Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

ADUR DISTRICT COUNCIL
PLANNING D
PLAN
DATE
27 JUN 2008

Application for Planning Permission
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	
Last name:	FREEMAN
Company (optional):	
Unit:	
House number:	16-18
House suffix:	
House name:	EAST STREET
Address 1:	SHOREHAM
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

2. Agent Name and Address

Title:	
First name:	STEVE
Last name:	BARRETT
Company (optional):	BARRELL Ltd
Unit:	
House number:	153
House suffix:	
House name:	
Address 1:	SOUTH STREET
Address 2:	LANCING
Address 3:	
Town:	
County:	
Country:	
Postcode:	BN15 8BD

3. Description of the Proposal

Please describe the proposed development, including any change of use:

SHOP FRONT DOORS

Has the building, work or change of use already started? ☑ Yes ☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): MARCH 06 (date must be pre-application submission)

Has the building, work or change of use been completed? ☑ Yes ☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): MAY 06 (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: 16-18 | House suffix:

House name: EAST STREET

Address 1: STORRINGTON

Address 2:

Address 3:

Town:

County: W. Sx

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

DISCUSSED WITH PLANNERS & E.H

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☒	☐	
Roof			☒	☐	
Windows	WOOD	WOOD	☐	☐	
Doors	WOOD	WOOD	☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☒	
Vehicle access and hard-standing			☐	☒	
Lighting			☐	☒	
Others (please specify)			☐	☒	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles		N/A	
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

[ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [x] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

CAFE / BAR

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) N/A

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees		N/A.		

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
CAFE BAR	10-11	10-11	10-11	

22. Site Area

Please state the site area in hectares (ha) N/A

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/ or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
BAKER	BAKER BST AGENTS- SHORNHAM HIGH ST.	6.05.08

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 6.5.08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

The correct fee: ☐

3 copies of a design and access statement: ☑

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

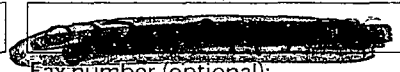
Date (DD/MM/YYYY): 6.05.08 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: | Mobile number (optional):



Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01403	751927	

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

Angel
16-18 East Street
Shoreham - by - Sea
West Sussex
BN43 5ZE
VAT No: 908 7703 05

ADUR DISTRICT COUNCIL
PLANNING D
PLAN No. AD0267/06
DATE 27 JUN 2008

J Knight
Planning Enforcement Officer
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Tuesday 13th May 2008

Ref: The Angel Bar, Shoreham-by-Sea - Temporary permission (ADC/0267/06) for Bi-folding Doors

Dear Sir / Madam,

I am writing with reference to your letter dated 29th April 2008 with regards to the above.

To aid you with this application, I enclose a picture of the original shop front for your perusal. This picture depicts the original remains of the early 19th Century shop front. You can just make out that the glazed window section was made up of doors screwed together with a single glazed window, this window was not toughened.

I have also seen a picture of the shop front when it was a greengrocers in the early 19th Century, this picture shows the window panel opening with fruit and vegetables displayed within the mouth of the opening. I am sure that the Marlipins Museum will have similar pictures.

The Campbell family who have leased the shop since 1990 will testify that they screwed up the doors due to ill repair and fitted a single glazed unit as a replacement.

I do believe that the original tenant is still alive and can recall opening up the panel when it was an antique shop, circa 1970 onwards.

When I restored the shop front, my intention was to be sympathetic it to its original design. When the shop front was replaced, I used solid hardwood and made sure that the original lines were kept, I also upgraded the glass to double glazed K units to ensure that efficient heat and sound qualities were maximised whilst providing added security.

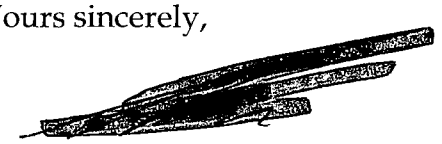
On the original application (drawing number BAR/05/031), my architect drew the doors as being an opening unit, and it clearly states that they are bi-fold doors. As a layman I was under the impression of this application being passed, as copies of these drawings were returned with "passed" written upon them. Maybe my architect made an error, but this being my first commercial restoration I was unaware of the doors requiring a separate planning application.

I would like to note that it is pleasing to see that there are other bi-fold doors like the ones at the Angel Bar that have been used in new businesses in Shoreham, the notable one being the doors at The Flower Stand on the High Street. It is however a shame that Subway on the High Street has been allowed to fit aluminium bi-fold doors which do not at all enhance the building or lend themselves to the history of the building. The most cost efficient route that I could have taken when replacing these doors was to replace the front with a double glazed PVC unit like that at the QS shop. However, this would have gone against my intention of restoring the building to its former glory and it would have completely destroyed the beauty of the building itself.

I apologise for having to apply for the doors retrospectively two years later, this was never my intention. My intention was to restore the building back to its original charming form. As a Shoreham resident and Chairman of the Beach Dreams Committee I am whole heartedly behind the Regeneration project of Shoreham-by-Sea, and I believe that restoring the shop front of the Angel Bar to its original form is very much in keeping with this vision.

If you require any further details, please do not hesitate to contact me on 07748 947 555.

Yours sincerely,



Andrew Freeman

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0622/08
DATE RECEIVED 27 JUN 2008

RE: 16 – 18 East Street, Shoreham

Design and Access Statement

USE-	Café/Bar
AMOUNT-	1 .
ACCESS-	Access Thro double doors and bi folds in good weather and up until 7pm
LANDSCAPING-	N/A
LAYOUT	N/A
SCALE	N/A
APPEARANCE	Timber doors and bi fold doors to match existing



EXISTING ELEVATION

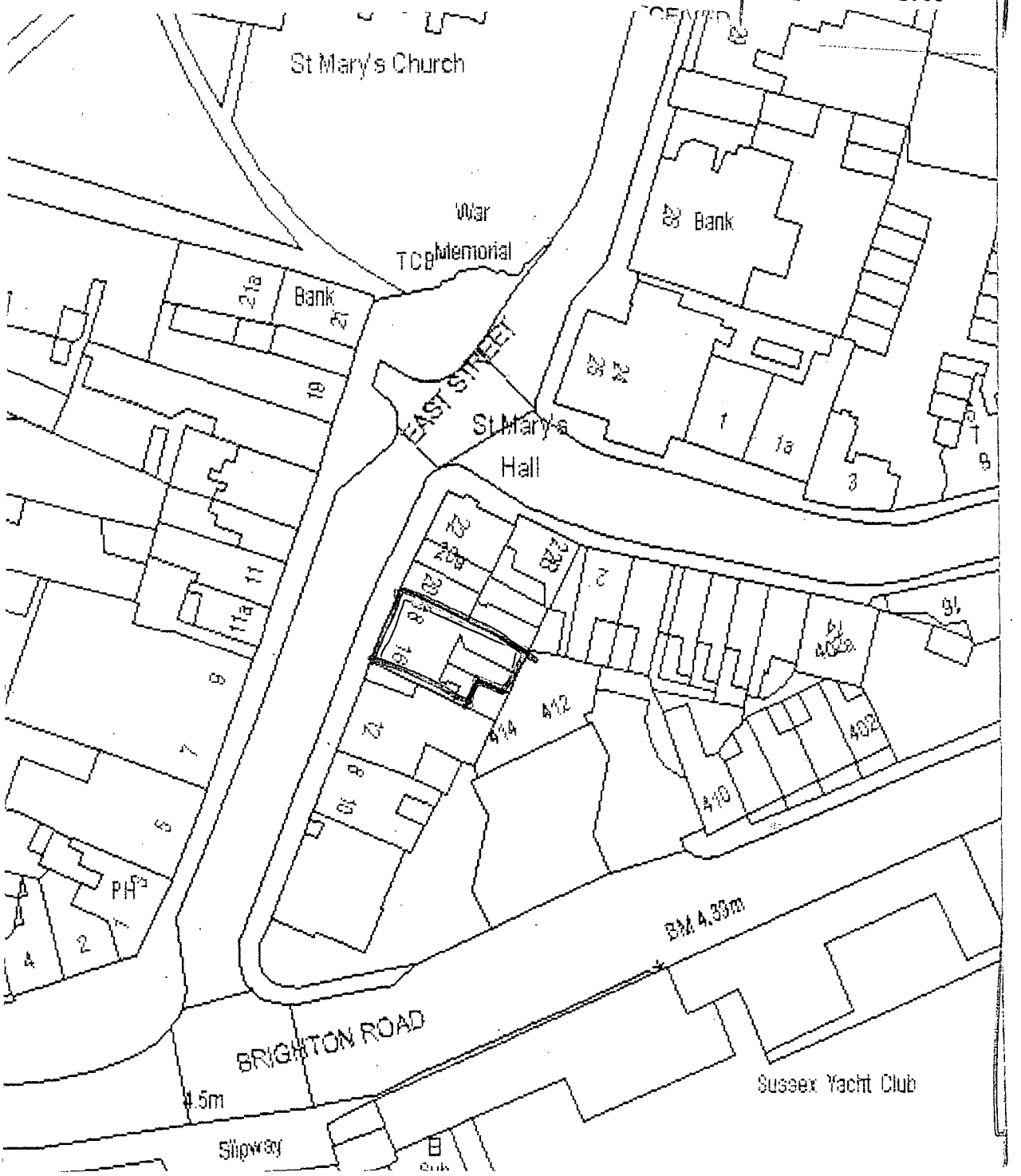
ADUR DISTRICT COUNCIL
PLANNING D
PLAN No. Ard0270108
DATE RECEIVED 27 JUN 2008

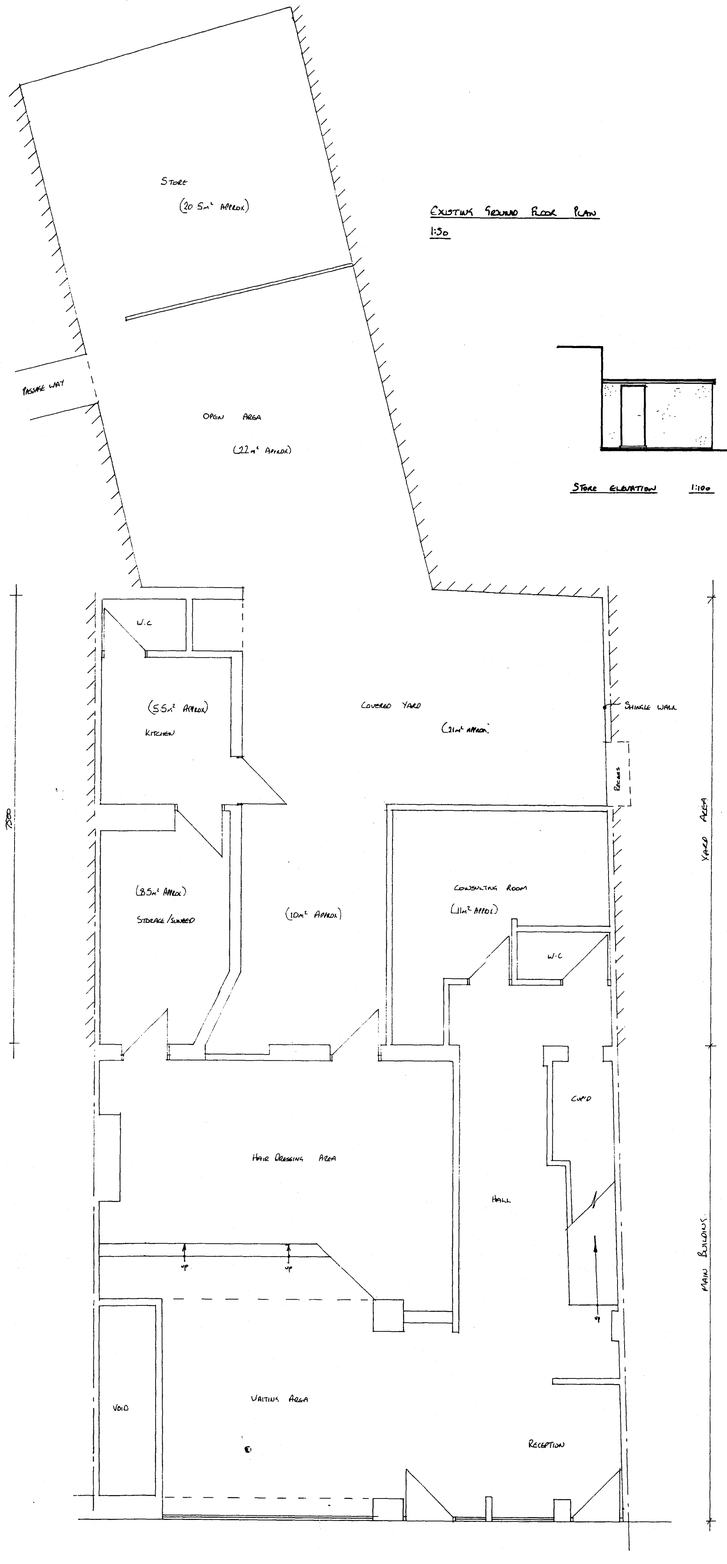


PROPOSED ELEVATION

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0222/08
DATE RECEIVED 27 JUN 2008

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Add027608
DATE 27 JUN 2008
RECEIVED





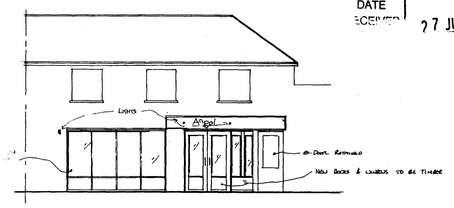
EXISTING GROUND FLOOR PLAN
1:50



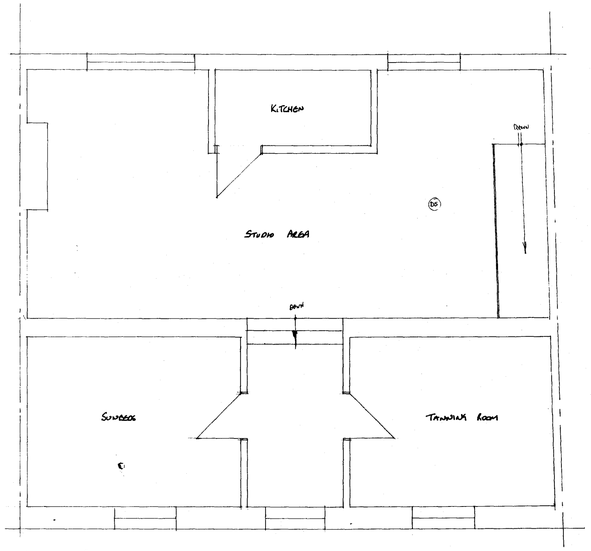
STORE ELEVATION 1:100

REAR ELEVATION 1:100

SIDE ELEVATION 1:100



SHOP FRONT 1:100



EXISTING & PROPOSED FIRST FLOOR LAYOUT 1:50

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0726/08
DATE RECEIVED 27 JUN 2008

PLANNING DRWG ONLY

BARRVELL Ltd

Architectural & Party Wall Services

ADDRESS
16 – 18 East Street, Shoreham

CLIENT
Mr John Webb

PROJECT
Formation of Bar

DATE	SCALE	DRAWING No.	DRAWN BY	REVISION
Nov05	1:50, 1:100	**BAR/05/031**	**Steve Barrett**	A & B

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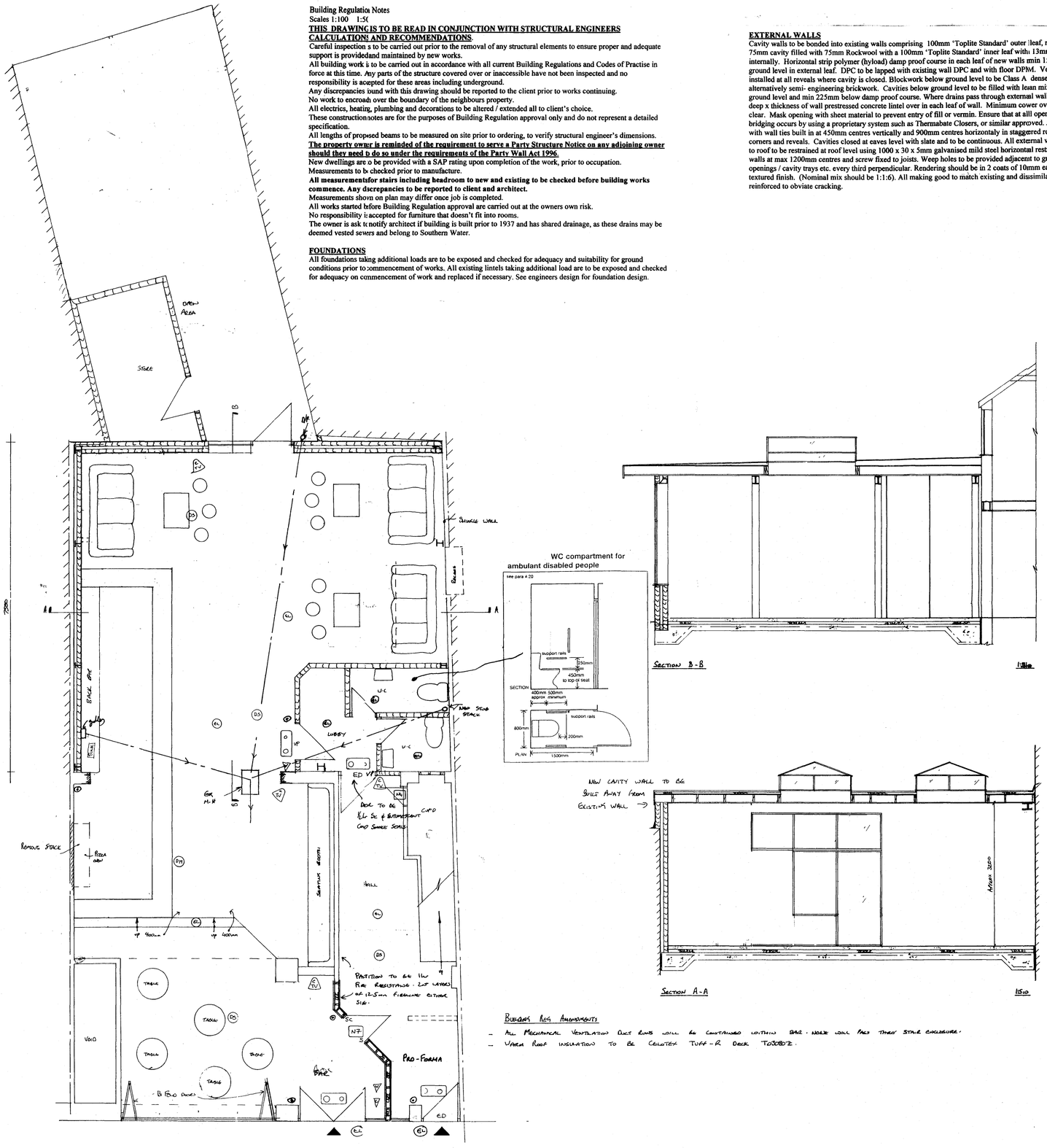

Miscellaneous

Building Regulation Notes
Scales 1:100 1:5(

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS.

Careful inspection s to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provideand maintained by new works.
All building work is to be carried out in accordance with all current Building Regulations and Codes of Practise in force at this time. Any parts of the structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
Any discrepancies found with this drawing should be reported to the client prior to works continuing.
No work to encroach over the boundary of the neighbours property.
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 propsed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
New dwellings are to be provided with a SAP rating upon completion of the work, prior to occupation.
Measurements to be checked prior to manufacture.
All measurements for stairs including headroom to new and existing to be checked before building works commence. Any discrepancies to be reported to client and architect.
Measurements shown on plan may differ once job is completed.
All works started before Building Regulation approval are carried out at the owners own risk.
No responsibility is accepted for furniture that doesn't fit into rooms.
The owner is ask to notify architect if building is built prior to 1937 and has shared drainage, as these drains may be deemed vested sewers and belong to Southern Water.

FOUNDATIONS

All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of works. All existing lintels taking additional load are to be exposed and checked for adequacy on commencement of work and replaced if necessary. See engineers design for foundation design.

EXTERNAL WALLS

Cavity walls to be bonded into existing walls comprising 100mm 'Toplite Standard' outer leaf, rendered externally, 75mm cavity filled with 75mm Rockwool with a 100mm 'Toplite Standard' inner leaf with 13mm lightweight plaster internally. Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. Blockwork below ground level to be Class A dense concrete or alternatively semi- engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course. Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cower over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. All walls constructed with wall ties built in at 450mm centres vertically and 900mm centres horizontaly in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous. All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200mm centres and screw fixed to joists. Weep holes to be provided adjacent to ground level and over openings / cavity trays etc. every third perpendicular. Rendering should be in 2 coats of 10mm each with a scraped or textured finish. (Nominal mix should be 1:1:6). All making good to match existing and dissimilar backgrounds reinforced to obviate cracking.

INTERNAL WALLS

Internal blockwork partition walls to be constructed of 100mm lightweight blockwork. Walls built off designed slab.

GROUND FLOORS

Minimum 65mm screed reinforced with chicken wire (mix 1:3 or 4) on 100mm jablite flooring grade SD laid over 3 coats RIW or similar damp proof membrane on designed slab. Where existing suspended timber floor air bricks are covered by new extension provide 100mm dia vent duct under new floor within hardcore to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

FLAT ROOF

Timber roof structures to be fixed in accordance with BS Codes of practice no CP3 and CP112.

Flat roof to be of warm construction. 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. 50mm of Celotex laminated roofboard on type 1B felt vapour control layer on 18mm WBP plywood decking on sw joists (as shown on calcs). Roofing felt dressed up walls by 150mm with code 4 lead cavity tray and cover flashing built into cavity wall dressed down over felt upstand. Ceiling to be 12.5mm plasterboard finished to client's approval. If all walls are solid, then just provide 150mm flashing. Flat roof joists to be restrained 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 a window opening with 150mm bearings. All voids within lintels to be filled with 150mm fibreglass. Steel beams to be encase to provide 1 hour fire protection with encasing in 2 layers of 12.5mm Fireline board nailed to timber cradles vertically and longitudinally not less that 44mm x 44mm spaced at 600mm centres, with all joints staggered.

VENTILATION

Ventilation system to be designed by specialist and commissioning certificate to be provided. 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 8000mm2 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 and 'K' glass. Provide 10mm air intake beneath the w.c doors.

FOUL WATER DRAINAGE

All plumbing to BS 5572. All below ground drainage to BS 8301.
Basin wastes to be 32mm diameter with 75mm deep seal trap to discharge into new soil and vent pipe.
New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom.
All fittings to be provided with trapped waste pipes as follows

Sink	40mm diameter
Wash hand basin	32mm diameter
WC	100mm diameter

Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal and 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 anti-syphonic traps. New inspection chambers / manholes to be proprietary plastic mouldings supplied by 'Osma' or similar approved. Installed strictly in accordance with manufacturer's instructions. All drains to be 100mm dia UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm.
All manholes within the building to be fitted with double seal screw down covers. Existing manholes to be rebenched accordingly if required.

SURFACE WATER DRAINAGE

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway. New soakaway min 4.6m away from any building to be 1m3 below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100mm dia UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.

GLAZING

All glazing to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206.

HEATING

Details to be provided by specialist and commissioning certificate to be provided.

ELECTRICS

All electrical work required to meet the requirements of part P (Electrical Safety) must 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 BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

FIRE SAFETY - KEY TO PLAN SYMBOLS

- (DS) - Automatic smoke detection connected to fire warning installation
- (DH) - Automatic heat detection connected to fire warning installation
- - Maintained illuminated exit sign/symbol provided with both mains and emergency power supply
- (●) - CALL POINTS
- (EL) - Maintained illuminated emergency light with both mains and emergency power supply
- (N4) - FIRE DOOR KEEP LOCKED notice on external face of door
- (N7) - FIRE DOOR KEEP SHUT notice on both sides of fire resisting self-closing door
- ED - ED Door to be provided with a type of lock easily openable from inside without the use of a key
- VP - VP Vision panel; area of glazing affording vision between two areas.

OTHER SYMBOLS

- WATER EXTINGUISHER
- CARBON DIOXIDE EXTINGUISHER
- (CCTV) - CCTV monitors

FIRE ALARM SYSTEM TO BE INSTALLED TO BS 5839, COMMISSIONING CERTIFICATE TO BE PROVIDED.
EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH BS 5266, COMMISSIONING CERTIFICATE TO BE PROVIDED.

BUILDING REG AMENDMENTS

- ALL MECHANICAL VENTILATION DUCT RUNS WILL BE CONTAINED WITHIN BAR - NOISE WILL PASS THROUGH STAIR ENCLOSURE.
- WARM ROOF INSULATION TO BE CELOTEX TUFF-R DECK TD5080Z.

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