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
PLAN No. 92/0895/08
DATE RECEIVED 08 AUG 2008

Application for Planning Permission
Town and Country Planning Act 1990

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:	MR.
First name:	CHOUDRAY
Last name:	CHOUDRAY
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	69 HIGH STREET
Address 2:	
Address 3:	
Town:	SHOREHAM-BY-SEA
County:	WEST SUSSEX
Country:	UK.
Postcode:	

2. Agent Name and Address

Title:	MR.
First name:	C.
Last name:	VENER BSc(Hons) MRICS
Company (optional):	FOCAL Building Plans & Surveys.
Unit:	
House number:	48
House suffix:	
House name:	
Address 1:	48 WEST STREET
Address 2:	
Address 3:	
Town:	SHOREHAM-BY-SEA
County:	WEST SUSSEX
Country:	UK.
Postcode:	BN43 5WG.

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CONVERSION OF FORMER FIRST FLOOR OFFICES INTO 2 TWO BEDROOM SELF CONTAINED FLATS (INCLUDING REPLACEMENT WINDOWS).

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: 16A - 18A

Address 2: NORTH ROAD

Address 3:

Town: LANCING

County: WEST SUSSEX

Postcode (optional): BN15 9AE

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

Easting: SEE STEPLAN. Northing:

Description:

ABOVE NAAZ INDIAN RESTUARANT.

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: CARLOS HONE

Reference:

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

Details of pre-application advice received?

INCREASE IN ROOM SIZES & ALTERATION TO LAYOUT.

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:

AMPLE PROVISION TO REAR OF PROPERTY WITH GOOD ACCESS OFF MEADOW LANE.

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

If Yes, please provide details:

GOOD LOCAL RECYCLABLE CENTRES CLOSE TO PROPERTY.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

SPOKEN WITH ADJOINING OWNERS.

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	INTERNAL ALTERATIONS ONLY PROPOSED.		☒	☐	
Roof	" "	" "	☒	☐	
Windows	METAL SINGLE GLAZED UNITS.	UPVC WHITE DOUBLE GLAZED TO MEET BUILDING REGULATIONS.	☐	☐	SS/2007/ 22/01 REV A.
Doors			☒	☐	
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing			☒	☐	
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:

FULL DESIGN & ACCESS STATEMENT PROVIDED.

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	NO ADDITIONAL PARKING SPACES		
Light goods vehicles/ public carrier vehicles	TO BE PROVIDED AS	IN TOWN	
Motorcycles	CENTRE LOCATION WITH GOOD		
Disability spaces	PUBLIC TRANSPORT LINKS WITHIN		
Cycle spaces	VERY CLOSE PROXIMITY TO		
Other (e.g. Bus)	PROPERTY.		
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):

SEE DRAWING SS/2007/22/01 A. CONNECTION INTO EXISTING SOIL STACK AT REAR TO MEET THE BUILDING REGULATIONS

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?

- [ ] Sustainable drainage system
- [x] 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:

FORMER OFFICE SPACE

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

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

SOLICITORS OFFICES.

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) MARCH 2007

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	☐							a
Flats and maisonettes	☐		2				2	b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals $(a+b+c+d+e+f+g)=$							2	A

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☒							a
Flats and maisonettes	☒							b
Live-work units	☒							c
Cluster flats	☒							d
Sheltered housing	☒							e
Bedsit/studios	☒							f
Unknown type	☒							g
Totals $(a+b+c+d+e+f+g)=$								B

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☒							a
Flats and maisonettes	☒							b
Live-work units	☒							c
Cluster flats	☒							d
Sheltered housing	☒							e
Bedsit/studios	☒							f
Unknown type	☒							g
Totals $(a+b+c+d+e+f+g)=$								C

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☒							a
Flats and maisonettes	☒							b
Live-work units	☒							c
Cluster flats	☒							d
Sheltered housing	☒							e
Bedsit/studios	☒							f
Unknown type	☒							g
Totals $(a+b+c+d+e+f+g)=$								D

Total proposed residential units $(A+B+C+D)=$ 2

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☒							a
Flats and maisonettes	☒							b
Live-work units	☒							c
Cluster flats	☒							d
Sheltered housing	☒							e
Bedsit/studios	☒							f
Unknown type	☒							g
Totals $(a+b+c+d+e+f+g)=$								E

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☒							a
Flats and maisonettes	☒							b
Live-work units	☒							c
Cluster flats	☒							d
Sheltered housing	☒							e
Bedsit/studios	☒							f
Unknown type	☒							g
Totals $(a+b+c+d+e+f+g)=$								F

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☒							a
Flats and maisonettes	☒							b
Live-work units	☒							c
Cluster flats	☒							d
Sheltered housing	☒							e
Bedsit/studios	☒							f
Unknown type	☒							g
Totals $(a+b+c+d+e+f+g)=$								G

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☒							a
Flats and maisonettes	☒							b
Live-work units	☒							c
Cluster flats	☒							d
Sheltered housing	☒							e
Bedsit/studios	☒							f
Unknown type	☒							g
Totals $(a+b+c+d+e+f+g)=$								H

Total existing residential units $(E+F+G+H)=$ 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 2

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)	☒	183m²	183m²	183m²	—
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		183m²	183m²	183m²	SAME.

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	☐	N/A		
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees		N/A	

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
		N/A		

22. Site Area

Please state the site area in hectares (ha) SEE SITE PLANS.

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	☐		
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):
MR. CHOUDRAY	[redacted] MR. C. VENER BSc (Hons) MRICS	08/08/2008

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 [redacted]	Date (DD/MM/YYYY):
MR. CHOUDRAY	MR. C. VENER BSc(Hons) MRICS	08/08/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant 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 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.

- The original and 3 copies of a completed and dated application form: ☑
- The correct fee: EXEMPT. ☑
- The original and 3 copies of a design and access statement: ☑
- The original and 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: ☑
- The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑
- The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑
- The original and 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 - [redacted]	Date (DD/MM/YYYY):	
MR. CHOUDRAY.	MR. C. VENER BSc(Hons) MRICS	08/08/2008.	(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	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:	Extension number:
01273	236049	—

Country code:	Mobile number (optional):
0781	495 86 49

Country code:	Fax number (optional):
—	—

Email address (optional): carl.vener@ntlworld.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☐ No

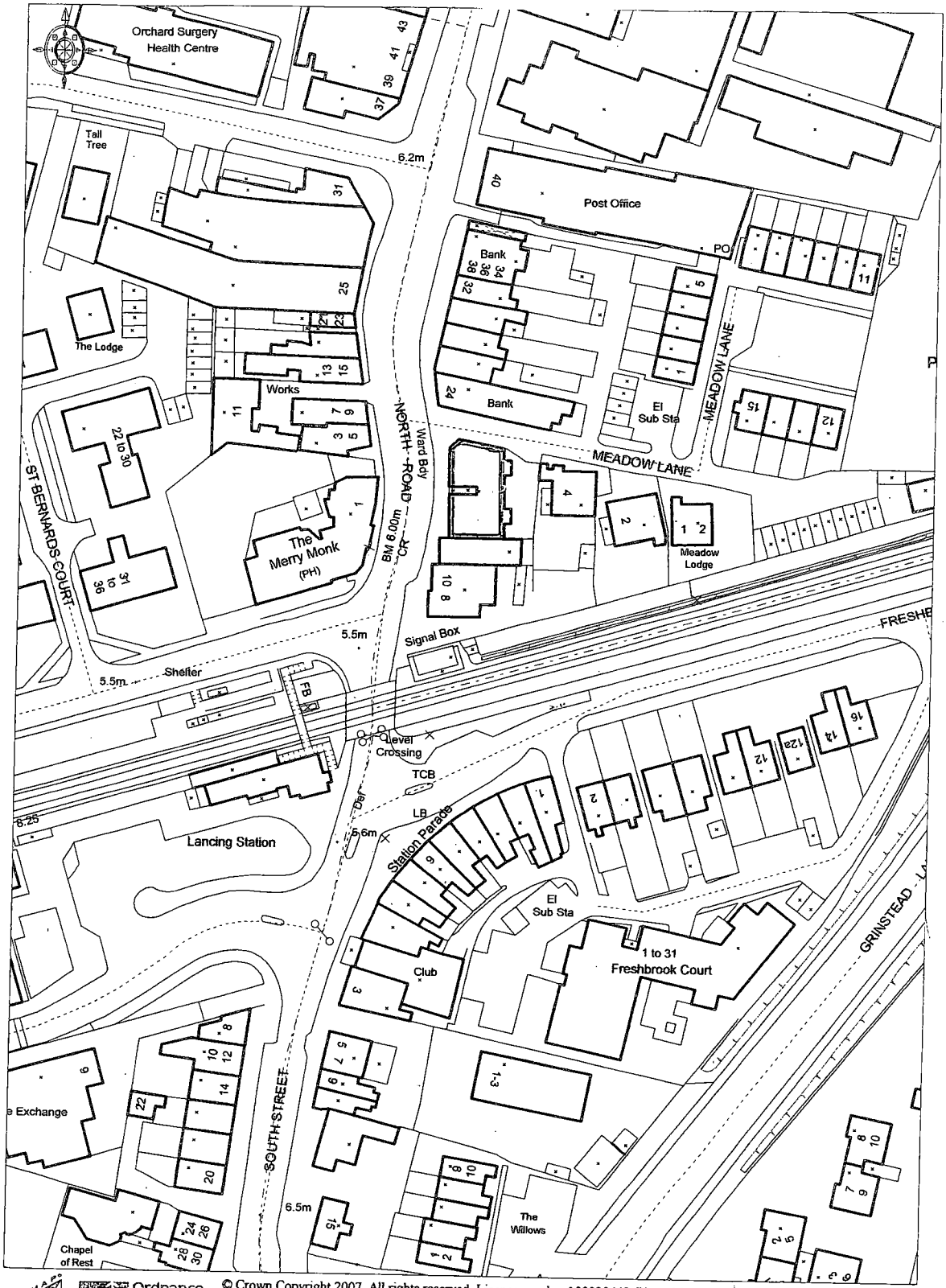
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: MR. C. VENER

Telephone number: 01273 236049.

Email address: carl.vener@ntlworld.com.



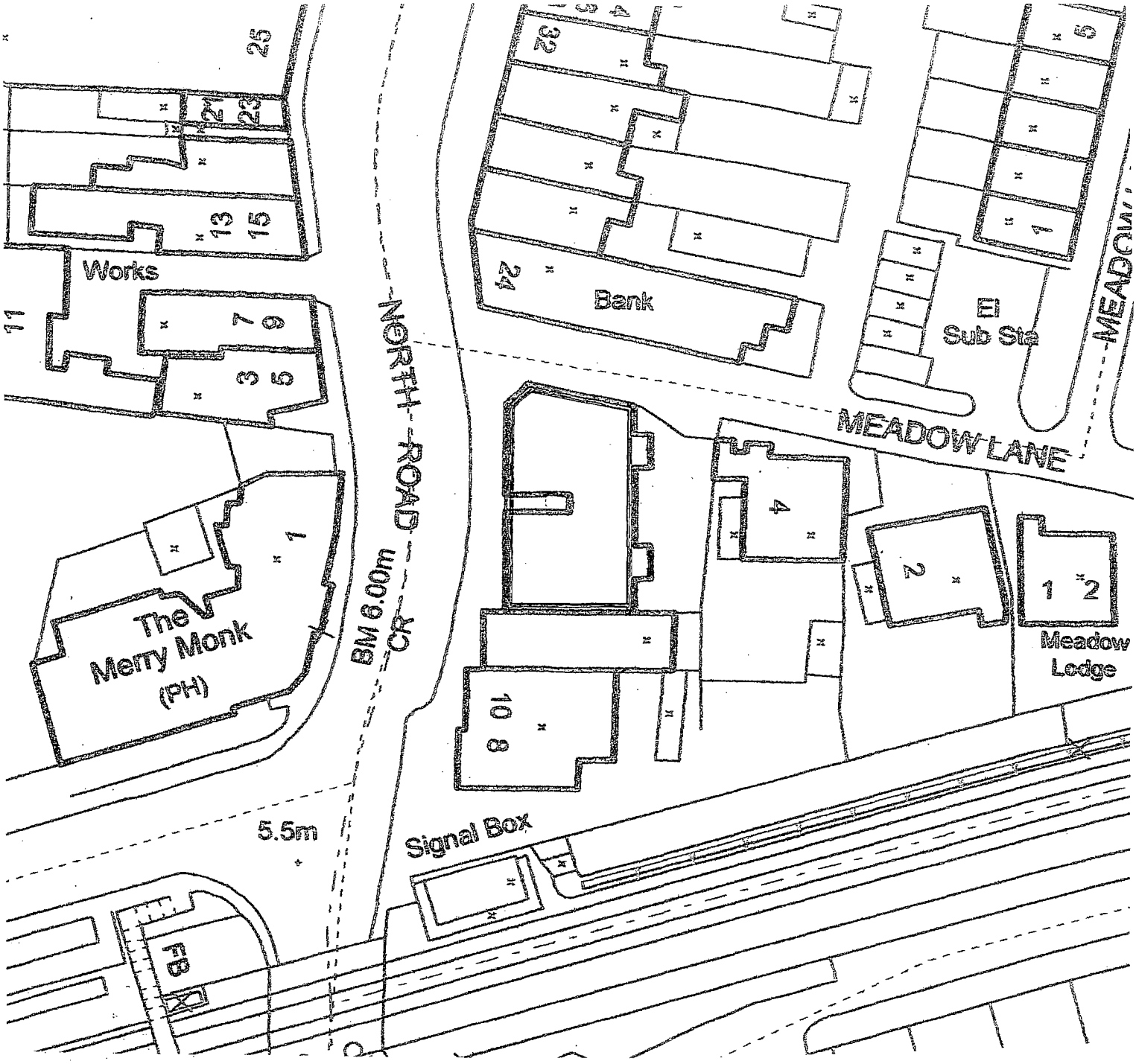
Ordnance Survey © Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

LOCATION PLAN SCALE 1:1250

16A - 18A NORTH ROAD, LANCING, WEST SUSSEX, BN15 9AE

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0395/08
DATE RECEIVED 08 AUG 2008

Dwg. No. SS/2007/22/03.



BLOCK PLAN

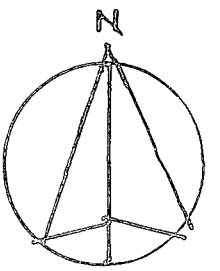
SCALE 1:500

Drwg. No. SS/2007/22/02

16A - 18A NORTH ROAD, LANCING, WEST SUSSEX

PLANNING D...

PLAN No.	ADC/0395/08
DATE	0 8 AUG 2008



Design & Access Statement
In Accordance with DCLG Circular 01/06

Site Address: 16a - 18a North Road, Lancing, West Sussex, BN15 9AE

Owner: Mr. Choudry

Agent: Mr. C Vener Bsc(Hons) MRICS, Focal Building Plans & Surveys

Scale of Works

The proposal is to be generally contained within the existing building with only very small changes to the external rear façade in the way of replacement Upvc double glazed windows all as illustrated on the enclosed drawings. There are no new buildings or major extensions planned in the proposals.

Use Class

The proposal is to convert the current first floor level into 2 self contained flats. The existing access to the first floor area via existing staircase leading from the main highway will be retained.

The current use class classification of A3/B1 formally occupied by professional solicitors is proposed to be altered to a residential use class.

Layout

The layout will remain largely the same with minimal changes to the external appearance envisaged. The internal layout will be altered to provide 2 self contained flats as detailed on the attached proposed drawings. The alterations works have been designed to meet the Approved documents of the Building Regulations and Fire Precautions Act submitted to the Local Authority under a separate application.

Landscaping

Not applicable.

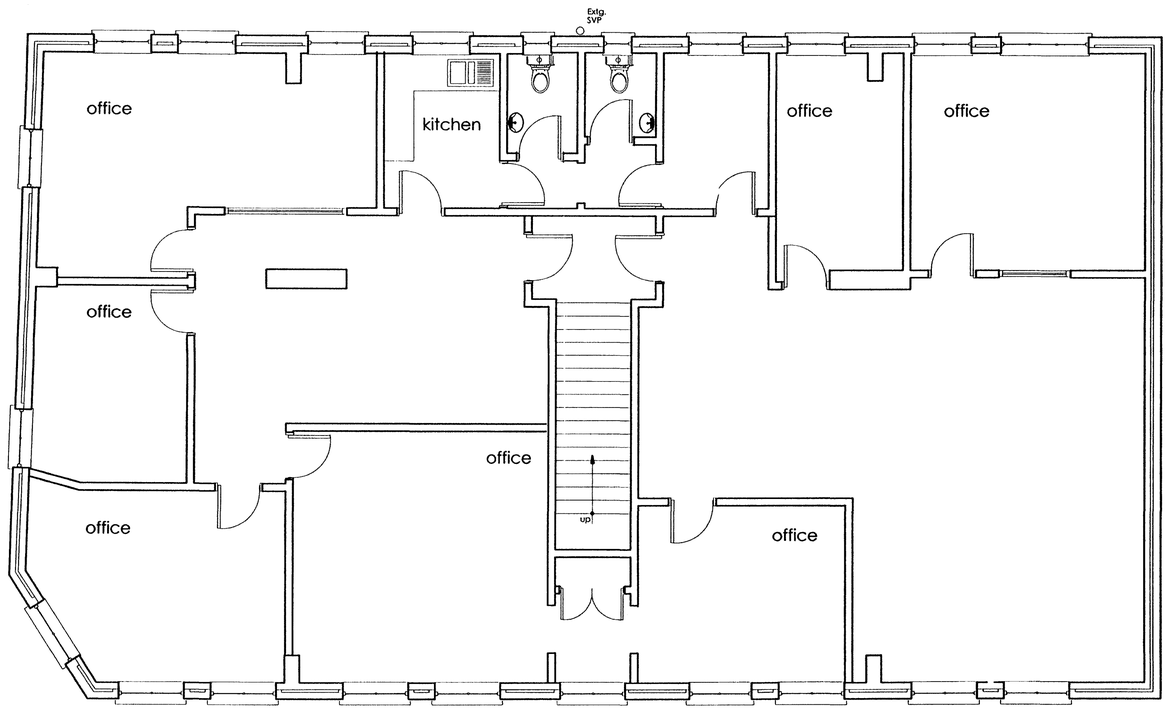
Appearance

No changes to the external structure and fabric of the building are planned with the exception of replacement windows upgraded to meet the approved documents of the building regulations.

Access

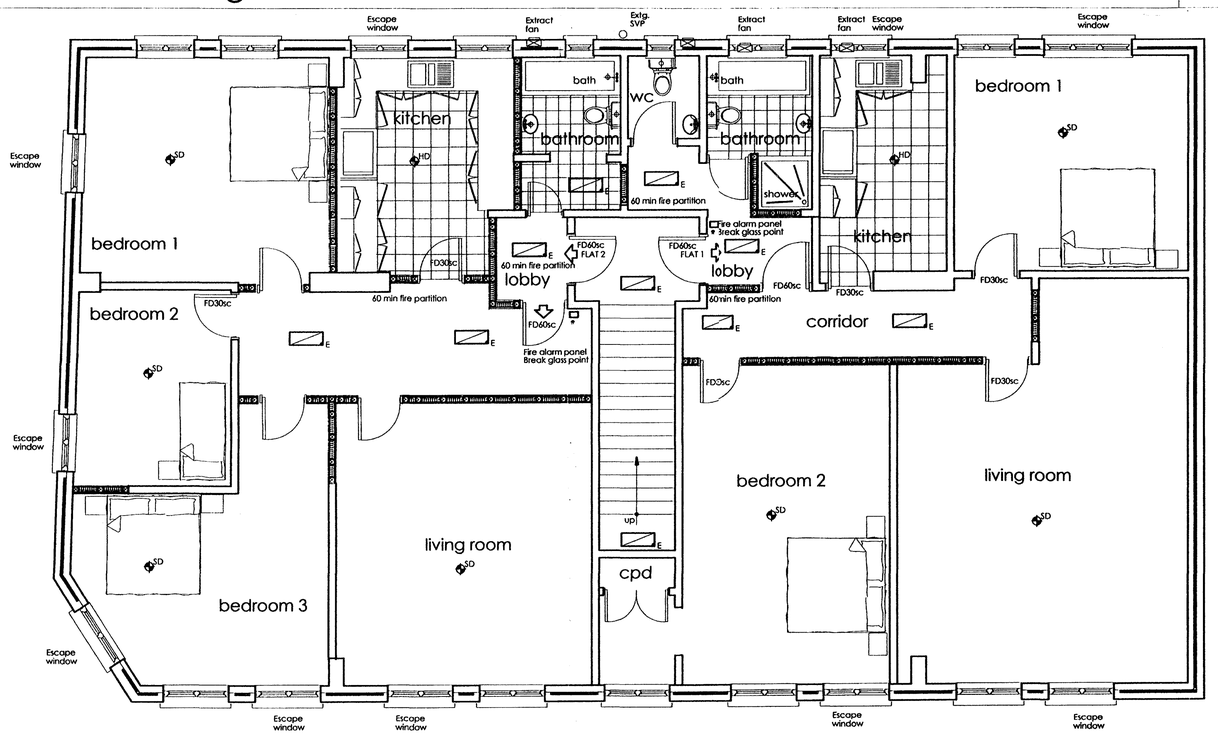
Equal and convenient access will be provided to the residential flats from the North Road. The site is situated along the main high street and Lancing shops/local amenities with the main line railway train station links and public transport nearby.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0395/06
DATE 08 AUG 2006



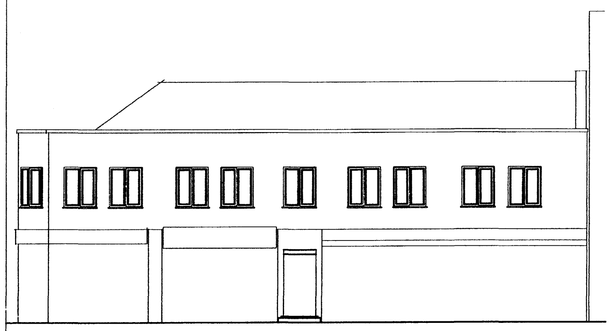
Plan as existing

Scale 1:50



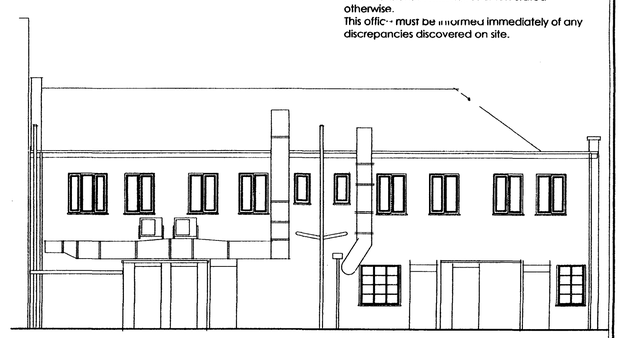
Plan as proposed

Scale 1:50



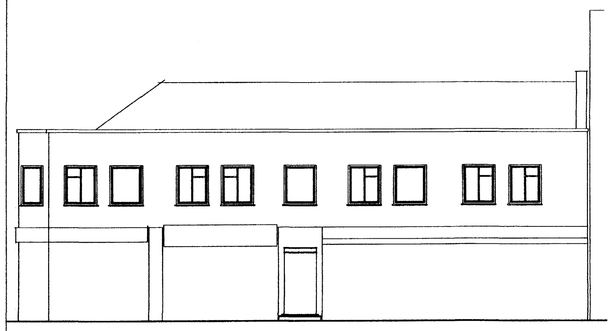
Street elevation as proposed

Scale 1:100



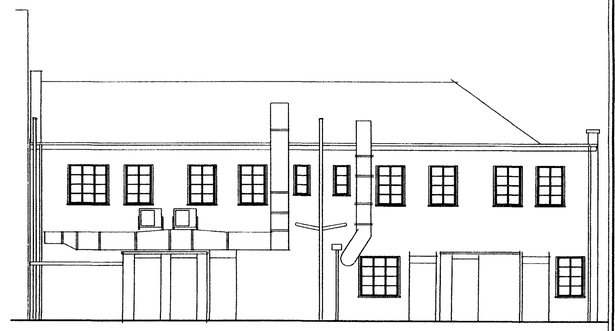
Rear elevation as proposed

Scale 1:100



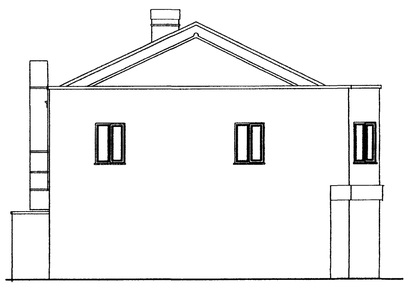
Street elevation as existing

Scale 1:100



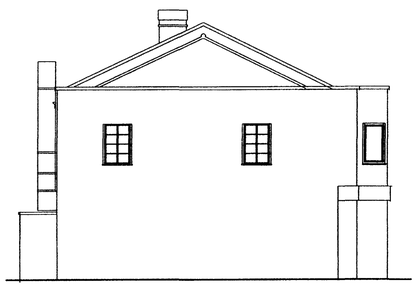
Rear elevation as existing

Scale 1:100



Side elevation as proposed

Scale 1:100



Side elevation as existing

Scale 1:100

All dimensions in millimetres unless stated otherwise.
This office must be informed immediately of any discrepancies discovered on site.

CONSTRUCTION NOTES
ALL CONSTRUCTION AND MATERIALS ARE TO CONFORM TO CURRENT BUILDING REGULATIONS, NHBC STANDARDS, AND RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.

INTERNAL WALLS: STUDWORK WALLS TO BE 89x50mm CLS TIMBER STUDS FACED BOTH SIDES WITH 12.5mm PLASTERBOARD TAPED AND JOINTED TO RECEIVE DECORATIVE FINISH. VOIDS TO BE FILLED WITH INSULATION QUILT.

LINTELS: CATNIC OR SIMILAR APPROVED LINTELS INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS WITH CAVITY TRAYS OVER. 150mm MIN END BEARINGS. LINTELS IN EXTERNAL WALLS TO BE CARRIED MIN 150mm BEYOND REVEAL CLOSER AND VOID FILLED WITH INSULATION TO AVOID COLD BRIDGING. INTERNAL LOADBEARING WALLS TO HAVE CATNIC OR SIMILAR APPROVED LINTELS WITH MIN 100mm BEARING. REFER TO LINTEL SCHEDULE.

STRUCTURAL STEEL BEAMS: BEAMS AND PADSTONES TO STRUCTURAL ENGINEERS DESIGN AND DETAILS. STEELWORK SUPPORTING FIRST FLOOR TO HAVE 1/2hr FIRE PROTECTION (EITHER NULLFIRE INTUMESCENT PAINT OR 12mm SUPALUX ENCASEMENT).

WINDOWS AND DOORS: DOUBLE GLAZED CASEMENT WINDOWS. REFER TO DRAWING FOR SIZES. WINDOWS TO ACHEIVE MIN U-VALUE OF 1.8W/m2K. ALL ROOMS TO HAVE OPENABLE CASEMENTS OF MIN 2m² SIZE OF FLOOR AREA WITH BACKGROUND VENTILATION PROVIDED BY TRICKLE VENTILATORS.

ROOF CONSTRUCTION: EXISTING ROOF CONSTRUCTION TO HAVE 300mm O/A MINERAL FIBRE QUILT INSULATION BETWEEN AND ABOVE CEILING JOISTS. ROOF CONSTRUCTION TO ACHIEVE MIN U-VALUE OF 0.16W/m2K.

STAIRS: IN ACCORDANCE WITH PART K. MAX RISE 180mm. MIN GOING 220mm. MAX PITCH 42 deg. MIN HEADROOM 2.0m. HANDRAILS SET AT 900mm ABOVE PITCH LINE/LANDING WITH BALUSTERS SET TO ACHIEVE MAX 99mm GAP.

INTERNAL SERVICES: SWITCHES & SOCKETS TO BE INSTALLED BETWEEN 450mm AND 1200mm FROM FINISHED FLOOR LEVEL. ALL ELECTRICAL WORKS TO CONFORM WITH PART P ELECTRICAL COMPLIANCE WITH CERTIFICATION ON COMPLETION. MIN. 25% OF LIGHTING TO MEET ENERGY EFFICIENCY BULD RATING REQUIREMENTS.

FOUL DRAINAGE: SOIL STACKS PASSING THROUGH HABITABLE ROOMS TO BE INSULATED.

PLUMBING: 38mm DIAMETER WASTE TO BE PROVIDED FROM SINKS, BATHS, SHOWERS AND BIDETS (INCREASING TO 50mm DIAMETER FOR BRANCHES BETWEEN 3m & 4m). 32mm DIAMETER FROM BASINS (INCREASING TO 40mm DIAMETER FOR BRANCHES BETWEEN 1.7m & 3m). ALL FITTINGS TO HAVE 75mm DEEP SEAL TRAPS & RODDING ACCESS (RESEALABLE TRAPS WHERE RUN EXCEEDS 1.7m WC's TO CONNECT VIA 100mm dia COUPLERS AND PIPES.

HEATING: INSTALL NEW CONDENSING COMBINATION BOILER WITH RADIATORS INSTALLED IN EACH ROOM AND PROVIDE HOT WATER SERVICES. NEW HEATING SYSTEM (RADIATORS) INTO NEW FIRST FLOOR FLATS. NEW RADIATORS TO BE SIZED BY PLUMBER.

MECHANICAL EXTRACTION: MECHANICAL EXTRACTS TO BE PROVIDED TO BATHROOMS, KITCHENS, UTILITYS AND CLOAKS. EXTRACTS TO BE CAPABLE OF EXTRACTING AT A RATE OF 15l/s TO THE BATHROOM AND CLOAKS AND 60l/s TO THE KITCHEN. IF KITCHEN EXTRACT OPERATES VIA A COOKER HOOD THEN MECHANICAL EXTRACT CAN BE REDUCED TO 30l/s. UTILITY TO BE EXTRACTED AT A RATE OF 30l/s. BATHROOM EXTRACT TO HAVE 15min OVERRUN. EXTRACTS TO TERMINATE TO EXTERNAL AIR VIA 100mm DUCTS TO WALL MOUNTED GRILLE OR VENT TILE AS APPROPRIATE.

SMOKE DETECTORS: EACH APARTMENT TO BE PROVIDED WITH MAINS OPERATED, INTERLINKED, SELF CONTAINED SMOKE ALARMS (min 1 PER FLOOR) TO BS5446 part 1. SMOKE ALARMS TO BE PERMENANTLY WIRED TO A SEPARATE CIRCUIT AND PROVIDED WITH BATTERY BACKUP. ALARMS TO BE POSITIONED WITHIN 3.0m OF ALL BEDROOM AND 7.0m OF KITCHEN BUT NO NEARER THAN 300mm TO ANY LIGHT FITTING OR WALL.NEW FIRE ALARM SYSTEM TO BE INSTALLED FOR THE BUILDING WITH ZONE FOR EACH APARTMENT. EMERGENCY MAINTAINED LIGHTING WITH BATTERY BACK UP TO BE PROVIDED ON ALL ESCAPE ROUTES AND ROOMS WITHOUT NATURAL LIGHT IN ACCORDANCE WITH L2 SYSTEM APPROVED PART B BUILDING REGULATIONS.

ALL GLAZING IN CRITICAL AREAS TO BE PROVIDED WITH SAFETY GLAZING TO COMPLY WITH BS6202.

FIRE DOORS: FLAT ENTRANCE DOORS TO BE FD60 WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS WITH SELF CLOSING DEVICE. FD30sc DOORS TO DOORS OFF BEDROOMS AND KITCHENS ONTO ESCAPE ROUTES.

PLANNING STAGE REV A: 01/01/2008 - layout changed and room sizes increased

Client: Mr. Choudray

Location: ~~40~~ 42 North Road, Lancing, West Sussex

Project: Proposed flat conversion

Drawing: Plans as existing & proposed

Date: October 2007

Scale: 1:50, 1:100

Drawing No.: SS/2007/22/01 rev. A

Drawn: CNV Checked:

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Adoptions
08 AUG 2008