WEST SUSSEX

ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990: section 192,
as amended by section 10 of the Planning and Compensation Act 1991.
Town and Country Planning General Development (Amendment) Order 1992.

For the Council's use only
Application No. A/0036/07
Date received 13 SEP 2007

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A ***PROPOSED*** USE OR DEVELOPMENT

All measurments are to be given in metric (89/617 EEC Directives)

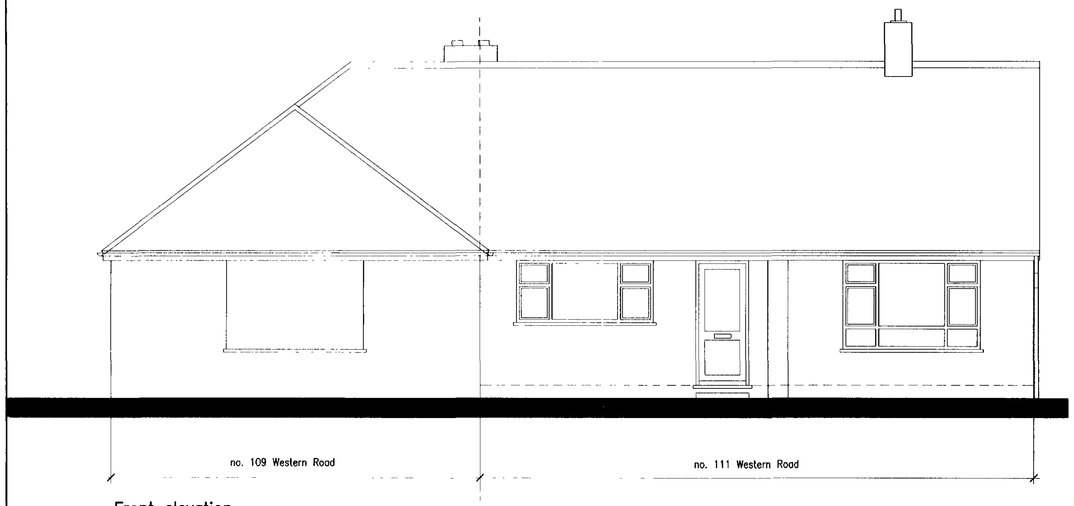
1.	Applicant (in block capitals) Name: M. YOUNG / T. TINSLEY Address: 111 WESTERN ROAD, SOMPTING Post Code: Tel. No.	Agent (if any) Name: DRP ARCHITECTS Address: 87-88 UPPER LEWES ROAD BRIGHTON Post Code: BN2 3FF Tel. No. 888 080 (01273)
2.	(1) Nature of applicant's interest in the land, eg owner, lessee, occupier. (2) If you do not have an interest:- (a) give name(s) and address(es) of any one you know who has an interest in the land; (b) state the nature of their interest (if known); (c) state whether they have been informed about this application. YES/NO	OWNER
3.	Address or exact location of the land to which this application relates: Describe here and enclose 4 copies of an OS-based plan showing the boundary of the land edged in red.	111 WESTERN ROAD SOMPTING
4.	Has the proposal been started? YES/NO	NO
5.	If the proposal consists of, or includes, carrying out building or other operations give a detailed description of all* such operations and attach such plans or drawings as are necessary to show their precise nature. (In the case of a proposed building the plans should indicate its precise siting and exact dimensions). * includes the need to describe any proposal to alter or create a new access, lay out any new street, construct any associated hardstandings, means of enclosure or means of draining the land/buildings.	REAR DORMER
6.	If the proposal relates to a change of use of the land or building(s):- (1)give a full description of the scale and nature of the proposed use, including the processes to be carried on, any machinery to be installed, and the hours the proposed use will be carried on; (2)fully describe the existing use or the last known use with the date when this use ceased.	N/A
7.	Briefly explain why you consider the existing, or last, use of the land is lawful, or why you consider that any existing buildings which it is proposed to alter or extend are lawful (You can use section 12 of this application to state your case more fully). Specify the supporting documentary evidence (such as a planning permission) which accompanies this application.	EXISTING DOMESTIC DWELLING
8.	If you consider the *existing* or last, use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.	DOMESTIC
9.	If you consider the *proposed* use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.	DOMESTIC
10.	Is the proposed operation or use temporary or permanent? If temporary, give details.	PERMANENT
11.	State why you consider that a Lawful Development Certificate should be granted for this proposal, (continue on a separate sheet if necessary).	THE PROPOSAL IS WITHIN PERMITTED DEVELOPEMENT RIGHTS

I/We hereby apply for a lawful use or development certificate under section 192 of the 1990 Act in respect of the proposed use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £.....

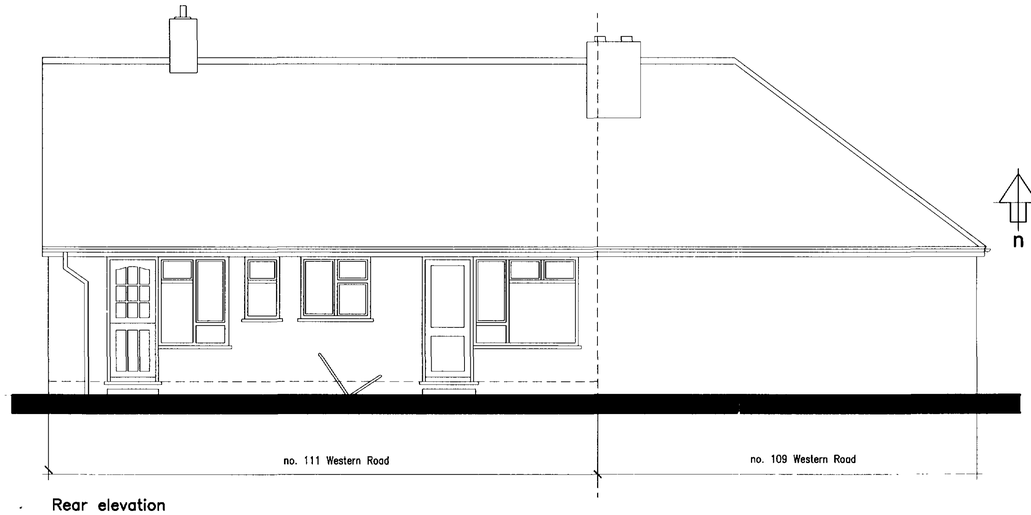
Signed: [redacted] Date: 11/09/07

On behalf of M. YOUNG & T. TINSLEY (insert name of applicant if signed by agent)

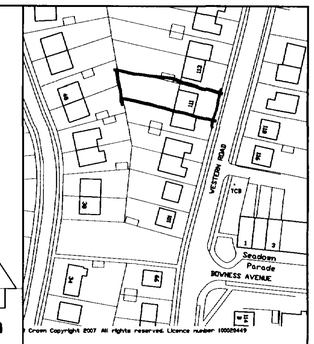
Warning: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.



Front elevation



Rear elevation



Location Plan 1:1250



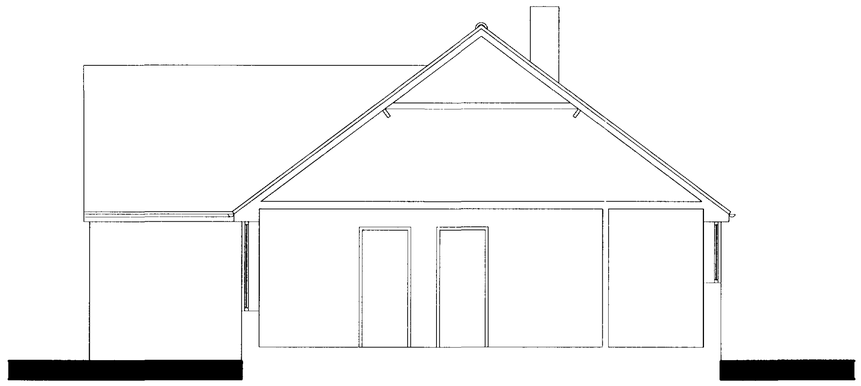
Block Plan 1:500



Ground floor plan



Side elevation



Section a–a

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0056/07
DATE RECEIVED 13 SEP 2007

rev.	date	comment	auth.
–	–		

amendments

drp architects

client: M.Young/T.Tinsley

job: 111 Western Road
Sompting
BN15 9TL

drawing number: 3025.EXG.01
revision: –

drawing title: Plans, Section & Elevations measured survey

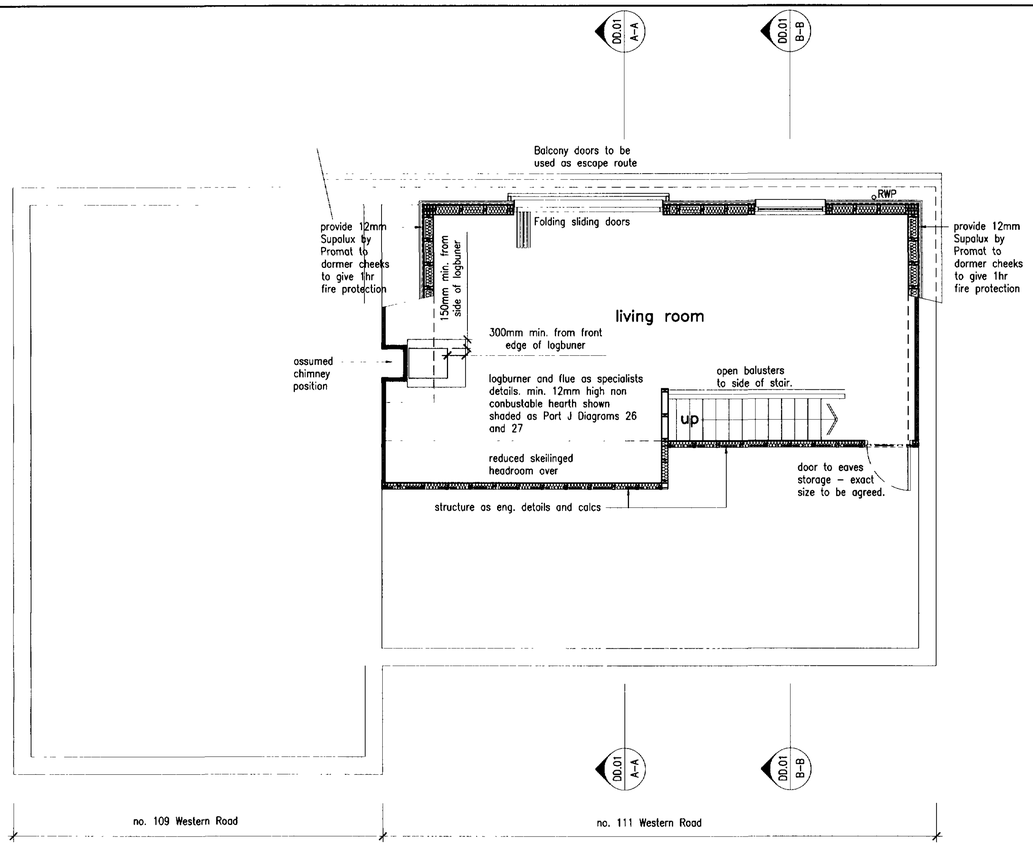
drawn by	checked by	riba work stage
MR	SA	MS

date: April 07
scale/original sheet size: 1:50 @ A1

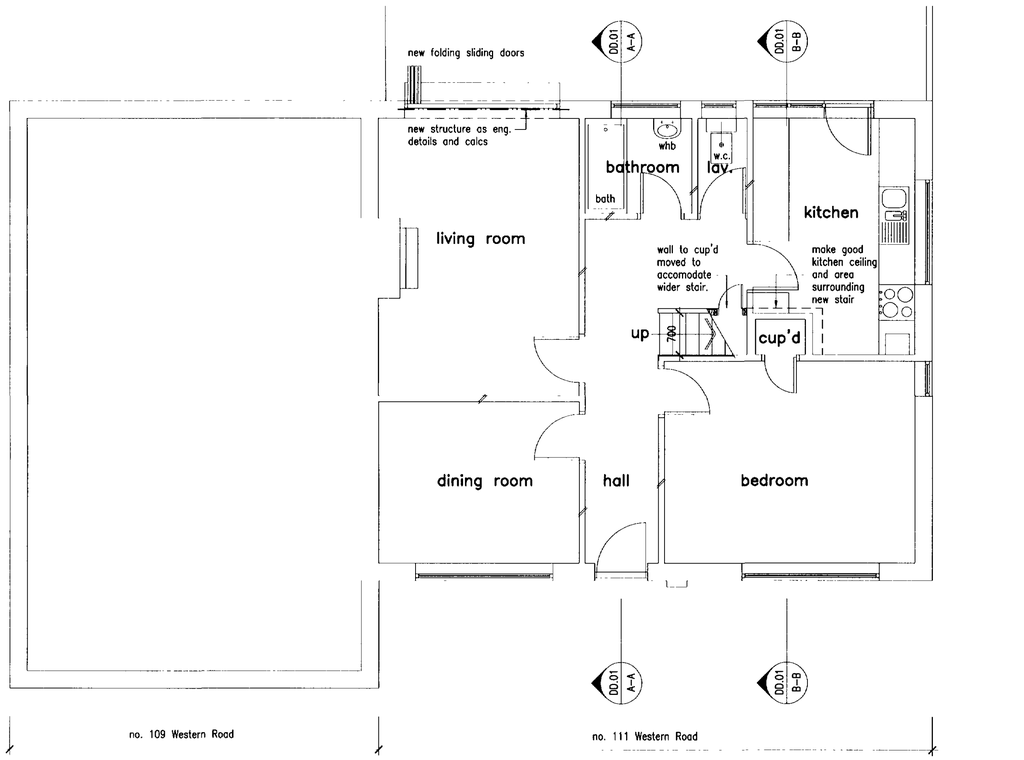
Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
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Internal Drawing Reference: s/3025/autocad/existing/3025 EXG 01

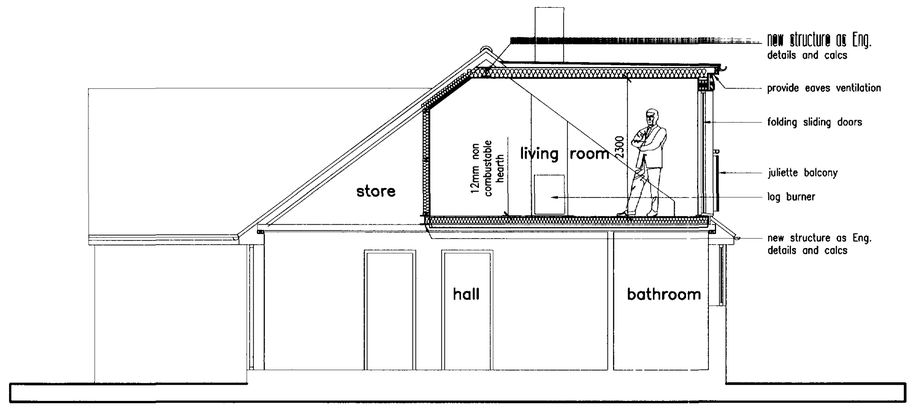
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First floor plan



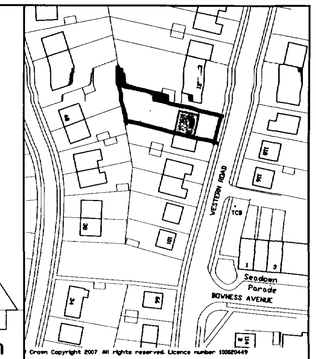
Ground floor plan



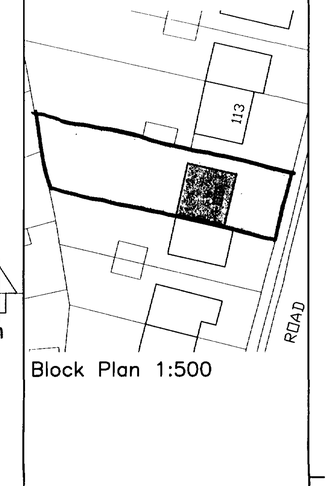
Section a–a



Section b–b



Location Plan 1:1250



Block Plan 1:500

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AA0568/07
DATE RECEIVED 13 SEP 2007

rev.	date	comments

amendments

drp architects

client: M.Young/T.Tinsley

job: 111 Western Road
Sompting
BN15 9TL

drawing number: 3025.DD.01
revision: _

drawing title: Plans and Sections
Detail Design

drawn by	checked by	riba work stage
M.B	O.B	E

date	scale/original sheet size
Aug 07	1:50 @ A1

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
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Internal Drawing Reference: s/3025/autocad/detail design/3025.DD.01

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GENERAL

These notes are for Building Regulation purposes only and should not be regarded as detailed constructional specifications. This set of drawings, details and specifications are the copyright of DRP Architects, and are not be be used or reproduced without written consent. The builder is to verify any discrepancies with the architect and to check all dimensions and levels prior to commencement of the works. The following details and materials may vary to suit client requirements but should be reported to the BCO. Notes to be read in conjunction with Structural Engineer's calculation sheets and drawings and thermal consultants calculations.

BRITISH STANDARDS

Where applicable all materials are to comply with the relevant British Standards and the work to be carried out in strict accordance with the relevant Codes of Practice issued by the British Standards Institute
Ensure all materials are fitted/installed in strict accordance with manufacturer's details and recommendations.

PLANNING AUTHORITY

These drawings & notes do not form part of any applications for planning consent to the local authority, and are intended for Building Control compliance only.

THE BUILDING REGULATIONS

All work is to comply with the current Building Regulations The work is to be carried out in strict accordance with and to the approval of the Local Authority, administered by the Building Control Officer.

STATUTORY SERVICES

All statutory authorities must be consulted by the contractor regarding alterations to their services.

BEAMS, LINTELS & SUPPORTING STRUCTURE

All new structural beams to be installed with strict accordance with structural engineers details and calculations

Contractor to expose all existing lintels, walls and foundations carrying additional loads and strengthen if necessary to the satsifaction of the engineer and B.C.O.

New beams, lintels and supporting structure to comply with Part A of the Building Regulations and to be to Structural Engineer's details and calculations.
New lintels or beams over external openings to be insulated to prevent cold bridging.

New steel beams to have either intumescent paint by 'Nullifier', Gyproc Frameless Encasement System or similar approved to acheive 30 minutes fire resistance. Beams solely supporting roof structure need not be fire proofed.

RAINWATER DRAINAGE

The sizing of gutters and rainwater pipes to comply with H3 Section 1 of the Building Regs. Rainwater pipes to discharge into drain, gully, other gutter or drained surface. Material to comply with H3 1.16.

Provide min. 100mmØ half round guttering with 63mmØ downpipes by Marley Extrusions or similar.

FIRST FLOOR CONSTRUCTION

New floor construction to be floor finish, on electric underfloor heating mat O.E.A as client recommendations, on 22mm green grade moisture resistant chipboard over timber joists @ 400mm c/s hung in between existing ceiling joists & off steelwork as Eng. details and calcs. Provide 100mm Rockwool Flexi between joists. Underside of rafters to be finished with 12.5mm Gyproc wallboard with skim finish.

THERMAL INSULATION

Refer to thermal consultant's calculations for exact 'U' values and insulation thickness.

SKEILING CONSTRUCTION

Existing roof to be retained where possible.

Pitched roof construction to give U-value of 0.20W/Msq.k or better.

New pitched roof to be unventilated 'warm' roof with insulation over and between rafters.

Provide 90mm Kooltherm K7 pitched roofboard (OSA) between joists and 45mm Kooltherm K7 pitched roofboard below joists. Underside of rafters to be finished with 12.5mm Gyproc duplex wallboard with skim finish.

FLAT ROOF CONSTRUCTION

To achieve U-value of 0.20W/Msq.k or better.

New cold ventilated flat roof construction to be built up roofing felt, on 18mm wpb ply, on firings, laid to min 1:80 fall, on 170 X 50mm flat roof joists @400mm centres, with 140mm Thermapitch TP10 between joists. Underside of joists to be finished with 12.5mm Gyproc duplex wallboard with skim finish.

Provide galvanised m.s. restraining straps to wall plates/roof construction to external wall at a max. 2m c/s Strapping to be as Engineer's recommendations. All timber used in roof construction to be vacuum impregnated. Ensure adequate cross ventilation eaves an ridge ventilation.

DORMER WALL CONSTRUCTION

Dormer walls to achieve U-value of 0.30W/Msq.k or better.

Provide vertical tile hanging on 25 x 38mm treated sw timber battens on 25 x 38mm treated sw counter battens on breather paper on 18mm wbp plywood sheathing on 150mm sw timber frame line with 12.5mm Gyproc moisture resistant wallboard with skim finish. Provide 90mm Kooltherm K12 framing board insulation between studwork frame. Provide additional 12mm Supalux by Promat to dormer cheeks to give 1hr fire protection.

EXTERNAL WALL UPGRADING

External walls to achieve U-value of 0.30W/Msq.k or better.
Existing walls to be upgraded with 60mm Gyproc Thermaline Super. Finish to be skim finish

LEADWORK

All leadwork including flashings, cavity trays and valleys to be Code to suit location and to conform with all rules, regulations, specificotion and instructions as set down in the current Lead Sheet Association Handbook and data sheets etc.

INTERNAL PARTITIONS

Partitions to be timber studwork @ 400mm centres with horizontal noggins @ mid-height. Provide 12.5mm Gyproc wallboard with skim finish.

Studs to be doubled up at all openings, reveals and changes in direction and floor joists below partitions to be doubled up where running parallel and provide noggins where running at right angles. All constructions to be in strict accordance with manufacturers recommendation.

WINDOWS & DOORS

All new windows to be pvcU to match existing.

Glazing to comply with Part N and K4&5 of the current Building Regulations.

Windows, doors and rooflight to achieve u-value of 1.8W/MsqK or better.

Ensure safety glazing to windows where glass is below a height of 800mm from finished floor level and in windows within 300mm of the side of a door or door handle. Laminated safety glass to comply with BS.6206 to be used in all glazed doors. All openings to be fitted with draught seals and window locks.

INTERNAL DOORS / WOODWORK

Doors to be painted s.w. door frames and architraves.

When setting out walls ensure opening sizes for doors allow for full architraves to be fitted to head and both sides of door frame. If necessary, form wider opening with timber batten to side of door frame to allow space for full architrave to be fitted. New architraves and skirting to match existing.

STAIRCASE

New timber stair to comply with Part K of the B. Regs. New staircase to have goings of 220mm and risers 198mm giving a stair pitch of 42°. Provide min. 2m clear headroom above line of pitch to stairs between levels. For loft conversion ensure minimum headroom of 1.9m above centre line of stairs and 1.8m at lowest point. Provide landings to top and bottom of flight with width and length at least equal to smallest width of flight. Provide handrail to stair (to both sides where width exceeds 1m,) 900mm above pitch line and with guarding to edges of internal floor and constructed to prevent 100mm dia. sphere passing through any opening and not readily climbable by children.

Soffit of stairs to be finished with 12.5mm Gyproc wallboard. Stair to be set out on site prior to manufacturer and commencement of works

SMOKE DETECTION/FIRE PRECAUTIONS

Provision of smoke alarms to comply with Part B Section 1 of the current B regulations. Self-contained smoke detectors to BS5446 Part 1 with secondary backup (battery or capacitor) to be installed in accordance with manufacturers instructions. Detectors to be ceiling mounted @ at least 300mm from walls and light fittings and positioned to ensure safe routine maintenance. Ensure sounders are positioned to be audible to all habitable rooms.

HEATING APPLIANCES

Log burner to be as client specification. Flues etc to be as manufacturers details and recommendations and tocomply with Part J. Provide min. 12mm high non combustable hearth as Part J Diagrams 26 and 27.

VENTILATION

Ventilation of rooms to comply with Part F1 & J of the current Building Regulations.

Provide ventilation as follows:

Habitable Rooms:
Rapid ventilation (openable windows) – 1/20th of floor area
Background ventilation (trickle vents/air bricks) – 8000mm2

Ensure all installations are in strict accordance with manufacturer's details and recommendations.

ELECTRICAL REGULATIONS

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 16th edition Wiring Guidance and Building Regulation Part P (electrical safety). On completion of the works a copy of the installer's Electrical Installation Certificate compliance with BS7671 is to be provided to the client and the local authority.

Prior to covering all wiring/cables the applicant is to ensure that the installation is inspected by a suitably qualified person and on completion of the work, in addition to the Installation Test Certificate, and additional competent person's Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and the local authority.

CONSERVATION OF FUEL & POWER IN DWELLINGS

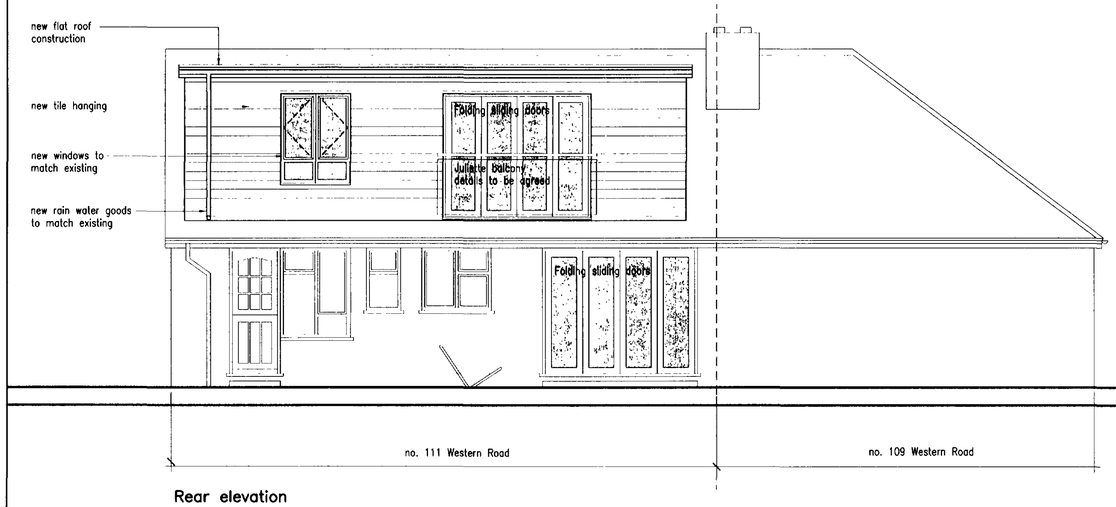
To comply with Part L1 of the B Regs.
Ensure heat loss through fabric by means of airtight insulation and use of solar gain and efficient heating systems, including insulation of hot water pipes, air ducts, vessels, primary and secondary hot water connections where not required for space heating

Thermal Bridging – The building fabric to be constructed to prevent thermal bridging &/or gaps in the insulation layer(s), gaps at joints between elements and around windows and doors in accordance with DEFRA/DTLR 'Limiting Thermal Bridging and Air Leakage.

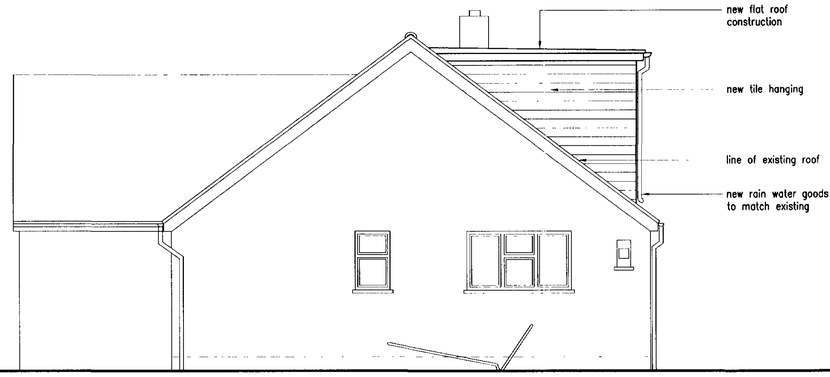
Windows and Doors/Lintels – Lintels to have continuous steel base. Soffit to be lined with insulation of min. R-value of 0.34 m2K/W. Sealant to be applied to front and back of frame.

Windows and Doors/Jambs and Sills –
Use proprietary closer with minimal thermal resistance path of 0.35 m2K/W. Frame/closer overlap to be fully rebated (check reveals). (Also applies to junctions between external walls and bay window.) Sealant to front and back of frames and sills.

Service Penetrations – All service penetrations to be sealed with expanding foam or other suitable sealant. For large voids sealant to be backed with mineral wool or similar.



Rear elevation



Side elevation

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad05687
DATE 13 SEP 2007

rev.	date	comment	auth.
		amendments	

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client
M.Young/T.Tinsley

job
111 Western Road
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drawing number: 3025.DD.02
revision: –

drawing title
Costruction Notes and Elevations Detail Design

drawn by	checked by	riba work stage
M.B	O.B	E

date: Aug 07
scale/original sheet size: 1:50 @ A1

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