ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No A/0024/07
Date Received 16 MAR 2007
Fee
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)

Name MR F. HALL
Address FOXGROVE, CROCKHURST HILL, WORTHING, BN13 3EE
Tel. No.

Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)

Name ATTERBURY MOORE ASSOCIATES
Address THE OLD STABLES, CLAPHAM COMMON, CLAPHAM, WORTHING BN13 3U
Tel. No. 01903 871131

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	YES
(b)	Outline planning permission	No →
(c)	Renewal of a temporary permission	No
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	No
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	No

If yes, state those matters to which this application relates (tick where appropriate)

(i)	Siting	☐
(ii)	Design	☐
(iii)	External appearance	☐
(iv)	The means of access	☐
(v)	Landscaping of the site	☐

If yes, state the date and number of the permission and outline the particular condition

Date
Application No.
Condition No.

3. (a) Full address or location of the land to which this application relates

LAND ADJ. 67 MILL ROAD, NORTH LANCING.

(b) State whether applicant owns or controls any adjoining land — State Yes or No: YES — If yes, this land must be edged blue on the location plan

(c) Area of site 450 ~~hectares~~/sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)

PROPOSED DETACHED 4-BED DWELLING AND DETACHED GARAGE.

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	YES
(ii)	Alteration or extension of building(s)	No
(iii)	Construction of a new) vehicular access to a highway) pedestrian	No / No
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	No / No
(v)	Closure of existing access	NO
(vi)	Change of use only	NO

Particulars of **Use** of Buildings or Land: state (a) Present use
(b) If vacant, the last use GARDEN TO N°. 67.

5. **Additional Information**		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	NO	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(d)	Does the proposed development involve the demolition of any residential units?	NO	If yes, how many units? Please indicate their position on plans	
(e)	Does the proposed development involve the felling of any trees?	NO	If yes, indicate their position on plans	
(f)	Does the proposed development involve any public right of way within the site?	NO	If yes, indicate the position on plan	
(g)	Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area?	NO	If YES a separate application for **Listed Building Consent or Conservation Area Consent** may be necessary.	
(h)	(i) How will surface water be disposed of? (ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.)		(i) SOAKAWAY. (ii) MAINS.	

6. Plans (See Note 6). List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required. Additional copies in respect of major applications will assist in determination of such applications. All measurements are to be given in metric (89/617 EEC Directive)

2N°. A1 PLANS. AD-100-01/02.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ RE-APPLICATION.

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE . . . . . 10/05/07. . . . . SIGNED . . . . . [redacted]

on behalf of MR F. HALL.
(insert applicant's name if signed by an agent)

9. Certificate under Section 65 of the Town and Country Planning Act. 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995
N.B. A signed certificate MUST accompany this application (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

1. **Certificate A(a)**
I certify that

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

*2. None of the land to which the application relates is or is part of an agricultural holding.

OR

*3. * I have / The applicant has given requisite notice to every person other than * myself / himself/herself who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

*Delete where inappropriate

Signed . . . . . [redacted]

On behalf of . MR. F. HALL.

Date . . . . . 10/05/07.

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

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

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

date: 19th September 2006

DESIGN AND ACCESS STATEMENT

Site Address: Land Adj. 67 Mill Road, North Lancing
Proposed Works: Proposed 4-bed detached dwelling with detached garage.

Existing

The existing land is the southern garden of No. 67 Mill Road, North Lancing. An existing highway access is located within the plot of land to be used for the new dwelling. The proposed dwelling has outline planning permission and therefore this application is to apply for full planning permission for the final design requirements, layout etc. The dwelling that obtained outline planning permission is very similar to the dwelling requiring full planning permission. The changes to this design are as follows:-

1. A front roof canopy over the entrance door
2. flintwork to the front elevation
3. 4 bedrooms and internal layout revised
4. The side dormer to be timber framed with plain tile hanging.
5. A brick plinth to the lower part of the building

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/0240/07
DATE RECEIVED 16 MAY 2007

Use:

The new property will be a 2-storey house with 4 bedrooms.

Amount:

The garden to be used for the plot measures approx. 38 x 12m. The proposed dwelling will measure 11.0 x 8.65m and the detached garage will measure 5.3 x 3.2m. The height of the building will be approx. 8.5m and the garage 4.1m.

Layout:

The proposed dwelling will include a large lounge / dining room with separate kitchen, w.c and study to the ground floor. The first floor will include 4 large bedrooms, one with en-suite and a family bathroom.

Scale:

The proposed dwelling will be lower than the property at No. 67 as the land falls down Mill Road. The scale will be the same as the previous outline planning application.

Appearance:

The appearance will be the same as the previously approved outline planning application, however the client wishes to make a feature of the front elevation to improve the street scene. The new proposal is to include a open porch over the front entrance which will break up a blank elevation. The client would also like to use feature brickwork, a brick plinth and flint work to the first floor. The flintwork will only appear on the front elevation. The remaining elevations will include the feature brickwork as constructed on the front elevation.

External Works:
The garden areas will be mainly laid to lawn with individual areas of small planting. If further information is required on this item then the client will provide a landscape design. If so please include this item as a condition.

Access Statement
The existing access to 67 Mill Road will be re-used for this development. The access is wide enough for one vehicle and the splays are sufficient to comply with WSCC standards. The new dwelling will have a detached garage for one vehicle and there will be an additional space in front for another vehicle. The driveway at the front will be large enough to allow a car to park and for the pedestrian to exit the car and walk onto a level footpath. The site will be levelled and footpaths constructed to allow pedestrians to safely access the front and rear of the dwelling. The building will conform to Part M of the Building Regulations and will therefore incorporate level thresholds in order to allow access to wheelchairs.
The dwelling has been designed in accordance with the Building Regulations to allow easy access to emergency vehicles.
Public transport can be accessed via bus stops in the near vicinity.

Lifetime Homes Standards

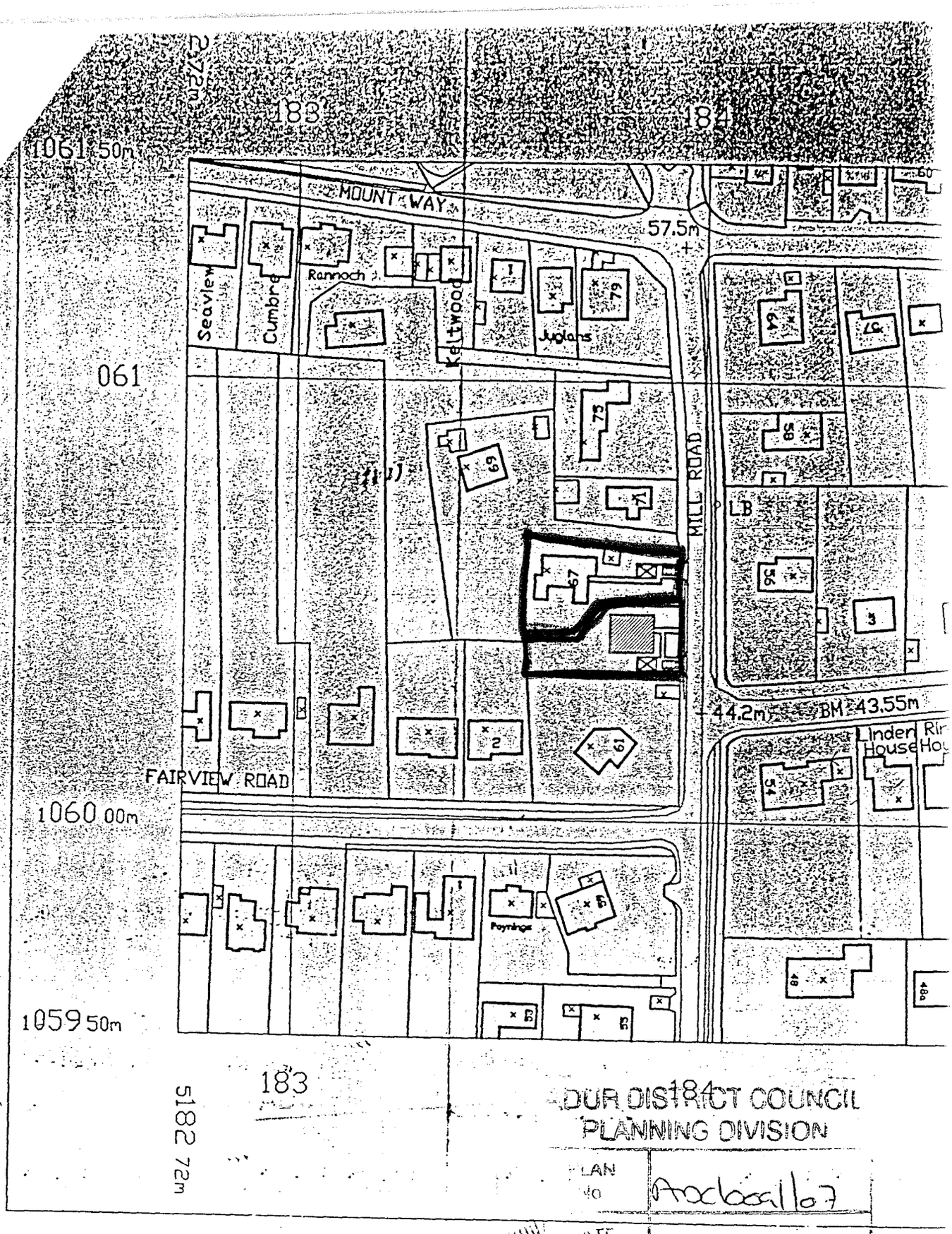
Using the Code for Sustainable Homes the client has agreed to comply with Code Level 3 and can confirm the following design minimum standards:

1. The new dwelling is to be 25% more energy efficient than a house built in the 2006 Building Regulation Standards. Therefore in order to achieve these standards the insulation to the property is to be increased as follows:-
   - Roof – the requirement to achieve Part L is to install 250mm of quilt insulation within the roof space. 300mm has been specified.
   - Walls – 85mm Dritherm insulation has been specified compared to 75mm in 2006.
   - Floor – 100mm Kingspan insulation has been specified compared to 75mm required.
   - Windows – the windows will meet the u-value requirement of 1.8 $W/m^2 K$ compared to 2.0 $W/m^2 K$.
2. Reducing air permeability – in order to achieve Building Control approval a SAP test has been undertaken prior to commencement of works and an air pressure test will be undertaken once works have been completed. The air pressure test must achieve a an air permeability of $9m^3/h/m^2$ at 50Pa as specified in the SAP test.
3. The new boiler is to have a SEDBUK rating Band A (90% or higher).
4. Accredited construction details are to be used including robust details for thermal bridging and air leakage.
5. Pipework to new hot water system to be insulated to standards of the Building Regulations and hot water cylinder insulated with min. 38mm PU foam.
6. The new dwelling is to use a maximum of 105 litres of water per person per day. Therefore to achieve this the following installations will be included.
   - 6/4 dual flush w.c's.
   - Flow reducing / aerating taps throughout.
   - 6-9 litres per minute shower.
   - Baths to be no larger than 1600mm long compared to 1700mm long.
   - 18 litre max. volume dishwasher.
   - 60 litre max. volume washing machine.

7. Surface Water Management – All of the rainwater pipes will discharge to new soakaways in the garden in accordance with Building Regulation requirements. The garage is to drain to water butts with an overflow system linked to a soakaway. This is to allow the garden to be watered without using mains water.
8. Materials – where possible the builder is to purchase materials with a least a D grade. This relates to grading system within the BRE's Green Guide. (the scale goes from A+ to E).
9. Waste management – the builder is to specify a waste management plan which includes the recycling of material where feasible and waste storage on site to limit the number of collections. The site is on a slope, therefore the majority of spoil excavated for the footings will be used to fill and level the garden area.
10. The developer is to provide a clothes drying line in order to limit the use of tumble dryers.
11. The Building Regulations require at least 25% of the light fittings to be of a type that can only use energy efficient light bulbs. It is therefore proposed to use 100% energy efficient light fittings. The light fittings are to be 240V 12W fixed compact fluorescent downlighters with integrated fire and acoustic barriers.

12. A secure covered cycle storage area is to be provided within the site as specified by the Planning Authority.
13. The proposed dwelling will include a ground floor study thus encouraging the use for a home office.
14. The surface water drainage from the driveway and footpath will be linked to the soakaway system and not discharge onto the public highway.
15. The builder shall be encouraged to use environmentally friendly materials.
16. The developer is to provide a sunken plastic composter in the rear garden.
17. The developer is to provide a bin store area within the site that includes a refuse bin and a recycle bin. The developer is to discuss this with the Local Authoity.
18. The dwelling is to be provided with a security alarm / system.
19. The internal walls and first floor is to be insulated to provide sufficient sound insulation to the requirements of the Building Regulations.

The client is reminded that these items mentioned above are to be undertaken in order to achieve a very good standard as specified in the BREEAM document.



ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No	Ac/0091/07
DATE RECEIVED	07 MAR 2007

SITE LOCATION PLAN 1-1250

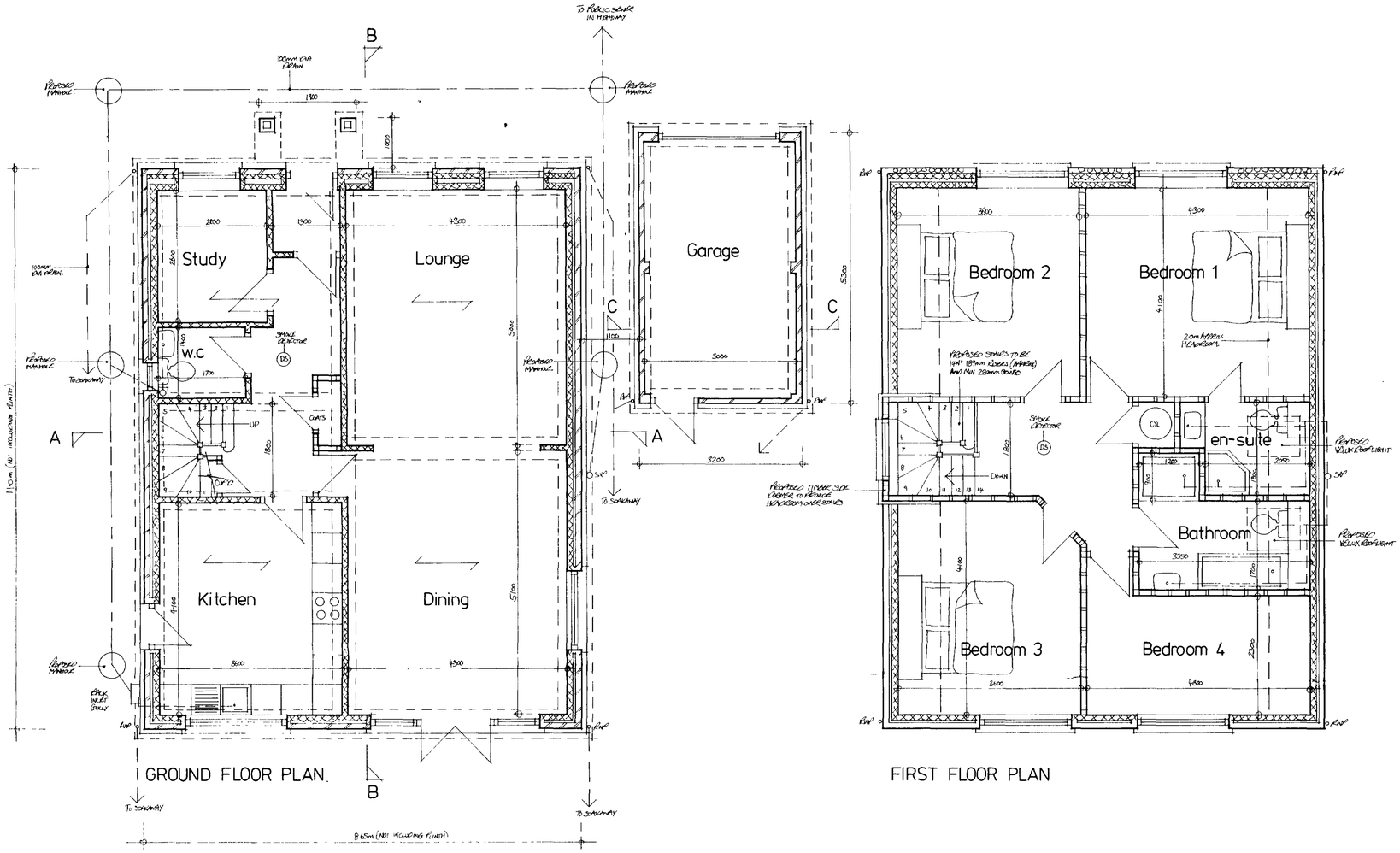
02 MAY 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Ac/0294/07
DATE RECEIVED	16 MAY 2007

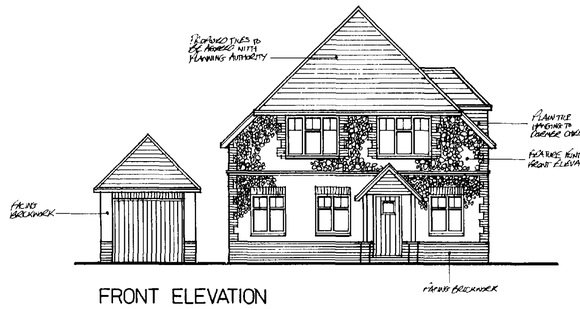
ROPOSED GARAGES,
ROSSOVERS AND EXTERNAL
ANDSCAPING TO EXISTING
UNGALOW AND PROPOSED
OUSE SUBJECT TO SEPARATE
LANNING APPLICATIONS

ROPOSED NEW HOUSE SHOWN
ATCHED



GROUND FLOOR PLAN.

FIRST FLOOR PLAN

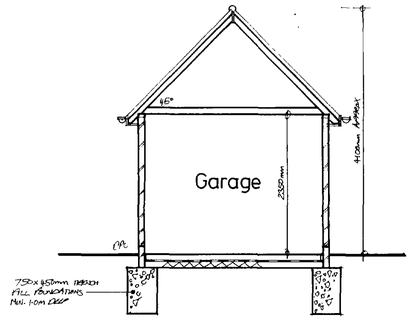


FRONT ELEVATION

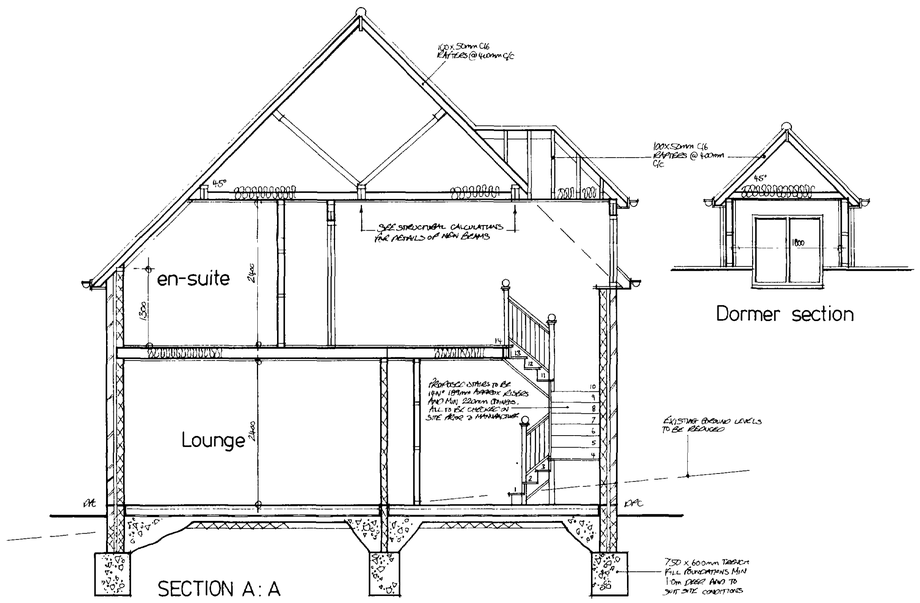
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/67/07
DATE RECEIVED 16 MAY 2007



REAR ELEVATION

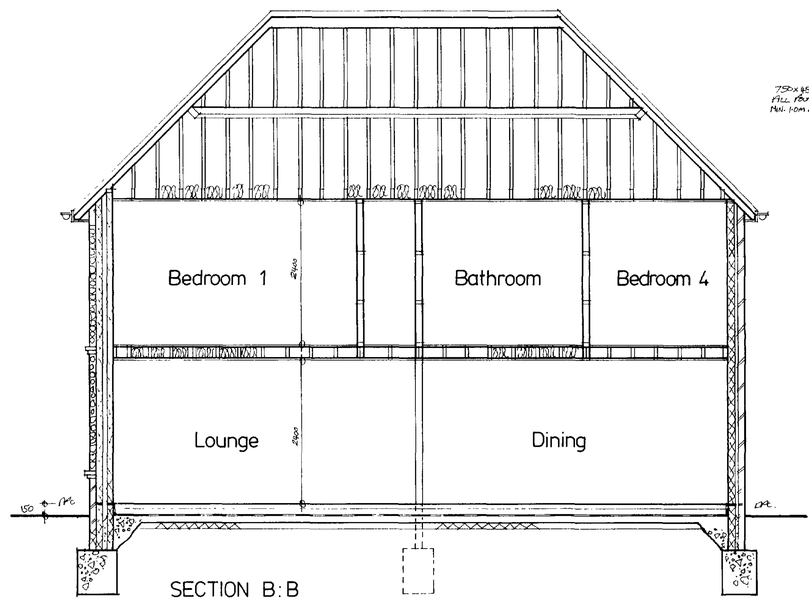


SECTION C:C



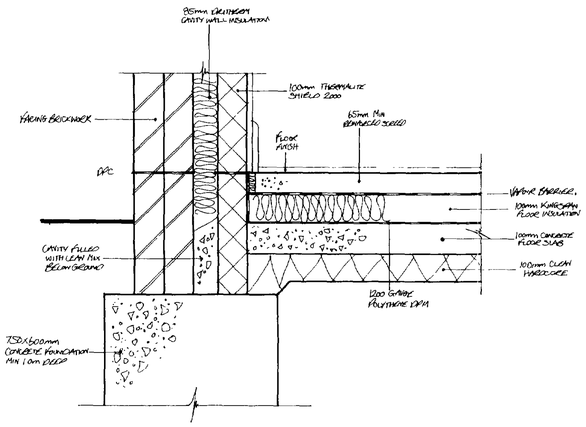
SECTION A: A

Dormer section

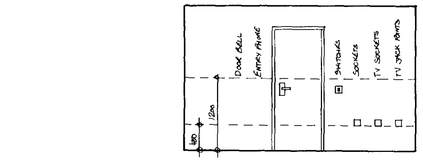


SECTION B:B

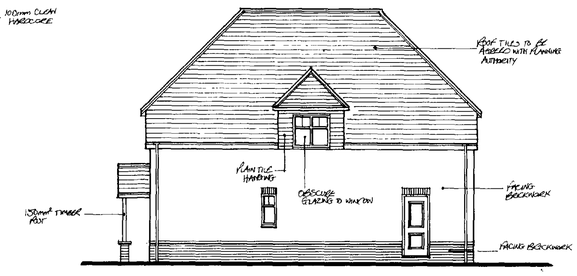
ama architectural & quantity surveying services atterbury moore associates	The Old Stables Clapham Common Clapham Worthing West Sussex BN13 3UR Phone. 01903 871131 Fax 01903 871132 E mail: info@atterburymoore.co.uk
Address of works.	Land Adjacent to 67 Mill Road, North Lancing
Drawing title	Proposed 4– Bedroom Dwelling
Date: January 2007	Revisions
Scales. 1:50,100,500,1250	Dwg No. AD-100-01 Job No AD-100



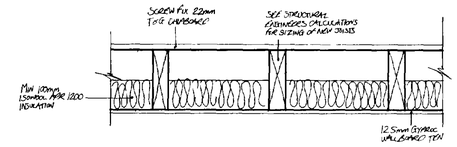
FLOOR / WALL DETAIL 1:10



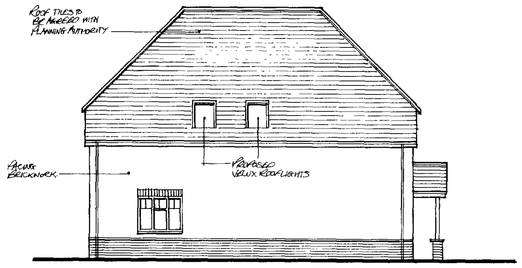
Heights of switches/sockets



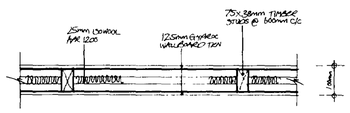
SIDE ELEVATION



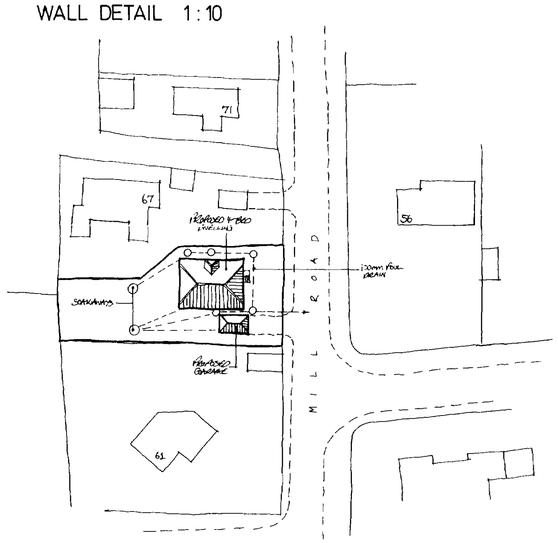
FIRST FLOOR DETAIL 1:10



SIDE ELEVATION



WALL DETAIL 1:10



SITE PLAN 1:500

BUILDING REGULATION NOTES

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

These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All works to be agreed with NHBC or Zurich Inspector prior to commencement of work.
All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time
Any parts of the plot 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 neighbour's property.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions
New dwellings are to be provided with a SAP rating at the application stage of the work and upon completion of work, prior to occupation. A pressure test is to be undertaken and a pass certificate is to be issued prior to completion. Design air permeability is $9m^3/h/m^2$ at 50Pa.
No work should be undertaken until Building Control approval has been received and approved. Any work undertaken is done so at the clients risk.
Under the Construction (Design and Management) Regulations 1994, you are advised that a planning supervisor is to be appointed Planning supervisor to notify HSE of commencement of work and to prepare a comprehensive Health and Safety Plan.

Foundations
750 x 600mm trench fill foundations (1:2:4 concrete mix) All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains
If tree roots are present within excavations, foundations should be taken down to 600mm below any root growth, external face of trenches to be lined with 1000 gauge polythene slip membrane, internal face of trenches lined with 25mm thick clayboard

External Walls
Cavity walls comprising matching facing brick outer leaf with min. 85mm cavity filled with 85mm Dritherm. Inner leaf 100mm Thermalite "Shield 2000" or equal and approved blockwork min. 2.8 N/mm^2.
All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 13mm lightweight plaster internally Providing a U value of 0 30 W/m^2K. Ensure wall ties that are to be used are designed for a 85mm cavity. 215mm brickwork to be constructed on the outer part of the wall at the base, ~~to form a feature plinth.~~
Garage walls to be 103mm facing bricks to match existing with 225 x 225mm piers at maximum 3m centres. 215mm brickwork to be constructed at the base of the wall to form a plinth
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 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 cover 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 stainless steel wall ties built in at 450mm centres vertically and 750mm centres horizontally 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 floor and roof to be restrained at upper floor and roof levels using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.
Weep holes to be provided adjacent to ground level and over openings/cavity trays etc every third perpendicular.

Internal Walls
Internal blockwork partition walls as shown to be constructed of 100mm lightweight blockwork.
Internal stud partition walls as shown to be constructed of minimum 75 x 38mm studding at 600mm centres with sw base and head plates and cross noggins at maximum 1200 centres Studding faced both sides with 12.5mm Gyproc Wallboard TEN plasterboard finished with set Provide 25mm Isowool APR 1200 between studs for sound insulation purposes.
Walls supported off double floor joists where running parallel with floor joists
Non-loadbearing partitions to be built off thickened up floor slab

Ground Floors
65mm sand cement screed reinforced with chicken wire mesh ~~on vapour control barrier (as recommended by the BRE to minimise risk of condensation)~~ on 100mm Kingspan flooring grade insulation ~~(or as specified by the underfloor heating supplier)~~ on 1200 gauge polythene dpm (dpm to provide continuity with dpc) on 100mm concrete ground floor slab (1.2.4 mix) on blinded hardcore minimum 100mm thick with perimeter insulation to slab. All to achieve a U value of 0.22 W/m^2K.
Garage floors to be 100mm oversite concrete on 100mm clean, well compacted broken hardcore.

1st Floors
Floor to be 22mm flooring grade chipboard (t & g) on new C16 floor joists @ 400mm centres. Provide 12.5mm Gyproc Wallboard TEN plasterboard ceiling with skim finish. Install min. 100mm Isowool APR 1200 or similar mineral wool with a min. density of 10kg/m^3 between joists for sound insulation purposes.
Trim all timber minimum 50mm clear of chimney.
Floor joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.

Pitched Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Roof tiles (to be agreed with planning authority) on 25 x 38mm sw treated battens on breathable roofing membrane on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. C16 grade ceiling joists at 400mm centres spiked to rafters Fascia to match existing with soffit of Masterboard' fitted with continuous 25mm vent and fly-proof screen. 175 x 25mm ridge, hip and valley boards. 12 5mm foil faced plasterboard ceiling with 150mm Rockwall Rollbatts insulation laid in between ceiling joists and 150mm rollbatts laid in opposite direction above the ceilings joists. To provide a U value of 0.14W/m^2K. Ensure 50mm air space is maintained between roofing membrane and the Rollbatts.
Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide.
Skeilings (sloping ceilings) to be insulated with Celotex 2 layer method Fix battens to existing 100 x 50mm rafters to achieve a minimum airspace of 50mm between the insulation and sarking felt. Fit securely 50mm thick Celotex GA3000 insulation between joists Fix 25mm x 35mm timber horizontal battens through a further layer of 70mm thick Celotex GA3000 insulation to underside of rafter (leaving a 25mm air gap between plasterboard and 2nd layer of insulation). 12.5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens. All joints to be lapped and taped All to achieve a U value of 0 20 W/m^2K. Refer to Celotex for installation and fixing instructions.

Beams and Lintels
Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings.
All voids within lintels to be filled with 150mm fibreglass.
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12 5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered

Part M (Disabled regulations)
All ground floor doorways to have a minimum clear opening of 800mm.
A level threshold is to be constructed at the entrance to the new dwelling. The entrance to the side of the dwelling is to have a ramped approach to allow level access at the threshold The gradient shall be no steeper than 1 in 12, the surface will be concrete and the width will be not less than 900mm. No part of the ramped access shall touch the house wall. The ramped access will continue past the front door to allow level access to the rear garden.

Lighting
At least 25% of the new light fittings in the dwelling are to be a low energy type that can only use low energy light bulbs (in accordance with L1A).

Ventilation
New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm^2 trickle ventilator.
Bathrooms 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
Kitchens to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently and ducted to external air.
Ground floor w.c to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m^2K.
All new doors with more than 50% of glazing to have a min. U value of 2 2 W/m^2 K. All other doors to have a min. U value of 3 0 W/m^2K

Foul Water Drainage
A full drainage survey is to be undertaken prior to commencement of work to determine the levels. This is to undertaken before any building work is undertaken to ensure the correct levels are obtained when setting out the dwellings. All details of the survey are to be submitted to the Building Control Officer including all new cover and invert levels of the foul and surface water systems.
All plumbing to BS EN 12056 (BS5572).
All below ground drainage to BS8301.
Sink waste to be 38mm diameter with 75mm deep seal trap to discharge to new back inlet gully below grating level. Back inlet gully to be connected to new manhole with 100mm diameter UPVC drain laid to 1:40 fall and surrounded in pea beach
New soil and vent pipes 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, shower & baths	- 40mm diameter
Wash hand basin	- 32mm diameter
WC	- 100mm diameter

Common waste pipes to be 50mm diameter.
All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1 7m long are to be fitted with antisyphonic traps
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 450m.
Soil and vent pipe or stub stack within the building to be fitted with a 'Durgo" air admittance valve. This valve to be situated above the overflow of the highest appliance.

Surface Water Drainage
Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to 2No. soakaways.
Surface water drain to be 100 dia. UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach. New s.w inspection chambers to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions.
New soakaways min. 5.0m away from any building to be 1.5m^3 below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.

Glazing / windows
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.
All habitable rooms (lounge and bedrooms) shall have a window with an unobstructed openable area that is at least 850mm high and 500mm wide when open located to allow access by ladder from the ground. Cill height to be minimum 800mm and maximum 1100mm above floor level.

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

Heating
Central heating and hot water provided by a gas fired condensing combi-boiler (Sedbuk rating band A) in kitchen with fan assisted flue, minimum 2 0m above ground level Central heating system controlled by room thermostat All pipework to be insulated with foam jackets of thickness at least that of the pipe diameter. Gas spillage test to be carried out upon completion of the work by a suitably qualified person with all extract fans running to ensure adequate working of boiler. Suitability/compliance to be certified.
Note: New heating system to have zoned heating controls (upstairs and downstairs).

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

Sound Insulation

The new dwelling created by the conversion will be subject to pre-completion sound testing. The client is to contact a company capable of undertaking these tests who are accredited with the UK Accreditation Service. The client should contact the Accociation of Noise Consultants Tel. 01763 852958 to obtain a list of local companies. The results of the tests must show compliance with the current standards of the Building Regulations (1st July 2003). It the standards are not achieved then remedial work will be required and re-testing.

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

ADUR DISTRICT COUNCIL
PLANNING DIVISION
No AD/0294/07
DATE RECEIVED 16 MAY 2007

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Address of works: Land Adjacent to 67 Mill Road, North Lancing

Drawing title: Proposed 4– Bedroom Dwelling

Date:	January 2007	Revisions.	
Scales	1:50,100,500,1250	Dwg No AD-100-02	Job No. AD-100