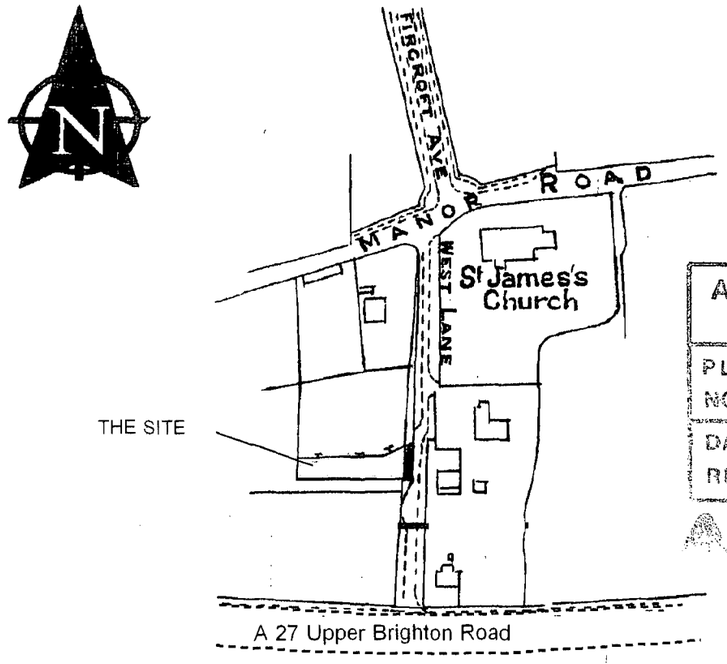
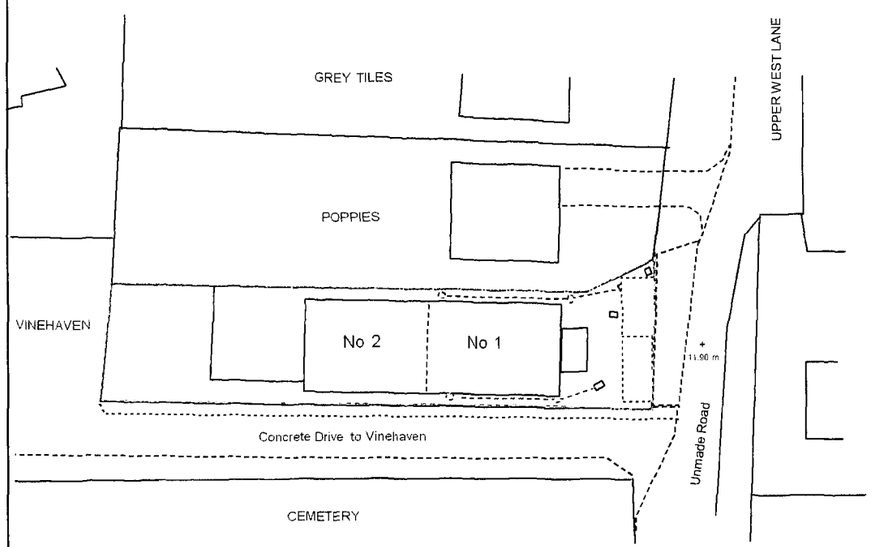
CLIENT Hall Homes Ltd				PROJECT "Institute Hall" Upper West Lane Lancing West Sussex BN15 0EX				R.J.REYNOLDS HNC Con. Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992				
DRAWING Site Location & Block Plan with Design & Access Statement				Proposed part Demolition & Conversion of an existing Hall into 2 cottages with parking.								
drawing	1664/P1	scale	1:100;1:500 & 1:1250	date	Dec. 2008	Revisions	A	B				

Rev A. Jan 2009. Scheme revised following planning officers recomendations. RJR

Rev. B. March 2009. Existing porch retained and parking adjusted accordingly at planners request. RJR



SITE LOCATION PLAN 1:2500



BLOCK PLAN 1: 500

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN NO	ADC/0042/09
DATE RECEIVED	12/3/09

AMENDMENT

ACCESS & DESIGN STATEMENT:

Amount The proposals are to partly demolish the rear flat roofed section of an existing community Hall which is no longer used or required and convert the remainder into 2 No 2 bedroom cottage style properties of 105 sq metres floor area each, with off street parking for 2 cars at the end of an unmade road.

Layout. The site layout is as set out on drawing 1664/ P3 Utilising the remaining Hall area of the existing building footprint with adjusted eaves and roof levels.

Scale. The height of the existing pitched roof building is to be raised approximately 750 mm to provide living space at first floor level incorporating small dormers facing South over looking a church cemetery to provide natural light and ventilation plus a means of escape in the case of fire.

Landscaping. As the building is within an existing Urban Area there is no additional public space provided, A small area at the front of the site is to be formed off the unmade road as a car park area suitable for 2 car spaces within soft landscaping using reinforced mesh set within the grass areas, the existing rear garden area will be increased by demolishing the existing flat roofed area of the hall and divided to provide amenity space for the cottage occupants of 63 sq. metres for Unit 1 and 52.5 sq. metres for unit 2. Cycle storage sheds are to be provided for each unit suitable for 4 cycles each.

Appearance. As the property is within a conservation area the design of the building is to match the adjacent buildings retaining the face brick work of the external walls with flint panels below windows on the South Elevation and tile hanging on the gable ends. The existing corrugated asbestos pitched roof is to be removed and replaced with natural slate roofs with small roof dormers with lead cladding on the cheeks and sides. Small gabled porch roofs are to be provided over the new entrance doors on the south sides of the building.

Use. The existing use is as a communal meeting hall of approximately 160 sq. metres built in the 1950's which has become too costly to maintain and run plus is inadequate for communal activities due to its size and location, the new use will be residential providing accommodation for 2 families of 3/4 persons.

Access. The site is located at the end of an unmade road within an urban area within walking distance of bus routes, some amenities and shops. The building has side walkways which served as means of escape for the Hall which will serve in its new role as shared access to the new front entrances of the 2 cottages and rear garden areas from the front of the site which will have an enclosed area for refuse collection wheely bins and shared storage.

Sustainability. The new proposals will provide living accommodation for a minimum of 6 persons The converted building will be to current building regulation standards with low thermal heat loss therefore saving energy. Incorporation of solar panels is subject to further planning approval.

Lifetime Homes: The new accommodation will be designed for wheel chair access and have a ground floor bathrooms designed for a disabled persons use. The ground floor area of unit 2 could be formed to provide a further bedroom at ground floor level suitable for a disabled or elderly person.

PLANNING NOTES

The site boundary is indicated with a red dotted line the site dimensions are 45.5 x 9.76 m width increasing to 13 metres at the front giving a site area of 451 sq. metres of an irregular shape.
The front of the site has right of way over the green shaded area which is to be formed with a cross over to allow for parking and turning of vehicles.

The rear garden area is to be divided into 2 to provide amenity areas for both units

The existing building is on mains drainage which is to be adapted to suit the new layout. Surface water drainage is unchanged

There are several dead Elm trees along the Southern boundary which are to be removed other shrubs are to be pruned back and reshaped.

The nearest level above ODN is 11.90 m so the site is not within a flood risk area.

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DRAWING Proposed Floor Plans With Front & Rear Elevations				Proposed part Demolition & Conversion of an existing Hall into 2 cottages with parking.								
drawing	1664/P3	scale	1:100.	date	Dec. 2008	Revisions	A	B				

Rev A. Jan 2009. Scheme revised following planning officers recomendations. RJR
Rev. B. March 2009. Existing porch retained at planners request. RJR

PLANNING NOTES:

The existing flat roof section at the rear of the building is to be demolished back to the pitched roof line. At the front of the building the existing porch is to be retained as a bin & storage area.

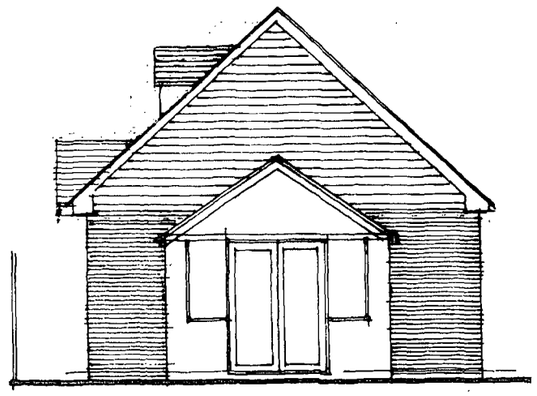
The existing roof structure is to be removed down to wall plate level and a new floor and roof structure formed along with new gable and party walls, at ground floor the existing solid floor is to be checked for load bearing capabilities and block walls formed up to the first floor level as partial support to the new first floor construction.

The first floor is to be formed with a minimum wall height of 1.1 m giving a floor area of 18 sq. metres in the double bedroom and 9 sq. metres in the single bedroom. With a landing area of 3 sq. metres.

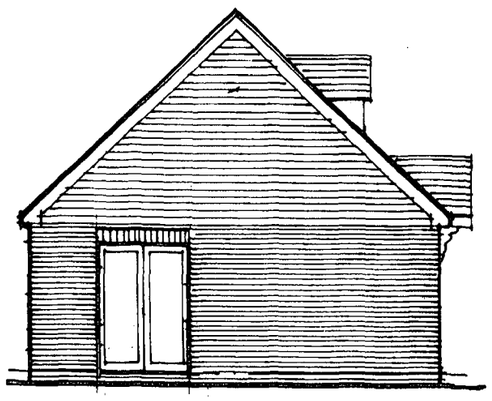
On the ground floor a bathroom is to be formed 4.5 sq. metres in area a Hall & Stair well of 12 sq. metres a kitchen area of 8.5 sq. metres and a living dining area of 33.5 sq. metres all of which come within the recommended room areas for converted properties. Each Unit will have a useable floor area of 91 sq. metres which comes within the housing association recommended floor area for a 2 bedroom property.

AMENDMENT

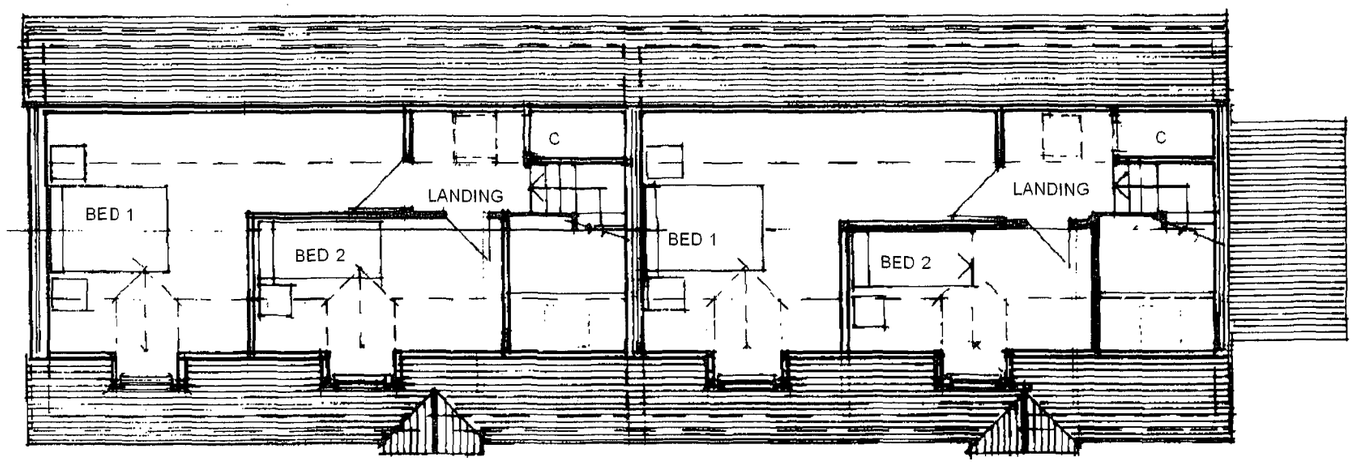
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO A2c/0042/09
DATE RECEIVED 12/3/09



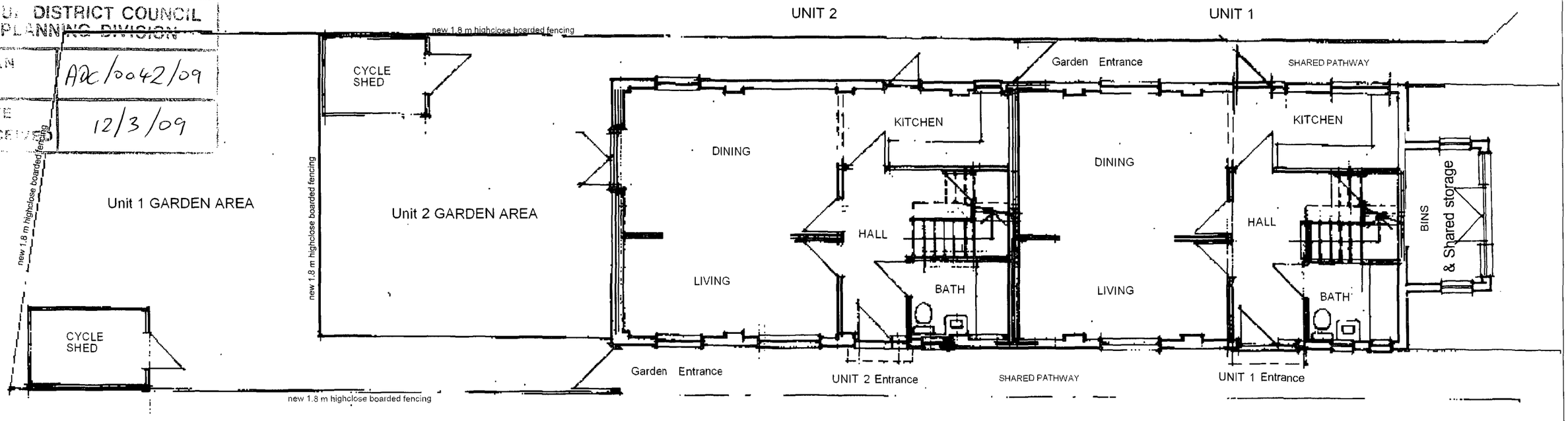
FRONT ELEVATION (East)



REAR ELEVATION (West)



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

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

CLIENT
Hall Homes Ltd

PROJECT
"Institute Hall"
Upper West Lane Lancing
West Sussex BN15 0EX

DRAWING
Existing & Proposed Side Elevations

Proposed part Demolition & Conversion of an existing Hall into 2 cottages with parking.

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drawing	1664/P4	scale	1:100.	date	Dec. 2008	Revisions	A	B	C			

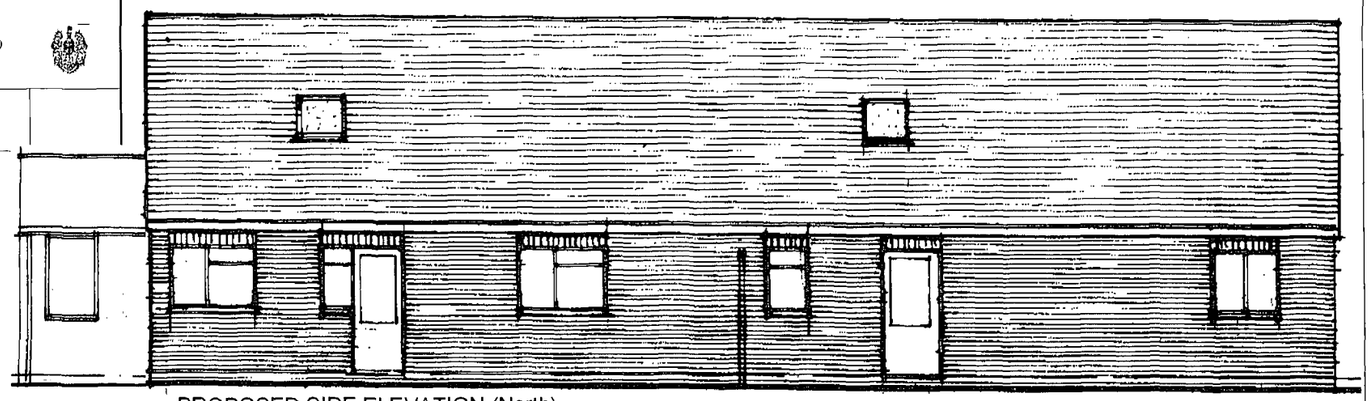
Rev A. Jan 2009. Scheme revised following planning officers recomendations. RJR
Rev. B. Feb 2009. Notation for side elevations corrected. RJR
Rev. B. March 2009. Existing porch retained at planners request. RJR

-1 0 1 2 3 4 5 6 7 8 9 10

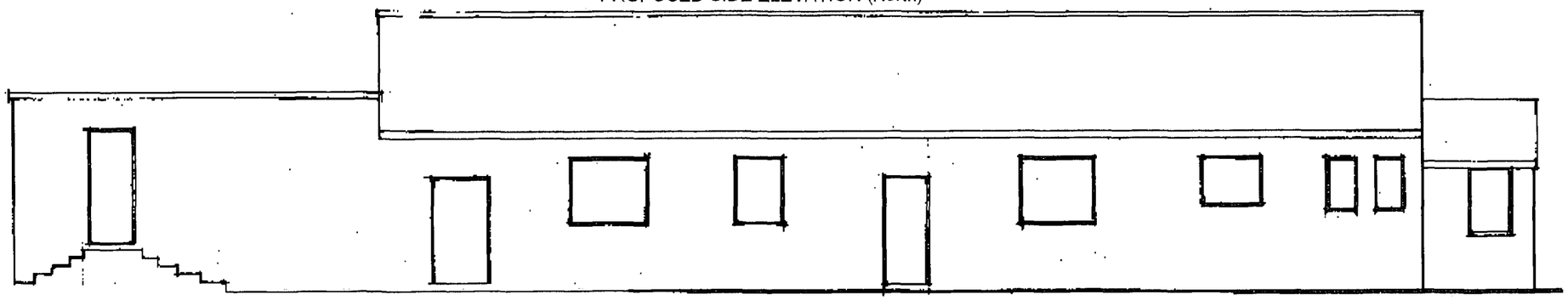
Scale bar. metres at 1: 100 at A 3 reproduction

AMENDMENT

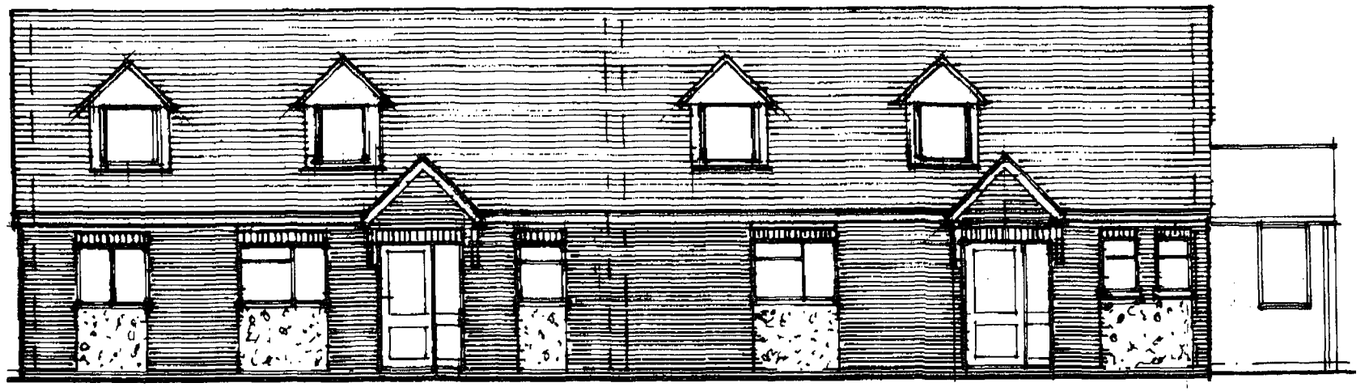
ADC/0042/09
12/3/09



PROPOSED SIDE ELEVATION (North)



EXISTING SIDE ELEVATION (South)



PROPOSED SIDE ELEVATION (South)

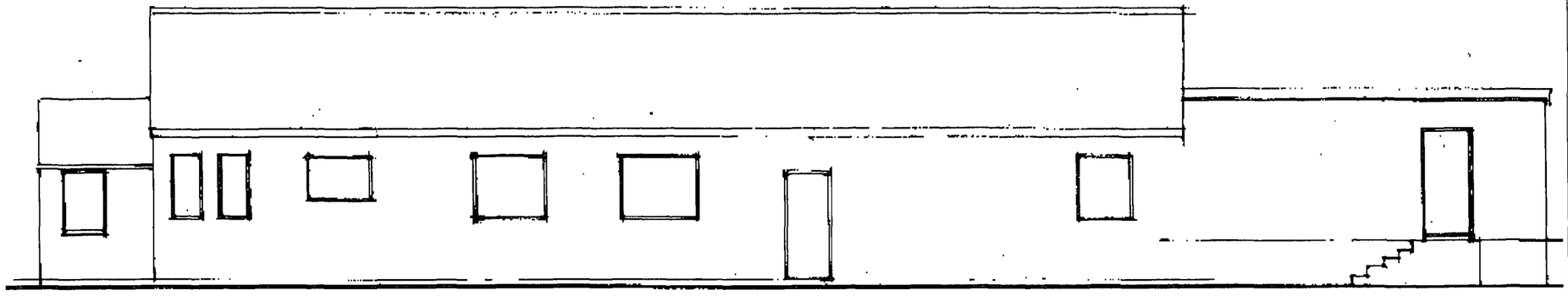
PLANNING NOTES:

The existing window and door openings are to be adjusted and lowered to a constant level of 2.1 m to the head with soldier course brickwork formed over in red engineering brick. The metal doors and windows are to be replaced with stained timber double glazed units.

The eaves line is to be lowered with a soffit overhang of 250 mm roof pitch is to be adjusted from 32 degrees to 42 degrees raising the pitch line by approximately 750 mm and will incorporate small dormers on the South Elevation and obscure double glazed roof lights on the North providing natural light to the stair landings.

Pitched roof porches are to be formed over the entrance doors and sidelights to each unit. The main and porch gable ends are to be clad with plain tile hanging

The dormers are to have plain tiled roofs with lead clad cheeks and fronts inset into the roof slope to create cat slide units



EXISTING SIDE ELEVATION (North)