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

RECEIVED
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ADUR DISTRICT COUNCIL

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:	
First name:	
Last name:	
Company (optional):	R D & R Limited. C/ O
Unit:	
House number:	1
House suffix:	
House name:	
Address 1:	Reed Place
Address 2:	Broomfield Road
Address 3:	
Town:	Harpenden
County:	Herts
Country:	
Postcode:	AL5 4DE

2. Agent Name and Address

Title:	Mr.
First name:	Ray.
Last name:	Reynolds
Company (optional):	R J Reynolds Ltd. Architectural Services
Unit:	
House number:	82
House suffix:	
House name:	
Address 1:	Greenacres
Address 2:	
Address 3:	
Town:	Shoreham by Sea
County:	West Sussex
Country:	
Postcode:	BN43 5XL

3. Description of the Proposal

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

New full planning application to rebuild an existing shop with storage under and form 3 new Maisonettes over and convert an existing shop & Offices into 2 Maisonettes

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): (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): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 62 House suffix:

House name:

Address 1: New Road

Address 2:

Address 3:

Town: Shoreham by Sea

County: West Sussex

Postcode (optional): BN43 6RB

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: Mrs. Hannah Barker.

Reference:

Date (DD/MM/YYYY): (must be pre-application submission) 21/11/2008

Details of pre-application advice received?

Informal advice on design and layout

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)

Drawings 1661 / P3A, P4A, P5A & P6A.

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:

Grey Wheely bin enclosure location at lower ground floor level under shop for flats, in ground floor car park for shop.

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

If Yes, please provide details:

Blue Wheely bin enclosure location at lower ground floor level under shop for flats, in ground floor car park for shop.

8. Neighbour and Community Consultation

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

If Yes, please provide details:

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	White Rendered brick work	White Rendered Block work	☐	☐	
Roof	Side interlocking Tiles	Natural Slate	☐	☐	
Windows	Part White uPVC double glazed units part timber sliding sash windows	White painted timber conservationsliding sash windows	☐	☐	
Doors	Timber glazed doors	Double glazed timber panelled doors	☐	☐	
Boundary treatments (e.g. fences, walls)	Wire netting on metal posts	1.1 m high rendered block wall as guarding	☐	☐	
Vehicle access and hard-standing	Tarmacadam	Block paved	☐	☐	
Lighting	Nil	N/A	☐	☐	
Others (please specify)		N/A	☐	☐	

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:

Site location & block plans with existing Elevations Drg. 1661 / P1. Existing floor plans Drg. 1661 / P2 Proposed lower ground & Ground floor Plans Drg. 1661 / P3A Proposed first & Second floor plans with schedule of accommodation Drg. 1661 / P4A Proposed front & End elevation drawing. 1661/P5A. Rear Elevation with Access & Design Statement drg 1661/P6. North, South & East Street Scenes Drg. 1661 / P7B

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	3	3	0
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	24	24
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? [x] Yes [ ] No

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

Utilising existing drainage connection in main road from site

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.)

[x] Yes [ ] No

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

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
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [x] 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:

Commercial site

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

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

Tool Hire Shop

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) Approx 2005

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	☐				10		10
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							10

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): 0

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	☐				Nil
	Net tradable area:	☐	126	3.5		
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐	125			
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐	145			
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐			122.5	
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total		396	3.5	122.5	Nil

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	Nil			
Proposed employees	6			

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
Physiotherapy	9.00 to 6.00	9.00 to 1.00	Nil	

22. Site Area

Please state the site area 264 sq. metres

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:

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	☐	N/A	
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):
	[redacted]	5.12.2008

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

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: [redacted] | Date (DD/MM/YYYY): 5.12.2008

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: ☑
- 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 other plans and drawings or information necessary to describe the subject of the application: ☑
- The correct fee: £1,845.00 ☑
- 3 copies of a design and access statement: ☑
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑
- 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 - Ag[redacted] | Date (DD/MM/YYYY): 5.12.2008 (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:
	01273 462889	

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional): RJR131313@aol.com

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:

Site is open to view from both roads

Contact name: Warwick Baker Estate Agents 10 The High St.

Telephone number: 01273 454234

Email address: darren@warwick Baker.co.uk

CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
R D & R Ltd.	62 New Road Shoreham by Sea West Sussex BN43 6RB Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Site Location & Block Plan with Existing Elevations		

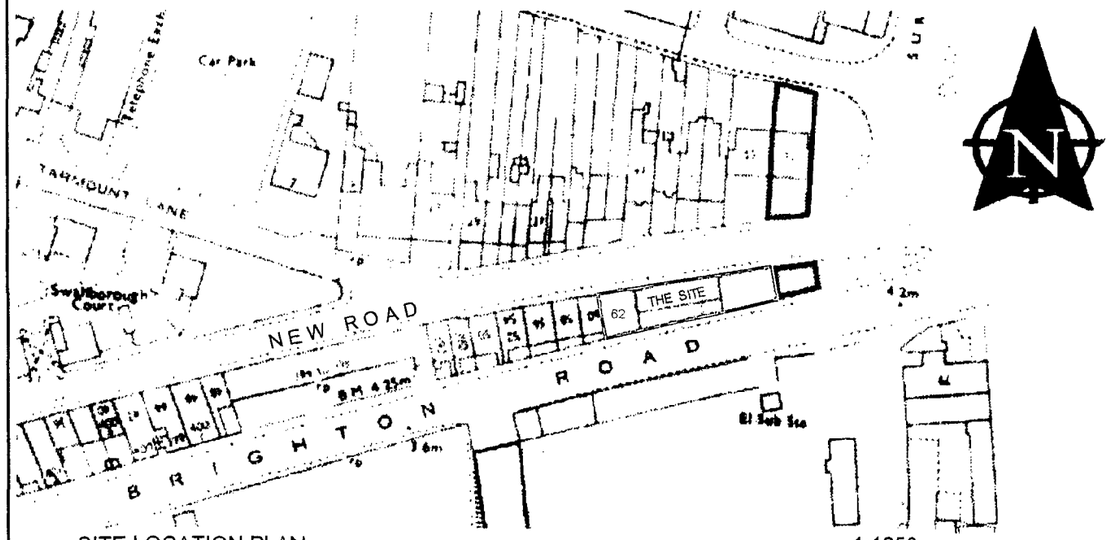
drawing	1661/P1	scale	1:100;1:500 & 1:1250	date	Oct. 2008	Revisions						

PLANNING NOTES: The site boundaries are indicated in red. the site dimensions are 32 m frontage x 9 m depth giving a site area of 264 sq. metres of an irregular shape.

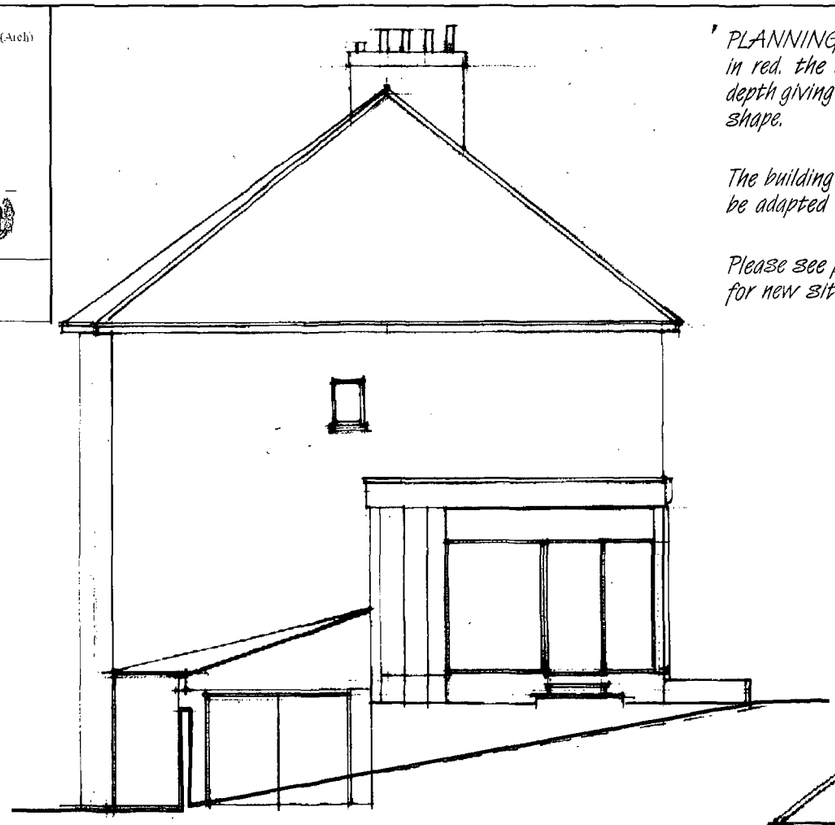
The building is on a combined drainage system which will be adapted internally to suit the new proposals.

Please see proposed block plan on drawing 1661 /P6 A for new site layout.

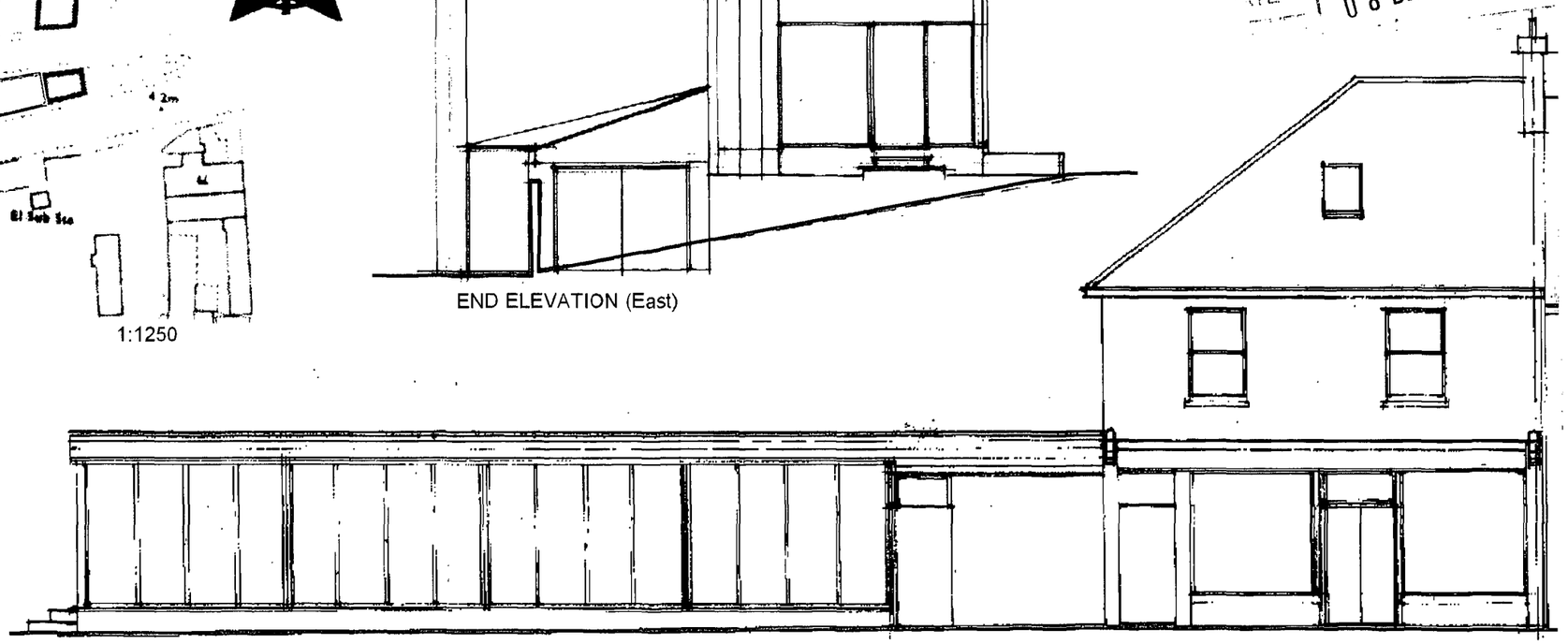
PLAN No. AX6573/08
DATE 08 DEC 2008



SITE LOCATION PLAN 1:1250

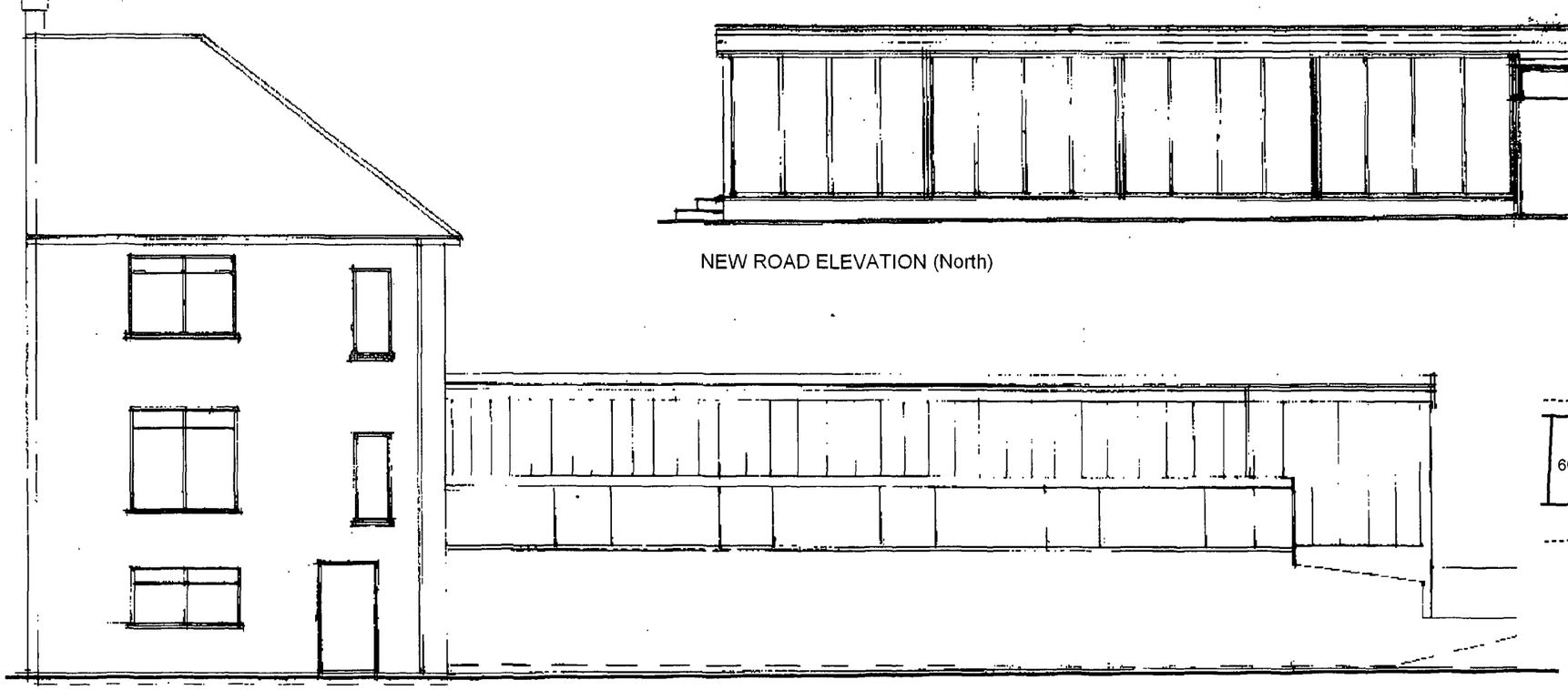


END ELEVATION (East)

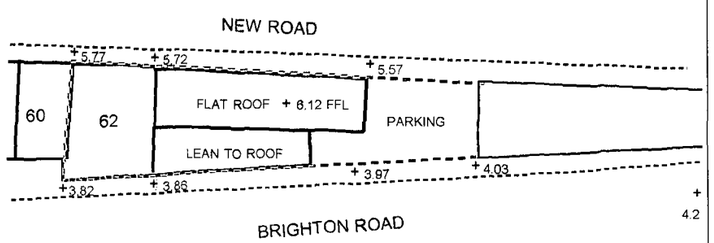


NEW ROAD ELEVATION (North)

DEMOLITION: The flat roof and lean to roof construction is to be demolished and cleared away. No 62 is to be retained and converted to flats, The car parking area is to be retained to serve the new shops. Please see proposed floor plans for new layout.



BRIGHTON ROAD ELEVATION (South)



EXISTING BLOCK PLAN 1:500

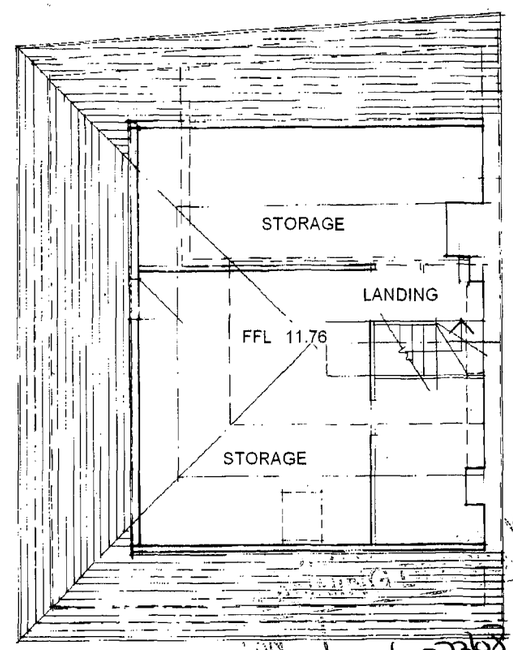
CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
R D & R Ltd.	62 New Road Shoreham by Sea West Sussex BN43 6RB	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL
DRAWING Existing Floor Plans	Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.	Telephone: 01273 462889 Fax: 01273 441992

drawing	1661/P2	scale	1:100:1:500 & 1:1250	date	Oct. 2008	Revisions						

PLANNING NOTES:

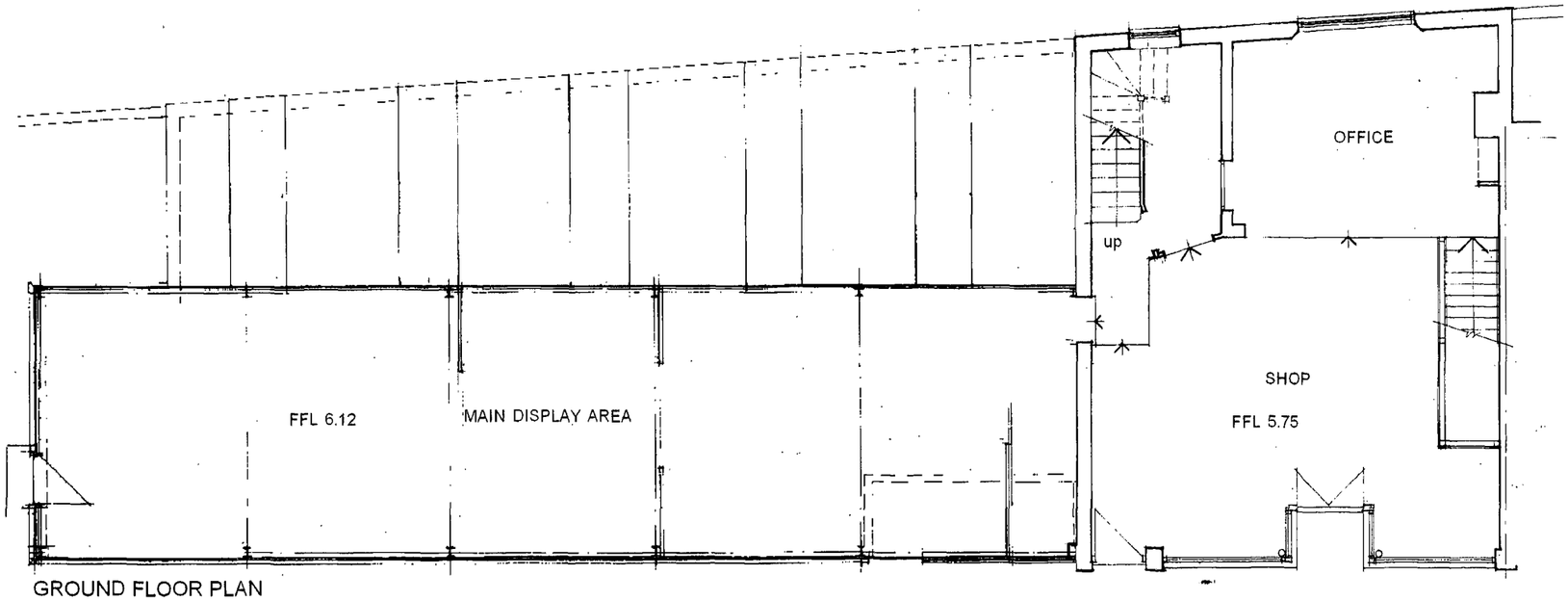
The existing 4 storey building is to have adjusted floor levels as part of the renovation and conversion works to the building including sound reduction to the existing party wall.

The existing hipped roof is to be revised and incorporates a gable end to increase the useable floor area.

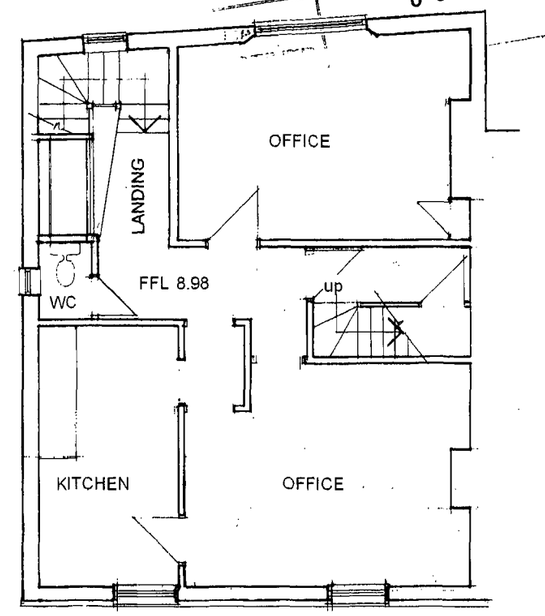


ROOF PLAN

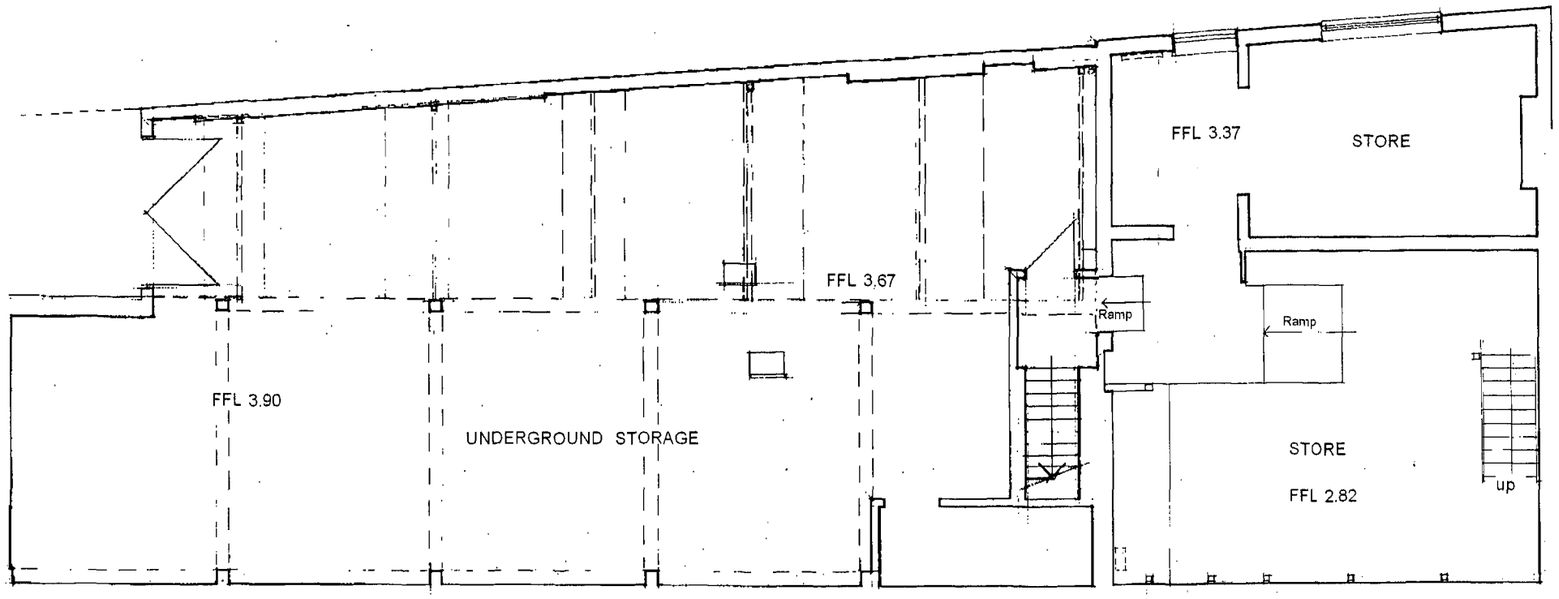
No. A0057308
0 8 DEC 2008



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOWER GROUND & BASEMENT PLAN

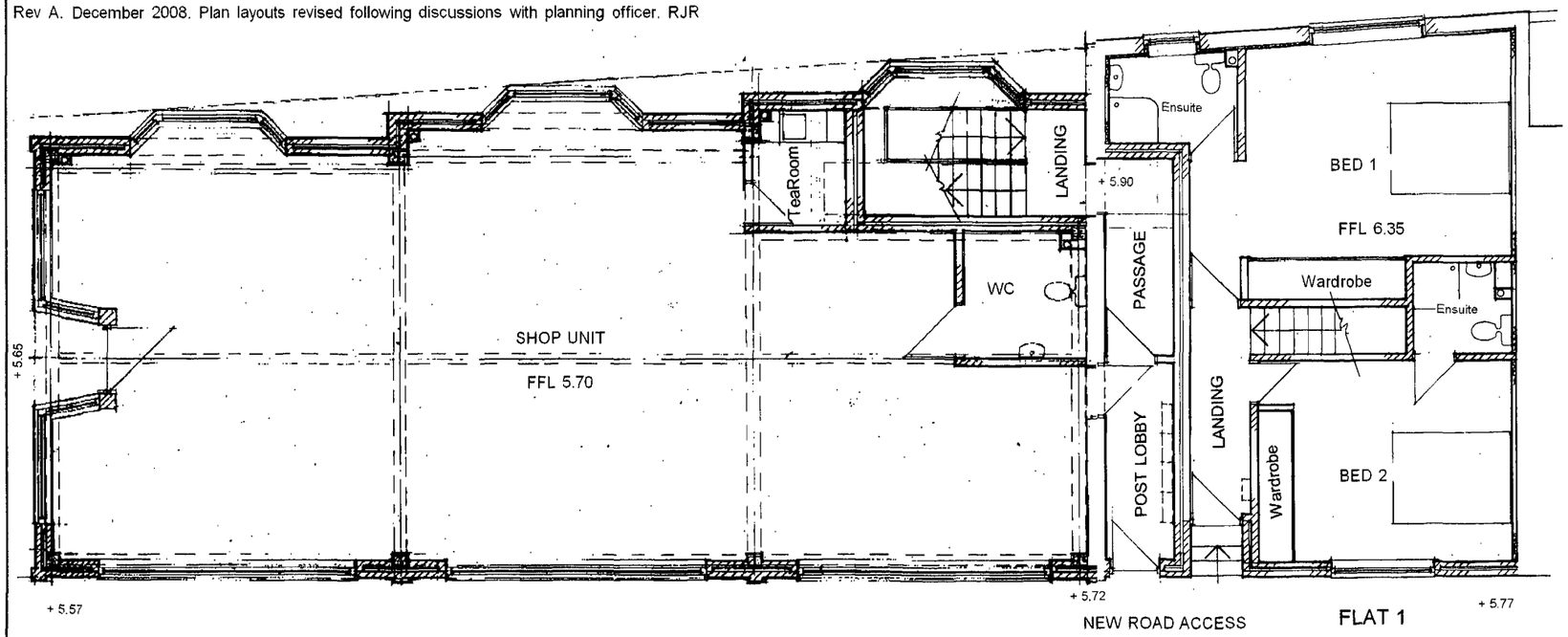
PLANNING NOTES::

Please note that the lowest existing basement level of No 62 is approximately 2 m below the environment agencies possible flood level of 4.80 m ODN and is to be raised and protected in the new proposals.

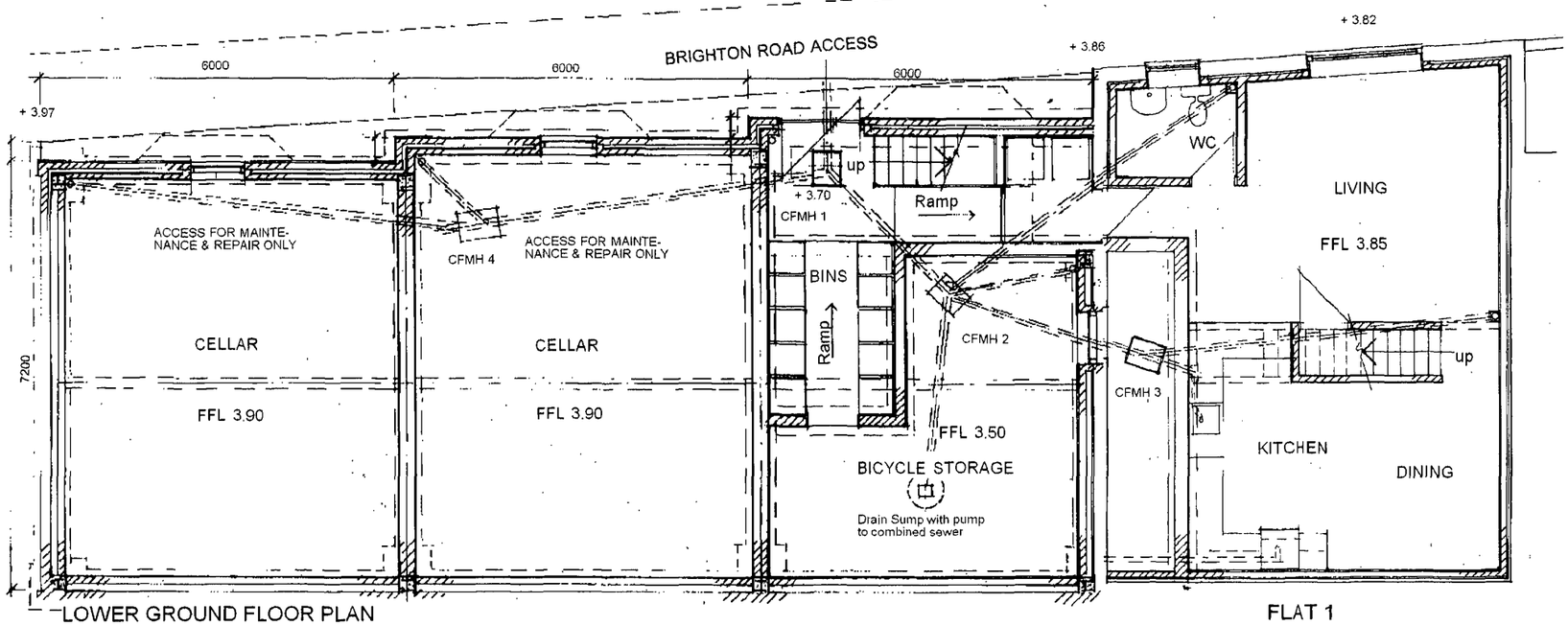
CLIENT	PROJECT	
R D & R Ltd.	62 New Road Shoreham by Sea West Sussex BN43 6RB Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.	R.J.REYNOLDS HNC Con. Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Proposed Lower Ground & Ground Floor Plans		

drawing	1661/P3	scale	1:100;1:500 & 1:1250	date	Oct. 2008	Revisions	A

Rev A. December 2008. Plan layouts revised following discussions with planning officer. RJR



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

FLAT 1

PLANNING NOTES:

The ground floor level of flat No 1 are to be raised by 450 mm to provide headroom to the lower ground floor living area with steps up from the New Road level.

An access corridor is to be provided from the New Road level to the First floor flats with a security lobby for postal deliveries to the flats activated by remote release from each flat with Video Door entry system.

The lock up shop unit is to have a handicapped persons WC and ramp for door entry from New Road.

Waste & Salvage from the shops is to be collected in wheely bins located in the front car park opposite the shop front of unit No 3.

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DATE 08 DEC 2008

The existing lower ground storage area under shop unit 1 is to be lowered to provide storage for up to 20 bicycles plus areas for wheely bins for waste and salvage. Access for collection from Brighton Road is to be formed with shallow ramps to the pavement plus a stair to the flats above and to flat No 1. A collection sump is to be formed with pump to drain any future flooding within the storage area. Flood prevention doors are to be installed within the pavement entrance to Brighton Road and at the top of the ramp to flat 1

Flat Number one at lower ground level is to have a raised insulated and solid water resistant floor to obviate flooding with The existing lower ground access door to the pavement level is to be blocked in up to a sill level of 5.1 m along with the existing window sill to combat a possible future flood level of 4.8 m ODN in 2060 with the existing external and internal walls provided with tanking to the same level.

The remaining lower Ground levels under shop units 2 & 3 are already concreted and will be retained with access doors set above flood levels for access for maintenance and repair for the drainage system with headroom reduced to 1.5 m

CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
R D & R Ltd.	62 New Road Shoreham by Sea West Sussex BN43 6RB	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Proposed First & Second Floor Plans	Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.	

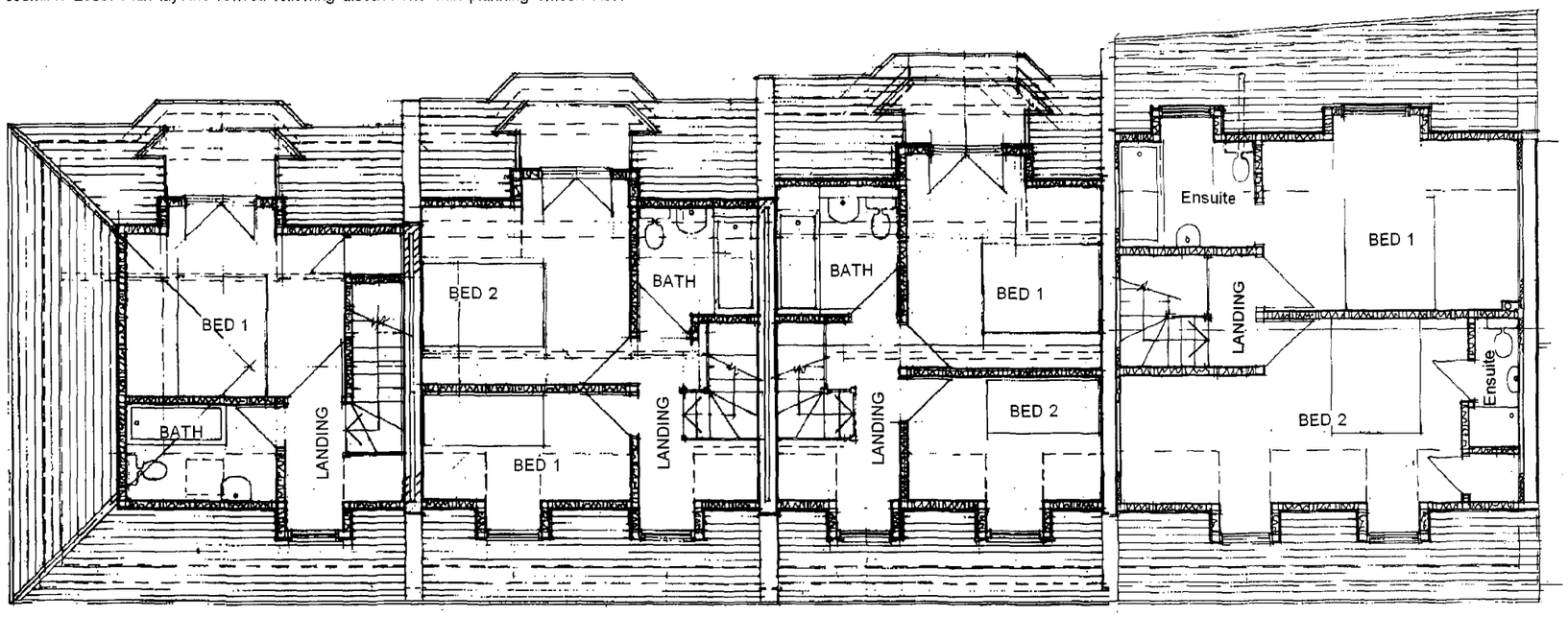
drawing	1661/P4	scale	1:100.	date	Oct. 2008	Revisions	A

Rev A. December 2008. Plan layouts revised following discussions with planning officer. RJR

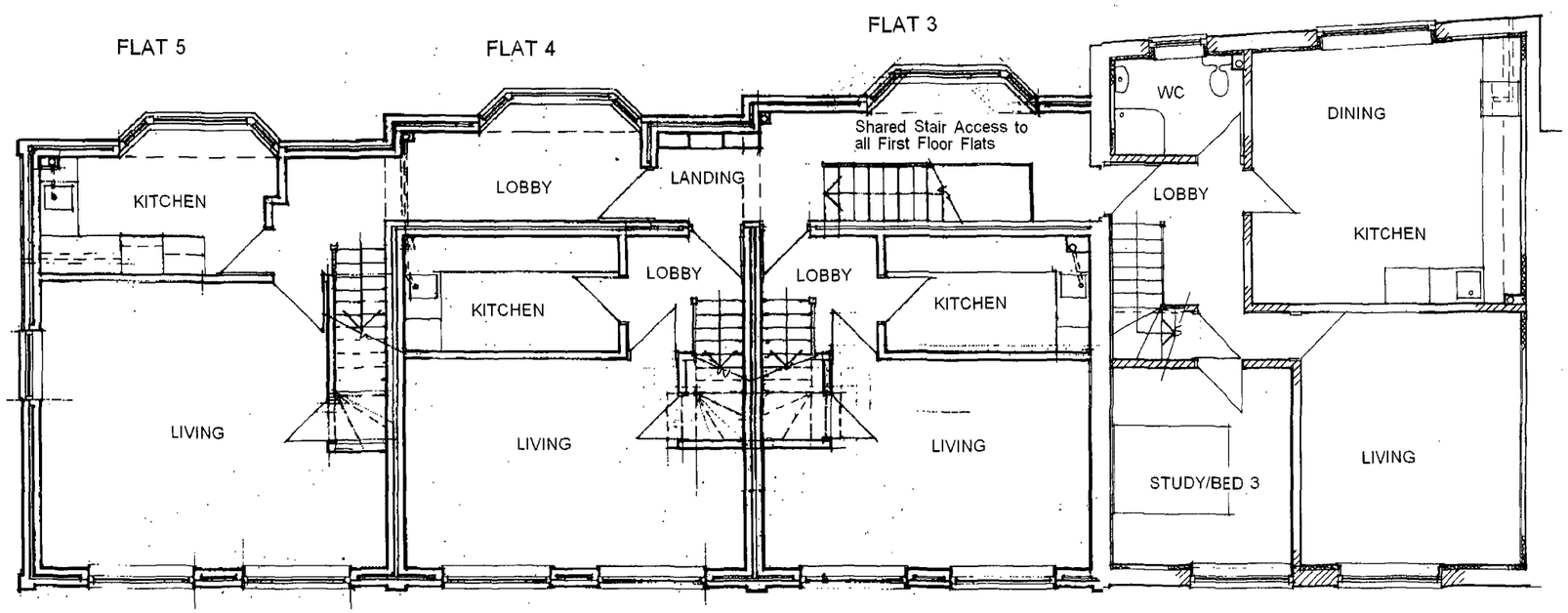
SCHEDULE OF ACCOMMODATION:

The proposals are to rebuild the existing shop area of 145 sq. metres with 126 sq. metres of underground storage provide a lock up shop which have internal floor area of 122.5 sq. metres. Plus convert the existing office and storage area of 128 sq. metres to provide the following:

Flat No 1 a 4 person 2 bedroom maisonette of 95 sq. metres.
Flat No 2 a 5 person 3 bedroom maisonette of 100 sq. metres;
Flat No 3 a 3 person 2 bedroom maisonette of 64.5 sq. metres
Flat No 4 a 3 person 2 bedroom maisonette of 62 sq. metres.
Flat No 5 a 2 person 1 bedroom maisonette of 69.5 sq. metres. All of which come within the recommended areas for new and converted properties.
Room sizes are also compliant with recommended areas required by housing association dwellings.



SECOND FLOOR PLAN

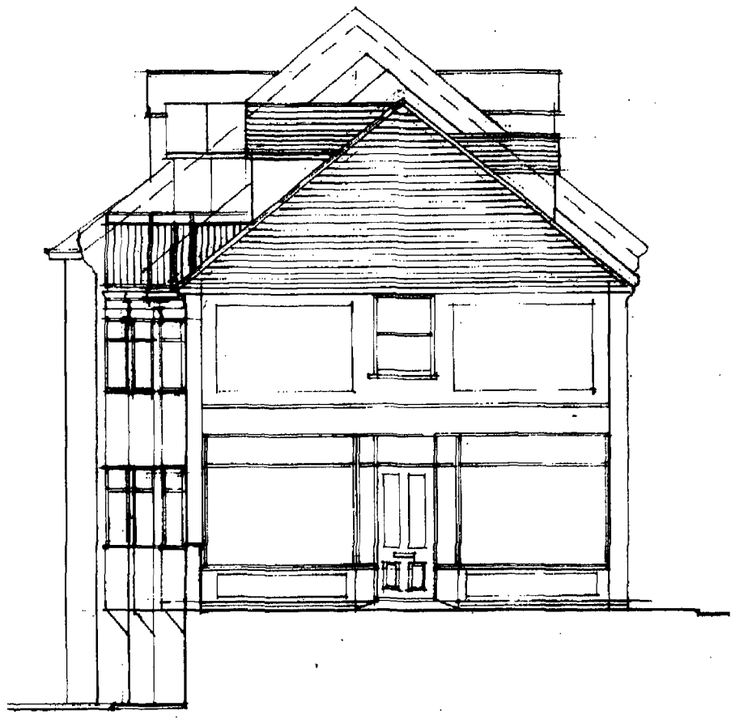


FIRST FLOOR PLAN

LAN No. Ard6573/08
DATE 08 DEC 2008

CLIENT R D & R Ltd.				PROJECT 62 New Road Shoreham by Sea West Sussex BN43 6RB Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.				R.J.REYNOLDS HNC Con. Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992				
DRAWING Proposed North & East Elevations.												
drawing	1661/P5	scale	1:100.	date	Oct. 2008	Revisions	A					

Rev A. December 2008. Plan layouts revised following discussions with planning officer. RJR



END ELEVATION FROM (East)

PLANNING DIVISION COUNCIL
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DATE 08 DEC 2008

PLANNING NOTES:

The new construction is to be finished to match the existing with white painted rendered block walls timber sliding sash windows, doors and shop fronts but double glazed. The party walls are to project above the roof line and finished with reconstituted stone copings. The main and dormer roofs of the existing and new buildings are to be clad with natural slate with lead soakers and flashings at the abutment of the party wall projections.

The dormer fronts and cheeks are to be clad in lead, balcony railings are to be black painted galvanised steel

Shop signage is subject to the requirements of the tenants and are not part of this application.

The existing car park areas are to be adjusted to suit the new levels and finished with interlocking block paving With a 1.1 m high retaining wall at the rear boundary fronting Brighton Road.



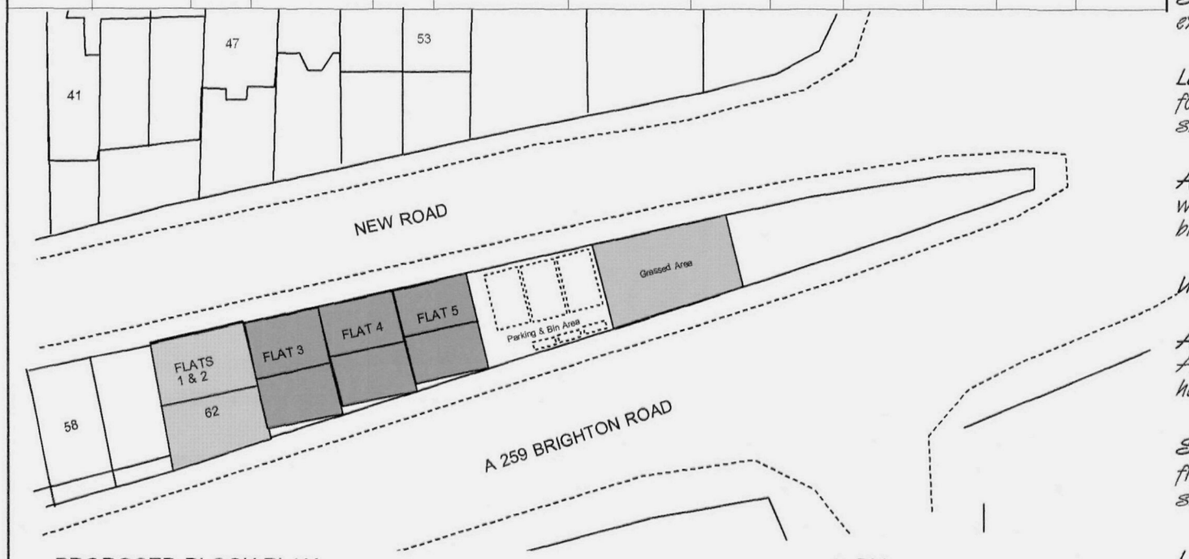
ELEVATION FROM NEW ROAD (South)

No 62

CLIENT	PROJECT	R.J.REYNOLDS HNC Con Tech (Arch)
R D & R Ltd.	62 New Road Shoreham by Sea West Sussex BN43 6RB	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL
DRAWING Proposed South Elevation with Access & Design Statement.	Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.	Telephone: 01273 462889 Fax: 01273 441992

drawing	1661/P6	scale	1:100.	date	Oct. 2008	Revisions	A

Rev A. December 2008. Plan layouts revised following discussions with planning officer. RJR



PROPOSED BLOCK PLAN 1: 500

ACCESS & DESIGN STATEMENT:

Amount The proposals is to demolish a derelict single storey prefabricated shop unit with lower ground floor storage attached to the side of 4 storey terraced house and convert the existing house into 2 flats and construct a shop unit with 3 maisonettes over all as schedule of accommodation on drawing 1661 / P4 A.

Layout. The site layout is as set out on drawing 1661 / P1 Utilising the existing building footprint with adjusted levels to obviate flooding in the flood risk area of Shoreham by Sea.

Scale. The height of the existing 4 storey property remains unchanged, the new building of shops with maisonettes over will match the existing terrace with an stepped ridge lines formed in 3 bays as the building tapers due to site restrictions.

Landscaping. As the building is within an existing Urban Area there is no additional public space provided, A small car park area will be formed suitable for 3 car spaces to be utilised by the shops for deliveries and customer parking. The existing lower ground area below the shop unit will provide a space for bins and can be used for bicycle storage for up to 24 cycles.

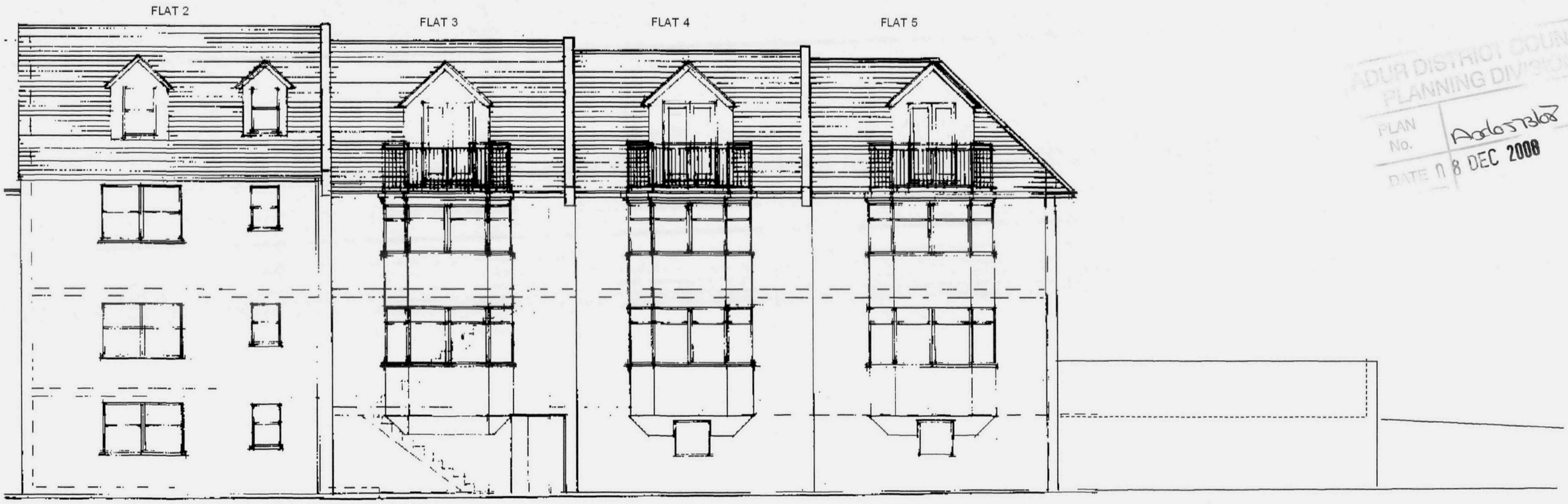
Appearance. As the property is within a conservation area the design of the front of the building is to match the existing terraced house, which is at present is used as a shop. The southern rear boundary will have its existing door access moved to provide new access to the bin areas and bicycle storage and flood prevention measures taken to protect the Lower Ground residential area and storage.

Use. The present use is commercial originally converted from housing, the new use will be part commercial and residential.

Access. The site is located within an urban area within walking distance of a main line rail station, bus routes, all amenities and shops. An off street parking bay is to be provided only for the shops. There is on street parking for cars in this area. The new flats will also have access from New Road via a passage through to the rear which will incorporate a shared stair to the First floor accommodation

Sustainability. The new proposals will provide accommodation for 17 persons and still have a commercial use equivalent to its present floor area providing work for 6 persons. The new and existing buildings will be to current standards with low thermal heat loss therefore saving energy.

Lifetime Homes: The new shop unit will be designed for wheel chair access and have a ground floor WC's designed for a disabled persons use. The new maisonettes will have internal stair and step access which cannot be used by wheel chair bound persons only ambulant disabled.



PROPOSED ELEVATION FROM BRIGHTON ROAD (South)

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06573/08
DATE 08 DEC 2008

CLIENT
R D & R Ltd.

DRAWING
North, South & East Proposed Street scene

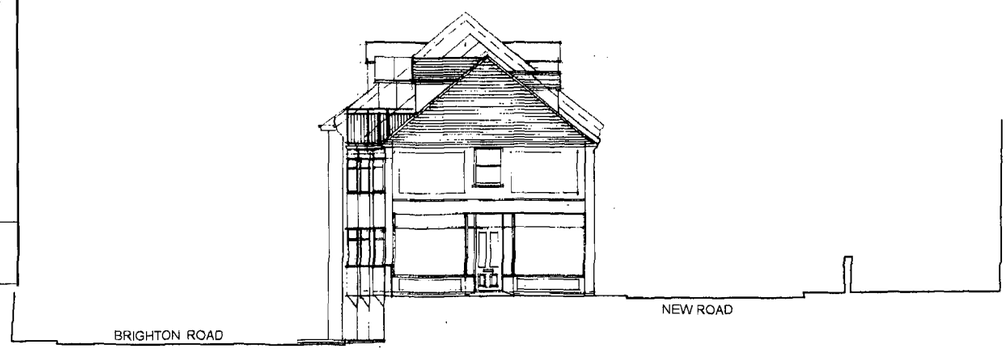
PROJECT
62 New Road
Shoreham by Sea
West Sussex BN43 6RB
Proposed demolition of an existing shop to form a new shop with 3 new maisonettes over and 2 flat conversions.

R.J.REYNOLDS HNC Con. Tech. (Arch)
Architectural Services
82 GREENACRES
SHOREHAM BY SEA
WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
Fax: 01273 441992

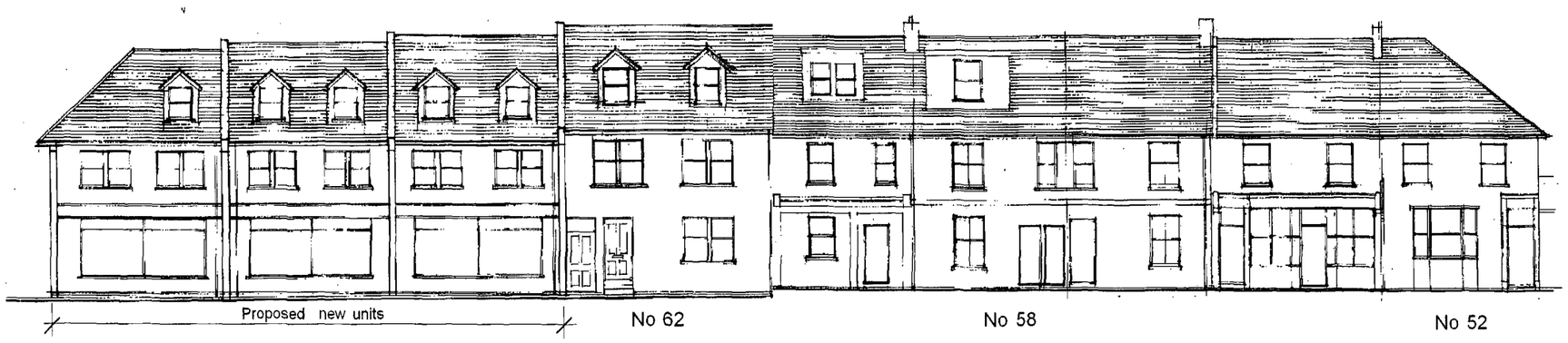
drawing	1661/P7	scale	1:200.	date	Nov. 2008	Revisions	A	B				

Rev. A. Nov. 2008. Proposed Elevations revised following discussions and advice from planning officer. RJR

Rev. B. Dec. 2008. Proposed Elevations revised following further discussions and advice from planning officer. RJR



END ELEVATION (East) of New Units



ELEVATION FROM NEW ROAD (North)

PLANNING DEPT
PLAN No. A06/7368
DATE 08 DEC 2008



ELEVATION FROM BRIGHTON ROAD (South)