Planning Statement Conditions

Introduction
This Statement is in support of the application for approval of details reserved by condition allowed in respect of town planning application AWDM/0756/18 dated 14 January 2019 for a development of four houses at land east of 24 to 30 Manor Close Gardener Street, Portslade, Brighton & Hove.

This application is for approval of conditions 04, 07, 08, 09 and 11

Condition 04
Prior to commencement of the development hereby permitted, a scheme to lower the fence and planting to the north east of the site and bounding number 36/36AGardener Street shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include layout plans, elevations, visibility splays and evidence of the agreement with landowners. The agreed scheme shall be implemented in full prior to commencement of development.

Please see Dixon Hurst drawings numbered 56237/10A, 56237/11A, 56237/12 to 56237/14 inclusive.

Condition 07
Prior to commencement of the development hereby permitted, details of all works intended to be undertaken on the footpath, including a specification of materials and the provision of chicane-style safety barriers either side of the vehicular access, shall be submitted to and approved in writing by the LPA in consultation with West Sussex County Council (WSCC) as the highway authority. The development shall be carried out in accordance with the approved details.

Please see Dixon Hurst drawings numbered 56237/10A, 56237/11A, 56237/12 to 56237/14 inclusive.

Condition 08
The development hereby permitted shall not be commenced until details of the proposed foul and surface water drainage (including details of drainage to prevent flooding of the public right of way) and means of disposal have been submitted to and approved by the Local Planning Authority and the buildings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways

Please see Dixon Hurst drawings numbered 56237/20A to 56237/22 inclusive.

Condition 09

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;

(ii) loading and unloading of plant and materials;

(iii) storage of plant and materials used in constructing the development;

(iv) the erection and maintenance of security hoarding;

(v) wheel-washing facilities;

(vi) measures to control the emission of dust and dirt during construction;

and

(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

See Appendix A for Construction Method Statement

Condition 11

Prior to commencement of any above ground construction a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed buildings shall have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Scheduled below are lists materials also refer to Appendix B for illustrations of materials.

a).	Facing brickwork	Freshfield Lane First Quality Bricks
b).	Render	Smooth Dulux Weathershield - colour: white
c).	Roof	Marley ‘Modern Interlocking – Smooth Mosborough Red ’

d).	Tile hanging	Marley 'Modern Interlocking – Smooth Mosborough Red'
e).	Windows	Upvc frames; colour: anthracite grey RAL 7016 externally, white internally.
f).	French doors	Glazed, upvc frames; colour: anthracite grey RAL 7016 externally, white internally.
g).	Front door	Composite grp solid door with obscure glazed vision panel: colour: light oak with glazed side panel (plot 4) in upvc frames; colour: anthracite grey RAL 7016 externally, white internally.
h).	Juliette balconies	Silver anodised aluminium hand rail and bottom rail with 10mm laminated satinised obscure glass (level 4), 1100mm above finished floor level.
i).	Rainwater goods	Black upvc
j).	Fascias & soffits	Upvc – colour: white

APPENDIX A

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CONSTRUCTION METHOD STATEMENT.

LAND EAST OF 24 TO 30 MANOR CLOSE GARDENER STREET PORTSLADE

PROPOSED 4NO THREE BEDROOM TWO STOREY DETACHED DWELLINGS INCLUDING NEW ACCESS FROM GARDENER STREET AND ALTERATIONS TO PUBLIC FOOTPATH. (FORMER MANOR HALL NURSERY)

Introduction.

The proposal of for the construction of 4no 3-bedroom houses
The new properties will be two stories high with pitched tiled roofs. Conventional construction, concrete footings, rendered block cavity walls with brick panels and detailing, concrete ground floor, timber upper floor, tiled roof, UPVC windows and doors. There will be close boarded fencing to boundaries, patio lawn and planting.

The contents within the Methods Statement will be complied with, unless otherwise agree by the council.

The person responsible for implementing the statement shall work with the council to review any problems should any arise in relation to the construction of the development.

1). The parking of vehicles of site operatives and visitors.

All vehicles will be parked on the site . The first part of the works will involve lowering the parking and turning bay areas and laying the sub-base for these.

This will provide enough parking on the site for operatives and visitors, while still allowing access for delivery vehicles.

2). Loading and unloading of plant and materials.

Deliveries will be controlled by the site foreman, who will arrange deliveries so that only one vehicle is due on site at a time.

All vehicles will be unloaded on site.

Access to the site may be restricted by incorrectly parked vehicles. Deliveries will be made after 9.30 am and before 3pm when access should be easier. Delivery drivers will be advised to access the site from Wolseley Road and be meet by a banksman to assist in final access to the site.

Deliveries will be controlled to avoid congestion.

We will also request for smaller HGV vehicles.

Once ground works are complete, deliveries will mainly be by Hi-ab and should only be 1 or 2 deliveries a day.

3).Storage of plant and materials used in constructing the development.

All plant and materials will be stored on site, due to the garden areas, this will provide ample area.

Materials will be purchased from local suppliers, therefore, with regular deliveries and good planning, only one weeks materials will be needed to be stored on site, for which there is ample area. No materials or plant will ever be left on the Public Highway.

4). The erection and maintenance of security hoarding.

We prefer to have chain link type fencing instead of hoardings. We feel that there is less chance of security problems on a site if people can see into the site, therefore if anyone is doing anything untoward they would be seen.

At present, there is a sound chain link fence, 1.8m high, which borders the east side of the site. This will be maintained during the time of the works. A 1.8m high gate will be erected for access through the fence and locked outside working hours.

The other boundaries are mostly at present, timber fencing. These will be inspected when work commences and repaired or replaced as required to provide a secure site.

On completion of construction, all security fencing will be removed and replaced by new fencing as per the garden designs.

(5). Wheel-washing facilities.

No vehicles will enter or leave the site until the sub-base is laid for the road/turning areas.

The excavators will lower the ground levels and place the spoils on site, for removal once the sub-base is laid, then vehicles can enter the site on a clean base.

Washing facilities will also be in place, if required, with water drained into drainage pit.

Our policy is to keep a clean sub-base and ensure all vehicles remain on it.

6). Measures to control the emission of dust and dirt during construction.

There is no demolition required on site.

If we have an especially dry spell, it may be necessary to hose down earth during excavation.

There will be a small amount of dust from cutting materials, but this will be controlled by cutting within an enclosed area.

7). A scheme to recycling/disposing of waste resulting from demolition and construction works.

No demolition is required on site.

All hardcore is recycled at Robins at Pyecombe.

Timber is recycled by Olus at Henfield.

Green waste at Heritage at Henfield.

All other waste will be removed to MDJ Light Brothers recycling centre.

The main inconvenience for neighbours will be the construction of the access road into the site.

This will need to be completed before any works can commence on site.

This will involve an area at the west end of Gardener Street being closed off.

We will be using a local highways contractor for these works and a full program will be discussed and in place for these works with each of the Local Council Highways Departments.

We do notify a neighbours who boarder the site and also the access roads, with our contact details and a program of works.

There will always be a contact on site during works to help with any concerns

8). We will erect a 2400mm high solid hoarding to protect residents of the adjoining properties from noise and dust to south, west and north sides of the site as soon as works start on site.

APPENDIX B

FACING BRICKWORK

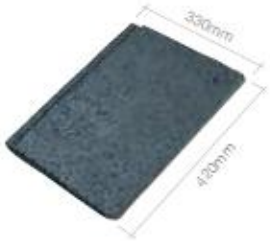


Illustration of Freshfield Lane First Quality Bricks

ROOF & TILE HANGING

Modern

A flat, smooth, single-lap interlocking design, whose appearance is enhanced by the required broken bond laying pattern.



Colour availability

Key (G) Granular finish (S) Smooth finish † Only available without nail holes



Technical data

Size of slate	420mm x 330mm	
Minimum pitch*	22.5° Smooth (75mm headlap) 17.5° Smooth (100mm headlap)	30° Granular (75mm headlap) 25° Granular (100mm headlap)
Maximum pitch	90°	
Minimum headlap	75mm	
Maximum gauge	345mm	
Tile thickness	30mm (nominal)	
Cover width	292mm (nominal)	
Hanging length	397mm (nominal)	
Covering capacity (net)	9.9 tiles/m² at 75mm headlap	10.7 tiles/m² at 100mm headlap
Weight of slating (approx.)	50kg/m² (0.49 kN/m²) at 75mm headlap	54kg/m² (0.53 kN/m²) at 100mm headlap
Battens required (net)	2.9 lin.m/m² at 75mm headlap	3.1 lin.m/m² at 100mm headlap
Batten size recommended	38 x 25mm for rafters/supports not exceeding 450mm centres (fixed to BS 5534) 50 x 25mm for rafters/supports not exceeding 600mm centres (fixed to BS 5534)	
Tile nails	50mm x 3.35mm	
Fixing clips	Eaves, verge and tile clips	
Authority	BS EN 490	

* The minimum recommended pitch and lap may be influenced by special circumstances, please contact the Technical Advisory Service.

Sustainability

- ✓ A+ rated in the BRE Green Guide (based on generic rating for UK produced concrete interlocking tiles Element Refs: 812410007, 812410018, 812410049)
- ✓ BES 6001 (Responsible Sourcing) certified
- ✓ Independent carbon footprint certification

Modern fittings

Available in all colours to match main tiles.

Modern should be laid broken bond. The required broken bond pattern is created by the introduction of half tiles, to form verges in alternate courses. Half tiles are formed on-site by cutting along the scoreline.



28 Concrete interlocking tiles

Extract from Marley Brochure illustrating Modern Interlocking – Smooth Mosborough Red roof tile.

COLOUR OF FRAMES TO WINDOWS, FRENCH DOORS



Photograph illustrating external colour of windows: anthracite grey RAL 7016.

FRONT DOOR



Composite grp solid door with obscure glazed vision panel: colour: light oak

JUILETTE BALCONY





Left photograph: illustrates example of silver anodised aluminium hand rail and bottom rail

Right photograph: illustrates infill 10 mm laminated satinised obscure glasses (level 4).