ELMBRIDGE BOROUGH COUNCIL
PLANNING DIVISION
PLAN No. A/01/08/07
DATE RECEIVED 28 NOV 2007

Planning Application - part 1

A1. Applicant Details

Organisation	ROSEMARY SIMMONS MEMORIAL HOUSING ASSOCIATION		
	Title	**Forename**	**Surname**
Name	MR	I	LINES

A1.1 Address Details

Name or flat number	
Property number or name	ROSEMARY HOUSE
Street	PORTSMOUTH ROAD
Locality	
Town	ESHER
County	SURREY
Postal Town	
Postcode	KT10 9AA

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation	Les Weymes Planning Consultancy Ltd		
	Title	**Forename**	**Surname**
Name	Mr	Les	Weymes

A2.1 Address Details

Name or flat number	
Property number or name	54
Street	Holcot Lane
Locality	Anchorage Park
Town	Portsmouth
County	Hants
Postal Town	
Postcode	PO3 5UQ

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	02392673445	
Daytime Telephone No.	02392673445	
Fax No.		
Email Address	les.weymes@tiscali.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	BURDWOOD HOUSE
Property number or name	143 Burdwood House
Street	Brighton Road
Locality	
Town	LANCING
County	West Sussex
Postal Town	
Postcode	BN15 8HX
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

CONSTRUCTION OF TWO & THREE STOREY SHELTERED HOUSING DEVELOPMENT INCLUDING CONSTRUCTION AT THE REAR OF TWO ATTACHED BUNGALOWS COMPRISING 23 UNITS (OF WHICH 5 ARE EXTRA CARE UNITS) (17 x 1 BED AND 6 x 2 BED), NEW VEHICLE EXIT, PARKING FOR 11 CARS, ALTERATIONS TO PROVIDE DEDICATED ACCESS TO 147 BRIGHTON ROAD, REFUSE STORAGE FACILITIES, LANDSCAPING AND WALLS/FENCES - FOLLOWING DEMOLITION OF BURDWOOD HOUSE

3. Type of Application

Type

_ Outline
_ Approval of Reserved Matters
X Full
_ Renewal of temporary permission
_ Renewal of unexpired permission
_ Removal of Condition
_ Variation of Condition

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application

Date of previous decision (yyyy-mm-dd)

Condition Number

Proposal Type

New building(s)	X Yes	_ No
Alteration or Extension to building(s)	_ Yes	X No
Change of use	_ Yes	X No
Demolition	X Yes	_ No
Other operations	_ Yes	X No

4. Access

Is existing access affected?

Pedestrian	X Yes	_ No
Vehicular	X Yes	_ No

Is a new access type proposed?

Pedestrian	X Yes	_ No
Vehicular	X Yes	_ No

Disability Access

PROPOSAL IS DESIGNED TO ACCOMMODATE THE ELDERLY IN PURPOSE DESIGNED SHELTERED HOUSING. THE SITE IS FLAT AND IS IDEAL FOR ITS PURPOSE

5. Other Information

A. Planting of trees, shrubs or hedges	X Yes	_ No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	X Yes	_ No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

FACING BRICKWORK (RED & BUFF) ETERNIT TIMBER CLADDING & THROUGH COLOURED RENDER STEEL BALCONIES

Roof

CONCRETE INTERLOCKING TILES

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

BRICK WALLS TO MATCH EXISTING - FRONTAGE INCLUDING METAL RAILINGS

8. Site Area & Floor Space

Site Area

0.2132

Units

_ square metres
X hectares

Width of site frontage

44.0
metres

Is the application for new building works? X Yes _ No

Please state the existing floorspace of the building

950.0
sq.m

Please state the proposed new floorspace

1369.0
sq.m

Is the proposal for a change of use? _ Yes X No

Please state the floorspace related to the change of use

0
sq.m

Does the proposal involve the removal or demolition of any part of the existing building? X Yes _ No

Description of removal/demolition

THE EXISTING BUILDING IS NOT OF AN APPROPRIATE STANDARD TO MEET MODERN SHELTERED HOUSING STANDARDS AND IN ADDITION THE BUILDING SUFFERS FROM STRUCTURAL PROBLEMS

9. Existing Uses

Current use of land or building

SHELTERED HOUSING BUILDING COMPRISING 22 LIVING UNITS - SUBSTANTIALLY VACANT

If vacant what was the land or building last used for?

10. Residential Information

Select the type of land the development is on

- [X] Brown-field
- [ ] Green-field
- [ ] Part Greenfield, Part Brownfield
- [ ] Don't Know

Is the number of residential units changing? [X] Yes [ ] No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	2	2	0
Flats/Maisonettes/Apartments	20	21	1
Bedsits	0	0	0
Other	0	0	0

11. Interest

State the applicant's interest in the land

- [X] Owner
- [ ] Lessee
- [ ] Prospective purchaser
- [ ] Other

If Other give details

Does the applicant own or control any adjoining land? [ ] Yes [X] No

Has any part of the site been in council ownership? [ ] Yes [X] No

12. Height

State the height of the new development 11.0 **metres**

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	8	11	3
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	3	3

14. Drainage

State method of disposal for surface water

EXISTING SURFACE WATER DRAINS

State method of disposal for foul sewage

EXISTING FOUL SEWER MAINS

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes X No
Office	_ Yes X No
Warehousing	_ Yes X No
Storage	_ Yes X No
Shopping	_ Yes X No
Any commercial use involving staff/parking/operating hours	_ Yes X No

Signature **Electronically submitted; no signature required.**

Certificate B

I certify that:

I have/The applicant has given the requisite notice (Notice No.1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the building/land to which the application relates, as listed below. (Complete and print Notice No.1).

Owner Details

Organisation			
	Title	**Forename**	**Surname**
Owner's Name	MRS		GOUGH

Address at which notice was served

Name or flat number	
Property number or name	147
Street	BRIGHTON ROAD
Locality	
Town	LANCING
County	WEST SUSSEX
Postal Town	
Postcode	BN15 8HX
Date notice was served (yyyy-mm-dd)	2007-11-19

Signatory

	Title	**Forename**	**Surname**
Signatory	MR	LESLIE	WEYMES
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-19		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Town and Country Planning (General Permitted Development Procedure) Order 1995
NOTICE UNDER ARTICLE 6
APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed Development at:

Name or flat number	BURDWOOD HOUSE
Property number or name	143 Burdwood House
Street	Brighton Road
Locality	
Town	LANCING
County	West Sussex
Postal Town	
Postcode	BN15 8HX

Take notice that application is being made by

Organisation ROSEMARY SIMMONS MEMORIAL HOUSING ASSOCIATION

	Title	**Forename**	**Surname**
Name	MR	I	LINES

For planning permission to:

Description of Proposed Development

CONSTRUCTION OF TWO & THREE STOREY SHELTERED HOUSING DEVELOPMENT INCLUDING CONSTRUCTION AT THE REAR OF TWO ATTACHED BUNGALOWS COMPRISING 23 UNITS (OF WHICH 5 ARE EXTRA CARE UNITS) (17 x 1 BED AND 6 x 2 BED), NEW VEHICLE EXIT, PARKING FOR 11 CARS, ALTERATIONS TO PROVIDE DEDICATED ACCESS TO 147 BRIGHTON ROAD, REFUSE STORAGE FACILITIES, LANDSCAPING AND WALLS/FENCES - FOLLOWING DEMOLITION OF BURDWOOD HOUSE

Local Planning Authority to whom the application is being submitted	Adur District Council
Any owner of the land or tenant who wishes to make representations about this application, should write to the Council within 21 days of the date of this notice:	2007-11-19

Signatory

	Title	**Forename**	**Surname**
Signatory	MR	LESLIE	WEYMES
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-19		

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Once completed this form needs to be served on the owner(s)

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	MR	LESLIE	WEYMES
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-11-19		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Les Weymes Planning Consultancy Ltd

Les Weymes Planning Consultancy Ltd
"Arriba"
54 Holcot Lane
Anchorage Park
PORTSMOUTH PO3 5UQ

Phone /Fax 023 92673445
e-mail : les.weymes@tiscali.co.uk
Mobile 07768 647562

Company Registration No. 04257793
VAT Registration No. 837 1089 20

19 November 2007

My Ref : **LancingBurdwoodHouse1**
Your Ref : **Planning Application**

Fao Mr K Morgan
Planning Services
Adur District Council
Civic Centre
Ham Road
SHOREHAM-by-SEA
West Sussex BN43 6PR

PLANNING
PLAN No. Ad0708107
DATE RECEIVED 28 NOV 2007

Dear Mr Morgan

CONSTRUCTION OF TWO & THREE STOREY SHELTERED HOUSING DEVELOPMENT INCLUDING CONSTRUCTION AT THE REAR OF TWO ATTACHED BUNGALOWS COMPRISING 23 UNITS (OF WHICH 5 ARE EXTRA CARE UNITS) (17 x 1 BED AND 6 x 2 BED), NEW VEHICLE EXIT, PARKING FOR 11 CARS, ALTERATIONS TO PROVIDE DEDICATED ACCESS TO 147 BRIGHTON ROAD, REFUSE STORAGE FACILITIES, LANDSCAPING AND WALLS/FENCES - FOLLOWING DEMOLITION OF BURDWOOD HOUSE

BURDWOOD HOUSE, 143 BRIGHTON ROAD, LANCING, WEST SUSSEX, BN15 8HX

Following early 2007 pre-application consultations with colleagues in your office the design solution has moved forward such and is now at a stage where the Rosemary Simmons Memorial Housing Association [RSMHA] can submit their planning application for redevelopment of the existing buildings. The existing buildings is in poor structural condition and more significantly does not comply with current uprated retirement home standards. The RSMHA is an affordable housing provider and demolition and rebuilding of the building is the only solution in order that they may continue the provision of accommodation for affordable rent, shared ownership and separate extra care scheme.

The existing buildings accommodate a total of 22 flats in a retirement home environment, the majority of which have been vacant for some months. The proposed development which will be significantly improved in its external look to that of the existing will now contain 21 sheltered living units in addition to a rebuilding of the two rear located bungalows. A total of 23 units will be accommodated on the Burdwood House site.

An assessment has been made of Adur District Local Plan to identify and consider policies considered to have relevance to the proposed development. Burdwood House occupies a prominent position in the existing built-up area (Policy AN4) with open views to the sea across Brighton Road. Other policies considered and respected are set out as follows:-

AB27 - Landscaping schemes for new development
AB30 - Development and crime prevention measures
AB31 - Access for disabled people
AH2 - Design of new residential development
AH3 - Social housing within new development
AH5 - Dwellings for small households
AH10 - Residential care and nursing homes
AT12 - Access, parking, cycling facilities and public transport

The planning application is supported by the following documents and drawings:-

1) Planning application form - submitted electronically
2) Ownership Certificate - submitted electronically
3) Planning fee
4) Design and Access Statement Brochure
5) Drawing No. 27813/01/A - Site layout plan
6) Drawing No. 27813/02 - Ground and first floor plans
7) Drawing No. 27813/03 - Second floor plan and Roof plan
8) Drawing No. 27813/04 - Elevations and typical sections
9) Drawing No. 27813/05 - Bungalows, refuse /cycle stores and elevations

The Design and Access Statement addresses all material considerations but the following warrant further comment:-

1) Flood risk - An examination of the Environment Agency confirm that the application site with a 5.8 AOD level is above the predicted tidal flood level for 2115.

2) Highway access improvements - the existing situation whereby the residents of 147 Brighton Road and the occupants of Burdwood House have shared the access route serving both properties is most unusual. As part of the redevelopment scheme opportunity is being taken to rationalise the access arrangements by segregating the access to 147 Brighton Road.

3) Car parking provision - the development is of a specialised nature in providing sheltered housing within the affordable sector with the inclusion of 5 extra care scheme 'Lifetime Homes' for users with restricted mobility. A communal lounge is also provided at ground floor level. From previous experience of car need at Burdwood House the RSMHA believe that the provision of 11 car parking spaces

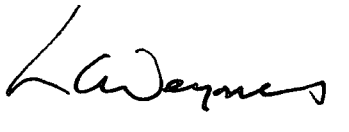
(which is an increase from the existing 8 spaces) set out as shown on the submitted layout will be more than adequate for the character of the proposed development.

4) Acoustic protection - RSMHA acknowledge that the development site lies close to Brighton Road and dependant upon climatic conditions can experience extremes of wind and weather. Consequently special attention will be given to ensure appropriate specification for windows and doors and particularly the front elevation.

If, following your initial consideration of the submitted proposal, you feel that additional information or a meeting is required to ensure a favourable decision by the determination date, please contact me so that this is provided in good time.

I look forward to receiving confirmation of registration of the application.

Yours sincerely



Les Weymes DipTP, MRTPI

cc. Mr I Lines - RSMHA
Parnell Design Partnership

PLANNING
PLAN No. Axd0708107
DATE 28 NOV 2007



DESIGN & ACCESS STATEMENT
PROPOSED DEVELOPMENT
BURDWOOD HOUSE
143 BRIGHTON RD
LANCING

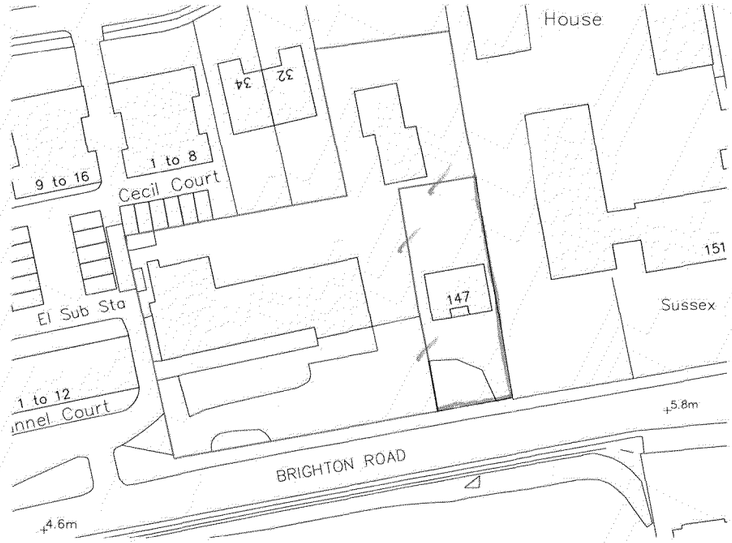
ROSEMARY SIMMONS
MEMORIAL HOUSING ASSOCIATION LTD

Parnell Design Partnership llp
Chartered Architects Planning and Interior Design Consultants
Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone 023 9248 1100 email pdp@btconnect.com

DESIGN & ACCESS STATEMENT - site background & current use



Photo showing the existing building on the site 'Burdwood House'



Site Location Plan

THE SITE BACKGROUND & CURRENT USE

The proposed site is situated on Brighton Road, Lancing the main coastal road through the town.

To the south of the site is Brighton Road, with open land beyond, which stretches down to the beach, affording impressive views. To the eastern and western boundaries are residential properties, two storeys in height. Further to the east is a sheltered housing scheme, which ranges between two and three storeys. To the north of the site is further post war residential developments of one and two storey scale.

The existing building on the site is Burdwood House retirement home. The building is two storeys in height with a pitched roof, and is set back from the road with an area of car parking and landscaping in front.

To the rear is an area of land (behind the adjacent eastern boundary property 147 Brighton Road), which is included as part of the proposed site. Two single storey bungalow units currently occupy this area.

Due to current retirement home standards, the existing buildings are no longer deemed fit for purpose, and new residents can no longer be housed in the building. The building also has a lot of structural problems and the existing nuber units (22) is deemed to be at the end of its useful life.

Notes

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All dimensions to be checked on site prior to commencement of construction works and the Architect notified of any discrepancy.

Figured dimensions are to be used in preference to scaled dimensions

No deviation from this drawing will be permitted without prior consent of the Architect.

All drawings are prepared subject to a full measured and structural survey of the buildings and site.

All structural work is subject to the appointment of a Structural Engineer to confirm and agree the structural proposals.

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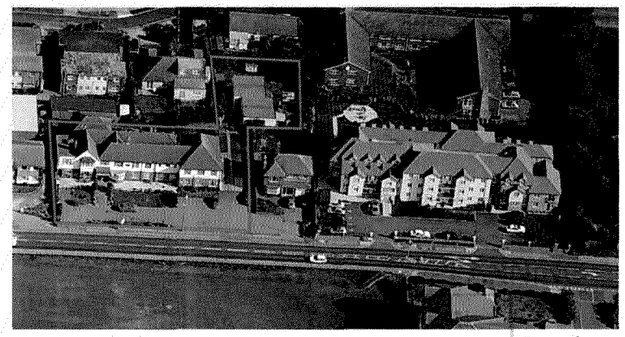

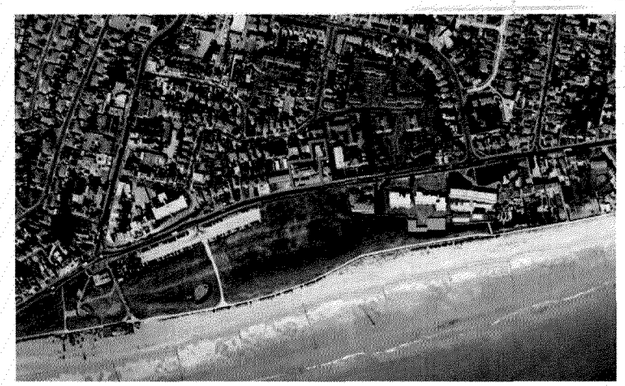

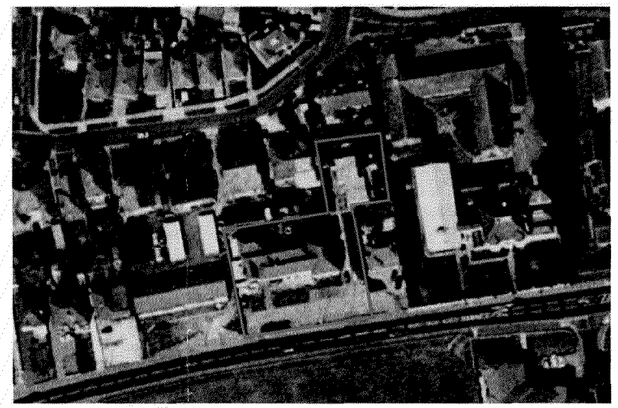

Aerial views of the site showing its environs and close proximity to the beach (images from Windows Live Local)

No. Ax/0708/07

NOV 2007

Revisions

ROSEMARY SIMMONS MEMORIAL HOUSING ASSOCIATION LTD

Parnell Design Partnership llp

Chartered Architects Planning and Interior Design Consultants
Planning Supervisors

2 Beechworth Road, Havant, Hampshire. PO9 1AX

Telephone: 023 9248 1100
Fax: 023 9247 5050

email pdp@pdp-architects.co.uk
web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	DESIGN & ACCESS STATEMENT SHEET ONE	N/A	MAY 2007
		Drawn MAS	27813 - 00.1 Rev

DESIGN & ACCESS STATEMENT - concept, amount & scale

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GROUND FLOOR PLAN: Shows the area in pink to be the separate 'lifetime homes' units for people with restricted mobility and/ or learning difficulties. The blue areas are related to the upper floors and are part of the independent sheltered housing scheme.



BRIGHTON ROAD STREET SCENE (A3 1:500)

CONTEXT: This streetscene image shows how the proposed scheme sits within its landscape. The proposed building complements the two storey scale of the adjoining properties, stepping down in scale at either end of the proposed building.



PLAN No. Ad0708107
28 NOV 2007

CONTEXT: The neighbouring sheltered housing scheme sets a precedent to the scale of this type of development in this location.



SCALE: The scheme has two storey properties on either side and has to respect the scale of these properties.

THE CONCEPT & AMOUNT

The concept of the development is to replace the ageing Burdwood House sheltered housing scheme with a modern sheltered housing scheme, which complies with modern needs and standards. Also incorporated within the scheme is a separate extra care scheme of 'Lifetime Homes' standard units for users with restricted mobility and/ or learning difficulties. This separate scheme is to be on the ground floor to aide with disabled access and is completely independent of the rest of the scheme. As part of this separate scheme, a meeting lounge is also included.

The end-user Rosemary Simmons Memorial Housing Association currently owns the existing facility on site and is looking to improve the service and facilities available. Given the seaside location, wherever possible the individual units should take maximum advantage of the sea views and include balconies etc. to do this.

In total the scheme has 23 sheltered living units (17 x 1 bed, 6 x 2 bed) of which 5 are in the separate extra care scheme. Two of these units are in the rear bungalows, which replace the existing single storey structures. The scheme is to provide a level of on-site car parking and be set in its own landscaped grounds for the users to enjoy.

SCALE

The replacement building needs to respect the context of the location and the height and scale of the surrounding properties. The area is a mix of one, two and three storey buildings and this scheme proposes to reflect this. The street frontage and building line is quite defined in this location and thus needs to be respected, to keep the continuity of the location.

ROSEMARY SIMMONS MEMORIAL HOUSING ASSOCIATION LTD

Revisions

Parnell Design Partnership llp
Chartered Architects Planning and Interior Design Consultants
Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100
Fax: 023 9247 5050
email pdp@pdp-architects.co.uk
web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	DESIGN & ACCESS STATEMENT SHEET ONE	N/A	MAY 2007
		Drawn MAS	27813 - 00.2 Rev

DESIGN & ACCESS STATEMENT - solution, appearance, materials & landscaping

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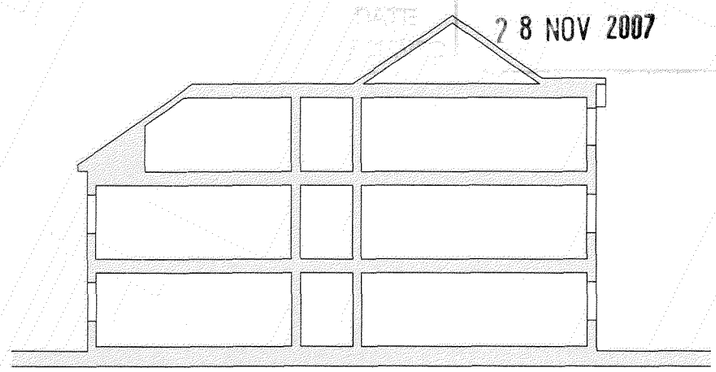
PLANNING
PLAN No. AXC0708107
DATE 28 NOV 2007



FRONT ELEVATION: This elevation faces Brighton Road. Sandwiched between two storey domestic buildings, the elevation is broken into a series of bays that step up from two-storey (with rooms in roof) at the ends adjacent to the neighbouring properties, to the central section, which is a 2.5 storey element. This is capped by the central bay, which has a 'barn hip' gable and contrasting material finish to act as a focal point on the elevation.



SECTION: This section is taken through the proposed building at the three storey front element and shows how the rear is kept to a two storey scale.

THE SOLUTION & APPEARANCE

The design solution is for a front block facing on to Brighton Road, which keeps the scale and building line of the existing environs. To the rear are two 1-bed bungalows, which creates a development of twenty three (1 and 2 bed) units, plus a warden/ lounge unit. Five of these units are separate from the rest of the scheme and are designed to be fully disabled accessed. These units are on the ground floor with their own separate entrance accessed from the front elevation.

As well as the extra care entrance, the front elevation also has the main entrance to the rest of the scheme, which links to a stairwell and lift accessing the upper floors.

The front elevation is the public face of the scheme facing Brighton Road. Due to the location being adjacent to two storey domestic dwellings, the elevation is broken into a series of bays that step up from two-storey (with rooms in roof) at the ends adjacent to the neighbouring properties, to the central section, which is a 2.5 storey element. This is capped by the central bay, which has a 'barn hip' gable and contrasting material finish to act as a focal point on the elevation. All living rooms (where ever possible) have access to an outside balcony.

The rear elevation has been kept at two storeys, in keeping with the buildings to the rear of the site. Where there are rooms in the roof, roof lights have been used to overcome the issue of overlooking. The end elevations have been staggered so as to reduce the bulk impression of the building and enable the footprint to respect the depth of the adjoining properties.

The two bungalow properties in the rear garden are designed to tie in with the main building, using the same materials and fenestration. Like the main building the roof is pitched to keep the traditional domestic appearance of the scheme.



REAR ELEVATION: The rear elevation has some elements of habitable rooms in the roofspace, however from the exterior the building appears in scale to be a two storey structure.

MATERIALS & LANDSCAPING

The proposal will be carried out in high quality materials in a modern style, whilst retaining the domestic nature of the scheme and location. The varying heights and materials used give an interesting elevation whilst not being too fussy. The materials are a mix of red and buff facing brickwork, light though coloured render and timber boarding.

The scheme is set within its own grounds with as much possible landscaping to the front car parking area, whilst retaining the enclosed landscaped garden to the rear.

ROSEMARY SIMMONS
MEMORIAL HOUSING ASSOCIATION LTD

Revisions

Parnell Design Partnership llp
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Planning Supervisors
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Telephone: 023 9248 1100
Fax: 023 9247 5050
email pdp@pdp-architects.co.uk
web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	DESIGN & ACCESS STATEMENT SHEET ONE	N/A	MAY 2007
		Drawn MAS	27813 - 00.3 Rev

DESIGN & ACCESS STATEMENT - access



SITE PLAN: The blue arrows on this site plan shows the direction of traffic flow for the scheme, with one entrance point and one exit point using a one way system. The orange arrows shows pedestrian access to the site, with the two front entrances to the building. Also the rear access to the rear bungalows and landscaped gardens. The refuse collection point is shown next to the entrance junction.

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PLANNING
PLAN No. ADC0708107
DATE 28 NOV 2007

ACCESS

The site is located in an area, which is predominantly flat.

The site is accessed by both vehicles and pedestrians from Brighton Road, which forms part of the coastal road along the south coast.

The scheme has a slip road arrangement for traffic so that there is a separate entrance and exit point on to Brighton Road. The entrance utilises the existing entrance, whilst the exit is formed by a new cross over access point. The current arrangement of a shared access for 147 Brighton Road is removed and 147 now has its own separate entrance access, utilizing the existing crossover at the eastern end of the site.

Also accessed off this slip road are 11 car parking spaces. The area has additional public car parking spaces close by.

Internally, the building will have level thresholds throughout. The separate extra care scheme has it's own separate entrance and a side door to access the rear facilities. The rest of the scheme is accessed by a separate entrance, which links to a stairwell and passenger lift. There is a second escape stair at the opposite end of the building, and both stairs exit into the rear garden.

A side path links the rear garden to the front slip road/ parking area and also provides a link to the two rear bungalows.

Due to site restrictions, the refuse stores are located at the rear of the scheme, However, to aide refuse collection a weekly refuse collection point is located next to the carriageway on Brighton Road.

Brighton Road is also a main bus route.

ROSEMARY SIMMONS MEMORIAL HOUSING ASSOCIATION LTD

Revisions

Parnell Design Partnership llp
Chartered Architects Planning and Interior Design Consultants
Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100 email pdp@pdp-architects.co.uk
Fax: 023 9247 5050 web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	DESIGN & ACCESS STATEMENT SHEET ONE	N/A	MAY 2007
		Drawn MAS	27813 - 00.4 Rev



SITE LAYOUT (A3 1:500)

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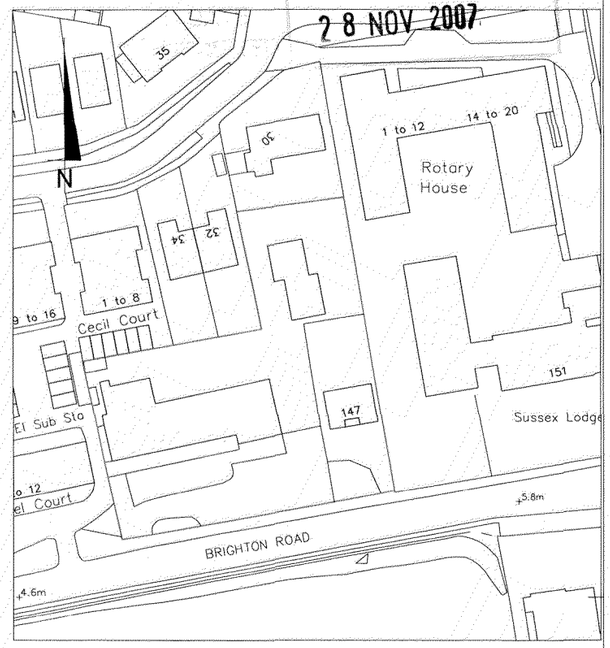
PLAN No. A2d0708107

28 NOV 2007



LOCATION PLAN (A3 1:1250)

SCHEDULE OF ACCOMMODATION

Ground Floor Disabled Compliant Units:

1 Bed (55m²) Units:	3a, 4a & 5a
1 Bed (65m²) Units:	1a & 2a
1 Communal Lounge (51m²)	

Standard Units:

1 Bed (48m²) Units:	11
1 Bed (51m²) Units:	9 & 15
1 Bed (59m²) Units:	12
1 Bed (55m²) Units:	1, 2, 3, 6, 7 & 13
2 Bed (59m²) Units:	16
2 Bed (65m²) Units:	4, 5, 8, 10 & 14

Rear Bungalows 48m² (2b) & 52m² (1b)

23 Units Total

17 x 1 Bed Units
6 x 2 Bed Units

11 Car Parking Spaces
Associated Refuse & Bicycle Stores

Revisions

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Parnell Design Partnership llp
Chartered Architects Planning and Interior Design Consultants
Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100
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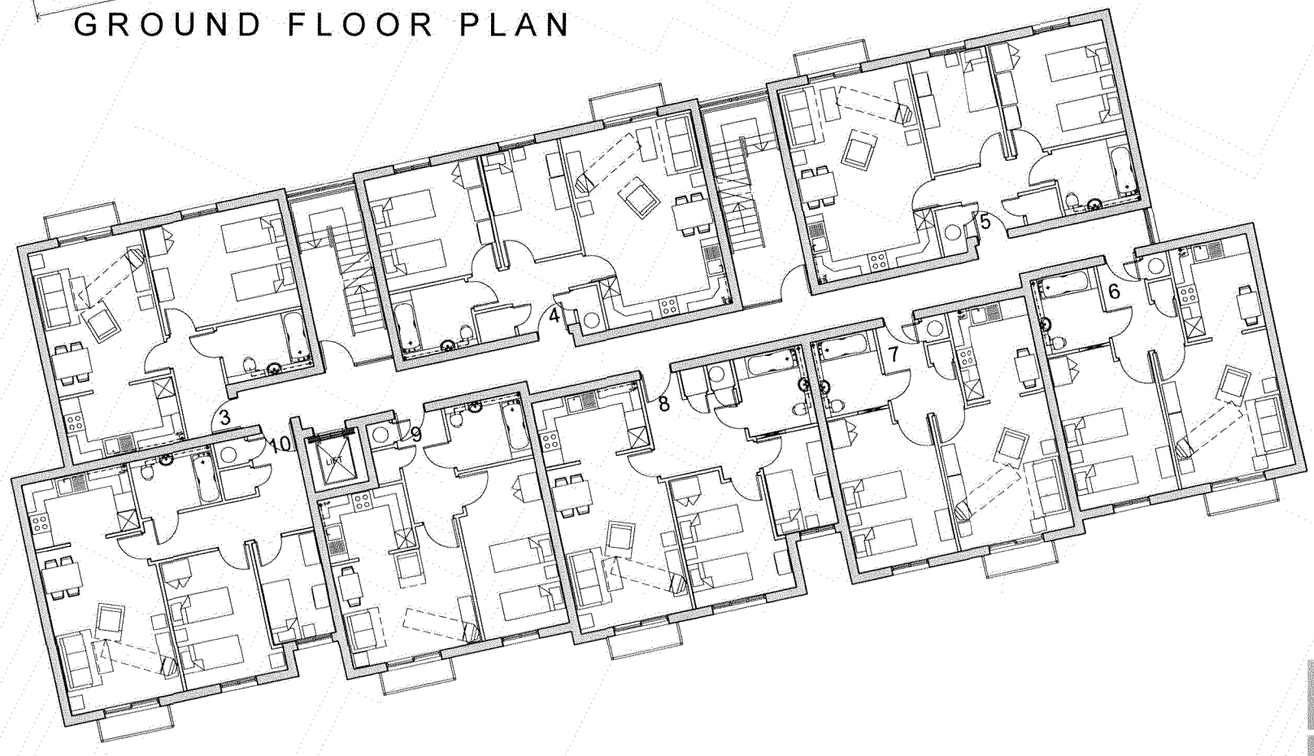
email pdp@pdp-architects.co.uk
web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	SITE LAYOUT PLAN	A3 1:500	MAY 2007
		Drawn MAS	27813 - 01 Rev A

REV A - FRONT BOUNDARY AND CAR PARKING REVISED 07.08.2007



GROUND FLOOR PLAN



FIRST FLOOR PLAN

...es
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A... dimensions to be checked on site prior to commencement of construction works and the Architect notified o... any discrepancy.
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PLAN No. Ax1070807

DATE 28 NOV 2007

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Chartered Architects Planning and Interior Design Consultants
Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100 email pdp@pdp-architects.co.uk
Fax: 023 9247 5050 web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	GROUND & FIRST FLOOR PLANS	A3 1:200	MAY 2007
		Drawn MAS	27813 - 02 Rev

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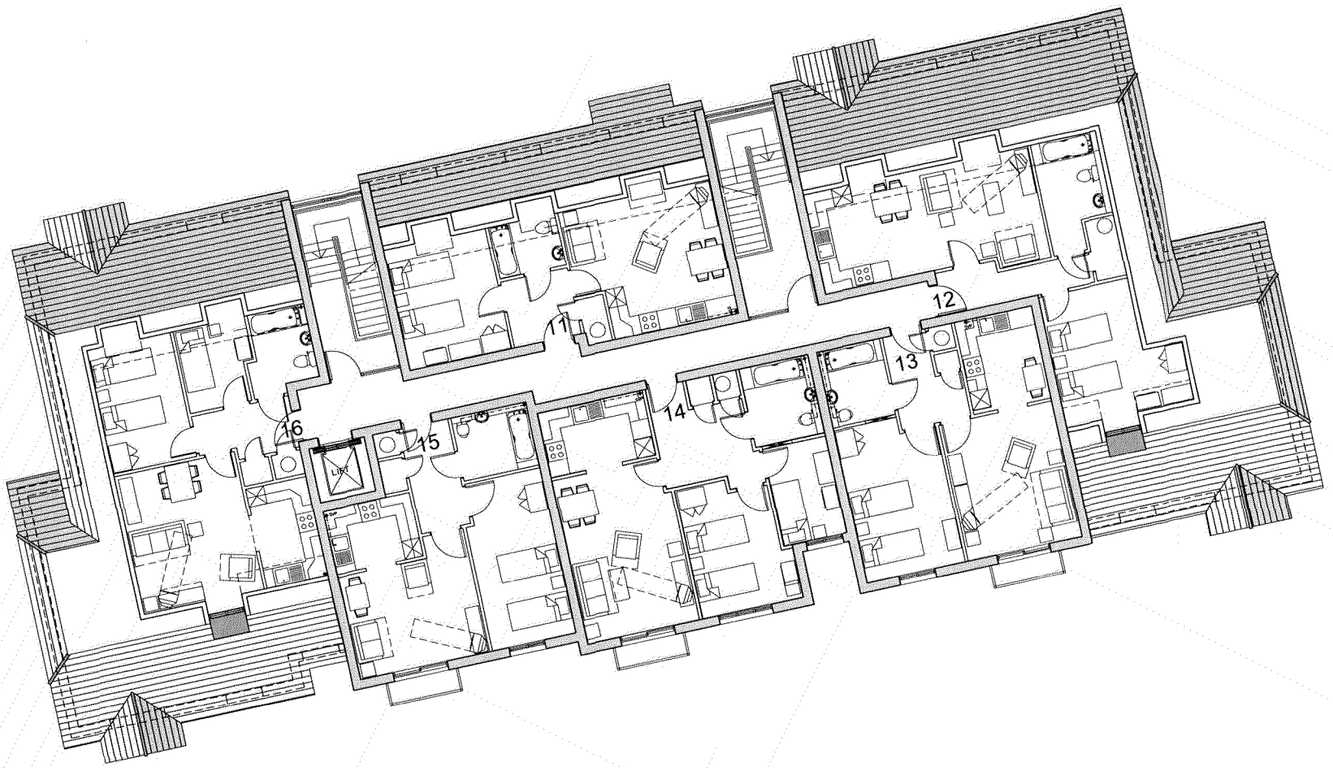
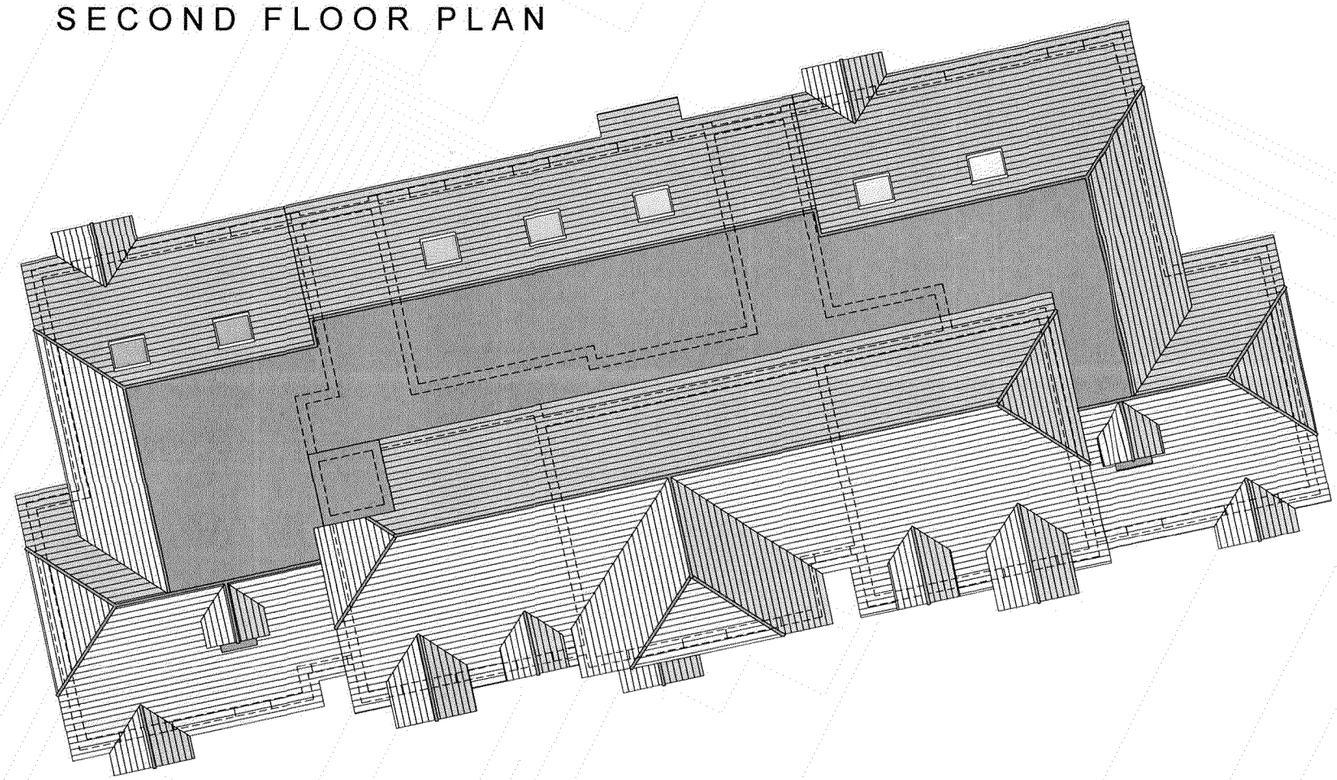


SECOND FLOOR PLAN



ROOF PLAN

PLANNING
PLAN NO. Arc/07/0867
DATE RECEIVED 28 NOV 2007

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Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100 email pdp@pdp-architects.co.uk
Fax: 023 9247 5050 web: pdp-architects.co.uk

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Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	SECOND FLOOR PLAN & ROOF PLAN	A3 1:200	MAY 2007
		Drawn MAS	27813 - 03 Rev

PROPOSED MATERIALS SCHEDULE

① - FACING BRICKWORK (RED)
② - FACING BRICKWORK (BUFF)
③ - THRU COLOUR RENDER
④ - WINDOWS, DOORS, FACIAS & SOFFITS TO BE PVCu
⑤ - CONCRETE INTERLOCKING TILES
⑥ - VERTICAL TIMBER CLADDING
⑦ - STEEL FEATURE BALCONIES

(ALL MATERIALS TO LOCAL PLANNING AUTHORITY APPROVAL)



BRIGHTON ROAD STREET SCENE (A3 1:500)

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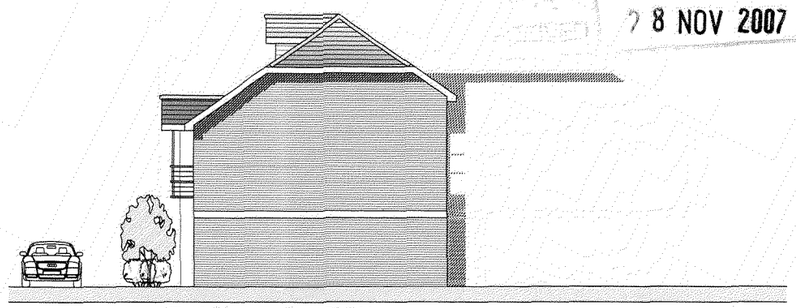
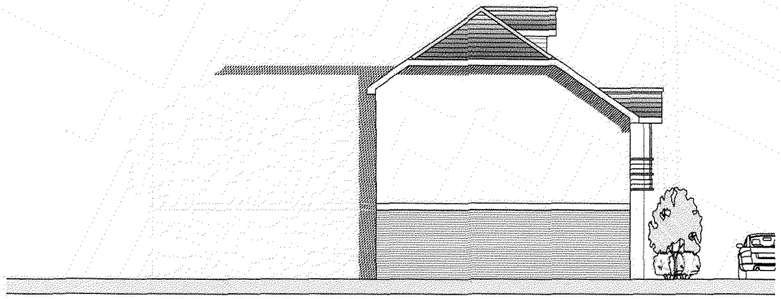
PLANNING
PLAN NO. AX6708167
DATE RECEIVED 28 NOV 2007



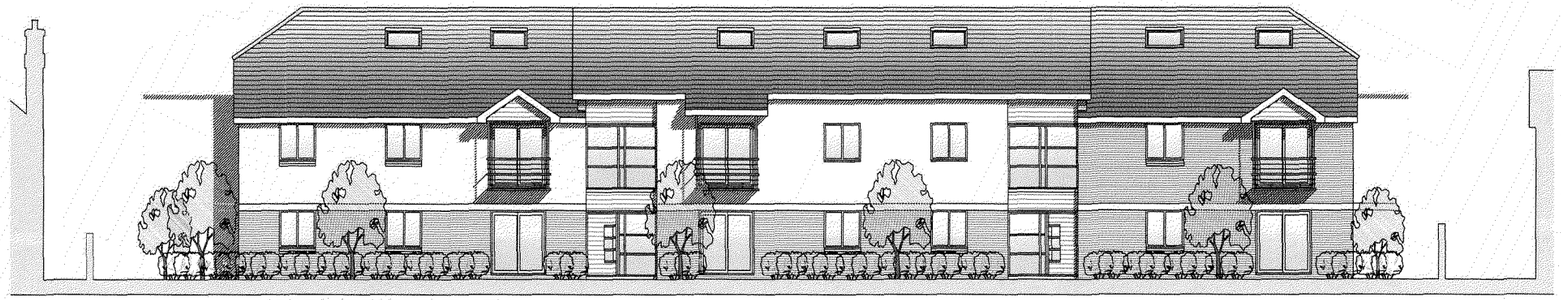
SOUTH (BRIGHTON ROAD) ELEVATION



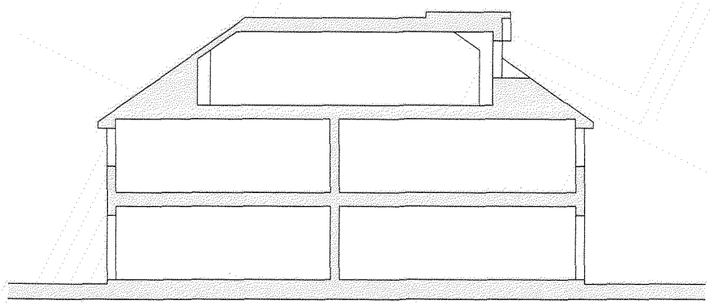
EAST (SIDE) ELEVATION



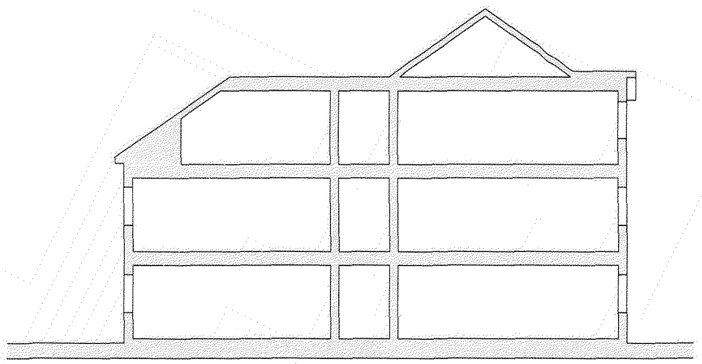
WEST (SIDE) ELEVATION



NORTH (REAR) ELEVATION



SECTION A - A



SECTION B - B

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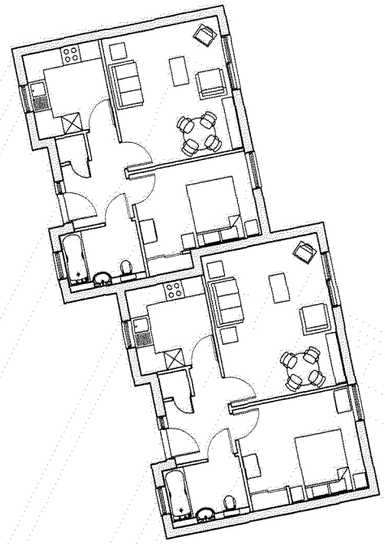
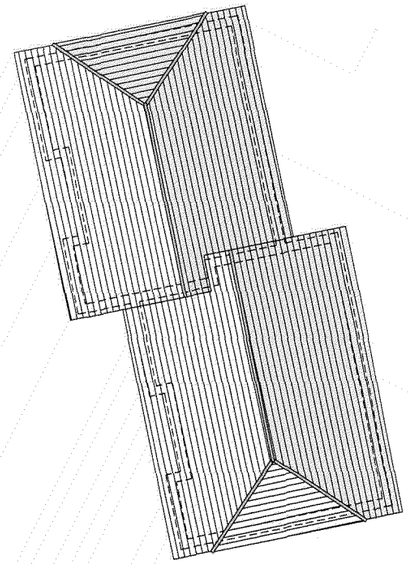
Chartered Architects Planning and Interior Design Consultants
Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100
Fax: 023 9247 5050
email pdp@pdp-architects.co.uk
web: pdp-architects.co.uk

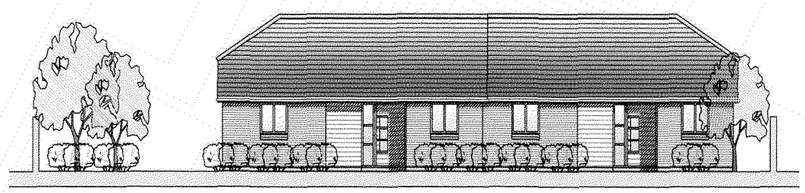
Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	ELEVATIONS & TYPICAL SECTIONS	A3 1:200	MAY 2007
		Drawn MAS	27613 - 04 Rev



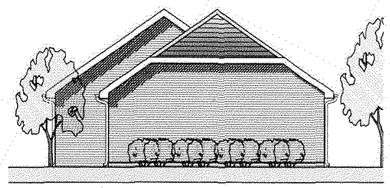
GROUND FLOOR PLAN



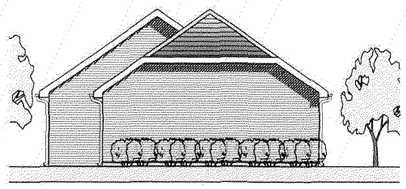
ROOF PLAN



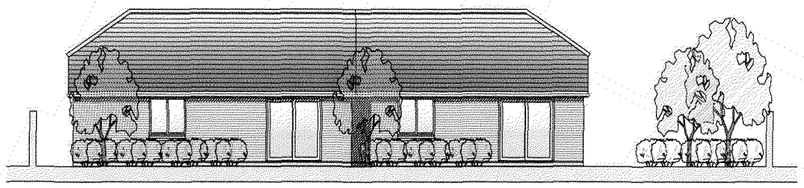
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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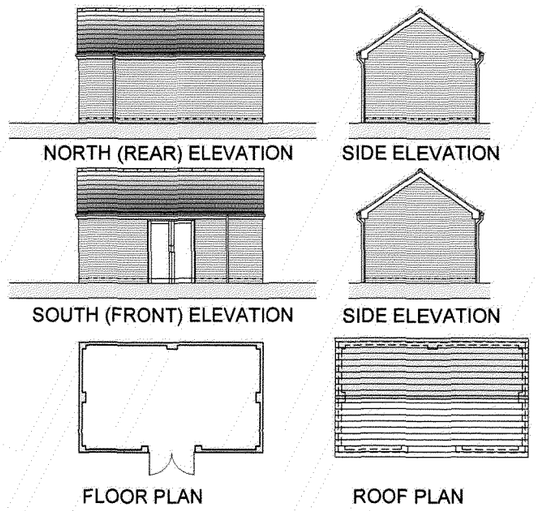
PLAN No. Asd0708107

DATE 28 NOV 2007



REFUSE & CYCLE/ BUGGY STORE PLANS & ELEVATIONS

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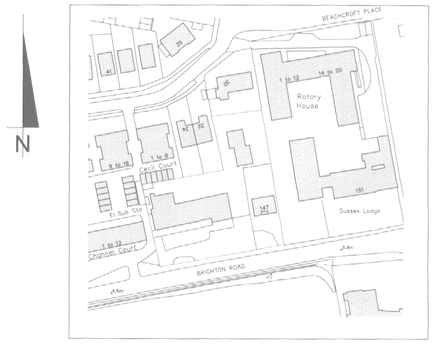
Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100
Fax: 023 9247 5050
email pdp@pdp-architects.co.uk
web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	REAR BUNGALOW & REFUSE/ CYCLE STORE PLANS & ELEVATIONS	A3 1:200 Drawn MAS	MAY 2007 27813 - 05 Rev



SITE LAYOUT (A1 1:200)



LOCATION PLAN (A1 1:1250)

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SCHEDULE OF ACCOMMODATION

Ground Floor Disabled Compliant Units:
1 Bed (55m²) Units: 3a, 4a & 5a
1 Bed (65m²) Units: 1a & 2a
1 Communal Lounge (51m²)

Standard Units:
1 Bed (48m²) Units: 11
1 Bed (51m²) Units: 9 & 15
1 Bed (59m²) Units: 12
1 Bed (55m²) Units: 1, 2, 3, 6, 7 & 13
2 Bed (59m²) Units: 16
2 Bed (65m²) Units: 4, 5, 8, 10 & 14

Rear Bungalows 48m² (2b) & 52m² (1b)

23 Units Total

17 x 1 Bed Units
6 x 2 Bed Units

11 Car Parking Spaces
Associated Refuse & Bicycle Stores

Received
28 NOV 2007

Revisions

REV A - FRONT BOUNDARY AND CAR PARKING REVISED 07.08.2007

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Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
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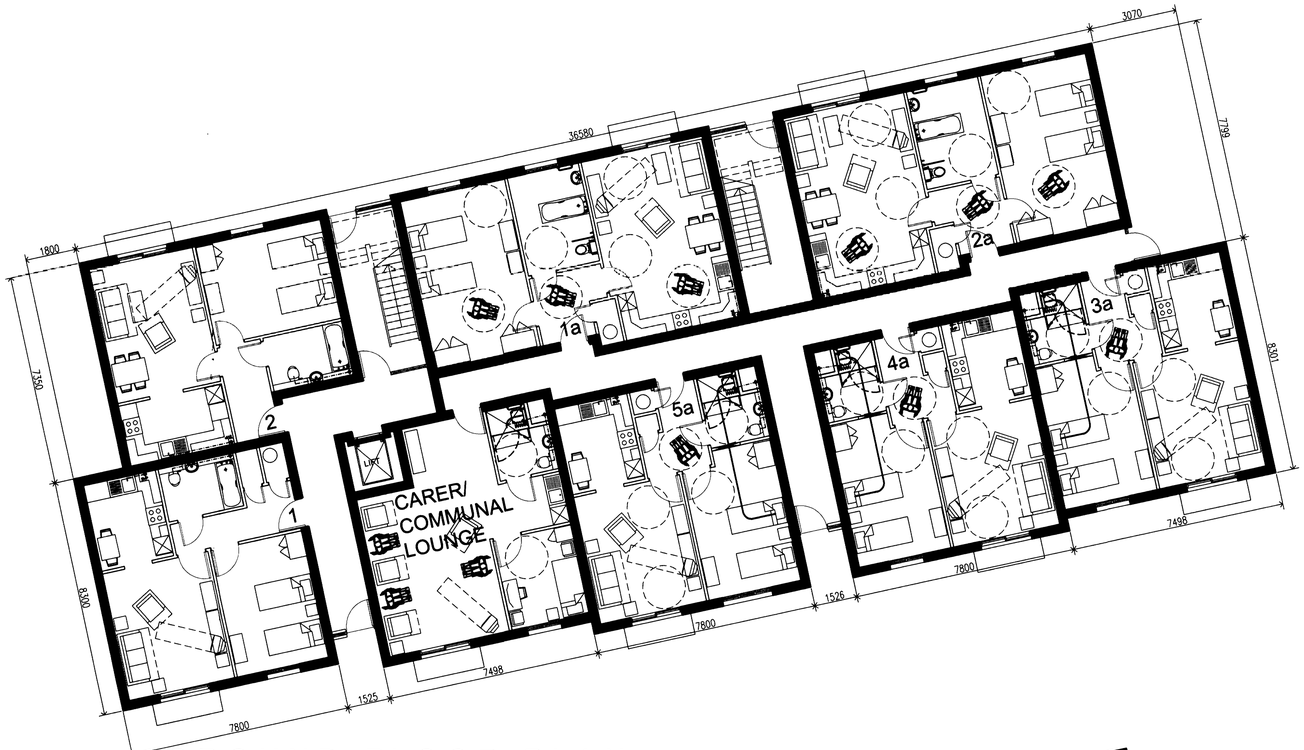
Fax: 023 9247 5050 web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	SITE LAYOUT PLAN	A1 1:200	MAY 2007
		Drawn MAS	27813 - 01 Rev A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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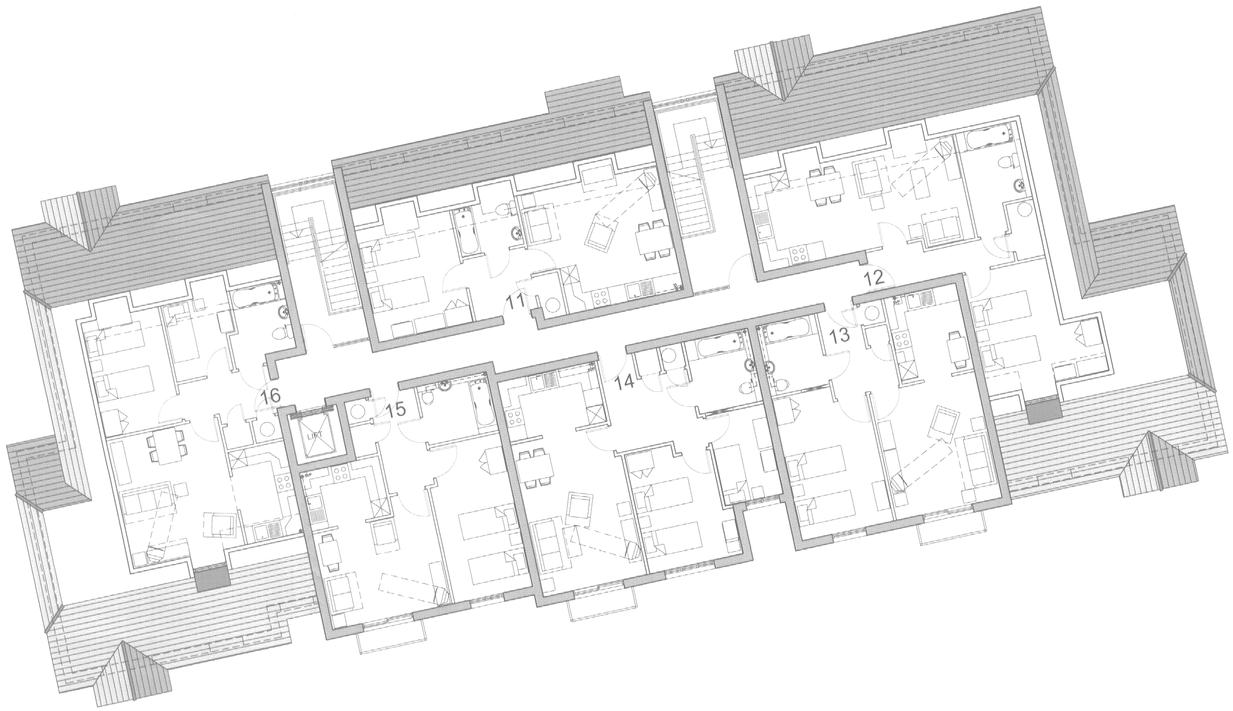
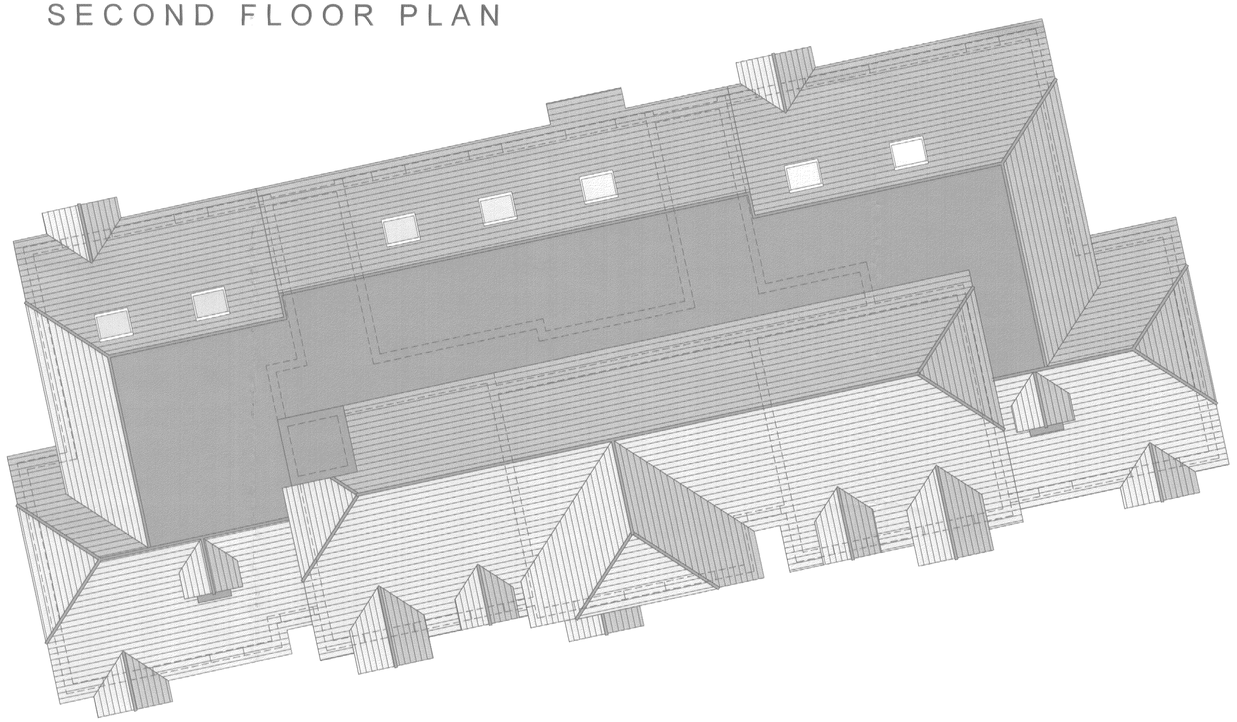
Telephone: 023 9248 1100 email pdp@pdp-architects.co.uk
Fax: 023 9247 5050 web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	GROUND & FIRST FLOOR PLANS	A1 1:100	MAY 2007
		Drawn MAS	27813 - 02 Rev



SECOND FLOOR PLAN



ROOF PLAN

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28 NOV 2007

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Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100 email pdp@pdp-architects.co.uk
Fax: 023 9247 5050 web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	SECOND FLOOR PLAN & ROOF PLAN	A1 1:100	MAY 2007
		Drawn MAS	27813 - 03 Rev

PROPOSED MATERIALS SCHEDULE

① - FACING BRICKWORK (RED)

② - FACING BRICKWORK (BUFF)

③ - THRU COLOUR RENDER

④ - WINDOWS, DOORS, FACIAS & SOFFITS TO BE PVCu

⑤ - CONCRETE INTERLOCKING TILES

⑥ - ETERNIT TIMBER CLADDING

⑦ - STEEL FEATURE BALCONIES

(ALL MATERIALS TO LOCAL PLANNING AUTHORITY APPROVAL)



BRIGHTON ROAD STREET SCENE (A1 1:250)

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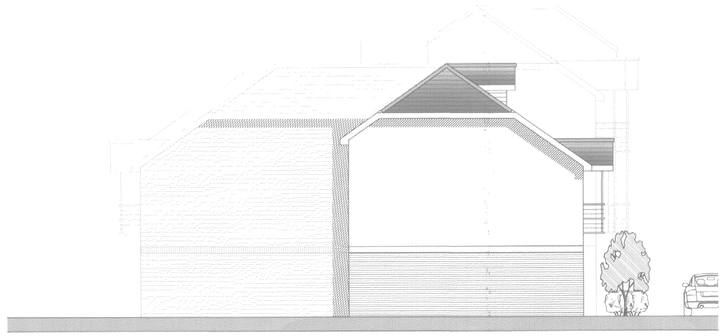
SOUTH (BRIGHTON ROAD) ELEVATION



EAST (SIDE) ELEVATION

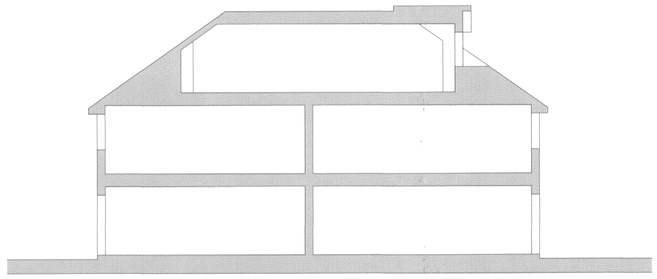


WEST (SIDE) ELEVATION

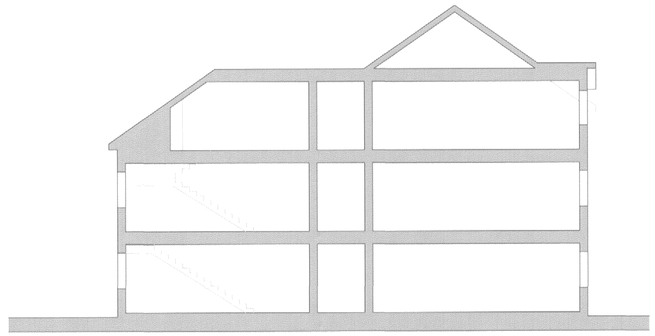


NORTH (REAR) ELEVATION

Received
28 NOV 2007



SECTION A - A



SECTION B - B

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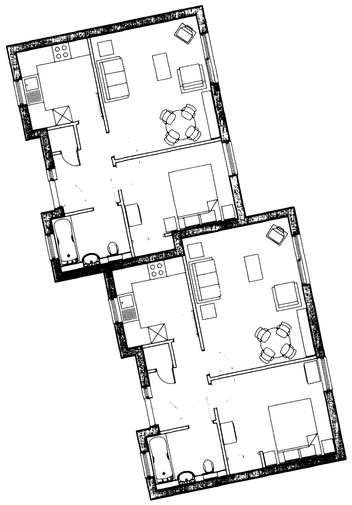
Chartered Architects Planning and Interior Design Consultants
Planning Supervisors

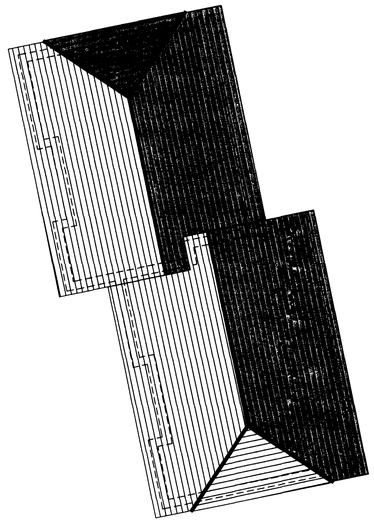
2 Beechworth Road, Havant, Hampshire. PO9 1AX

Telephone: 023 9248 1100 email pdp@pdp-architects.co.uk
Fax: 023 9247 5050 web: pdp-architects.co.uk

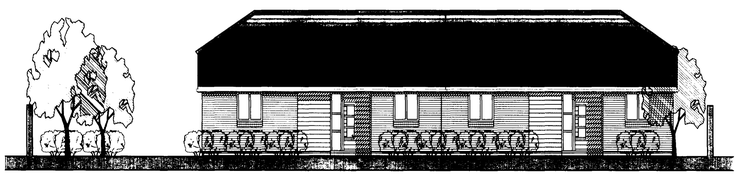
Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	ELEVATIONS & TYPICAL SECTIONS	A1 1:100	MAY 2007
		Drawn MAS	27813 - 04 Rev



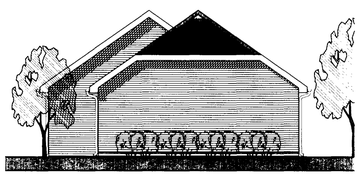
GROUND FLOOR PLAN



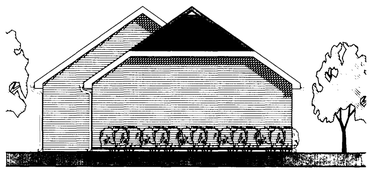
ROOF PLAN



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

Notes

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All dimensions to be checked on site prior to commencement of construction works and the Architect notified of any discrepancy.

Figured dimensions are to be used in preference to scaled dimensions

No deviation from this drawing will be permitted without prior consent of the Architect.

All drawings are prepared subject to a full measured and structural survey of the buildings and site.

All structural work is subject to the appointment of a Structural Engineer to confirm and agree the structural proposals.

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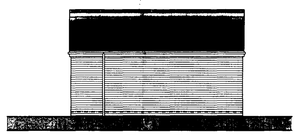

NORTH (REAR) ELEVATION



SIDE ELEVATION



SOUTH (FRONT) ELEVATION



SIDE ELEVATION

FLOOR PLAN

ROOF PLAN

REFUSE & CYCLE/ BUGGY STORE PLANS & ELEVATIONS

Application

18 NOV 2007

Revisions

ROSEMARY SIMMONS MEMORIAL HOUSE

Parnell Design Partnership llp
Chartered Architects Planning and Interior Design Consultants
Planning Supervisors
2 Beechworth Road, Havant, Hampshire. PO9 1AX
Telephone: 023 9248 1100 email pdp@pdp-architects.co.uk
Fax: 023 9247 5050 web: pdp-architects.co.uk

Title	Detail	Scale	Date
PROPOSED DEVELOPMENT BURDWOOD HOUSE 143 BRIGHTON RD, LANCING	REAR BUNGALOW & REFUSE/ CYCLE STORE PLANS & ELEVATIONS	A1 1:100	MAY 2007
		Drawn MAS	27813 - 05 Rev