6329/3a.

ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

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

FOR OFFICIAL USE ONLY
Appl. No. ADO/34407
Date Received 25 JUN 2007
Fee 135
Rem. List

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

1. Applicant (in BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (in BLOCK CAPITALS)
Name TESCO STORES LTD	Name Saunders Partnership Architects
Address c/o Agent	Address Studio Four 37 Broadwater Rd Welwyn Garden City Herts AL7 3AX
Tel. No.	Tel. No. 01707 385300

2. Type of Application (see Note 2)

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

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

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

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

Date

Application No.

Condition No.

3. (a) Full address or location of the land to which this application relates
Tesco Store Holmbush Centre Upper Shoreham Road West Sussex BN43 6TD.

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

(c) Area of site 8.79 hectares/sq. metres

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

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

(e) State whether the proposal involves:-

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

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4. Particulars of Use of Buildings or Land: state (a) Present use class A1 Retail Store.
(b) If vacant, the last use n/a.

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

(h) (i) How will surface water be disposed of? (i) to exist s/w drain
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) to exist s/w drain (new connections)

6. Plans (See Note 6). List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required. Additional copies in respect of major applications will assist in determination of such applications. All measurements are to be given in metric (89/617 EEC Directive)
6329|523A Exg Site (1:2500) 6329|SK6 glazed lobby proposal (1:100) 6329|SK8 lobby plan (1:50 1:10
6329|524 - Prop Site (1:500) 6329|SK7 site Plan Extract (1:200)

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 135.00

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.
DATE 7th June 2007 SIGNED [signature]
on behalf of Tesco Stores Ltd.
(insert applicant's name if signed by an agent)

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

CERTIFICATE A

1. Certificate A(a)
I certify that

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

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

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

OR

*3. *I have / *myself / The applicant has ——— given requisite notice to every person other than ——— who, on the day himself/herself

21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

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

*Delete where inappropriate

Signed [signature]
On behalf of Tesco Stores Ltd
Date 7/6/07

BP 47.0 June 95

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WEST SUSSEX

ADUR DISTRICT COUNCIL

Application No.

(For official use only)

PLANNING APPLICATION FORM PART 2

Additional information required in respect of Applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

4 copies of this form should be submitted

N.B. Please use GROSS figures only (external measurement). All measurements are to be given in metric (89/617 EEC Directive)

1.	In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to question 5 below.	n/a.
2.	Name and address of proposed occupier and type of business	Tesco Stores Ltd. c/o Agent
3.	Is the proposal related to an existing use on or near the site? If so, please explain the relationship.	State Yes or No: YES.
4.	Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No: NO

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0344/07
DATE RECEIVED 25 JUN 2007

5. Details of floor areas and uses

		Existing Floor Space or use(if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)
(a)	What is the amount of industrial floor space?	(a)..... m^2	..... m^2	..... m^2
(b)	What is the amount of office floor space?	(b)..... m^2	..... m^2	..... m^2
(c)	What is the amount of retail floor space?	(c) 6634 m^2	..... m^2	6634 m^2
(d)	What is the amount of storage or warehousing floor space?	(d) 1467 m^2	260 m^2	1727 m^2
(e)	Other uses(please specify).....	(e)..... m^2	..... m^2	..... m^2
	.....	..... m^2	..... m^2	..... m^2
	TOTALS	8101	260	8361

6. Staff

		Office Male	Office Female	Industrial Male	Industrial Female	Other Staff Male	Other Staff Female
(a)	Number of staff in existing premises on the site	(a).....		.....		.....	
(b)	How many new staff will be employed on the site as a result of the development?	(b).....		n/a to Library Proposal		.....	
(c)	If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	(c).....		.....		.....	

P.T.O.

C.P.1(Pt.2)

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7.	In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing Homes, etc. please specify (a) public floor space (Total) (b) seating capacity (c) bar floor area (d) bedrooms as appropriate	(a)..... sq.m. (b)..... n/a..... (c)..... sq.m. (d)..... single double
8.	What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site? (Please show location of such provision on the plans and distinguish between parking for operational needs and other purposes) State number of spaces	n/a. car..... lorry.....
9.	What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles but separately specify those used by employees driving to work)	n/a.
10.	What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	n/a.
	HAZARDOUS MATERIALS	State Yes or No
11.	Will the proposed use involve the use or storage of any hazardous substances?	NO. If 'YES' please indicate

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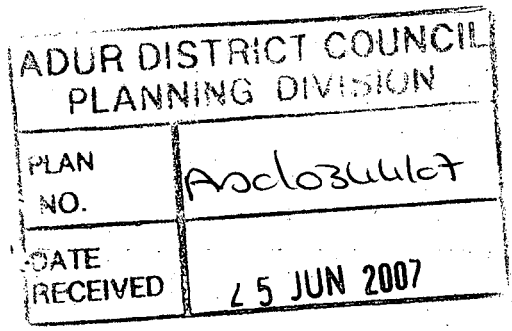
DESIGN AND ACCESS STATEMENT TO SUPPORT LOBBY PLANNING APPLICATION BY TESCO STORES LTD

AT
HOLMBUSH CENTRE
UPPER SHOREHAM ROAD
SHOREHAM-BY-SEA



SAUNDERS PARTNERSHIP
STUDIO FOUR
37 BROADWATER ROAD
WELWYN GARDEN CITY, HERTS
AL7 3AX

TEL NO. 01707 385 300
FAX NO. 0870 622 2135
EMAIL: saunders@saundersarchitects.com

1. INTRODUCTION

This Design and Access Statement has been prepared to support the design principles and external appearance for the planning application, which has been submitted on behalf Tesco Stores Ltd for the proposed redevelopment of their store at Holmbush Centre, Shoreham-By-Sea.

The Statement sets out information concerning the details of the proposed lobby extension to the Tesco store including materials and methods of construction.

2. EXISTING SITE / STATE

The site is located adjacent to the A27 Shoreham by pass, to the south is the Herons Dale School and the Holmbush County First School and to the west a residential area. To the north the site is bounded by the A27 by pass.

The site accommodates an existing Tesco store, petrol filling station and approximately 1513 total customer parking spaces (including M&S spaces).

The entrance to the existing store is constantly open, which is resulting in loss of warmed and cooled air.



Photo of existing store entrance

3. PROPOSED DEVELOPMENT/WORKS

Amount

The development proposes a lobby in front of the entrance in order to reduce and avoid loss of warmed or cooled air from the permanently open entrance. The lobby will cover an area of approximately 75 m2 of floor space but no 'usable' floor space will be created, as the it will be used for circulation and accessing the store only.

Layout

The layout of the lobby will be in a rectangular shape with open access areas to the east and west of it.

Scale

The lobby itself will be approximately 11.5m x 6.65m with a height of 4.2m.

Landscaping

The proposed lobby will be constructed over existing pencil edged block paving to the front of the store and this will ensure a robust, relatively maintenance free, durable construction to this heavily traffic area.

Appearance

The lobby itself will be glazed to match existing adjoining glazing details with open entrances to east and west sides to allow for customer egress.

The roof will be glazed with a pitch to fall to the front with press formed aluminium thus concealing the glazing detail and providing for rainwater disposal.

Use

The lobby will solely be used as an entrance area in order to reduce loses of energy as described elsewhere.

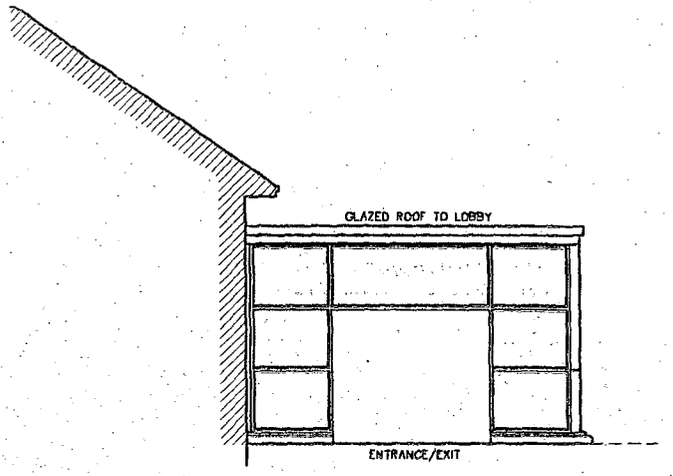
Access

The lobby will be levelled accessed from both the left and right sides. In general the site and store access will be designed to comply with current Building Regulations and Codes of Practice in particular Part M. As part of any Building Regulation submission a full 'Access Statement' has been produced to cover Part M, DDA and BS 8300 standards for the disabled.

4. CONCLUSION

Overall the layout and design has sort to embrace existing features of the store, and maintain current public links.

Tesco's design principles, will be applied where possible to the development as a whole, aiding to meet both customer and community requirements in providing an attractive, modern shopping facility in a pleasant, urban landscaped site, which is pleasing to use and work in, and is also good for the local community and the environment.



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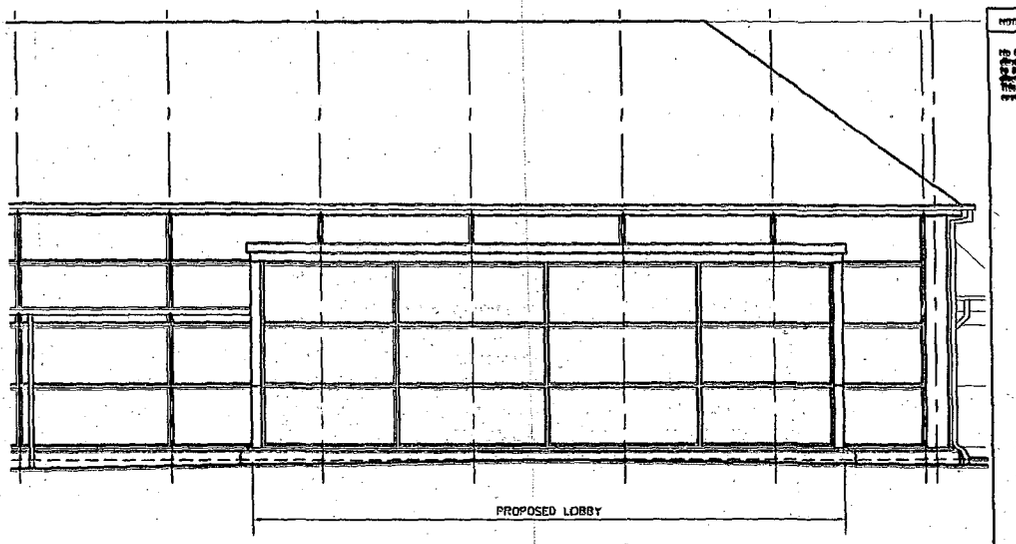

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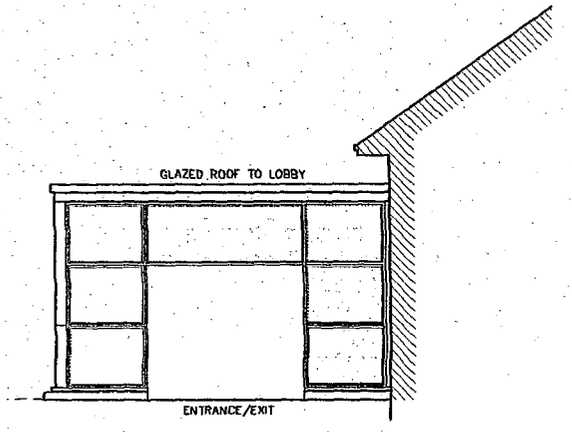

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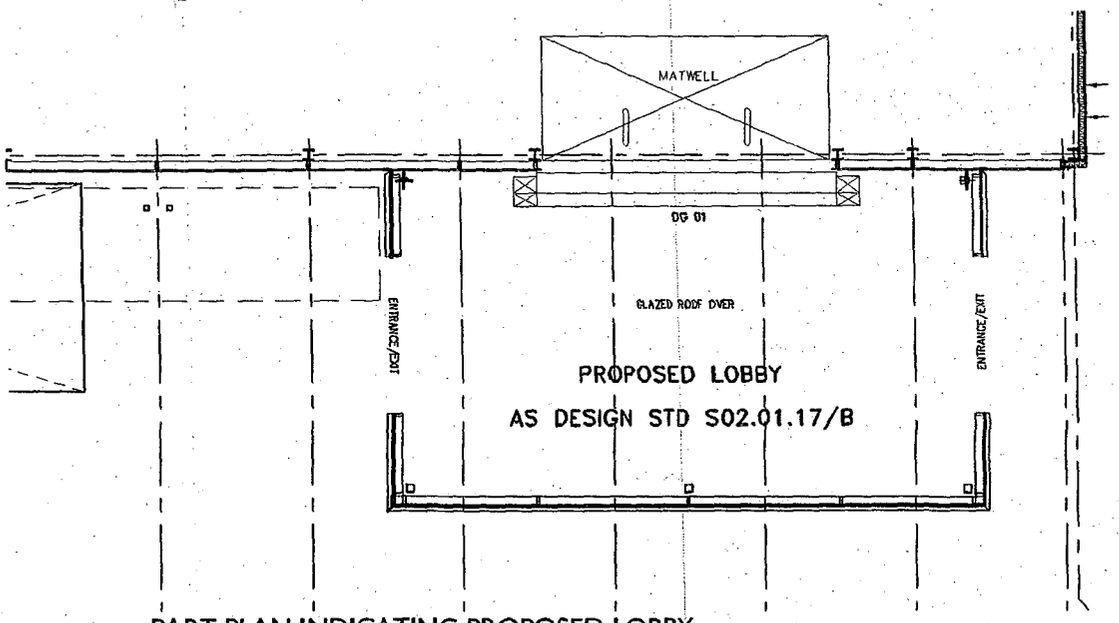


PART PLAN INDICATING PROPOSED LOBBY

NOTES

All dimensions to be checked on site and the Architect notified of any discrepancies.
This drawing to be read in conjunction with the specification/bills of Quantities and relevant drawings.

Project

PROPOSED EXTENSION
TESCO STORE
SHOREHAM

SID NO. 3178

Title

GLAZED LOBBY PROPOSAL

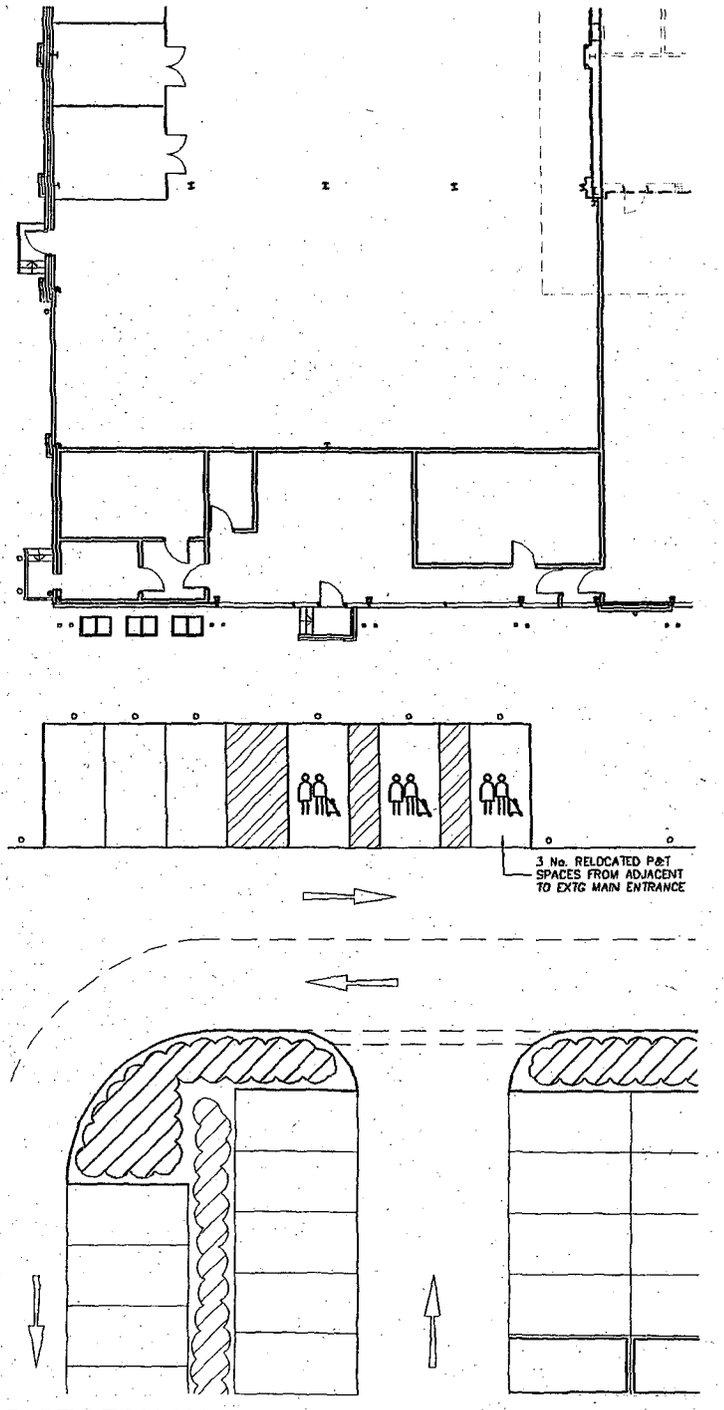
Scale	Date
1:100 @A3	MAY 07
Drawn	Checked
DJG	PMS

Drawing Number: 6329/SK6

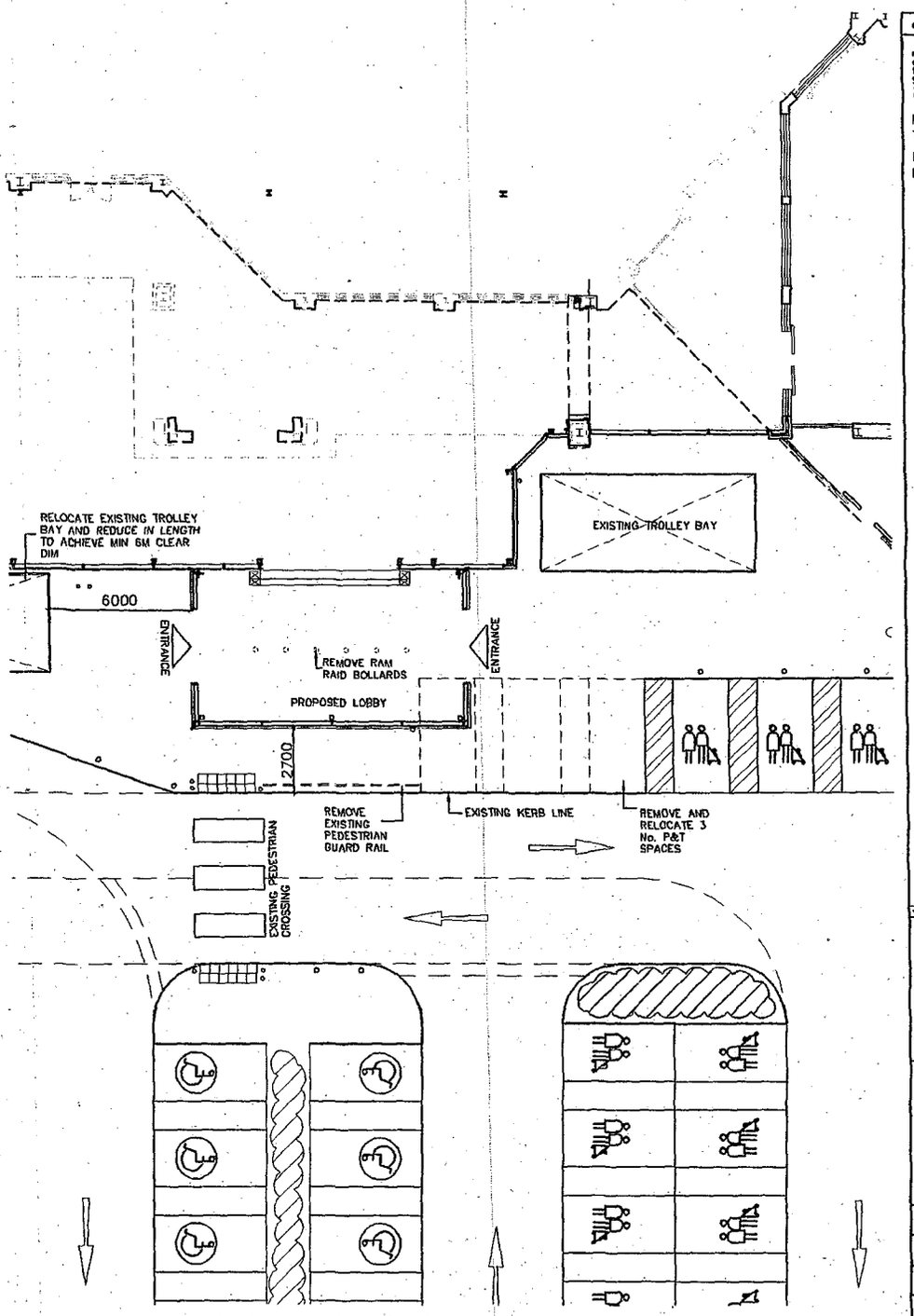
Revision: -

SAUNDERS

Saunders Partnership Architects



PART SITE PLAN



PART SITE PLAN INDICATING PROPOSED LOBBY

NOTES

No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies. This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.

READ IN CONJUNCTION WITH TESCO DESIGN STANDARDS

FOR OVERALL SITE PLAN REFER TO DRAWING 6329/524

Project

PROPOSED EXTENSION
TESCO STORE
SHOREHAM

SID NO. 3178

Title

GLAZED LOBBY
PROPOSAL/
SITE PLAN (EXTRACT)

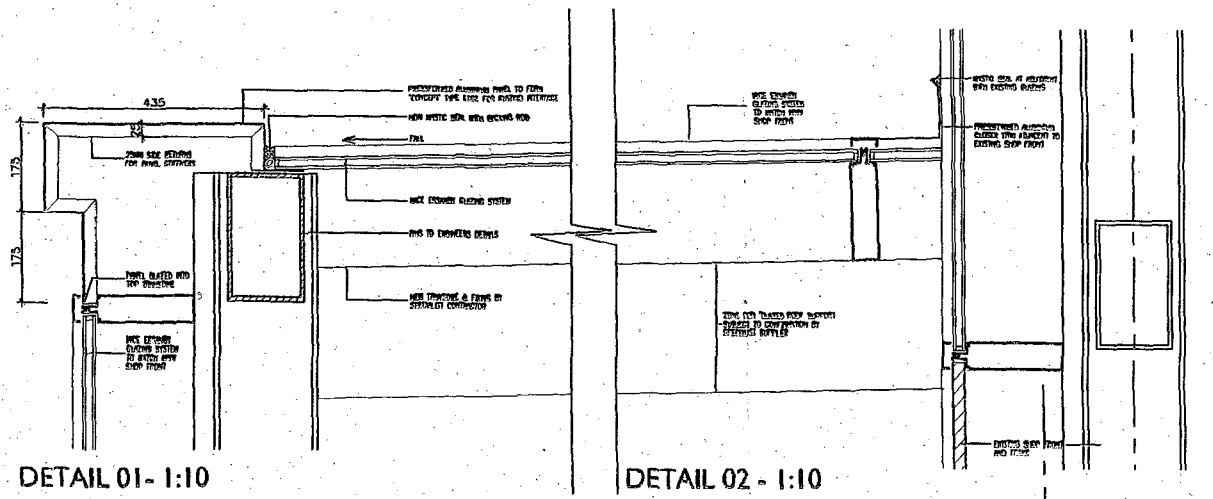
Scale	Date
1:200 @A3	MAY 07
Drawn	Checked
DJG	PMS

Drawing Number: 6329/SK7

Revision: -

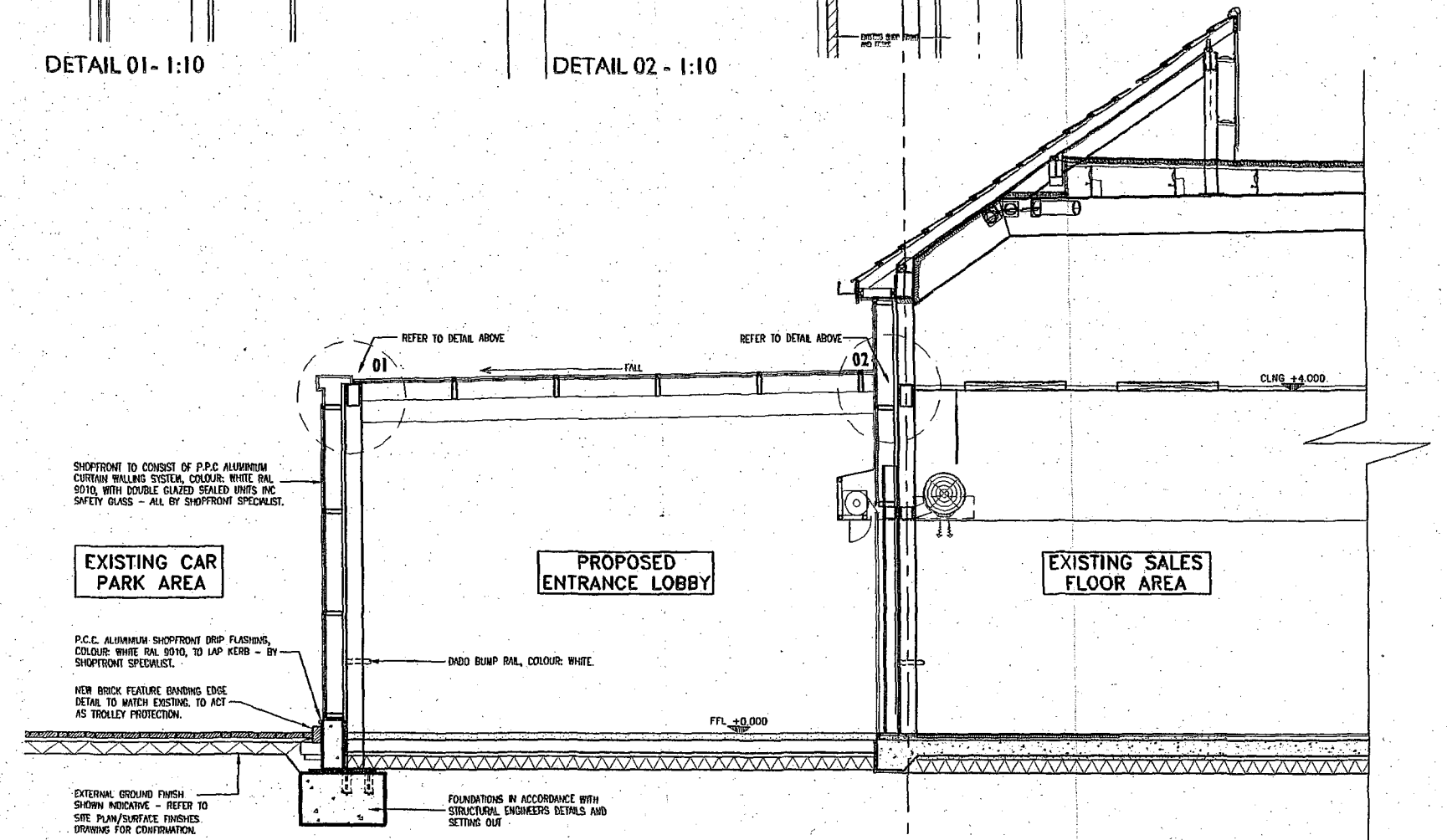
SAUNDERS

Saunders Partnership Architects



DETAIL 01- 1:10

DETAIL 02 - 1:10



SECTION THROUGH PROPOSED GLAZED ENTRANCE LOBBY - 1:50

notes

READ IN CONJUNCTION WITH TESCO DESIGN STANDARDS

FOR OVERALL SITE PLAN REFER TO DRAWING 6329/524

Project

PROPOSED EXTENSION
TESCO STORE
SHOREHAM

SID NO. 3178

Title

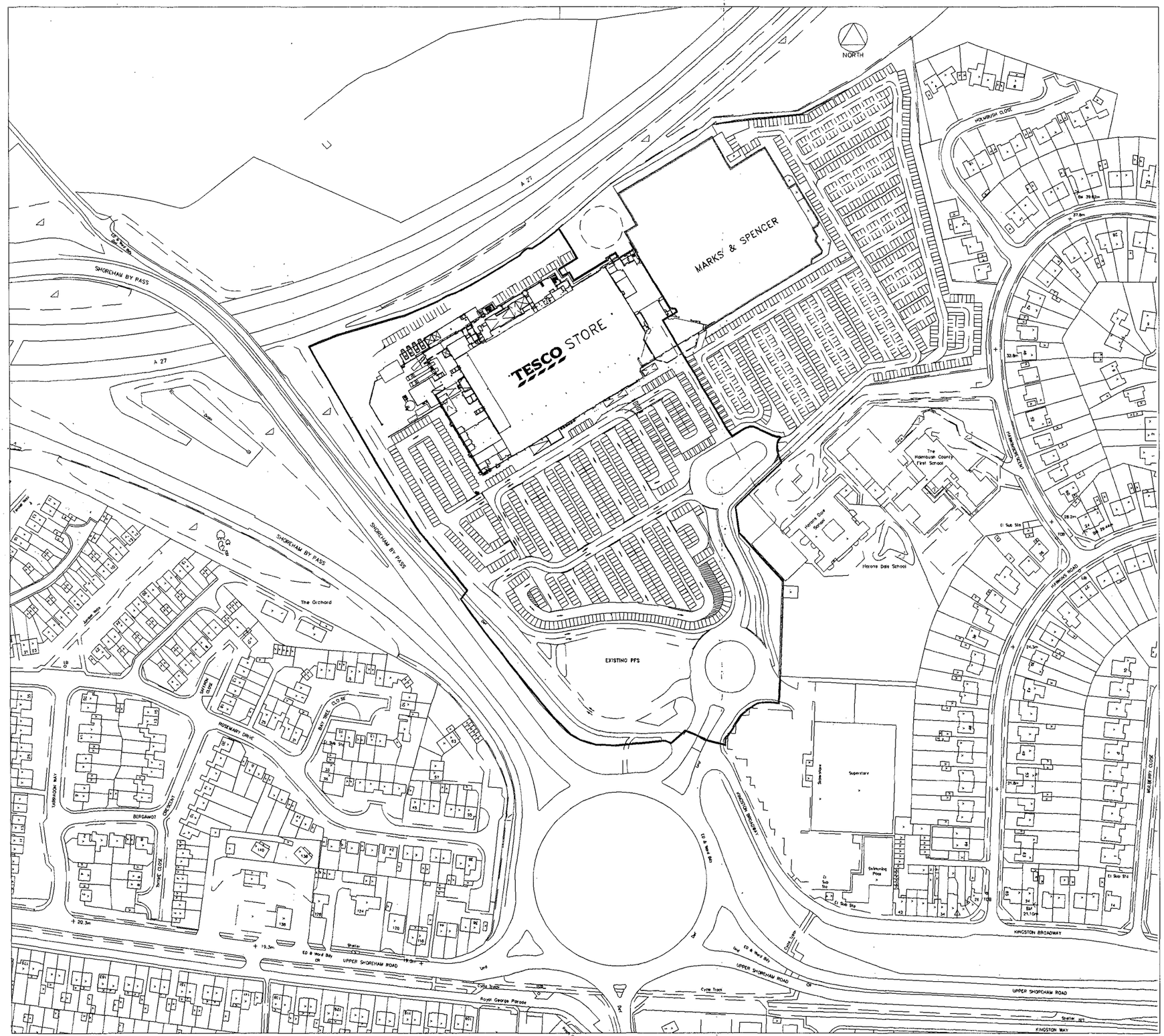
GLAZED LOBBY PROPOSAL

SAUNDERS

Scale	Date
1:50 / 1:10 @A3	MAY 07
Drawn: RDB	Checked: PMS

Drawing Number: 6329/SKB

Revision: -



NOTES

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ADUR DIS... COUNCIL
PLANNIN... DIVISION
PLAN No. Arxc0344607
DATE RECEIVED 25 JUN 2007

REV	DATE	NOTE	IN
A	17.04.07	UPDATED FOR LOBBY PLANNING APPLICATION	DG

Project

PROPOSED EXTENSION
TESCO STORE
SHOREHAM

SID No 3178

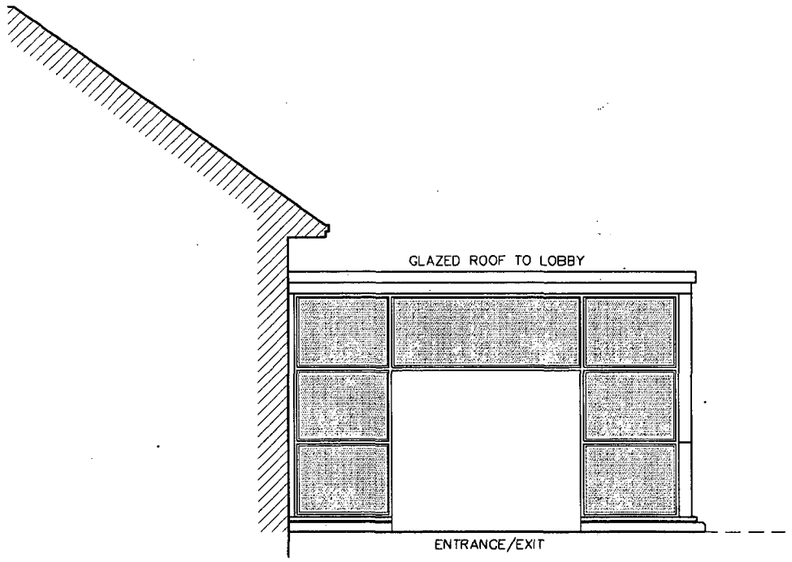
Title

EXISTING SITE PLAN

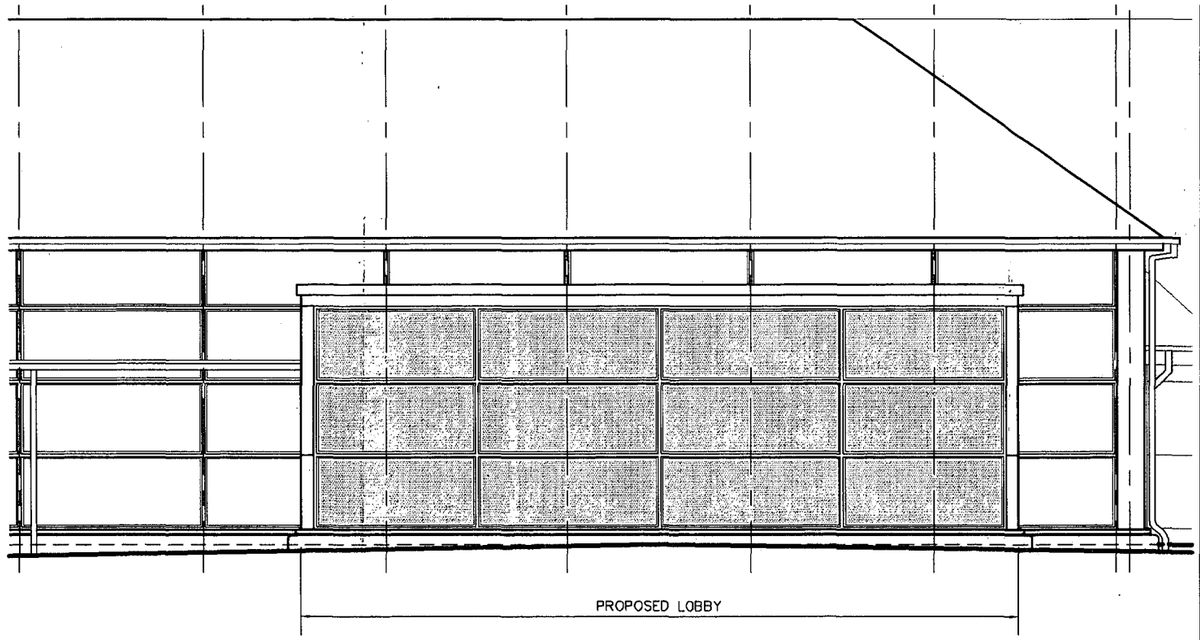
SAUNDERS

Scale 1:2500 @A3	Date JANUARY 07
Drawn DG	Checked PMS
Drawing Number 6329/523	Revision A

Saunders Partnership Architects
Studio Four, 37 Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3AX
Telephone 01707 385300 Facsimile 0870 6222135
E-Mail saunders@SaundersArchitects.com



PART SIDE ELEVATION



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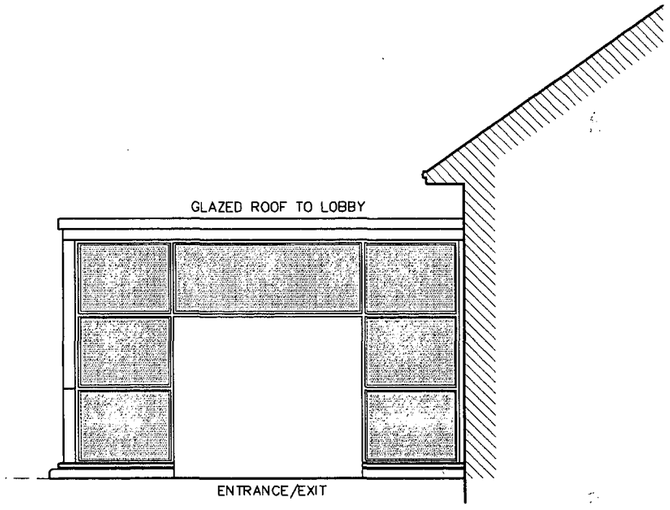

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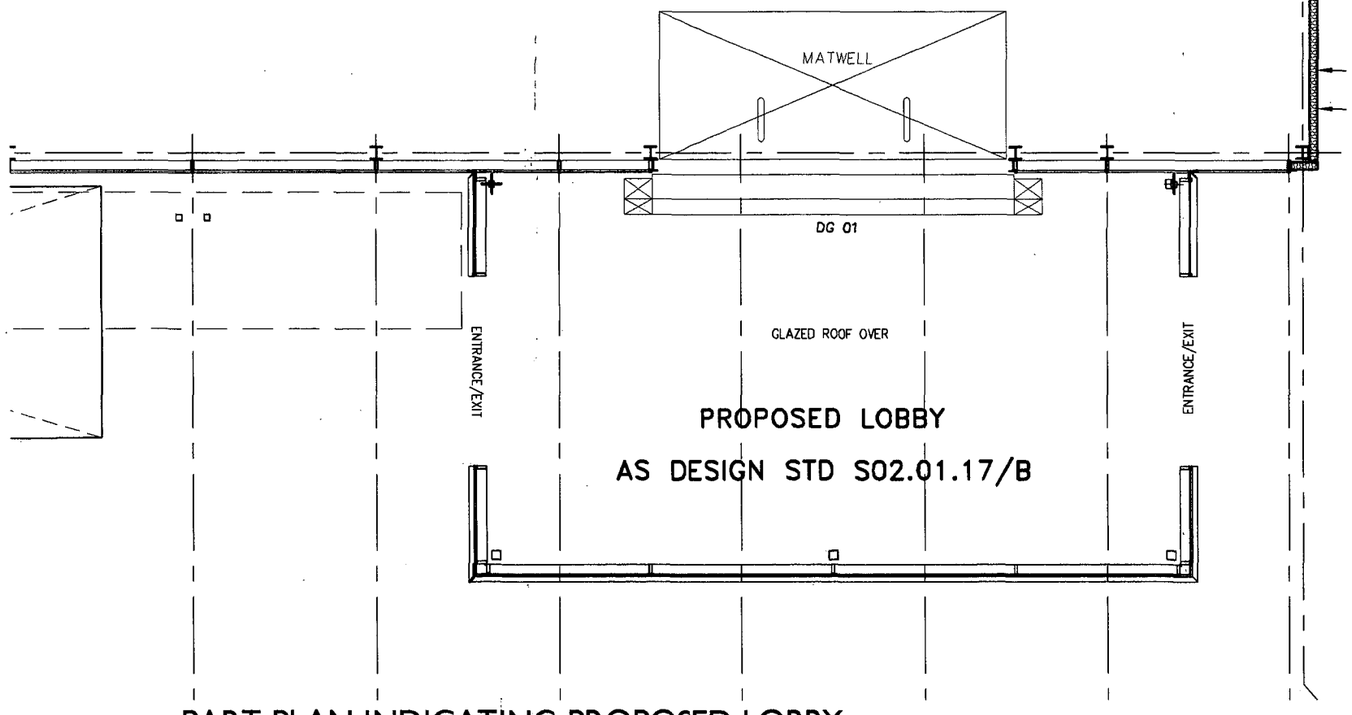

PART PLAN INDICATING PROPOSED LOBBY

NOTES

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SOUTH DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0d034467
DATE RECEIVED 25 JUN 2007

REV	DATE	NOTE	IN

Project

PROPOSED EXTENSION
TESCO STORE
SHOREHAM

SID NO. 3178

Title

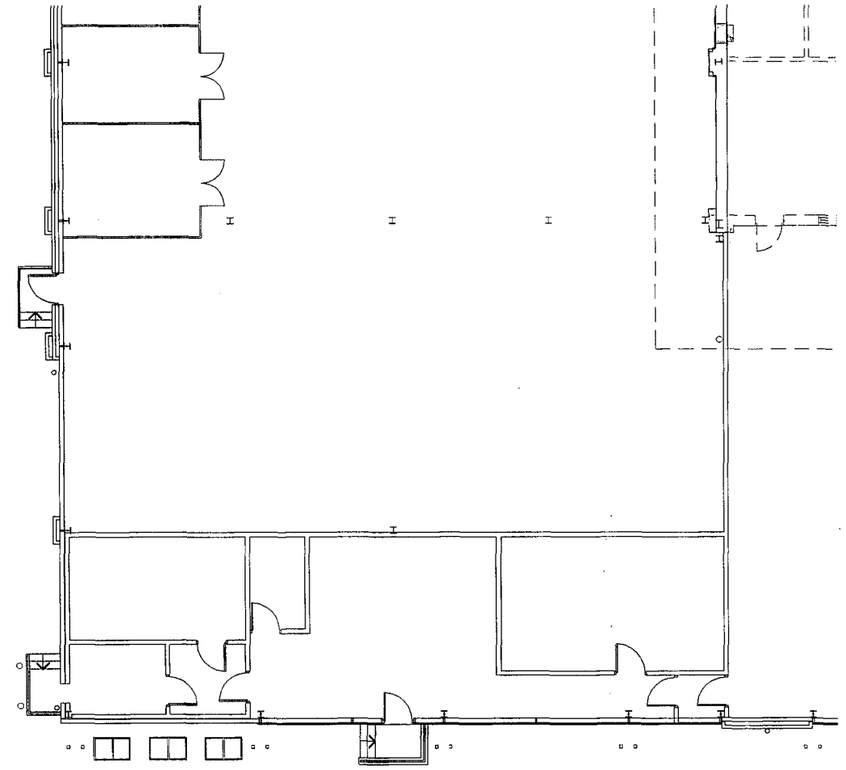
GLAZED LOBBY PROPOSAL

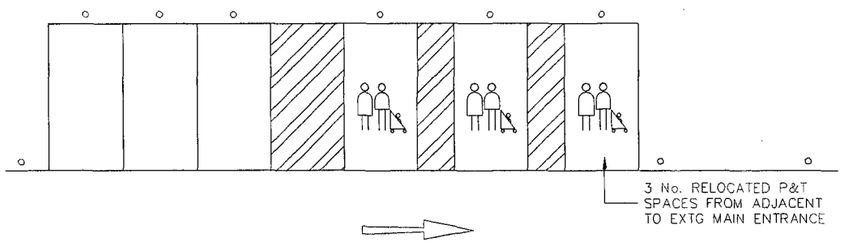
SAUNDERS

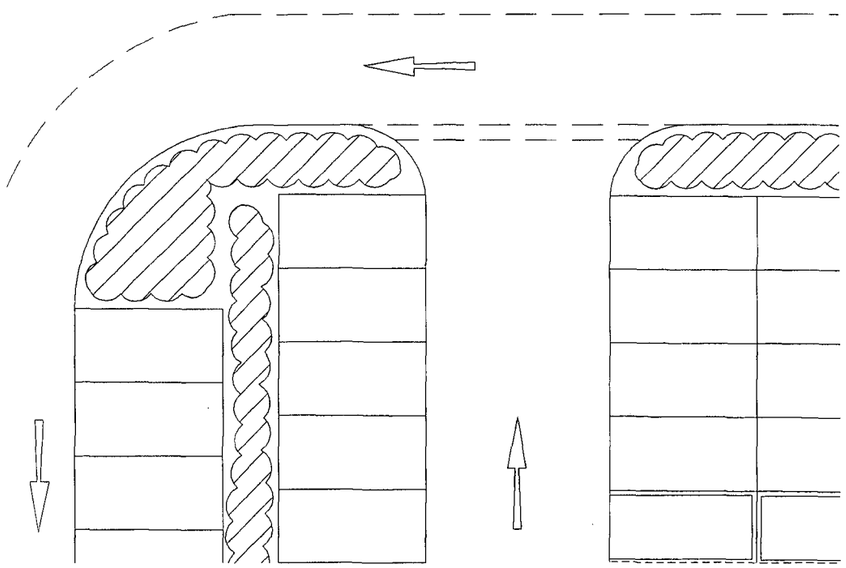
Scale	Date
1:100 @A3	MAY 07
Drawn	Checked
DJG	PMS

Drawing Number 6329/SK6 Revision -

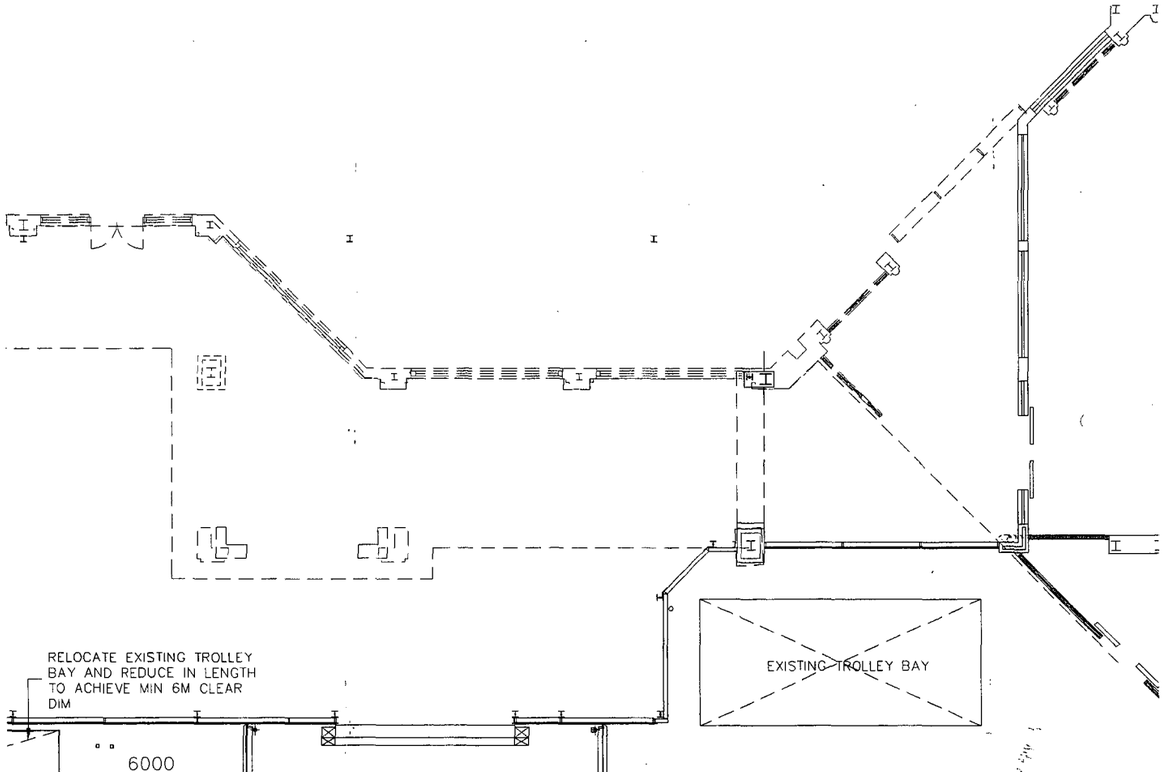
Saunders Partnership Architects
Studio Four, 37 Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3AX
Telephone 01707 305300 Facsimile 0870 6222135
E-Mail saunders@SaundersArchitects.com

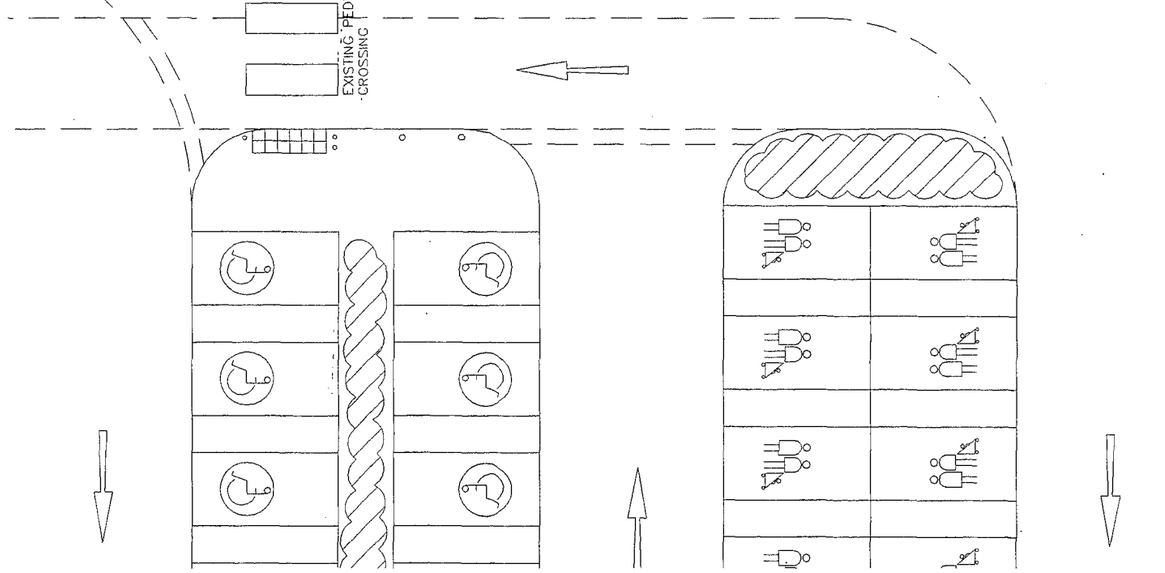






PART SITE PLAN





PART SITE PLAN INDICATING PROPOSED LOBBY

NOTES

No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.
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READ IN CONJUNCTION WITH TESCO DESIGN STANDARDS

FOR OVERALL SITE PLAN REFER TO DRAWING 6329/524

PLANNING DIVISION
PLAN No. A06/34402
DATE RECEIVED 25 JUN 2007

REV	DATE	NOTE	IN

Project

PROPOSED EXTENSION
TESCO STORE
SHOREHAM

SID NO. 3178

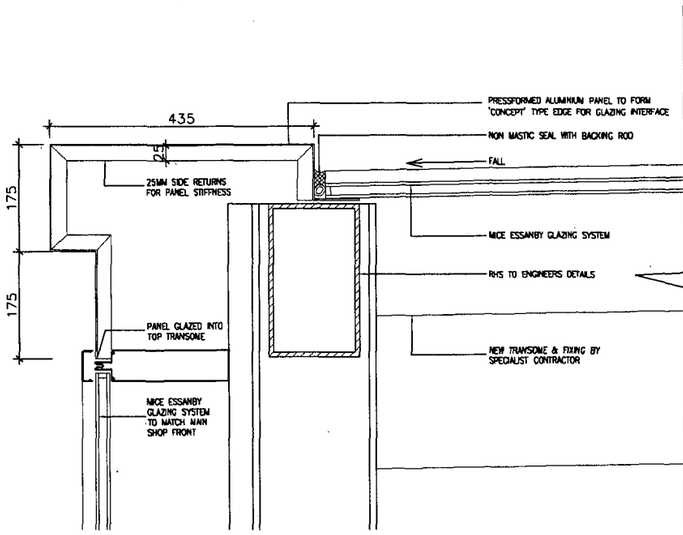
Title

GLAZED LOBBY
PROPOSAL/
SITE PLAN (EXTRACT)

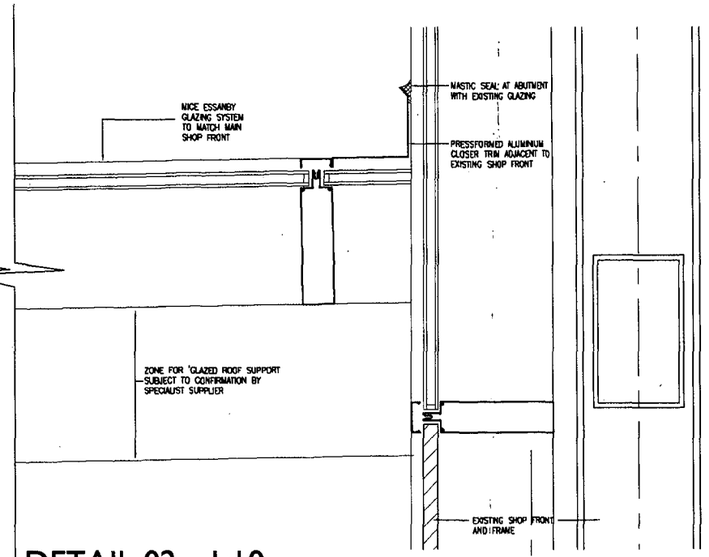
Scale	Date
1:200 @A3	MAY 07
Drawn: DJG	Checked: PMS
Drawing Number: 6329/SK7	Revision: -

Saunders Partnership Architects
Studio Four, 37 Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3AX
Telephone 01707 385360 Facsimile 01707 622125
E-Mail saunders@SaundersArchitects.com

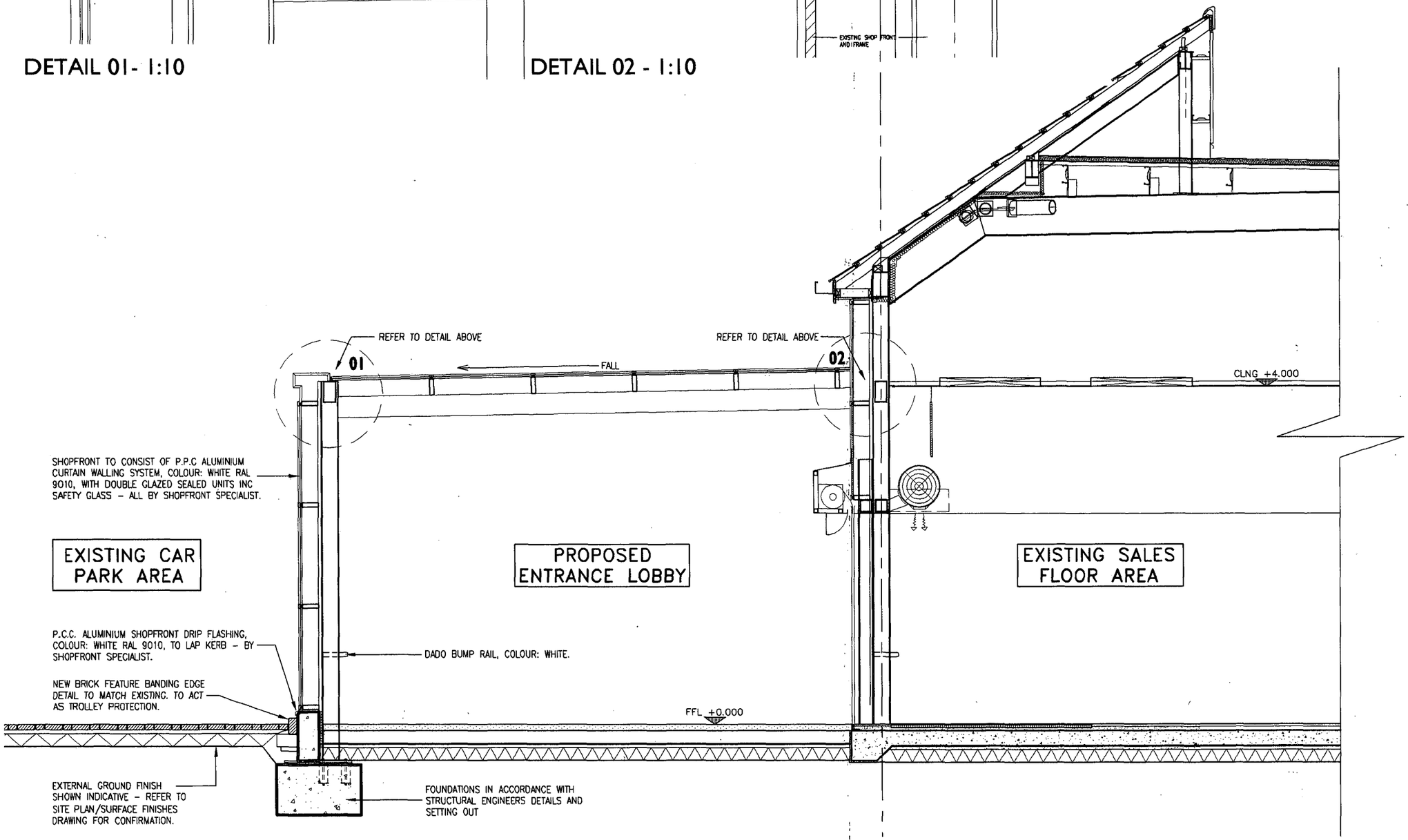
SAUNDERS



DETAIL 01- 1:10



DETAIL 02 - 1:10



SECTION THROUGH PROPOSED GLAZED ENTRANCE LOBBY - 1:50

NOTES

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READ IN CONJUNCTION WITH TESCO DESIGN STANDARDS

FOR OVERALL SITE PLAN REFER TO DRAWING 6329/524

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0636/07
DATE RECEIVED 15 JUN 2007

KEY	DATE	NOTE	BY

Project

PROPOSED EXTENSION
TESCO STORE
SHOREHAM

SID NO. 3178

Title

GLAZED LOBBY PROPOSAL

Scale	Date
1:50 / 1:10 @A3	MAY 07
Drawn: RDB	Checked: PMS
Drawing Number: 6329/SK8	Revision: -

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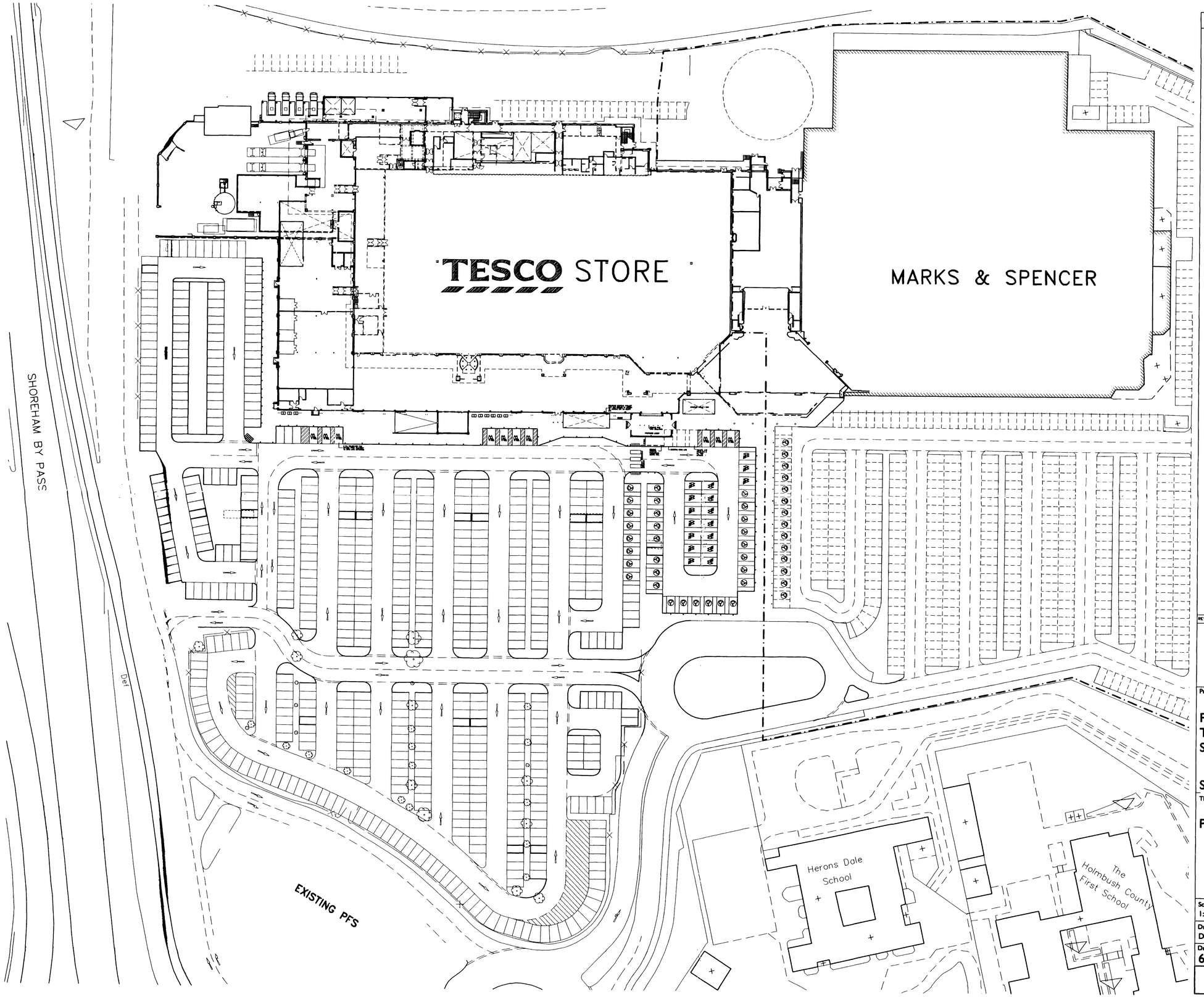
SAUNDERS



NOTES ©

No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.
This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.

FOR LOBBY PART PLAN REFER TO DRAWING 6329/SK4

PLANNING DIVISION
PLAN No. Proc/034607
DATE RECEIVED 25 JUN 2007

REV	DATE	NOTE	IN

TESCO

Project

PROPOSED EXTENSION TESCO STORE SHOREHAM

SID No 3178

Title

PROPOSED SITE PLAN

SAUNDERS

Scale	Date
1:500 @A1	APRIL 07
Drawn	Checked
DG	PMS
Drawing Number	Revision
6329/524	-

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