From: Hannah Barker
Sent: 05 March 2010 15:11
To: Adrian Rice; Jeremy Sergeant
Subject: FW: 14248. St. Giles. Lancing.
Attachments: 09-006_302-D.pdf

Plan attached for your info,

Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control,
Adur District Council
Location: Civic Centre, Ham Road, Shoreham-By-Sea, BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

Please think before you print this and save paper

From: Gary Akers [mailto:Gary.Akers@crestnicholson.com]
Sent: 04 March 2010 14:08
To: Hannah Barker
Subject: RE: 14248. St. Giles. Lancing.

Hannah,

Plan enclosed

It's the hedge from the North West Corner to the tree on the South West corner of the block of flats.

Regards

Gary

From: Hannah Barker [mailto:Hannah.Barker@adur.gov.uk]
Sent: 04 March 2010 14:07
To: Gary Akers
Subject: RE: 14248. St. Giles. Lancing.

You said you were sending me the drawing this morning?

I will have a look tomorrow once received plan.

Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control,
Adur District Council
Location: Civic Centre, Ham Road, Shoreham-By-Sea, BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

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From: Gary Akers [mailto:Gary.Akers@crestnicholson.com]
Sent: 04 March 2010 13:58
To: Hannah Barker
Subject: RE: 14248. St. Giles. Lancing.

Thanks.

Did you have a look at the hedge, or is that an afternoon – on the way home – task?

From: Hannah Barker [mailto:Hannah.Barker@adur.gov.uk]
Sent: 04 March 2010 13:58
To: Gary Akers
Subject: RE: 14248. St. Giles. Lancing.

I will consult with my parks manager who you met on site.

Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control,
Adur District Council
Location: Civic Centre, Ham Road, Shoreham-By-Sea, BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

Please think before you print this and save paper

From: Gary Akers [mailto:Gary.Akers@crestnicholson.com]
Sent: 04 March 2010 13:43
To: Hannah Barker
Cc: Julia Charter
Subject: FW: 14248. St. Giles. Lancing.

Dear Hannah,

The Housing Association have objected to the new trees in rear gardens, this simply reintroduces the maintenance issue we addressed by removing the trees from the rear garden of plot 26.

The Landscape Architect also believes there is not sensibly the space on the site for any additional trees.

Would you please confirm that you are happy with the layout without any additional trees in lieu of the two removed from the rear garden of plot 26.

Regards

Gary C Akers
Technical Manager
Crest Nicholson (South)
Crest House
Pyrcroft Road
Chertsey
KT16 9GN

(t) 01932 580444
(f) 08703 363991
(m) 07881 852114

From: Vincent Friedlander [mailto:v.friedlander@allenpyke.co.uk]
Sent: 04 March 2010 13:31
To: Gary Akers
Cc: Susan Bertkau
Subject: RE: 14248. St. Giles. Lancing.

Gary,

The trees in the rear gardens may not be safeguarded without TPO status however they will help to integrate the scheme with the surround landscape and are beneficial. We proposed planting the additional trees in rear gardens as

the scheme is already heavily provided with trees and there simply is no sensible place for any further tree planting without compromising amenity space or creating deep shade. For this reason we located the trees in rear gardens. Excluding rear gardens we have proposed 26 trees. This is already more than we would normally advise in purely landscape terms for this scheme however we have also had to consider the ecological enhancement to the site.

In our professional opinion including additional trees within the entrance and central landscaped area would be detrimental to the scheme and given the currently proposed tree strategy the loss of the 2 boundary trees is already more than mitigated by the proposed trees.

In this instance we strongly advise against a purely compensatory response to the removal of the two trees looking rather at the scheme as a whole and the significant number of new trees proposed.

We trust that this allows the council to review their decision and avoid future over-shading and canopy spread conflicts within the site.

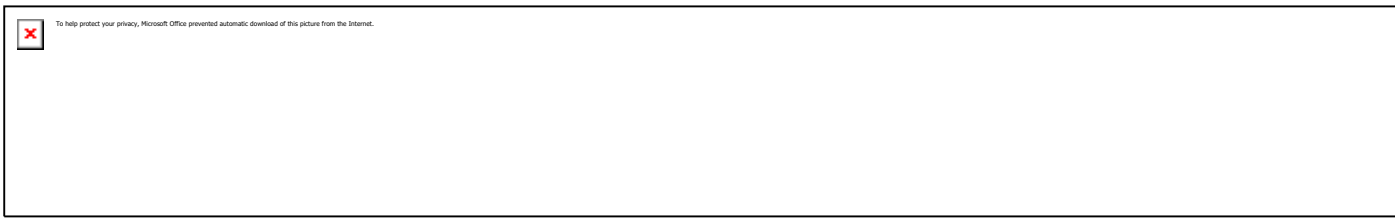
Regards,

Vincent

Vincent Friedlander

Technical Director

Allen Pyke Associates
Landscape Architecture, Urban Design, Environmental Planning
Suite 22, Sheraton House, Castle Park Cambridge CB3 0AX
Tel 01223 370075 Fax 02085471075
Web - www.allenpyke.co.uk
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No Dimensions are to be scaled from this drawing.

NOTES
1. Construction details to private surfacings are shown on Drg. No. 09-006/308.
2. Construction details to Adoptable Roads and Footways are shown on Drg. No. 09-006/307. Adoptable roads to be kerbed with HB2 kerbs unless shown otherwise. Adoptable footways to be edged with PCC EF edgings.
3. All paths to front doors and side gates are to be 900 wide (minimum) comprising of 2 rows of 450 x 450 Buff riven slabs with a 1200 x 1200mm (4no. 600 x 600 slabs) area outside front doors.
4. Paths in rear gardens are to be 900 wide comprising of 450 x 450mm Buff riven slabs.
5. Private drives and joints between macadam and block paved drive surfaces to be edged with flush PPC edging.
6. Bin Storage areas to comprise of 2no. 600 x 600 plain PCC slabs. (To accomodate 180 litres min. of waste storage)
7. Gates to be Timber five bar Close Boarded to match height of adjacent wall or fence.
8. Sheds are to be on a plain PCC paving slab base and be a minimum internal size of:

2 & 3 Bed Houses	2.66m x 1.5m	(2 cycles +1m²)
4 Bed Houses	2.4m x 2.5m	(4 cycles + 1m²)

9. All trees shown are existing and to be retained.

LEGEND

- 1800 x 2400 Patio Outside Rear/Patio Doors with 1200 deep path across rear elevations (450 x 450 Buff Riven paving slabs)
- Rotary Clothes Dryer (6m min. Line Length)
- 2m x 3m Lockable Timber Shed (2no. Cycles & Garden Tools)
- 1.8m Close Board Fence
- 1.8m Larch Lap Fence (3.6m min Privacy Screen)
- 1.5m Larch Lap Fence
- 900mm wide Gate
- Dropped BN Kerb: Flush (DK1)
- Dropped BN Kerb: 25mm upstand (DK2)
- Thermoplastic Disabled Bays Road Marking
- 200 litre water butt fitted to adjacent RWP with diverter
- Wavin Aquagrid Emergency Turning Area
- Private Macadam Road construction
- Private Block Paved Driveway construction (90° Herringbone - Colour: Brindle)
- Private Macadam Footpath
- 450 x 450 Riven Paving Slabs
- Soft Landscaped Frontage

REVISIONS

A	Bin Stores revised, Cycle stores added. Parking bays revised adj. Plots 13-18 & 22. Two additional Disabled Bays shown to front of Plots 24/25. Patio and rear path arrangements revised & sheds moved to suit. House types updated.	16/06/09
B	Patios extended outside rear/patio doors. All footpaths revised to macadam finish. Plot 26 shed location revised. Paths to rear of Flat Block removed.	29/07/09
C	1m x 1m area provided to north bellmouth of Road 1-2 junction for Street Lighting Column.	18/11/09
D	Sheds moved to ends of gardens on Plots 1, 6, 19, 22, 23 & 26 and 900mm paths added for shed access.	21/12/09

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PROJECT
St GILES, LANCING
WEST SUSSEX

CLIENT
Crest Nicholson

DRAWING TITLE
EXTERNAL WORKS LAYOUT

SCALE	DATE	INIT	CHKD
1:200	Mar 09	maw	Chk

STATUS
PRELIMINARY

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09-006/302	D

0 50 100
1:200 Scale @ A1

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