ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

Office use
App. [illegible]
Date Re.
Fee [illegible]
Rec. No.

Householder's planning application form

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended.

19 LANCING PARK, LANCING, WEST SUSSEX.

2 Type of property (please tick)

Detached House ☐ Terraced House ☐ Other (please give details) ☐

Semi-detached House ☐ Flat ☐ DETACHED BUNGALOW.

3 Please describe the development you are applying for.

PROVIDE ROOF CONVERSION INCLUDING HIP TO GABLE ROOF AT REAR, SIDE DORMER AND BALCONY ABOVE EXISTING FLAT ROOF EXTENSION.

4 Applicant (in block capitals)

Full name : MR. S. SHIPPAM.

Address (including postcode):

171 CUCKFIELD ROAD,
HURSTPIERPOINT,
HASSOCKS, W. SUSSEX.

Phone Number:

Home:

Work: [redacted]

Extension:

Fax Number:

Agent (if any)

Full name : ATTERBURY ~~&~~ MOORE ASSOC.

Address (including postcode):

THE OLD STABLES, CLAPHAM COMMON, CLAPHAM, WORTHING, WEST SUSSEX. BN13 3UR.

Phone Number:

Home:

Work: 01903 871131.

Extension:

Fax Number:

5 **Please enclose four copies of this form and four sets of plans.**
Please number

	Plan number	Scale
Location plan		
Block plan		
Floor plan	IN. A1 PLAN.	AS SHOWN.
Elevations		
Other		

6 **Will the development involve cutting down any trees?** Yes ☐ No ☑
If "Yes", please show these clearly on the block plan.

7 **Will the development (including any new or altered access affect a public footpath or any other public right of way?** Yes ☐ No ☑

8 **Does this application require a fee?** (See note 3) Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

If "Yes", please state the fee enclosed (See note 4) £ 135·00.

Signature: [redacted] **Date:** 22/01/07.

Please print your name: C. MOORE.

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 22/01/07.

Please print your name: C. MOORE.

ma
ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

The Old Stables
Clapham Common
Clapham
Worthing
West Sussex BN13 3UR

phone: 01903 871131
fax: 01903 871132
e mail: info@attrburymoore.co.uk

date: 1st September 2006

PLANNING DIVISION
DATE RECEIVED 25 JAN 2007

DESIGN STATEMENT

Site Address: 19 Lancing Park, Lancing

Proposed Works: Proposed roof conversion including rear hip to gable roof, side dormer and proposed balcony above existing flat roof extension.

Existing

The existing dwelling is a 2-bedroom bungalow with a large rear extension. Lancing Park is made up of similar sized bungalows and majority of the dwellings have had roof conversions that include side dormers and front gable extensions.

The amount and scale:

The proposal is to extend the rear of the roof into a full gable to provide increased headroom within the loft and to construct a side dormer that will house a new bathroom and provide headroom within the main bedroom. The dormer is to measure 4.2m wide and the ridge will be extended 3.6m at the rear. 4 No. velux rooflights will also be installed to provide light and a means of escape to the front bedroom. The existing flat roof extension measuring 6.5 x 3.5m will be used as a balcony that will be accessed from the main bedroom at the rear.

The use:

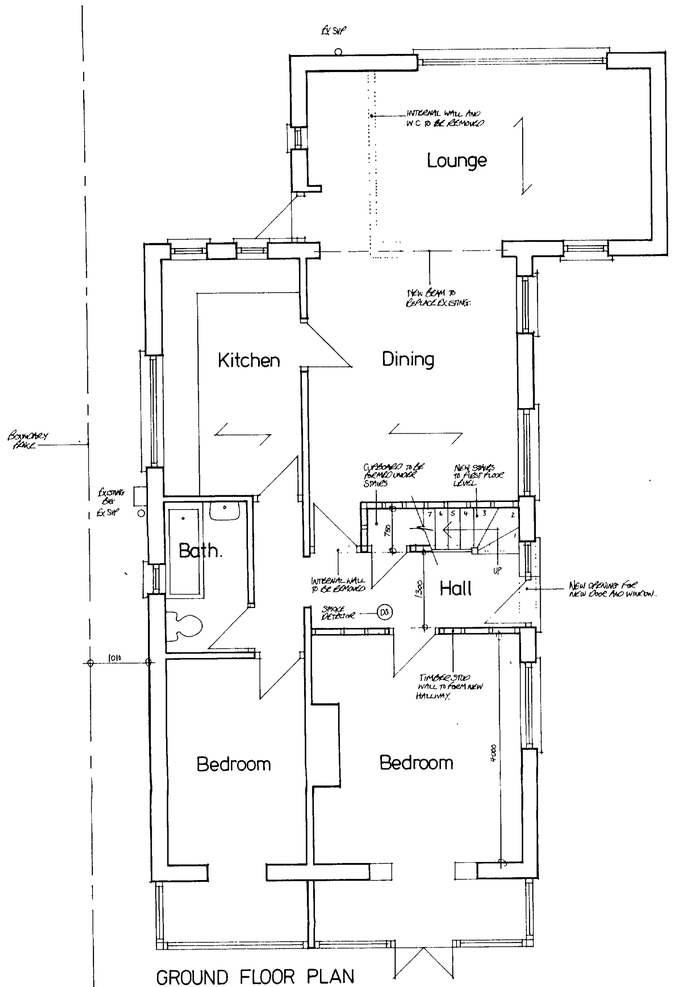
The proposed works will provide the new owner with 2 bedrooms at first floor level, a bathroom and a balcony that will provide views to the sea.

Appearance:

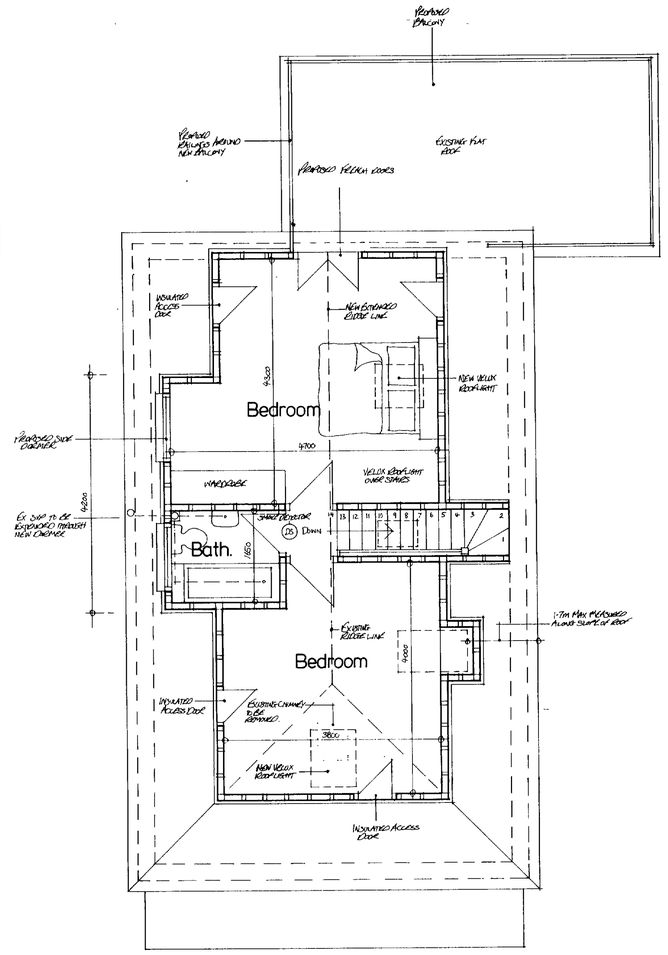
The side dormer and rear gable wall will be finished in plain tile hanging to match the tiles on the existing roof. The balcony will be finished in tiles to the floor and will have a metal railing fixed around the perimeter.

External works:

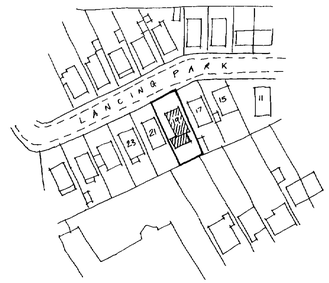
No external works are applicable.



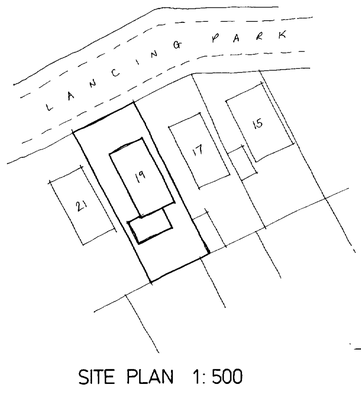
GROUND FLOOR PLAN



FIRST FLOOR PLAN

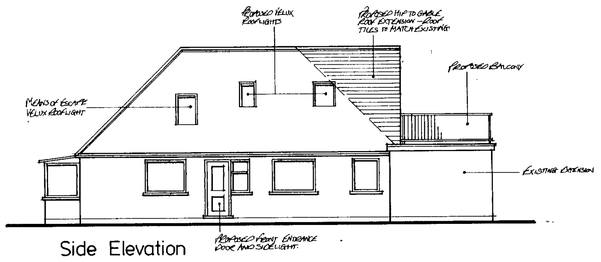


LOCATION PLAN 1:1250

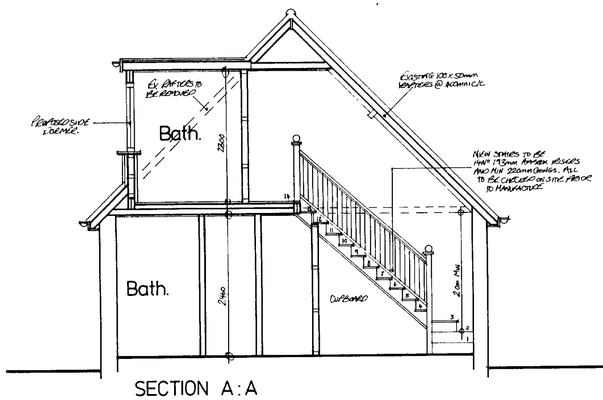


SITE PLAN 1: 500

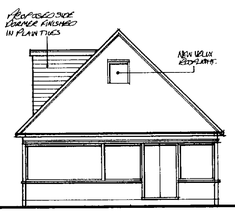
Flat roof / balcony
Flat roof / balcony covered with traffic tiles to client's specification on 20mm thickness asphalt laid in 2 layers of 10mm on felt isolating layer tacked to decking 18mm WBP plywood decking on sw firrings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) Asphalt to be dressed up existing wall by 150mm with code 4 lead cavity tray and cover flashing built into existing cavity wall dressed down over asphalt upstand. Ceiling lined with 1000 gauge polythene vapour barrier with 1 layer of 100mm Celotex GA3000 insulation fixed between joists (leaving a min. air gap of 50mm above insulation and a further layer of 40mm Celotex GA3000 under the rafters finished with 12.5mm plasterboard finished to client's approval Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1 2m centres All to achieve a U value of 0 20 W/m^{2}K
New handrail and guarding to be 1100mm above flat roof balcony with vertical balustrading at maximum 100mm centres



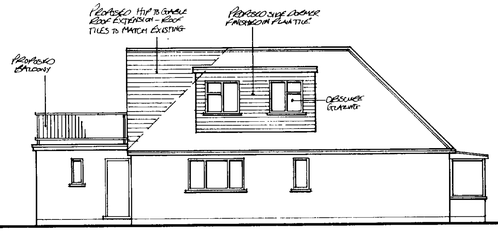
Side Elevation



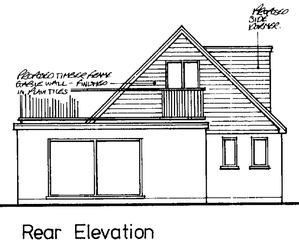
SECTION A:A



Front Elevation



Side Elevation



Rear Elevation

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS
Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works
All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground
All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved
Any work undertaken is done so at the clients risk

Foundations
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

External Walls
New external wall constructed of 100 x 50mm studding at 400mm centres. Studding to be clad externally with plain tiles on 38 x 19mm battens and breather paper (Sisalkraft), on 12 5mm WBP plywood sheathing, nailed to studwork at 200mm centres, and insulated with 75mm thick Celotex GA3000 insulation fitted between studwork (push insulabon hard against ply leaving a 25mm air gap). Internally finish the wall with a 12mm layer of Celotex and one layer of 12.5mm foil backed (vapour barrier) plasterboard with joints taped All to achieve a U value of 0 30 W/m^2 K Walls within 1 0m of the boundary to be lined externally with 12.5mm Superlux.

Internal Walls
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12 5mm plasterboard finished with set Provide 100mm mineral wool between studs for sound insulation purposes

Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen All felt work and detailing to be in accordance with CP144 18mm WBP plywood decking on sw firrings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) with 1 layers of 100mm Celotex GA3000 insulation fixed between joists (leaving 50mm air space above). Roofing felt taken up under existing sarking felt minimum 450mm Ceiling lined with 40mm Celotex GA3000 insulation fixed to underside of joists finished with 12 5mm foil faced plasterboard finished to client's approval Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. All to achieve a U value of 0 20 W/m^2 K
Firrings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation
Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at1 2m centres screw fixed securely

Pitched Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112
Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on SC3 grade rafters at max 400mm centres 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps 175 x 25mm ridge board.
Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1 .2m centres screw fixed securely

Beams and Lintels
Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings All voids within lintels to be filled with 150mm fibreglass.
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation
New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm^2 trickle ventilator.
Bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1 8 W/m^2 K
All new doors with more than 50% of glazing to have a min U value of 2 2 W/m^2 K. All other doors to have a min U value of 3.0 W/m^2 K
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm^2 trickle ventilator
Double up rafters either side

Foul Water Drainage
All plumbing to BS EN 12056 (BS5572).
All fittings to be provided with trapped waste pipes as follows
Bath - 40mm diameter
Wash hand basin - 32mm diameter
WC - 100mm diameter
Common waste pipes to be 50mm diameter.
All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends Common wastes or runs in excess of 1 7m long are to be fitted with antisyphonic traps.
Extend existing SVP to terminate 900mm above any window opening within 3 0m and fit with PVC cage.

Glazing
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5 3, BS6206.

Rooms in Roof (2 Storey)
New floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan Provide 100mm mineral wool with a min density of 10kg/m^3 between joists for sound insulation purposes.
The room shall have a window or rooflight with an unobstructed openable area that is at least 850mm high and 500mm wide when open located to allow access by ladder from the ground (as indicated). Cill height to be minimum 800mm (600mm if rooflight) and maximum 1100mm above floor level
Means of escape Velux rooflight GHL308E, 780 x 1400mm to be used to allow access by ladder from the ground (as indicated) Rooflight to be positioned maximum 1 7m (measured along roof slope) from existing roof fascia board.
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Studding faced both sides with 12 5mm plasterboard finished with set Provide 100mm mineral wool between studs for sound insulation purposes.
Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged.
Insulated with 75mm Celotex GA3000 insulation fitted between studs (pushed to rear of stud leaving a 25mm air gap), lined with 12mm Celotex GA3000 insulation and 9.5mm foil faced plasterboard and set finish. To provide a U value of 0.30W/m^{2}K
Skeilings (sloping ceilings) to be insulated with Celotex 2 layer method Fix battens to existing 100 x 50mm rafters to achieve a minimum airspace of 50mm between the insulation and sarking felt. Fit securely 50mm thick Celotex GA3000 insulation between joists Fix 25mm x 35mm timber horizontal battens through a further layer of 70mm thick Celotex GA3000 insulation to underside of rafter (leaving a 25mm air gap between plasterboard and 2nd layer of insulation) 12 5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens. All joints to be lapped and taped All to achieve a U value of 0 20 W/m^2 K. Refer to Celotex for installation and fixing instructions
Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space To be equal to a continuous strip of 5mm wide
Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen
All existing binders supporting ceiling joists are to remain in position where cut.

Dormers
Dormer to be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and insulated with 75mm Celotex GA3000 insulation fitted against plywood between studs (leaving 25mm air space between plasterboard and insulation). Finish internally with a 12mm layer of Celotex GA3000 and 12.5mm foil backed (vapour barrier) plasterboard with joints taped/lapped Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary All to achieve a U value of 0 30 W/m^2 K

Staircase
Standard timber staircase with rise, going, width and layout as shown on plan Pitch 42 degrees maximum Openings in vertical balustrades not to exceed 100mm Minimum handrail height for stairs and landing to be 900mm Handrail to be continuous top to bottom of flight, with no finger traps Minimum headroom over pitch of staircase to be 2000mm, measured vertically above the pitch line. Minimum going at newel posts to be 50mm ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE Provide handrail on widest side of tapered treads

Smoke Detectors
At least one number mains operated self-contained smoke alarm to BS 5446 Part 1 to be installed in the circulation space of each storey.
All smoke alarms within dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer
Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings.
If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting.
If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling

Electrical Safety
All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so
Prior to completion the Council should be satisfied that Part P has been complied with This may require an appropriate BS 7671 electrical installation certificate to be issued for the work

DISTRICT COUNCIL
PLANNING DIVISION
APPROVED
DATE
RECEIVED 12 JAN 2007

ama architectural & quantity surveying services
atterbury moore associates
The Old Stables, Clapham Common
Clapham
Worthing
West Sussex BN13 3UR
Phone: 01903 871131
Fax: 01903 872007

Address of works:	19 Lancing Park, Lancing
Drawing title:	Proposed roof conversion - including hip to gable roof and side dormer
Date: January 2007	Revisions:
Scales: 1:50,100,500,1250	Dwg No. 01 / Job No AD-99