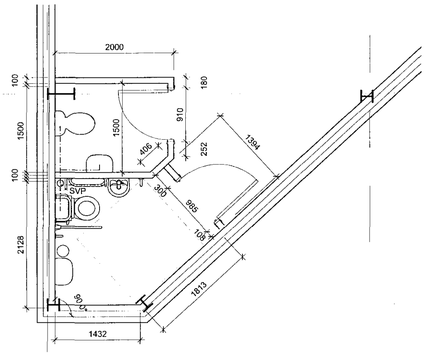
WEST ELEVATION

SOUTH ELEVATION

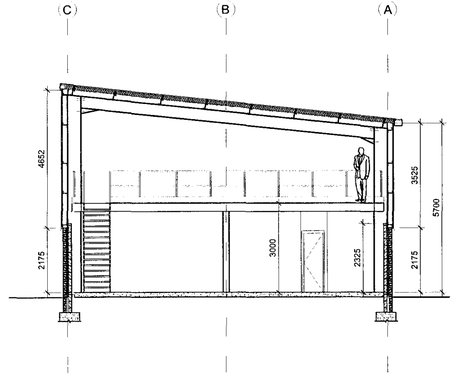


EAST ELEVATION

NORTH ELEVATION



WC Layout - 1:50



SECTION A-A

PRELIMINARY

PLANNING DIVISION

PLAN No. A0c/003868

DATE 21 JAN 2008

REVISIONS			drawn
E	16.01.08	Floor areas updated.	sw
D	04.12.07	Building dimensions adjusted and elevations updated accordingly.	sw mh
C	20.11.07	East elevation revised; WC layout added	mh
B	13.11.07	Gridlines revised; dims added	mh
A	12.11.07	Section added	mh

client: MOVEGLADE LTD

project: CHARTWELL ROAD LANCING

drawing: UNIT 1 GENERAL ARANGEMENT

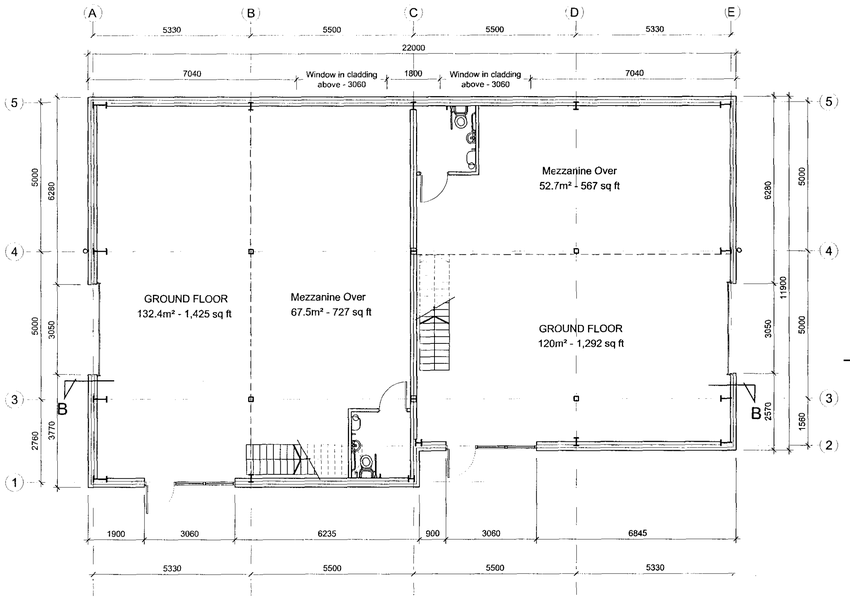
MICHAEL COOK ASSOCIATES

Brooklyn Chambers
11 Goring Road
Worthing
West Sussex BN12 4AP
Tel: 01903 248777
Fax: 01903 248666
E-Mail: office@michaelcookassociates.co.uk

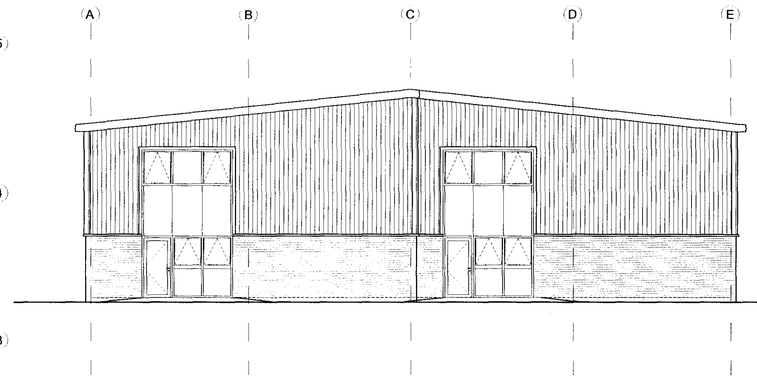
scale	drawing no	revision
1:100	5142/200	E
date: Nov 2007		
drawn: --		
plot checked	CAD File Name: 5142 WD General Arangement	xrefs: dwg

No dimensions to be scaled from drawing.
The contractor should check all dimensions on site.
It is the contractors responsibility to ensure compliance with Building Regulations.

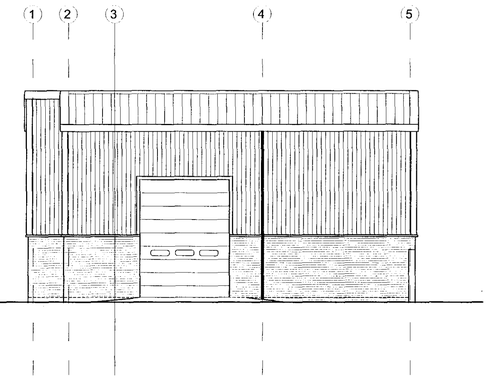
CAD Plot date: 16/01/2008 - 15:20:17



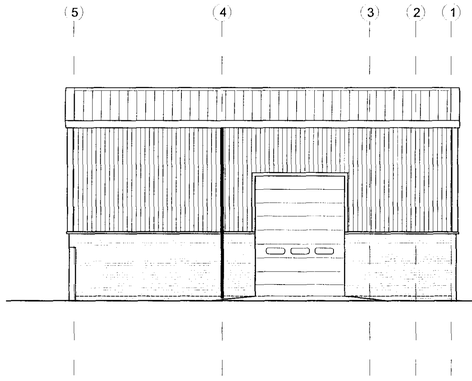
Plan



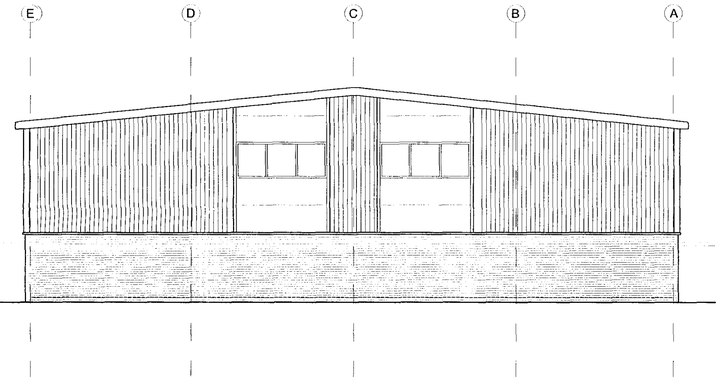
WEST ELEVATION



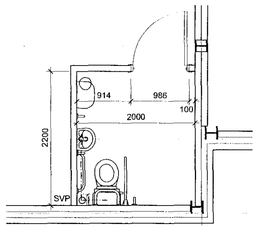
SOUTH ELEVATION



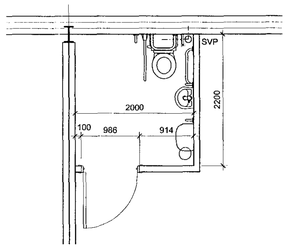
NORTH ELEVATION



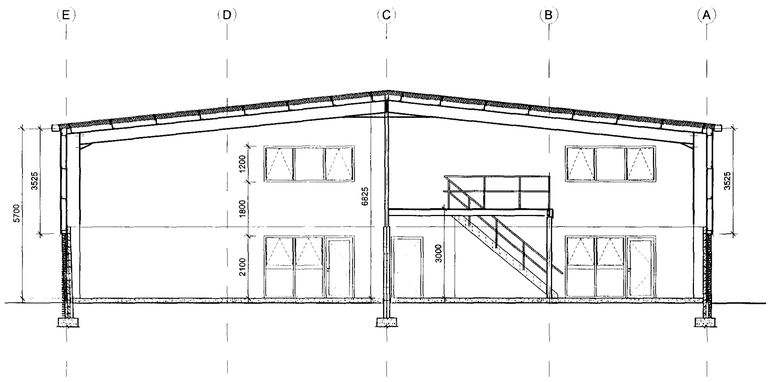
EAST ELEVATION



Unit 2
WC Layout - 1:50



Unit 3
WC Layout - 1:50



SECTION B-B

PRELIMINARY

PLANNING DIVISION
PLAN No. Ad003868
DATE RECEIVED 21 JAN 2008

REVISIONS			drawn
E	16.01.08	Floor areas updated.	sw
D	04.12.07	Building dimensions adjusted and elevations updated accordingly.	sw
C	20.11.07	East elevation revised; WC layout added	mh
B	13.11.07	Titles revised, dims added	mh
A	12.11.07	Section added	mh

client
MOVEGLADE LTD

project
CHARTWELL ROAD
LANCING

drawing
UNITS 2 & 3
GENERAL ARANGEMENT

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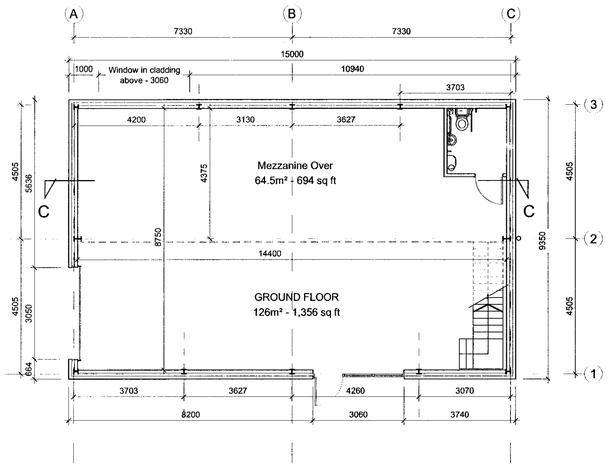
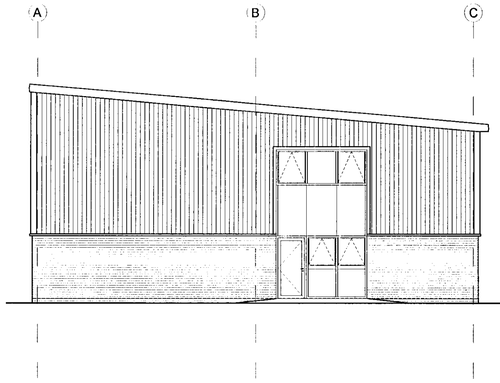
scale	drawing no	revision
1:100	5142/210	E
date: Nov 2007		
drawn: –		
plot checked	CAD File Name: 5142 WD General Arangement	xrefs: dwg

No dimensions to be scaled from drawing.
The contractor should check all dimensions on site.
It is the contractors responsibility to ensure compliance with Building Regulations.

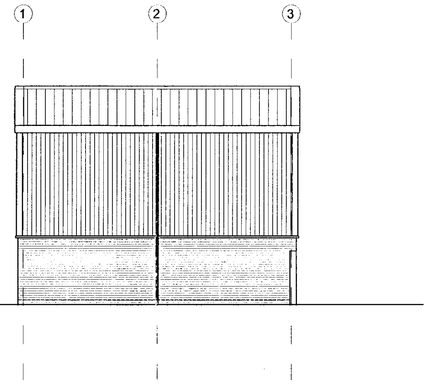
CAD Plot date: 16/01/2008 - 15:20:51



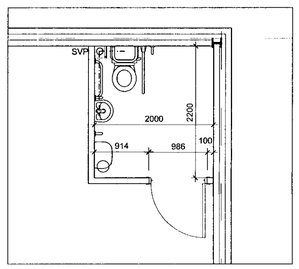
Plan



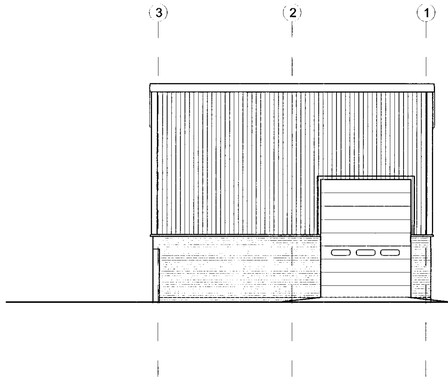
WEST ELEVATION



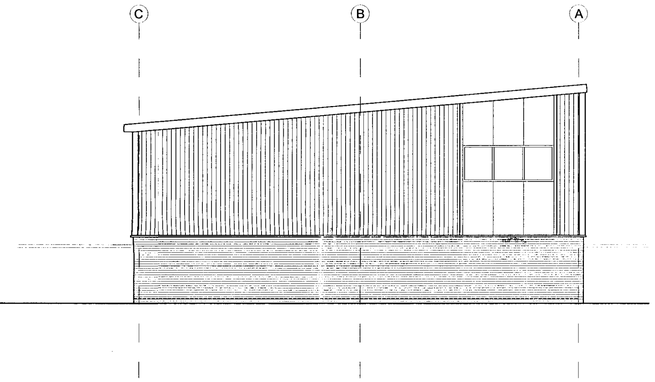
SOUTH ELEVATION



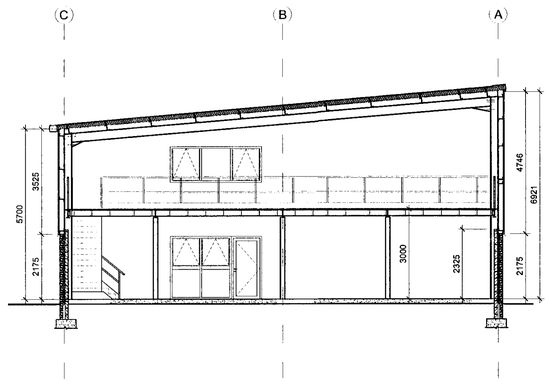
Unit 4
WC Layout - 1:50



NORTH ELEVATION



EAST ELEVATION



SECTION C-C

PRELIMINARY

PLANNING D SION

PLAN No. A06003868

DATE 21 JAN 2008

REVISIONS			drawn
E	07.01.08	Steel frame updated to coincide with new steel dwgs. Floor areas updated.	sw
D	04.12.07	Building dimensions adjusted and elevations updated accordingly.	sw
C	20.11.07	East elevation revised; WC layout added	mh
B	13.11.07	Titles revised, dimsadded	mh
A	12.11.07	Section added	mh

client
MOVEGLADE LTD

project
CHARTWELL ROAD
LANCING

drawing
UNIT 4
GENERAL ARANGEMENT

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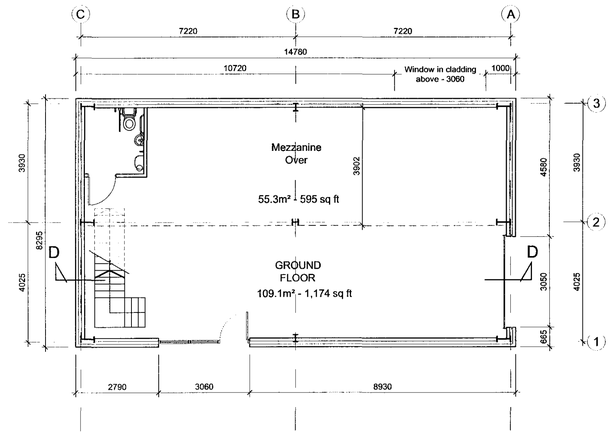
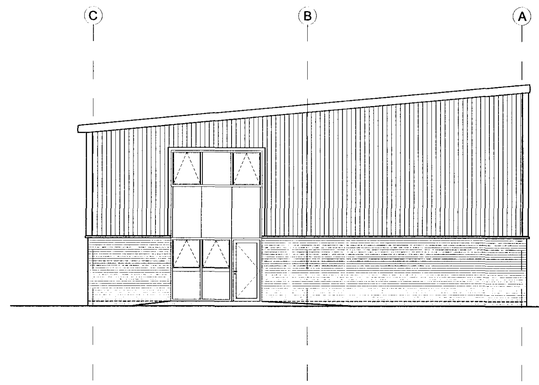
scale	1:100	drawing no	revision
date	Nov 2007	5142/220	E
drawn	--		
plot checked		CAD File Name: 5142 WD General Arangement	xrefs: dwg

No dimensions to be scaled from drawing.
The contractor should check all dimensions on site.
It is the contractors responsibility to ensure compliance with Building Regulations.

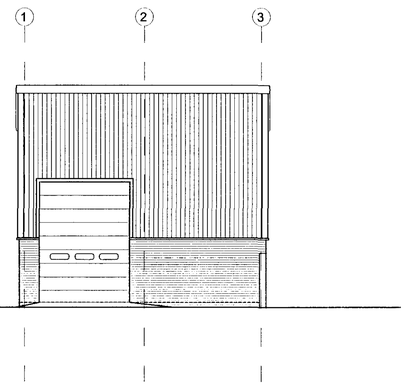
CAD Plot date: 16/01/2008 - 15:21:44



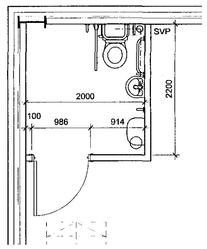
Plan



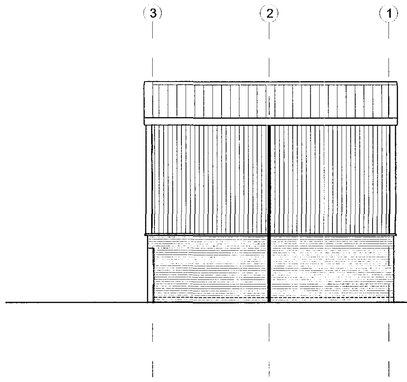
WEST ELEVATION



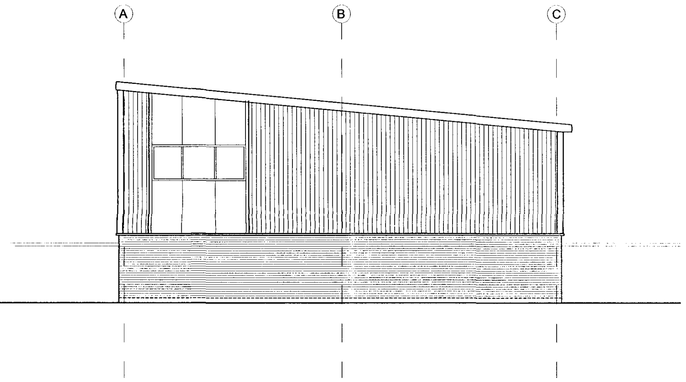
SOUTH ELEVATION



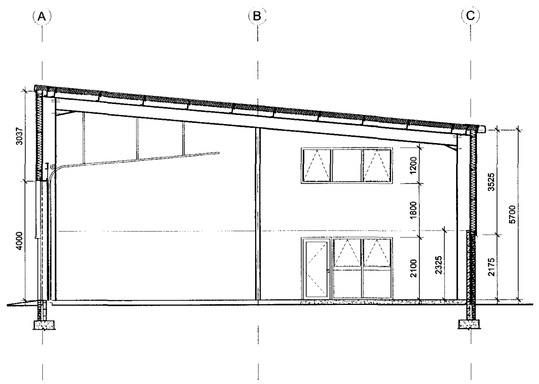
Unit 5
WC Layout - 1:50



NORTH ELEVATION



EAST ELEVATION



SECTION D-D

PRELIMINARY

PLANNING DIVISION

PLAN No.	A2d003868
DATE	21 JAN 2008

REVISIONS

			drawn
E	16.01.08	Building foot print decreased as required by planning.	sw
D	04.12.07	Building dimensions adjusted and elevations updated accordingly.	sw
C	20.11.07	East elevation revised; WC layout added	mh
B	13.11.07	Titles revised; dims added	mh
A	12.11.07	Section added	mh

client
MOVEGLADE LTD

project
CHARTWELL ROAD
LANCING

drawing
UNIT 5
GENERAL ARANGEMENT

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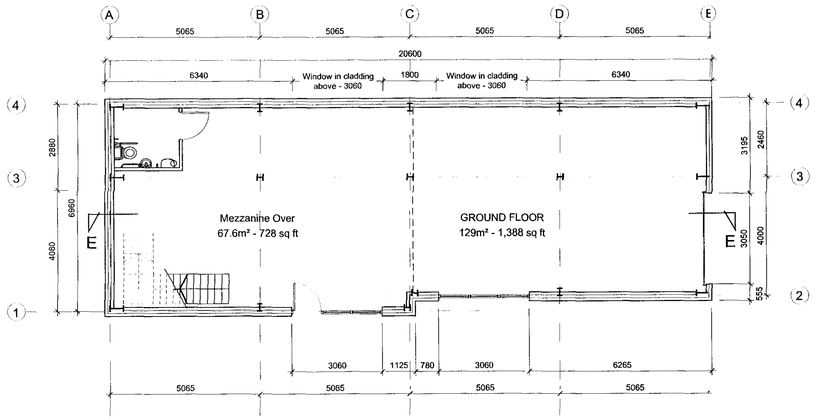
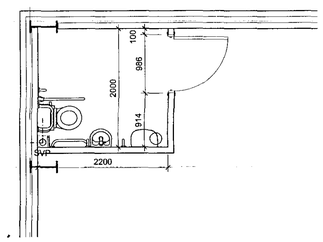
scale	1:100	drawing no	revision
date	Nov 2007	5142/230	E
drawn	--		
plot checked		CAD File Name: 5142 WD General Arangemen	xrefs: dwg

No dimensions to be scaled from drawing.
The contractor should check all dimensions on site.
It is the contractors responsibility to ensure compliance with Building Regulations.

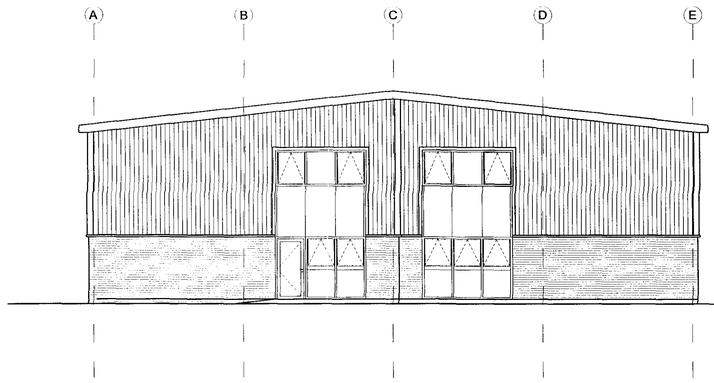
CAD Plot date: 16/01/2008 - 15:21:49



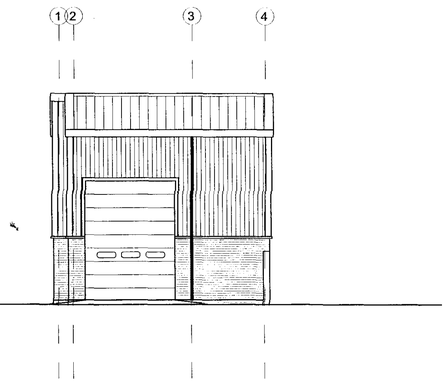
Plan



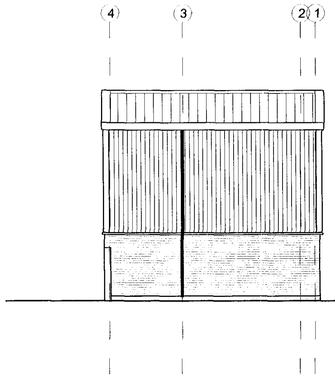
Unit 6/7
WC Layout - 1:50



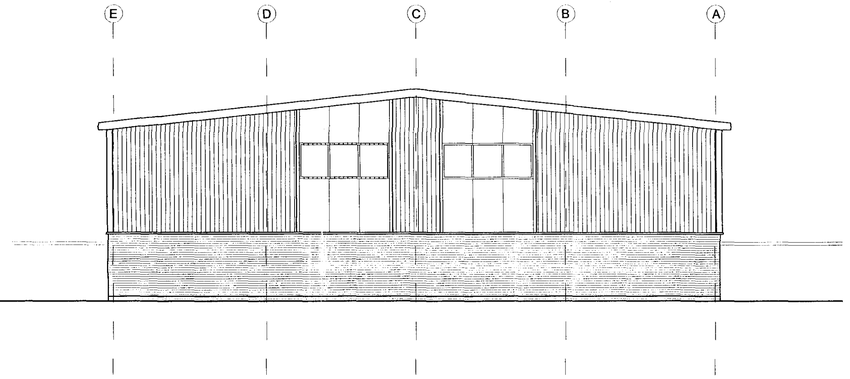
WEST ELEVATION



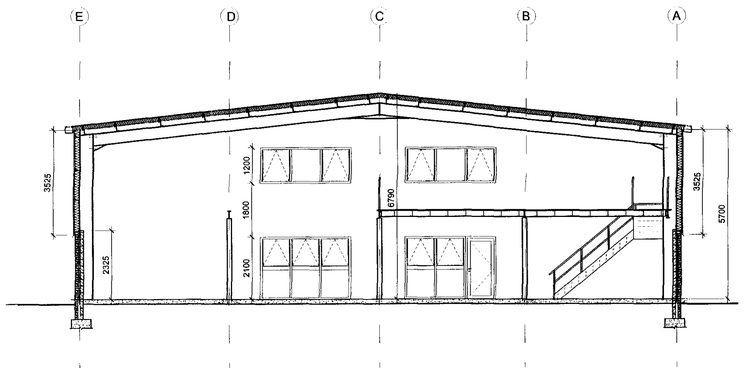
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



SECTION E-E

PRELIMINARY

DUR DISTRIC COUNCIL
PLANNING D SION
PLAN No. Proposals
DATE RECEIVED 21 JAN 2008

REVISIONS		drawn
E	16.01.08 Floor areas updated.	sw
D	04.12.07 Building dimensions adjusted and elevations updated accordingly.	sw
C	20.11.07 East elevation revised; WC layout added	mh
B	13.11.07 Titles revised; dims added	mh
A	12.11.07 Section added	mh

client: MOVEGLADE LTD

project: CHARTWELL ROAD LANCING

drawing: UNITS 6 & 7 GENERAL ARANGEMENT

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Fax: 01903 249666
E-Mail: office@michaelcookassociates.co.uk

scale	drawing no	revision
1:100	5142/240	E
date: Nov 2007		
drawn: --		
plot checked	CAD File Name: 5142 WD General Arrangement	xrefs: .dwg

No dimensions to be scaled from drawing.
The contractor should check all dimensions on site.
It is the contractors responsibility to ensure compliance with Building Regulations.

CAD Plot date: 16/01/2008 - 15:22:03