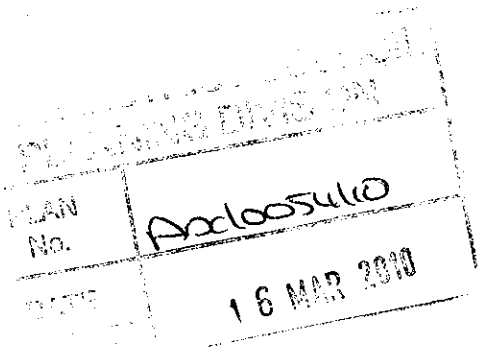
DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE FULL APPLICATION BY CREST NICHOLSON SOUTH, FOR THE ERECTION OF A TEMPORARY SALES CENTRE FOR 2 YEARS, AT ELMCROFT, CROFT AVENUE, SOUTHWICK



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THE QUEEN'S AWARDS FOR ENTERPRISE: SUSTAINABLE DEVELOPMENT 2007

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Reg. Number 1168311 England

1. INTRODUCTION

1.1. This Design and Access statement has been produced to accompany the full application for the erection of a temporary sales centre for 2 years, at Elmcroft, Croft Avenue, Southwick.

1.2. This document accords with the advice contained within Section 2 Changes to the Outline Planning Permission Process of DCLG Circular 01/2006 Guidance on Changes to the Development Control System, which came into force on the 10th August 2006.

1.3. This statement also recognises the fundamental changes which have occurred to the format and level of information now required to accompany a planning application, as a result of Circular 01/2006 in particular the need to "*demonstrate more clearly that the proposals have been properly considered in the light of relevant policies and the site's constraints and opportunities*".

1.4. The access and design statement will cover the following issues:

- **Appearance** - what the buildings and spaces will look like, for example building materials and architectural details and the design principles and concepts that have been applied to the proposed development
- **Landscaping** - how the open space will be treated to enhance and protect the character of a place.
- **Use** - the extent of the application proposals and what the buildings and spaces will be used for.
- **Amount & Scale** - How much would be built on site and how big will the buildings and spaces be (their height, width and length).
- **Layout** - How the buildings and public and private spaces will be arranged on the site and the relationship between them and the buildings and spaces around the site.
- **Access** - vehicular and transport links and inclusive access

2. APPEARANCE

2.1. The 0.2 hectare site is located in Southwick and is accessed of Croft Avenue. It is located in close proximity to local amenities and Southwick Train Station. Croft Avenue us a quiet residential cul-de-sac which serves the surrounding residential properties (mainly semi detached/detached properties and Southwick Recreational Ground.

2.2. The site benefits from planning permission for 14 units which was granted on 07th October 2009. (ADC/0289/09)

2.3. The proposal is for the provision of a temporary marketing suite. This consists of a flat roof building and associated signage. The elevations are white render with white uPVC windows and doors. The temporary flat roof building has been designed to blend with the character of the wider site.

2.4. The associated signage is proposed as part of this application for temporary planning permission. The proposal includes a welcome board, a crest gantry sign, two flags up lighters and lighting bollards.

2.5. Examples of the proposed marketing suite including associated signage and lighting can be seen at Appendix 1.

3. LANDSCAPING

3.1. The marketing suite has been designed to a high quality specification to blend with its surrounding and have a minimal impact on the character of the area. As such the unit will be accommodated within the approved landscaping scheme. Further to this, the structure is fully and easily removable to enable deconstruction upon subsequent sale completion.

4. USE

4.1. In order to facilitate the marketing and sales of dwellings at Elmcroft, Crest seeks temporary planning permission for this marketing suite

5. AMOUNT AND SCALE OF DEVELOPMENT

5.1. As stated above the application proposes the erection of a temporary flat roof sales units which measures 7.22m by 3.05m, along with associated signage which includes a welcome board 900mm x900mm, a crest gantry sign 1830mm x4000mm, two flags 900mm x 2100mm and 6m flag poles up lighters and lighting bollards.

5.2. It is considered that, the scale of development proposed is considered to be appropriate given its temporary nature and can be accommodated within the existing confines of the site without intruding into the surrounding area.

6. LAYOUT

6.1. The location of the marketing suite has been carefully positioned in proximity to the main site entrance to enable easy access for viewing.

6.2. Associated signage is proposed as part of this application for temporary planning permission. Proposal includes a welcome board, a crest gantry sign, two flags up lighters and lighting bollards.

7. ACCESS

7.1. Access to the temporary sales centre will be derived from the public footpath on Croft Avenue. Given the scale of the development 14 units, no parking is provided for visitors.

7.2. The development will be designed and built in full accordance with the building regulation which set out technical standards for the quality/performance of buildings. Part M of the Building Regulations concerns 'Access' and ensures that the design of the buildings does not preclude access for the disabled.

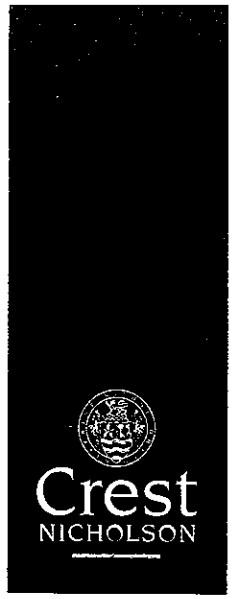
7.3. In order to comply with Part M the marketing suite will incorporate a ramped access. In addition the Disability Discrimination Act (DDA) introduced new measure aimed at ending the discrimination which many disabled people face. The main thrust of the Act is to improve access for disabled people. Therefore this marketing suite had been located in a single storey block with ramps leading up to the building for easy access.

7.4. The level of vehicular traffic arising from this development is not considered to be of such a level to harm highway safety or the residential amenity of the surrounding properties.

8. CONCLUSION

8.1. In order to facilitate the marketing and sales of dwellings at Elmcroft, Crest Nicholson seek a temporary planning permission for a marketing suite and relevant necessary signage.

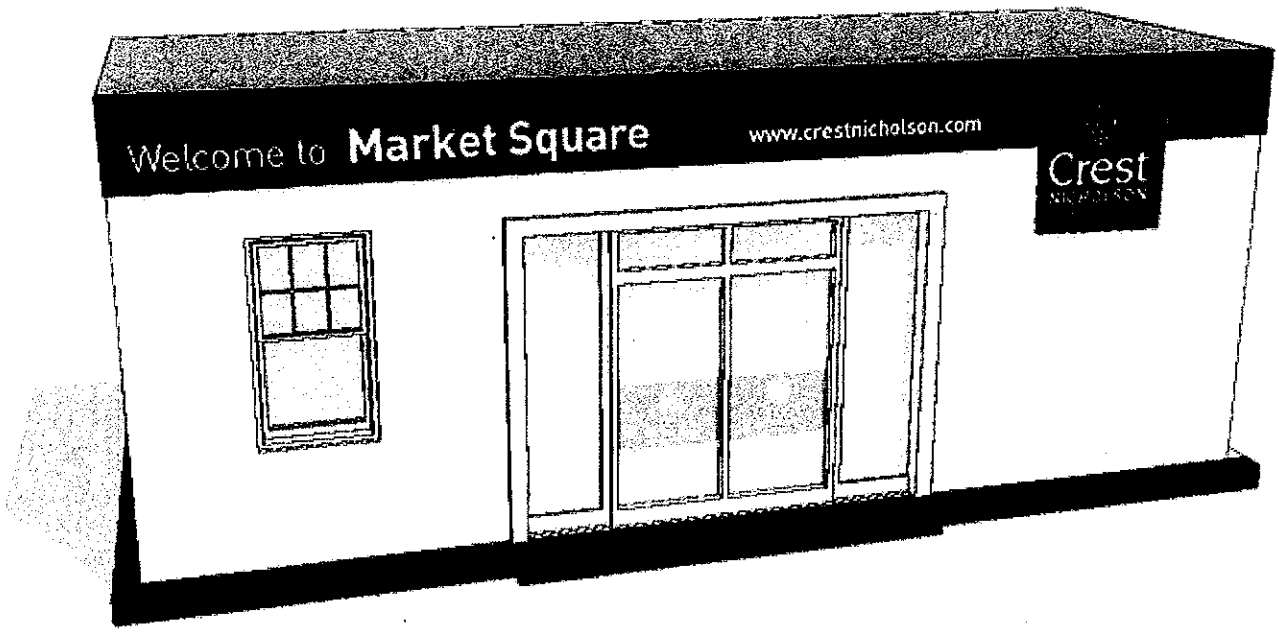
8.2. The marketing suite has been carefully designed to respect its surroundings, accommodate prevalent site constraints and provide accessibility to all visitors. We would therefore respectfully request that temporary planning permission be granted for a period of two years.



APPENDIX 1



PLAN No. Axl0054110
DATE 16 MAR 2010



CN27
FACIA PER METRE
690mm high dibond facia section





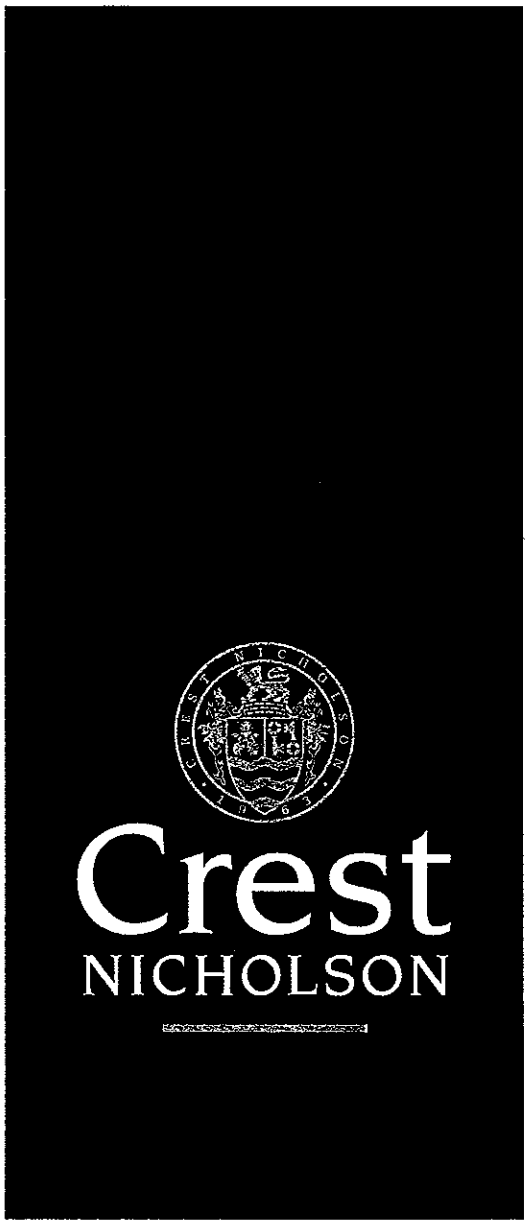


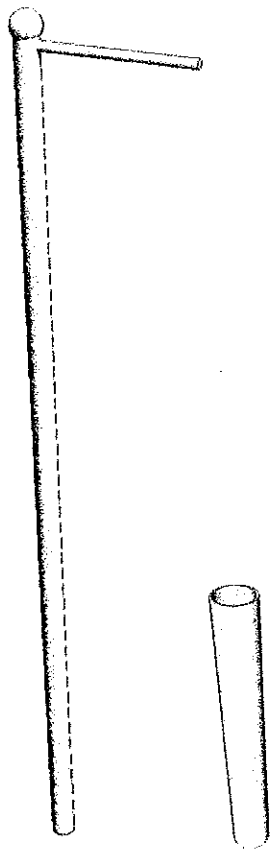




CN2
GENERAL SIGNAGE
Single sided 900x900mm aluminium pan with timber legs

CN3
GENERAL SIGNAGE
Double sided 900x900mm aluminium pan with timber legs



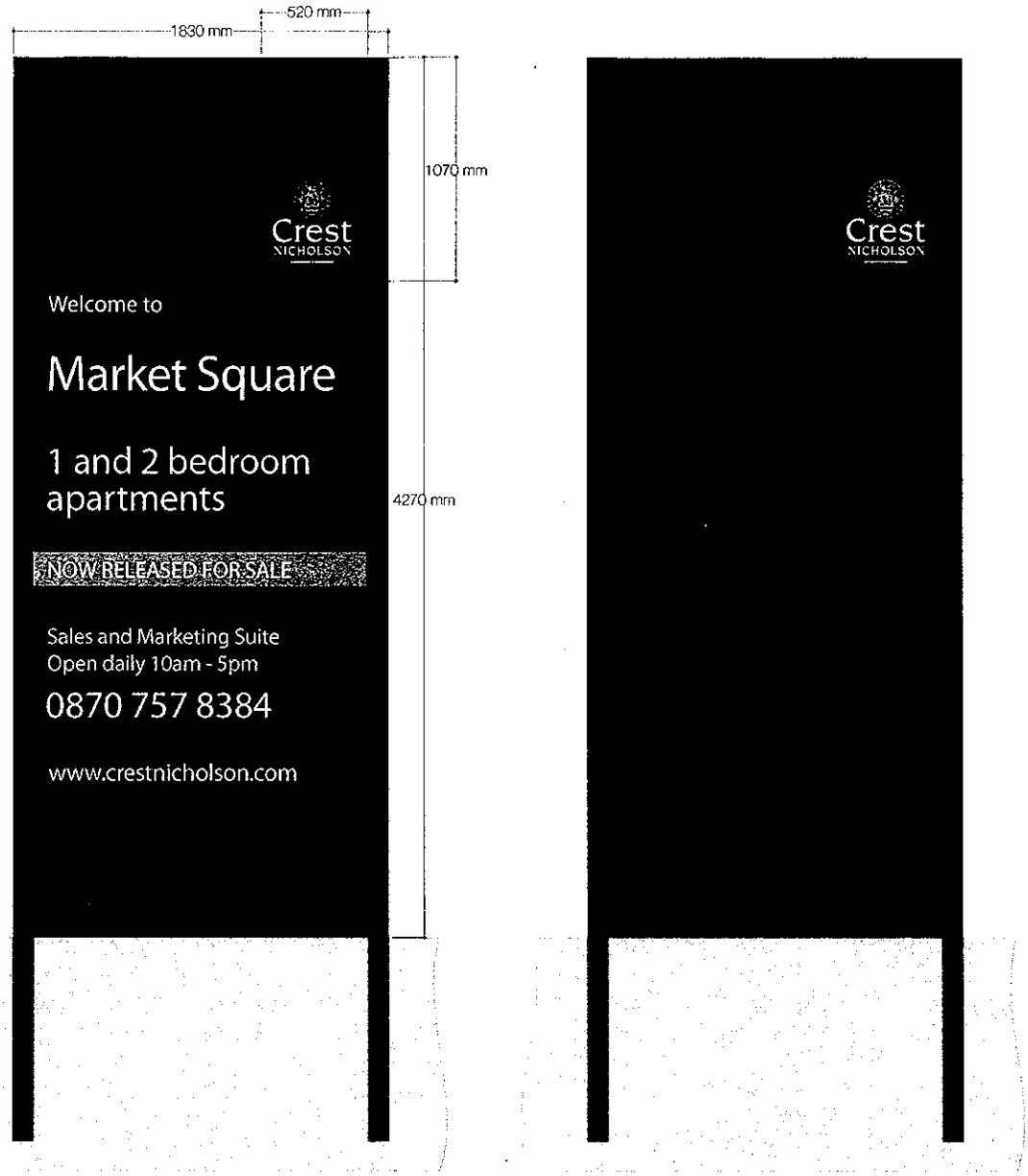


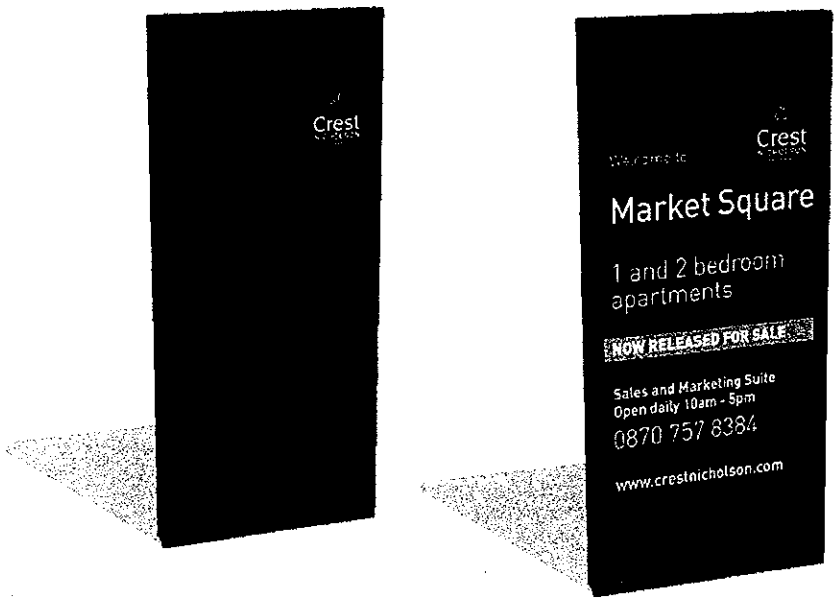


CN7
FLAGS
900x2100mm fabric flag

CN8
FLAGPOLE
Flagpole inclusive of sleeve, finial and swivel arm

CN9
FLAGPOLE SLEEVE
Replacement sleeve for relocating flagpoles

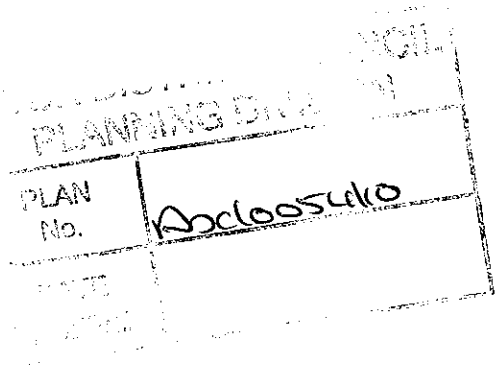




CN1
DOUBLE SIDED GANTRY SIGN
1830x4270mm main gantry sign with 2 steel posts and sleeves, ghosted image and logo to face and logo to back panel

Exterior Lighting Details

Temporary Marketing Suite Application
September 2009



Smart Flood

An excellent low energy fitting ideal for sign lighting and a host of commercial & domestic, courtesy and security flood lighting uses.

The low energy Compact Fluorescent lamps assists in compliance with Part L of the building requirements for the provision of energy saving lighting.

The low energy Smart Flood has been expertly designed with an attention to detail. The compact and robust impact resistant UV stabilised polycarbonate casing offers a lightweight, shatterproof unit with a host of features to help speed up installation time.

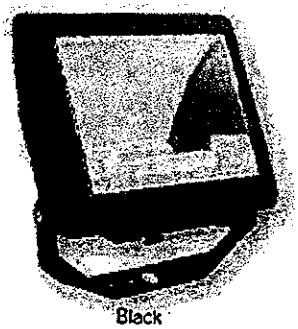
- Low energy flood light.
- IP65.
- Integral photocell option. (external use only).
- Polycarbonate case and diffuser.
- Light weight.
- Compact & robust construction.
- Extremely easy to install.
- Asymmetric reflector.
- Hinged front fascia.
- Available in: Black, White and Titanium finishes.
- When the diffuser is placed horizontally the luminaire provides zero upward light.

Lamp & Operating options

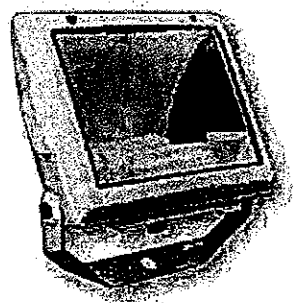
- 13w – 26w TCD.
- 32w – 42w TCT (high frequency only).
- Switch Start PFC and High frequency operating options.

Designed with a host of installation features

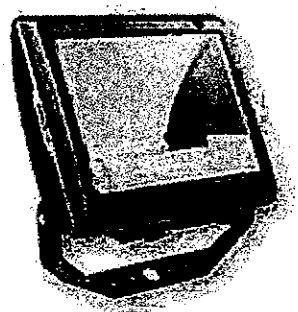
- Brass inserts.
- Light weight.
- Mounting angle referencing.
- Ratchet system on bracket.



Black



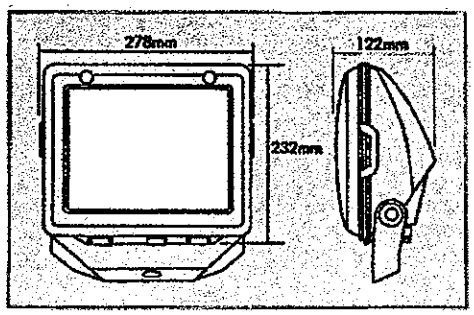
White



Titanium

Output Comparisons

Wattage	Lumen Output	Tungsten Wattage Equivalent
18w TCD	1200 Lumens	100w
26w TCD	1800 Lumens	150w
32w TCD	2200 Lumens	185w
42w TCT	3200 Lumens	260w





Smart Flood

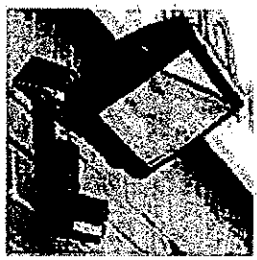
Description	13W PFC	13W PFC + PC	13W HF	13W HF + PC
Black	SFL/B113F	SFL/B113FC	SFL/B113E	SFL/B113EC
White	SFL/W113F	SFL/W113FC	SFL/W113E	SFL/W113EC
Titanium	SFL/X113F	SFL/X113FC	SFL/X113E	SFL/X113EC

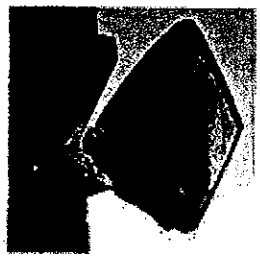
Description	18W PFC	18W PFC + PC	18W HF	18W HF + PC
Black	SFL/B118F	SFL/B118FC	SFL/B118E	SFL/B118EC
White	SFL/W118F	SFL/W118FC	SFL/W118E	SFL/W118EC
Titanium	SFL/X118F	SFL/X118FC	SFL/X118E	SFL/X118EC

Description	26W PFC	26W PFC + PC	26W HF	26W HF + PC
Black	SFL/B126F	SFL/B126FC	SFL/B126E	SFL/B126EC
White	SFL/W126F	SFL/W126FC	SFL/W126E	SFL/W126EC
Titanium	SFL/X126F	SFL/X126FC	SFL/X126E	SFL/X126EC

Description	32W HF	32W HF + PC	42W HF	42W HF + PC
Black	SFL/B132E	SFL/B132EC	SFL/B142E	SFL/B142EC
White	SFL/W132E	SFL/W132E	SFL/W142E	SFL/W142EC
Titanium	SFL/X132E	SFL/X132EC	SFL/X142E	SFL/X142EC

Smart Flood PIR & Corner Bracket





Description	26W HF + 110° PIR	42W HF + 110° PIR
Black	SFL/B126EP	SFL/B142EP
White	SFL/W126EP	SFL/W142EP

Description	26W HF + 180° PIR	42W HF + 180° PIR
Black	SFL/B126EPH	SFL/B142EPH
White	SFL/W126EPH	SFL/W142EPH

Corner Bracket	Code
Stainless Steel	SFL/CB

Smart Flood Sign Extension



400mm Sign Extension	Code
Black	SFL/B4SE
White	SFL/W4SE
Titanium	SFL/X4SE

Lamp Types
- 13W/18W/26W 3500K TC-D 4-Pin G24q-3 Cap.
- 32W/42W. 3500K TC-D 4Pin G24q-3 Cap.

PLEASE NOTE – High frequency versions are all 4-Pin.

Materials
- Body: Vandal resistant polycarbonate self-extinguishing fire properties in black / white / titanium.
- Reflector: Asymmetric specular reflector.
- Diffuser: Clear vandal resistant polycarbonate.

Installation
- Cable gland entry.
- 3 way mains terminal block. 4 way terminal block for photocell version.
- Quick fix mounting bracket.
- Ratchet system on bracket.
- Innovative snap handles.
- Adjustable stirrup bracket with angle dial.

Standards
- IP65.
- 'F' Mark.
- CE.
- BS EN 60598-2-1.
- Class I.

Options
- Switch start PFC.
- High frequency.
- Photocell version.
- Tamper proof screws.
- Coloured lens.
- 110° and 180° PIR version (high frequency).
- Sign Extension.

JCC Lighting Products

Lamplighter House • Beeding Close • Southern Cross Trading Estate
Bognor Regis • West Sussex • PO22 9TS

Technical Department

Data Sheet ISSUE A 30.09.2005 MAR

Product Code:		
	Part Number	JC31002
Description	Nemesis Single Spike Weatherproof Outdoor Spotlight	
Finishes available	Black	
Overall dimensions (mm) – Max Length inc Spike / Max Length exc Spike / Max Width / Max Proj	(L) inc Spike) - 445mm / (L) exc Spike) - 285mm / (W) - 85mm	
Product Weight	kg	
Void Depth (mm)	N/A	
Recommended product location	Outdoor Use Only	
Voltage (V)	240v 50Hz	
Running current (I)	0.33Amps	
Wattage (W)	80W	
Class	Class II – Double Insulated	
IP	IP44 (Only With Lamp Fitted)	
Distance from lighted object	0.6 Metre	
Photometric Testing	No	
Anti-interference capacitor	N/A	
Room Ambient Temperature not to exceed	N/A	
Instruction sheet	Yes, standard JCC Instruction Sheet	
Average Packed Weight	kg	
Origin of manufacture	Made in China	
Main materials:		
• Chassis	Polycarbonate	
• Seal	Silicone Rubber	
Method of fix	Spike Fix into Soil etc	
Lampholder cap and make	E27 / European Lampholder	
Lamp type and base	Par 38 80W / E27	
Electrical Connections	5 Amp twin Connector Block, Screw Terminals	
Running Gear / Make	N/A	
Circuit Wattage / Efficiency	N/A	
Cable rating (mm SQ /C.S.A.) & type	Twin 2 Core Flat H.R. – HQ3 VVH2 – F	
F mark	Yes	
CE mark	Yes	
Quality Assurance System	QMS ISO 9001 QMS – Certificate no. 1552. LA Members	
Batch coding details on product	Yes	
Certificate of Conformity (Held on File)	Yes	
Manufactured in accordance to:	EN 60598 –2 - 7 & EN 60598 –2 - 1	

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