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

ADUR DISTRICT COUNCIL



ADUR DISTRICT COUNCIL
PLANNING DIVISION

Application for Planning Permission
Town and Country Planning Act 1990

PLAN No. ADC/0318/08

DATE 12 JUN 2008

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:	Bramber Construction Co. Ltd
Company (optional):	
Unit:	
House number:	370
House suffix:	
House name:	Bramber House
Address 1:	Brighton Road
Address 2:	
Address 3:	
Town:	Shoreham by Sea
County:	West Sussex
Country:	
Postcode:	BN43 6RE

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:

Full planning application for 4 town houses previously granted outline approval under reference ADC/0371/07

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: House suffix:

House name:

Address 1: Car Park in Ship Street

Address 2:

Address 3:

Town: Shoreham by Sea

County: West Sussex

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: 521414 Northing: 105116

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: ADC /0371/07

Date (DD/MM/YYYY): (must be pre-application submission) 15.08.08

Details of pre-application advice received?

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)

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:

Wheely bin location adjacent to rear house entrances

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

If Yes, please provide details:

Wheely bin location adjacent to rear house entrances

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		Face brick work with flint in fill and feature brick detailing in red and black engineering	☐	☐	
Roof		Slated with lead dormers and precast stone copings	☐	☐	
Windows		White painted sliding sash conservation double glazed windows	☐	☐	
Doors		White painted timber double glazed doors	☐	☐	
Boundary treatments (e.g. fences, walls)		Open plan from access road with lockable side gate	☐	☐	
Vehicle access and hard-standing		Block paved with precast concrete kerbs	☐	☐	
Lighting		security PIR house lighting	☐	☐	
Others (please specify)			☐	☐	

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 front and rear elevations drg 1627/P1A; Site layout Plan drg 1627 / P2 A; ground floor plan drg. 1627 / P3A: First Floor plan & Design & Access Statement on drawing 1627 /P4 A: Second floor plan and end elevations drg 1627/ 5A: Stair sections and window details drg 1627/ P6A: Enlarged rear elevation & Section drg 1627 / P7: Enlarged front elevation & section drg 1627 /P8

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	20	4	-16
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces		8	8
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):

Location of existing combined drain connection at rear of Terrace New connections to be made within the site to the existing drain .

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.) [ ] Yes [x] No

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

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?

- [x] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] 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:

Car Park

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

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

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

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	☐			✓			4
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							12

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) =*							

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) =*							

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) =*							

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) =*

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): Plus 1

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

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				
Proposed employees				

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

22. Site Area

Please state the site area in hectares (ha) 470 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):
		10.06.2008

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: | Date (DD/MM/YYYY): 10.06.2008

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: ☑

The correct fee: £1,340.00 ☑

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 a design and access statement: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

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: | Date (DD/MM/YYYY): 10.06.2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: | National number: [redacted] | 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: 01273 462889 | Extension number:

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? [x] 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 [x] Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number: site is open to the public.

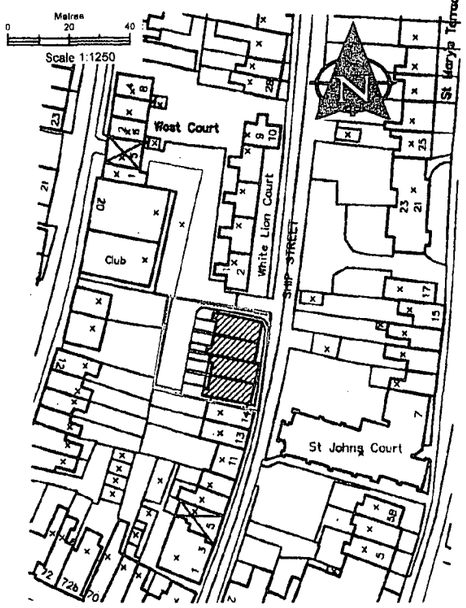
Email address:

CLIENT Bramber Construction	PROJECT Ship Street Shoreham by Sea West Sussex Proposed 4 new Town Houses
DRAWING Site Location & Block Plans with Elevations	

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	1627/P1	scale	1:100,1:1250 & 1 : 500	date	Feb. 2008	Revisions	A

Rev. A. June 2008. Front and rear elevations revised following discussions with convervation officer. RJR



SITE LOCATION PLAN 1 ; 1250.

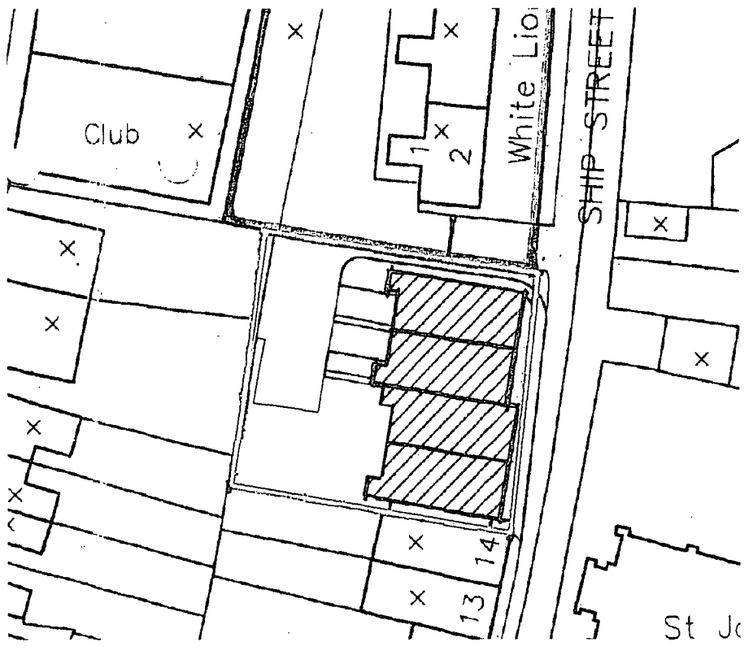
PLANNING NOTES:

The site boundaries are indicated with a red line . The site dimensions are 21.25 m frontage with a site depth of 22.56 m giving a site area of 470 sq. metres of an irregular shape.

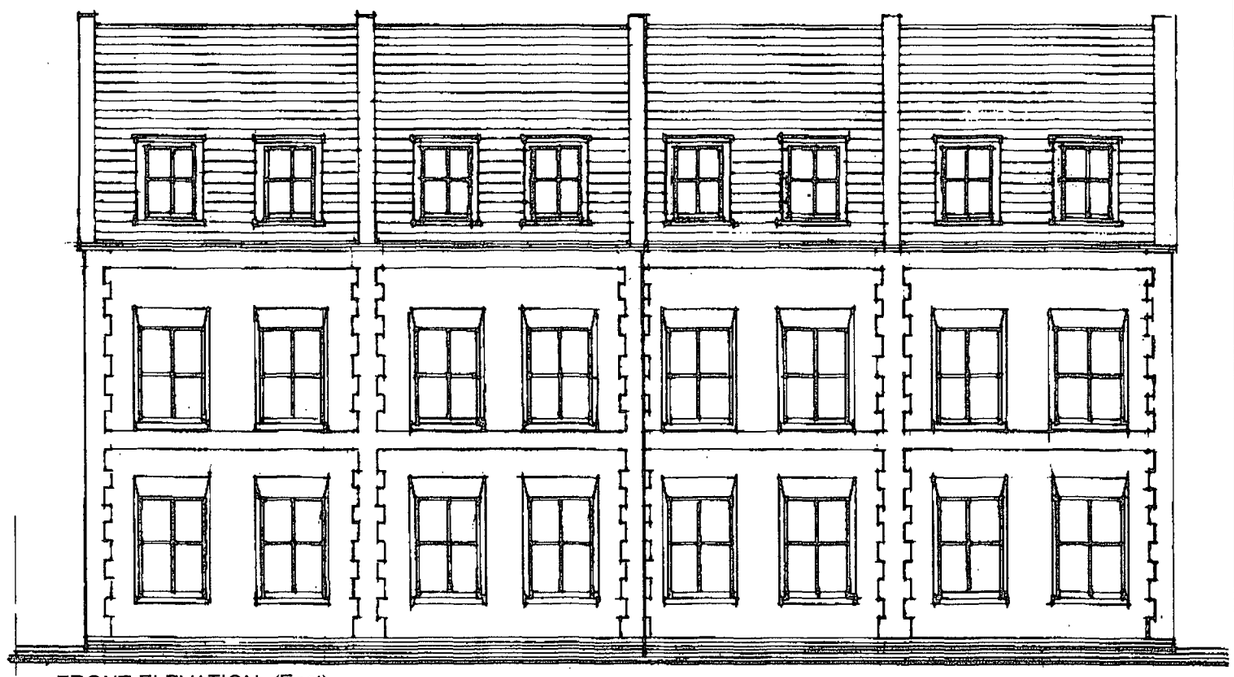
The existing site is a car park however mains drainage is available in ship sheet with a 300 mm diameter main sewer.

Surface water from the roof of the new buildings will be taken directly to soak away. surface water from the access road and parking areas will be taken via trapped gullies to soak away.

The 4 new units are to have gas fired central heating, electricity and mains water supply.
A lockable swing barrier is to be provided across the widened access road into the site.



BLOCK PLAN 1:500



FRONT ELEVATION (East)

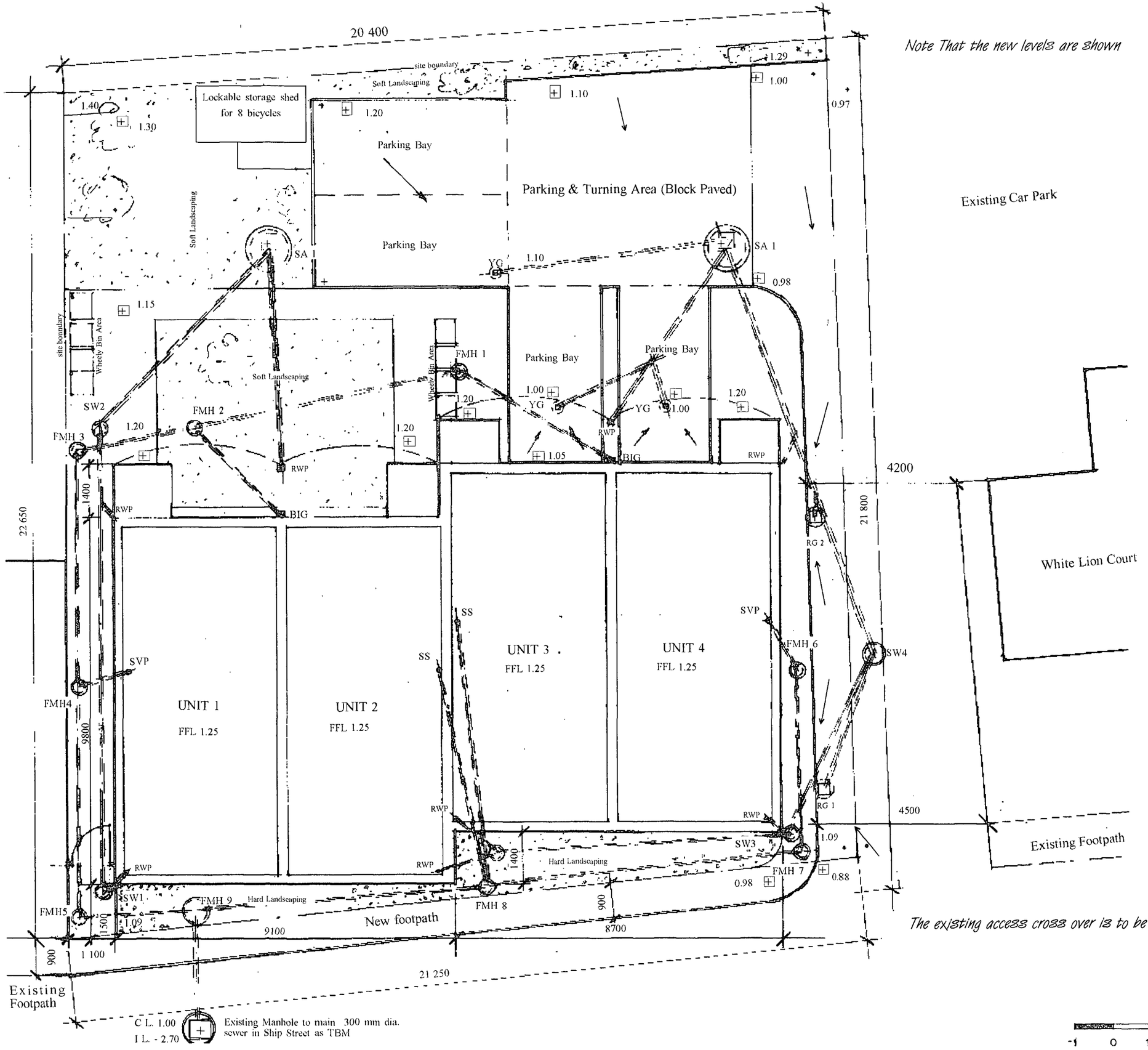
The front elevation is designed in line with a brick plinth line and red brick quoins and flint in fill work The windows are to be painted timber double glazed conservation style sliding sash units with rubbed red brick arches, cant reveals and sill bricks . The main and dormer roof areas are to be clad with grey natural slate with the dormer fronts, cheeks and roof clad with lead. Parapet and projecting party walls are to have pre-cast stone copings..
The rear elevations are to match the front but using full stock brick infill with red feature brick soldier and cill courses Plus projecting entrance porches and extended balconies which are to have privacy screens at party wall lines and black painted wrought iron railings. At roof level there will be a small conservation roof light per unit set within the slate roof to light the stair wells. See detail elevation drawing 1627/ P6 & P7 For further details and information.

DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO.
DATE
Application
12 JUN 2008



REAR ELEVATION (West)

-1 0 1 2 3 4 5 6 7 8 9 10
Scale bar. metres at 1: 100 at A 3 reproduction



Note That the new levels are shown

The existing access cross over is to be widened to dimensions shown

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

CLIENT Brtamber Construction

PROJECT Ship Street
Shoreham by Sea
West Sussex
Proposed 4 new Town Houses

DRAWING
Site Layout, drainage & Block Plan

scale	date	drawing
1:100	Feb.08	1672/-P2 A

revision A. June 2008. Layout revised to provide amenity space for each unit with lockable cycle store and wheely bin areas. RJR

ADDRESS SHOREHAM COUNCIL
PLANNING DIVISION
PLAN No. Arc/0318/08
DATE 12 JUN 2008

FOUL DRAINAGE

FMH 1	CL. 1.12	I L. 0.79	Serves BIG units 3 & 4
FMH 2	CL. 1.00	I L. 0.62	Serves BIG units 1 & 2
FMH 3	CL. 1.10	I L. 0.54	Change of direction
FMH 4	CL. 1.05	I L. 0.39	Serves SVP Unit 1
FMH 5	CL. 1.10	I L. 0.24	change of direction
FMH 6	CL. 1.00	I L. 0.70	Serves SVP Unit 4
FMH 7	CL. 1.00	I L. 0.55	change of direction
FMH 8	CL. 1.10	I L. 0.35	Serves SS Units 2 & 3
FMH 9	CL. 1.10	I L. 0.17	Drop manhole & Main connection to further deta

SURFACE WATER

SW 1	CL 1.10	I L 0.70	Serves RWP South East
SW 2	CL 1.10	I L 0.40	Change of direction
SW 3	CL 1.00	I L 0.70	Serves RWP North East
SW 4	CL 0.90	I L 0.50	Serves Road Gullies
RG 1	CL 0.83		Use Standard trapped road gullies w Heavy duty hinged gratings
RG 2	CL 0.92		
YG's	CL 1.00		Use standard trapped yard gullies wit dium duty CI grill
SA 1	CL 1.18		Soak aways are to be formed using diameter perforated precast concrete ring depth of 2 m or into good soakage lev rounded and bed with 200 mm of fitted with HD covers and frames
SA 2	CL 1.00		

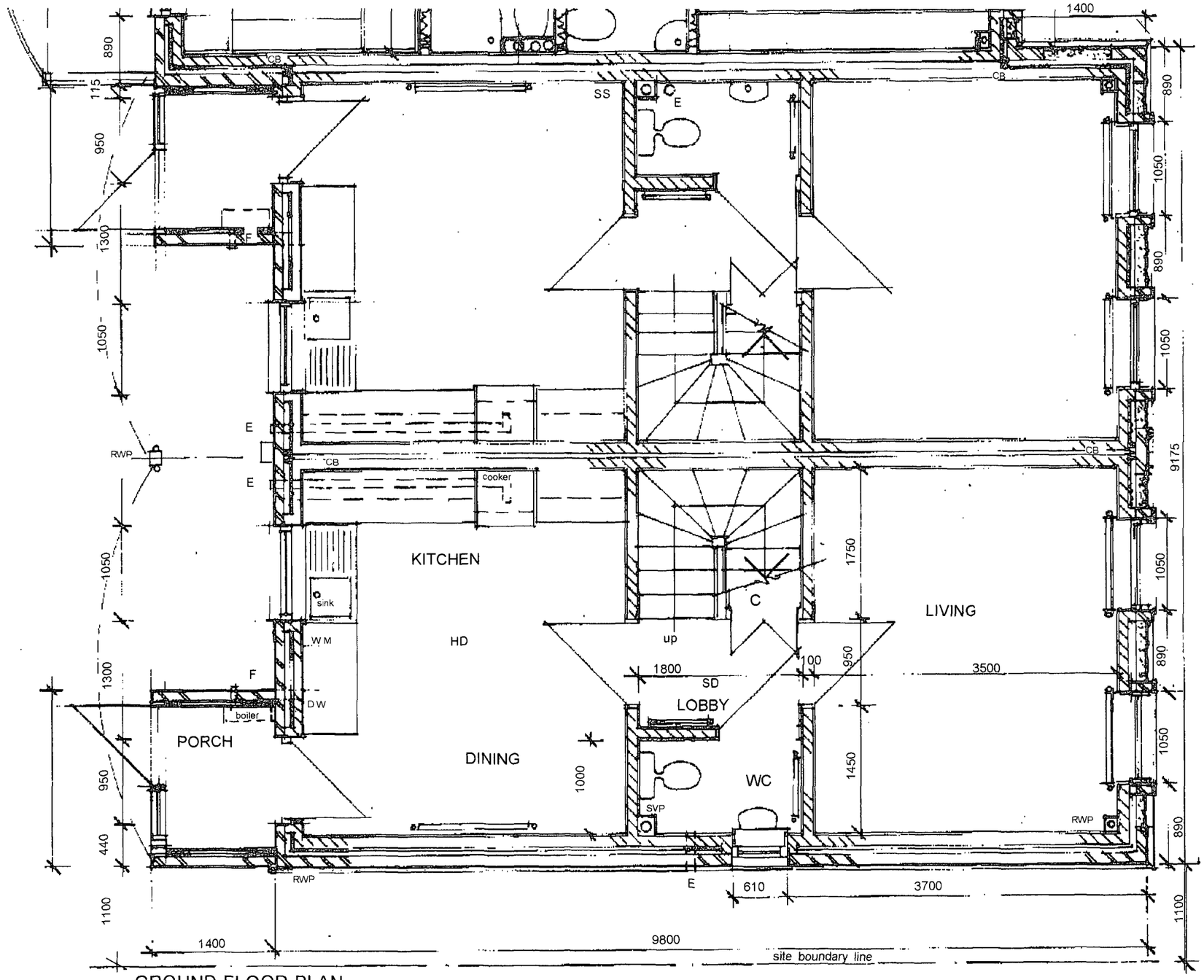
-1 0 1 2 3 4 5 6 7 8 9 1

Scale bar. metres at 1: 100 at A 3 reproduction

CLIENT Bramber Construction Co. Ltd.	PROJECT Ship Street Shoreham by Sea West Sussex	R.J.REYNOLDS HNC Con. Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992	NOTES;
DRAWING Ground Floor plan Units 1& 2. Units 3 & 4 identical but staggered on overlap	Proposed 4 new Town Houses		
drawing 1627/P3 scale 1:50.	date March. 2008 Revisions A		

Rev. A. June 2008 Floor plan revised to suit new elevations. RJR

D



GROUND FLOOR PLAN

DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0031/08
DATE 12 JUN 2008

CLIENT Bramber Construction Co. Ltd.	PROJECT Ship Street Shoreham by Sea West Sussex	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 First floor plan Units 3 & 4. Units 1 & 2 identical but staggered on overlap.	Proposed 4 new Town Houses		
drawing 1627/P4	scale 1:50.	date March. 2008	Revisions A

Rev A. June 2008. Balcony increased in depth with cantilever radius at conservation officers request. RJR

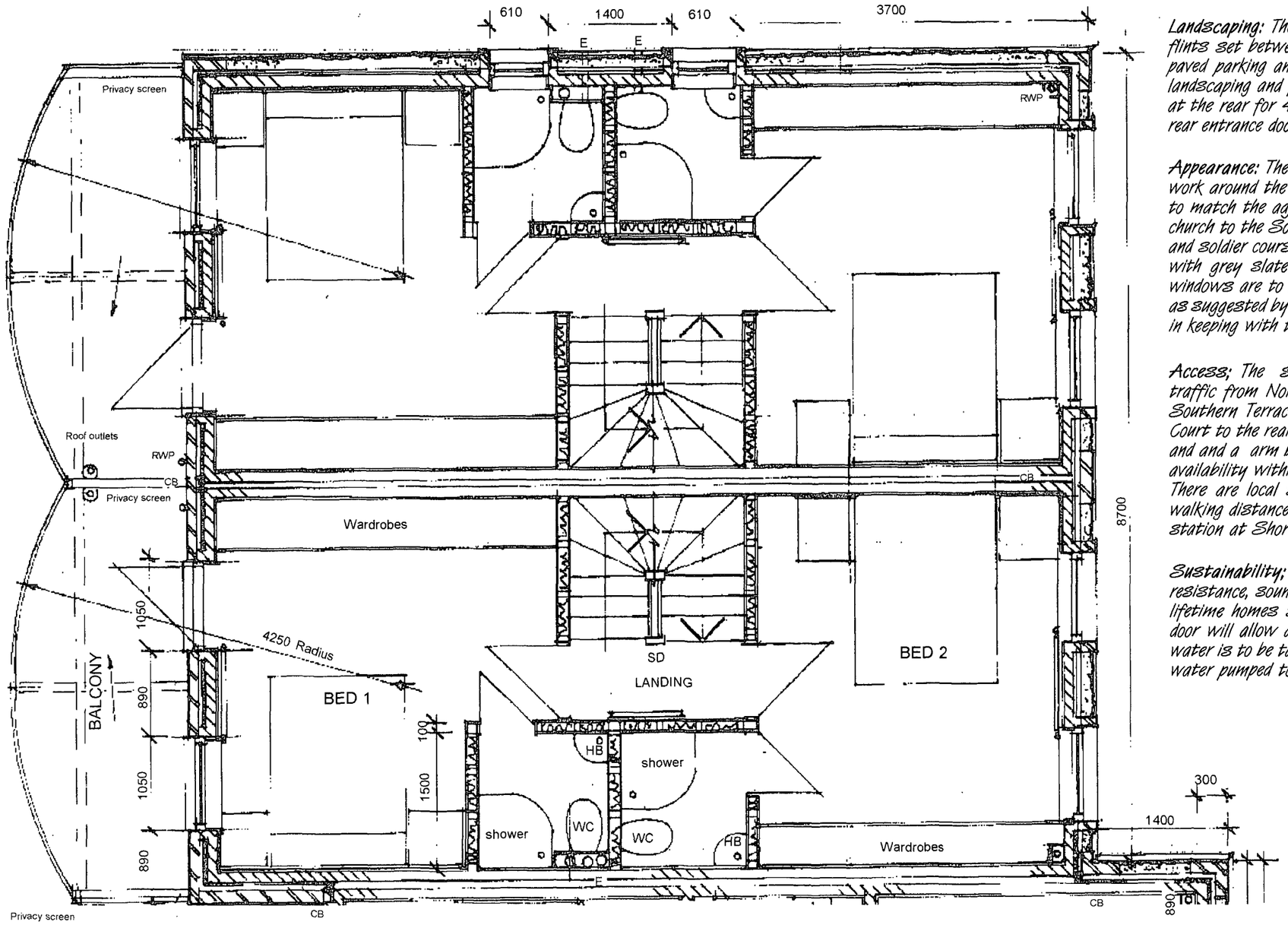
DESIGN & ACCESS STATEMENT.

Amount: The proposals are to construct a terrace of 4 houses within an existing car park to replace original housing demolished in the 1950 's as granted approval under outline application ADC/0371/07

Use: The site is used as a pay and display car park with access from ship street. The new buildings will be residential set within a residential area providing accommodation for 4 families of 5 persons approximately 110 sq. metres in area to accord with housing association standards

Layout: The layout of the houses are set East to West with a Disabled WC, kitchen, dining and living area at ground floor level with 2 bedrooms with en-suite bathrooms at first floor and a third bedroom bathroom and study at the second floor.

Scale: The units eaves and ridge lines will be set approximately 450 mm above the existing terrace of houses South of the site approximately 900 mm lower than White Lion Court to the North of the site. The new units will be stepped to follow the road line and will front Ship street with side road access to the rear parking areas and entrance doors



FIRST FLOOR PLAN

Landscaping: The front of the site will be hard landscaped with inset boulder flints set between the paved foot path. The rear of the site will have block paved parking and turning areas for 4 cars the remaining areas being soft landscaping and paved foot paths as amenity area. A shed is to be provided at the rear for 4 bicycles. Wheely bin areas are to be located adjacent to the rear entrance doors which will be moved on collection days to the access road.

Appearance: The 3 storey units will be part brick and flint with feature brick work around the windows on the frontage to ship street and North elevation to match the adjacent houses on the south and St. Johns Court formerly a church to the South and rear elevations will be brick work with feature quoins and soldier course brick over openings all as detailed. The roof's are to be clad with grey slate and roof dormers clad with lead conservation style sash windows are to be installed to be in keeping with the style of the properties as suggested by the conservation officer. The rear elevations will have balconies in keeping with the period style at first floor

Access; The site access is directly off Ship Street which has one way traffic from North to South with 1100 mm wide foot path between the Southern Terrace with an access road widened and shared with White Lion Court to the rear parking and rear gardens with security gate on the side path and and a arm barrier across the access road. There is close access to work availability within the area, plus local schools for education of young children. There are local shops and the main seafront road shopping area is within walking distance. The area is served by bus routes and the main line railway station at Shoreham are within walking and cycling distance.

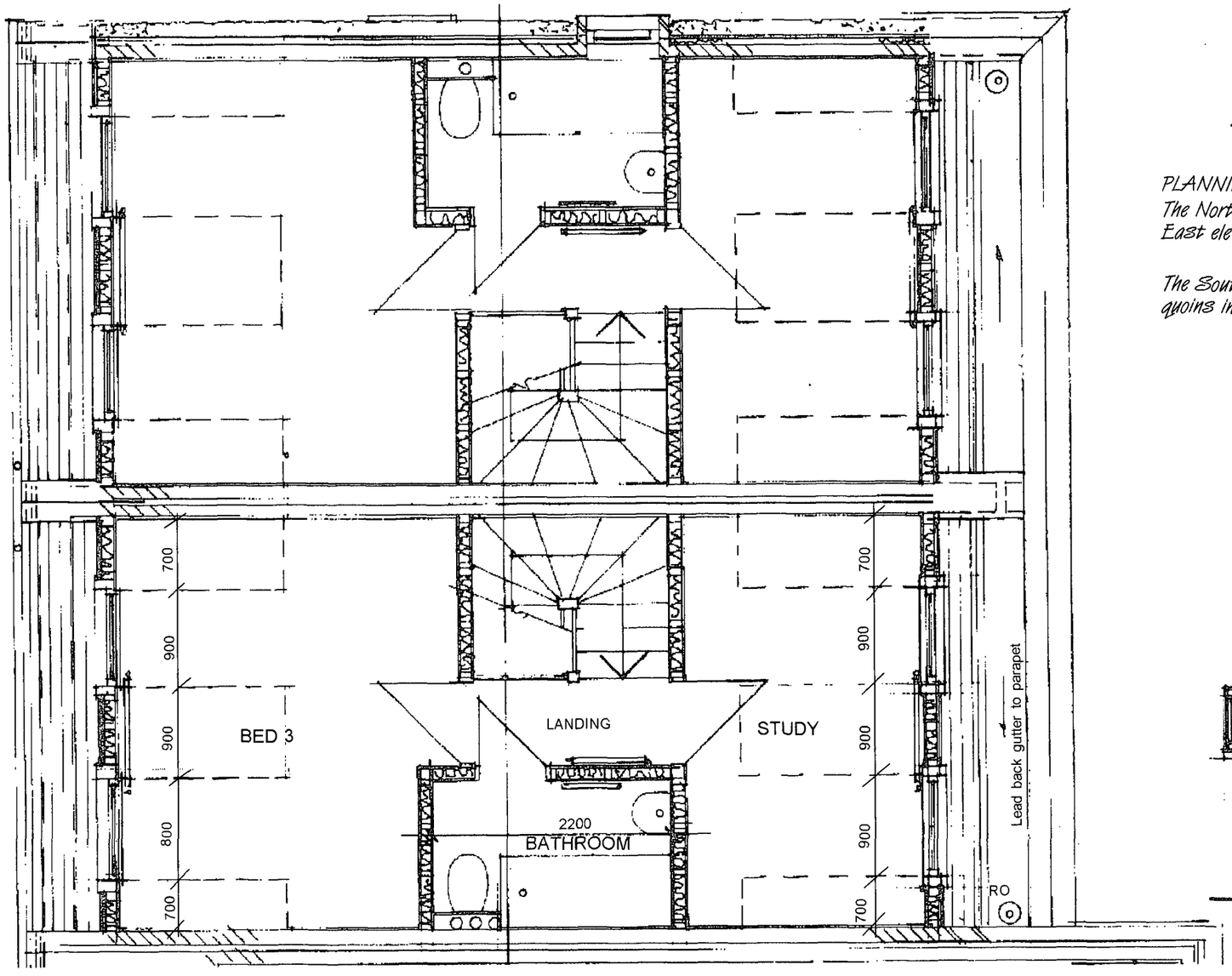
Sustainability; The new property will be constructed with high thermal resistance, sound separation and be of modern construction in accordance with lifetime homes standards and the current building regulations. The entrance door will allow access to wheel chair users with a ground floor WC, Roof water is to be taken to underground storage tanks and could be reused as grey water pumped to serve the WC's etc.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0318/08
DATE 12 JUN 2008

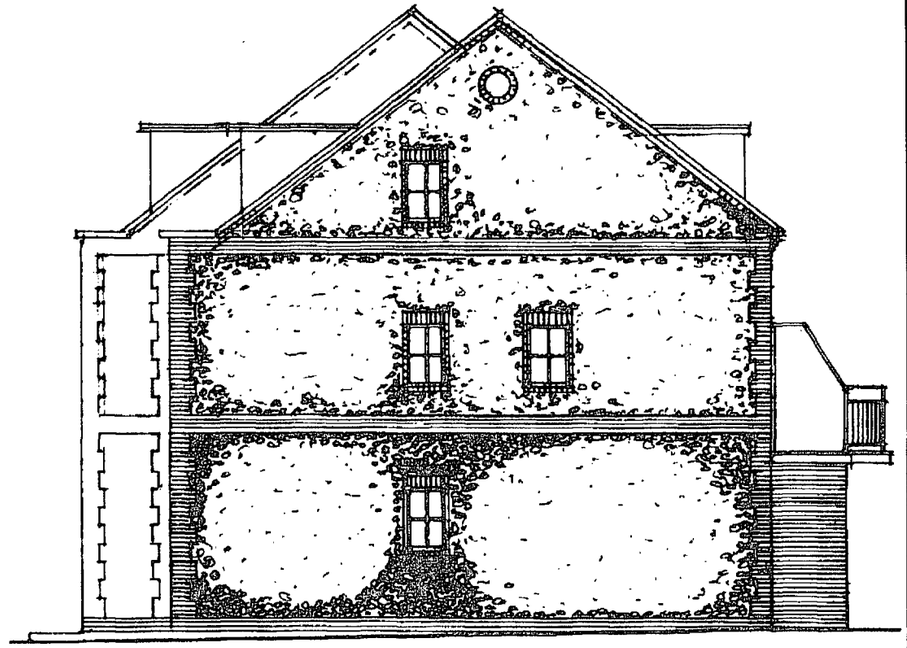
CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Bramber Construction Co. Ltd.	Ship Street Shoreham by Sea West Sussex	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Second Floor Plan for Units 3 & 4. Units 1 & 2 identical but staggered on overlap with side Elevations.	Proposed 4 new Town Houses	

drawing	1627/P5	scale	1:50.	date	March. 2008	Revisions	A

Rev. A. June 2008. Dormer design revised in accordance with conservation officers request. . End elevations rtevised to match adjoining property.RJR



SECOND FLOOR PLAN



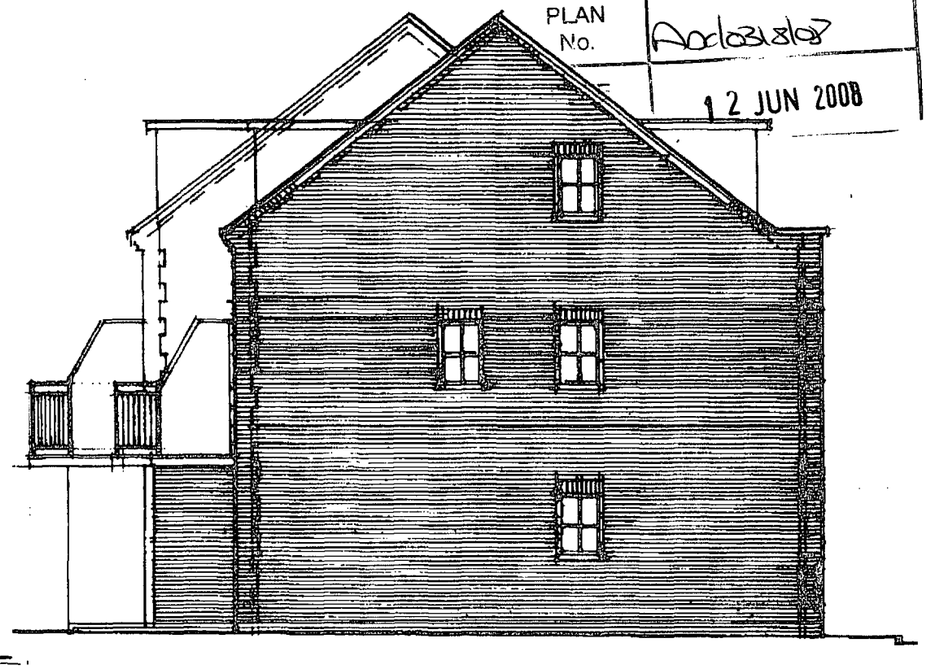
SIDE ELEVATION (North)

PLANNING NOTES:

The North elevation repeats the brick and flint work featuring as indicated and detailed on the front East elevation.

The South Elevation is to be multi stock clay brick work with feature head and sill brick work with quoins in red brick and black engineering brick at low level coursing.

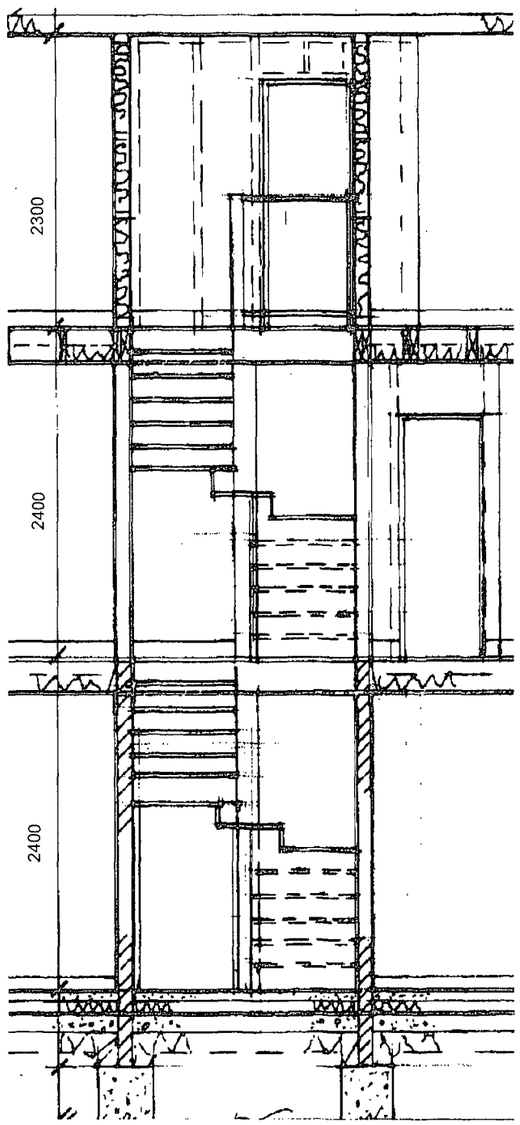
DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Acc/0318/08
12 JUN 2008

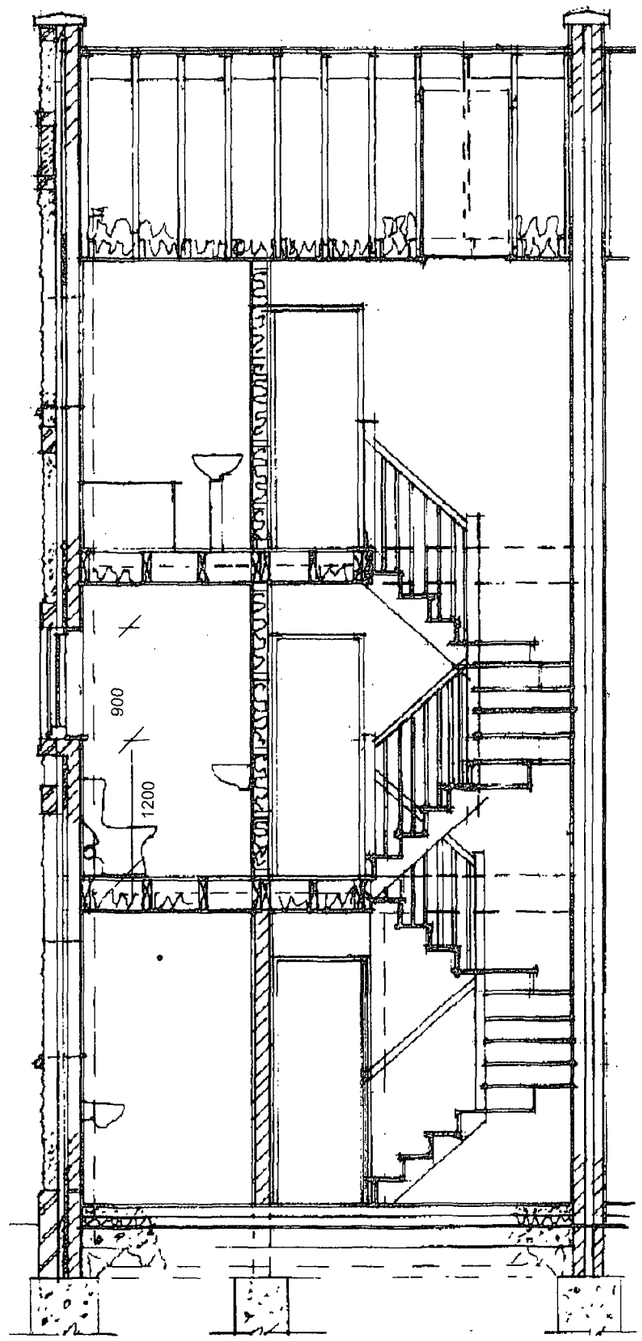


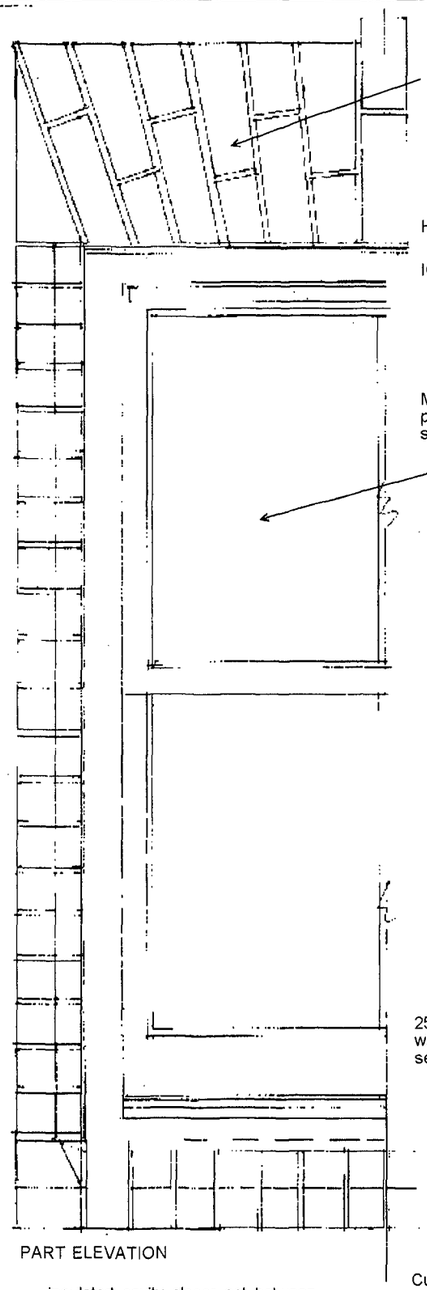
SIDE ELEVATION (South)

CLIENT Bramber Construction Co. Ltd.				PROJECT Ship Street Shoreham by Sea West Sussex			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 Stair Sections & Enlarged window detail Section				Proposed 4 new Town Houses								
drawing	1627/P6	scale	1:50 & 1:10	date	March. 2008	Revisions	A					

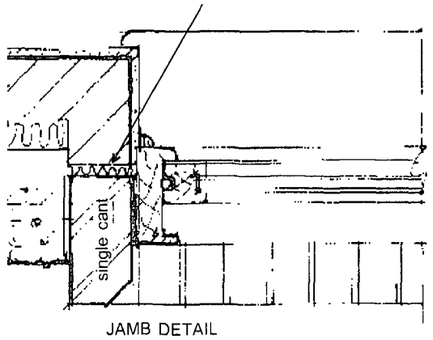
Rev A. June Section details revised to suit new layouts: enlarged window detail added.





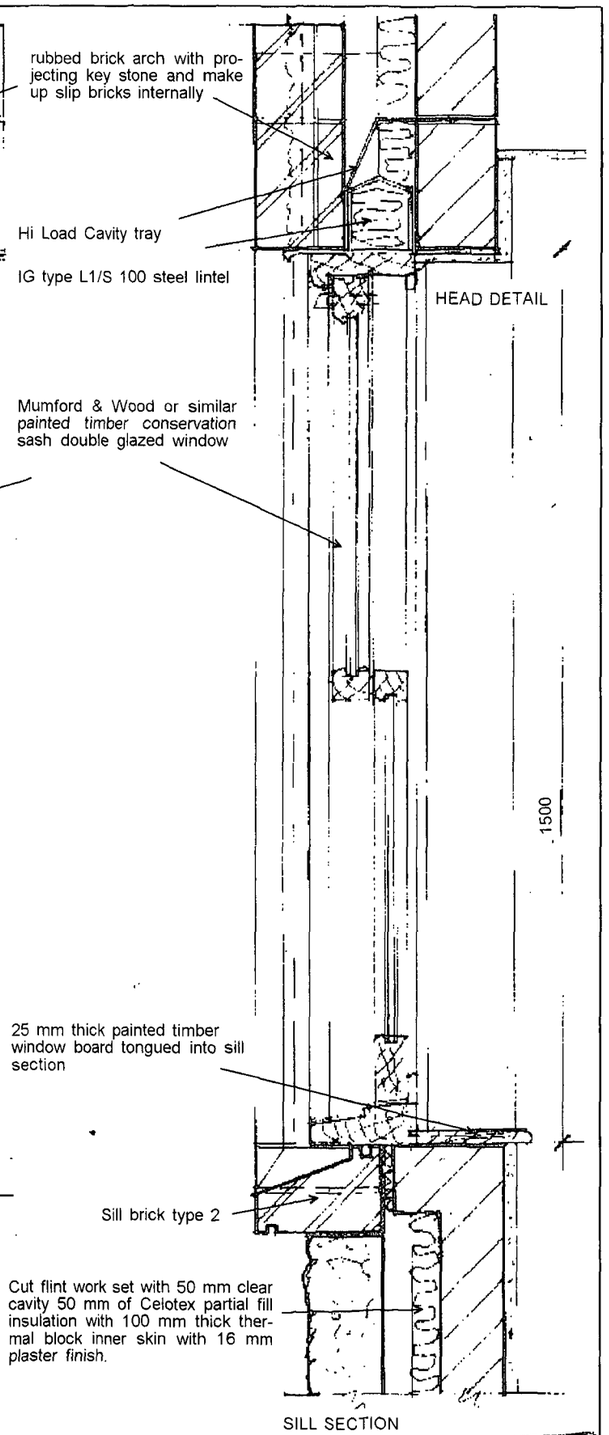


PART ELEVATION



JAMB DETAIL

ENLARGED WINDOW DETAILS



SILL SECTION

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0818/8
DATE RECEIVED 12 JUN 2008

1:10

CLIENT	PROJECT	
Bramber Construction Co. Ltd.	Ship Street Shoreham by Sea West Sussex	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 Rear Elevation & Section	Proposed 4 new Town Houses	

drawing	1627/P7	scale	1:50.	date	May. 2008	Revisions						

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	A0/0318/08
DATE RECEIVED	14 JUN 2008

White precast stone coppings set over the party walls

Small Conservation roof light set with shaft down to provide natural light to stair enclosure

Grey slate roof covering with matching ridge slate.

Lead covered dormer flat roof, cheeks and fronts.

False double glazed sliding sash windows opening in for cleaning and escape in the case of fire.

Corbelled brick work supporting ends of coping runs

Red soldier course brick work and sill bricks to door and window openings

Conservation style double glazed white painted timber sliding sash windows by Mumford and wood or similar.

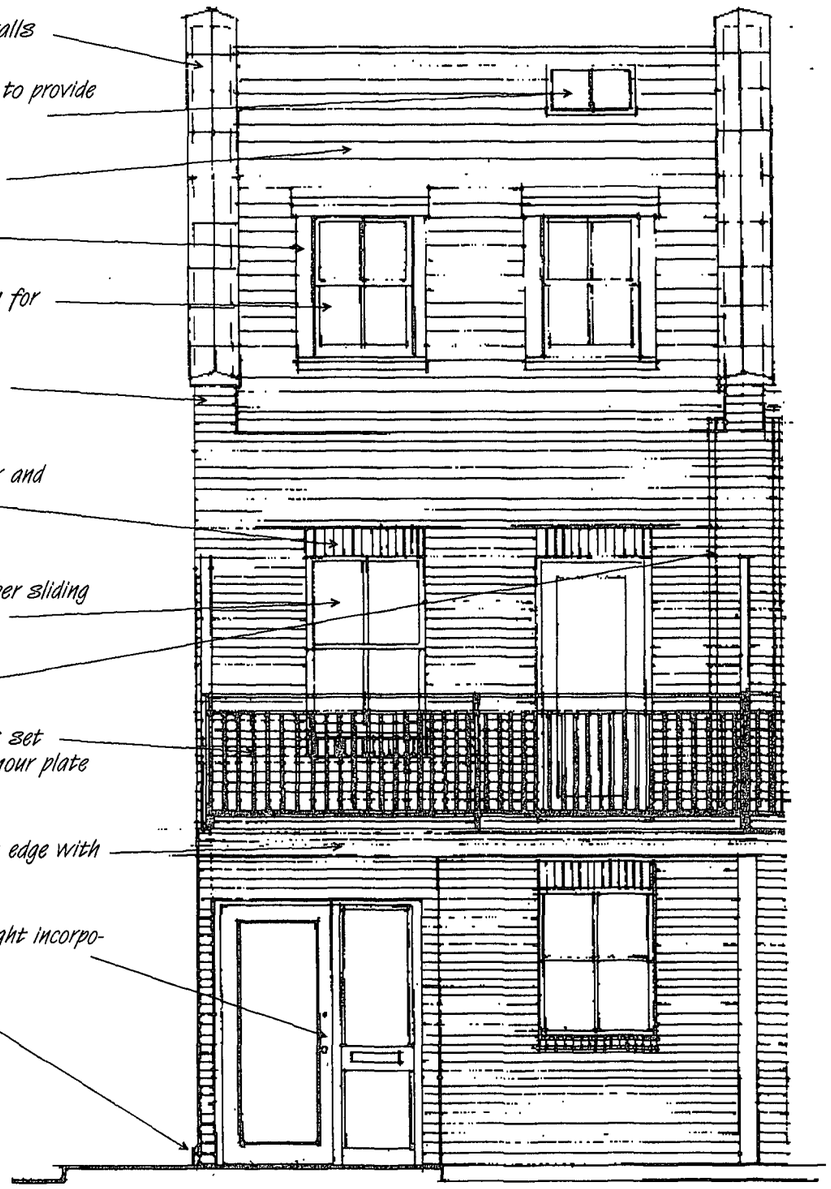
Black painted Cast iron gutters and down pipes

Black painted radiused wrought iron balcony railings set between privacy screens constructed in frosted armour plate glass set in black powder coated frames.

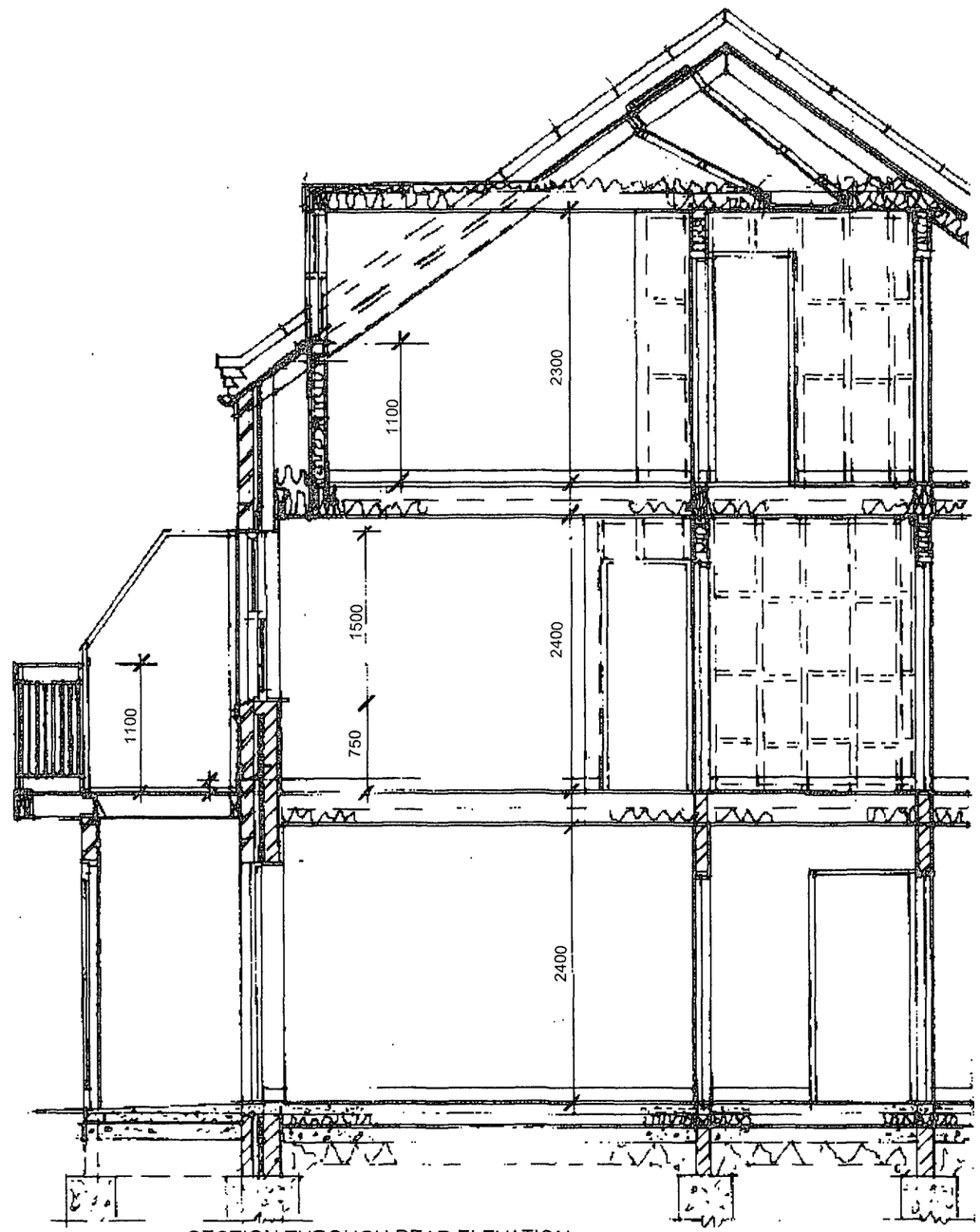
White Painted timber fascias at eaves and balcony edge with lead trimmed up stands

Brick enclosed projecting porch with door and side light incorporating letter boxes

Return Plinth stretcher brickwork ends at corner.



REAR ELEVATION (South) UNIT 4 units 1 to 3 similar.



SECTION THROUGH REAR ELEVATION

CLIENT Bramber Construction Co. Ltd.	PROJECT Ship Street Shoreham by Sea West Sussex	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 Enlarged front Elevation and Section	Proposed 4 new Town Houses		
drawing 1627/P8 scale 1:50.	date June. 2008 Revisions		

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0218/08
DATE 12 JUN 2008

Pre-cast white Stone part wall copings with dressed lead soakers and flashing weathering the roof junctions

Grey slate roof covering with matching ridge slate.

Lead covered dormer flat roof, cheeks and fronts.

False double glazed sliding sash windows opening in for cleaning and escape in the case of fire.

Precast white stone copings

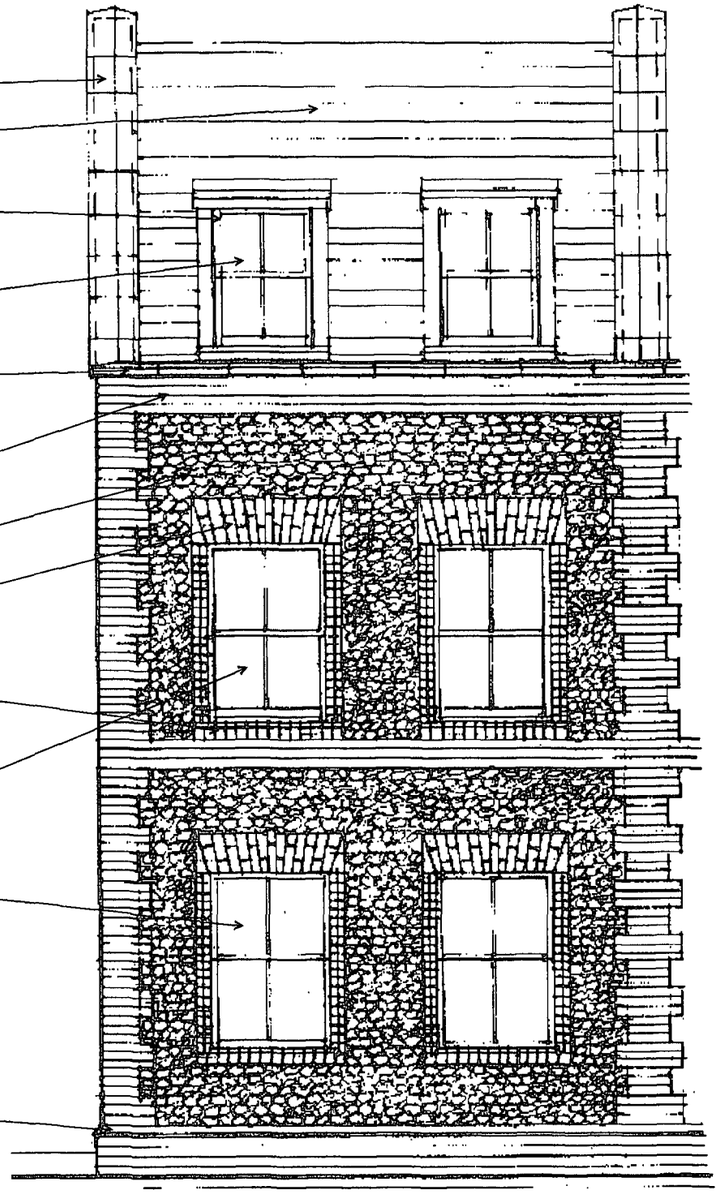
Red feature brick quoins and horizontal coursing.

Selected Cut flint coursed infill around windows and quoins.

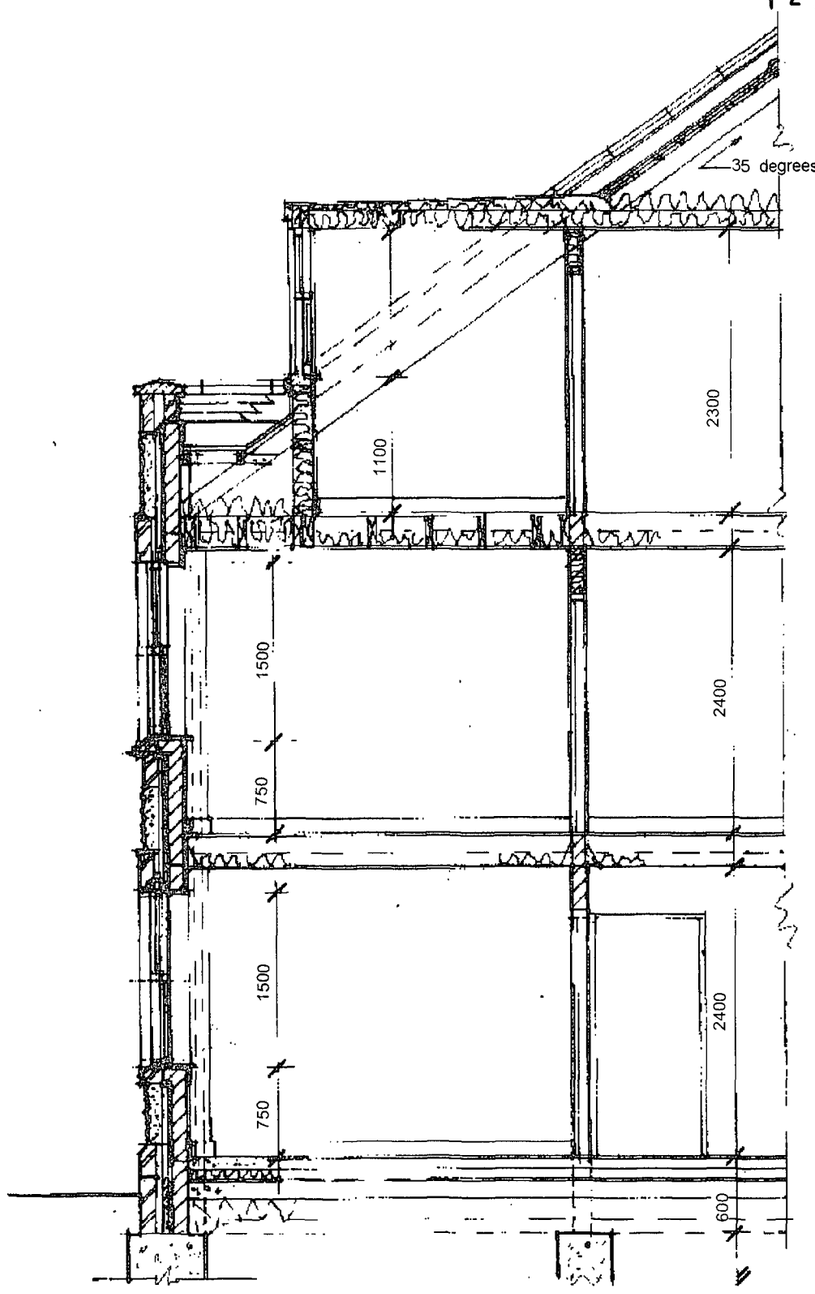
Rubbed brick arches cant reveals and sills

Conservation style double glazed white painted timber sliding sash windows by Mumford and wood or similar.

Black engineering brick with plinth stretcher set 5 courses from front elevation ground level on 3 sides of building.



FRONT ELEVATION



SECTION THROUGH FRONT ELEVATION