Planning (Listed Buildings and Conservation Areas)
Act 1990
Adur District Council

FOR OFFICIAL USE ONLY
Appl No Ad/0358/07 CA
Date Rec'd 20 MAR 2007

APPLICATION FOR CONSERVATION AREA CONSENT
(for Total or Substantial Demolition of Unlisted Buildings only)

4 copies of this form to be submitted together with the relevant plans
All measurements must be given in metric (89/617 EEC Directives)

IT IS IMPORTANT THAT YOU READ THE NOTES PREPARED FOR GUIDANCE OF APPLICANTS

INCORRECT COMPLETION INVOLVES DELAY

1 Applicant (in BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (in BLOCK CAPITALS)
Name SHEILA RANKIN	Name HAWKINS FAGG ARCHITECTS LLP
Address 32 FINCHES CLOSE LANCING W SUSSEX	Address 189 FRESHFIELD ROAD BRIGHTON BN2 9YE
Telephone	Telephone 01273 626 688

2 Type of Application
I/We Apply for Conservation Area Consent for -

			State Yes or No
	(a)	Total or substantial demolition of a building with a total cubic content exceeding 115 cubic metres (as ascertained by external measurement)	YES/~~NO~~
or	(b)	Total or substantial demolition of a gate, wall fence or railing which is One metre or more in height where abutting on a highway (including a public path or bridleway) or 2 metres high or more in any other case	~~YES~~/NO
or	(c)	Total or substantial demolition of a pre-1925 tombstone (being a monument or memorial to a deceased person erected before 1st January 1925)	~~YES~~/NO
or	(d)	Removal or variation of a condition on a Conservation Area Consent If yes, state condition number Attached to consent reference number	~~YES~~/NO

AS DESCRIBED IN THIS APPLICATION AND THE ACCOMPANYING PLANS

3 Particulars

(a) Full address or location of the works forming the subject of this application

67 MANOR ROAD LANCING

(b) State whether applicant owns or controls any adjoining land or buildings ~~YES~~/NO

(c) Area of land to which the applicant relates 0.12 hectares

(d) Full description of the proposed works -

DEMOLITION OF EXISTING DWELLING HOUSE

(e) Are you seeking consent for works already carried out?

~~YES~~/NO

If Yes give the date(s) when the works were carried out

(f) If the answer to 2(a) above is yes, give

(i) the reference and date of a planning permission for redevelopment,

if any

(ii) the date of the making of a contract for redevelopment,

if any

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4 Particulars of Use of Building state

(a) Present use VACANT

(b) If vacant, the last use DWELLING

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5 Plans – 4 copies required

List of drawings and plans submitted – indicate drawing Numbers and Scale

OS Sheet 1:1250

Photographs x 3.

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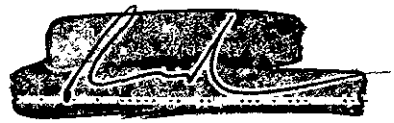
6 It is important that this application is signed and dated

Date 16/3/07 Signed 

On behalf of SHEILA RANKIN

(Insert applicant's name if signed by agent)

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7 Certificate under Section 11 of the Planning (Listed Buildings and Conservation Areas) Act 1990

N B A signed certificate MUST accompany this application

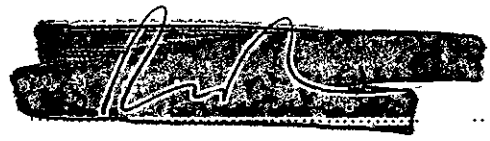
If the applicant is the owner (a) the following certificate should be completed and signed

I certify that -

At the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the Owner (b) of any part of the land to which the application relates

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

(b) For the purposes of this certificate 'Building' includes the land forming the application site

Signed 

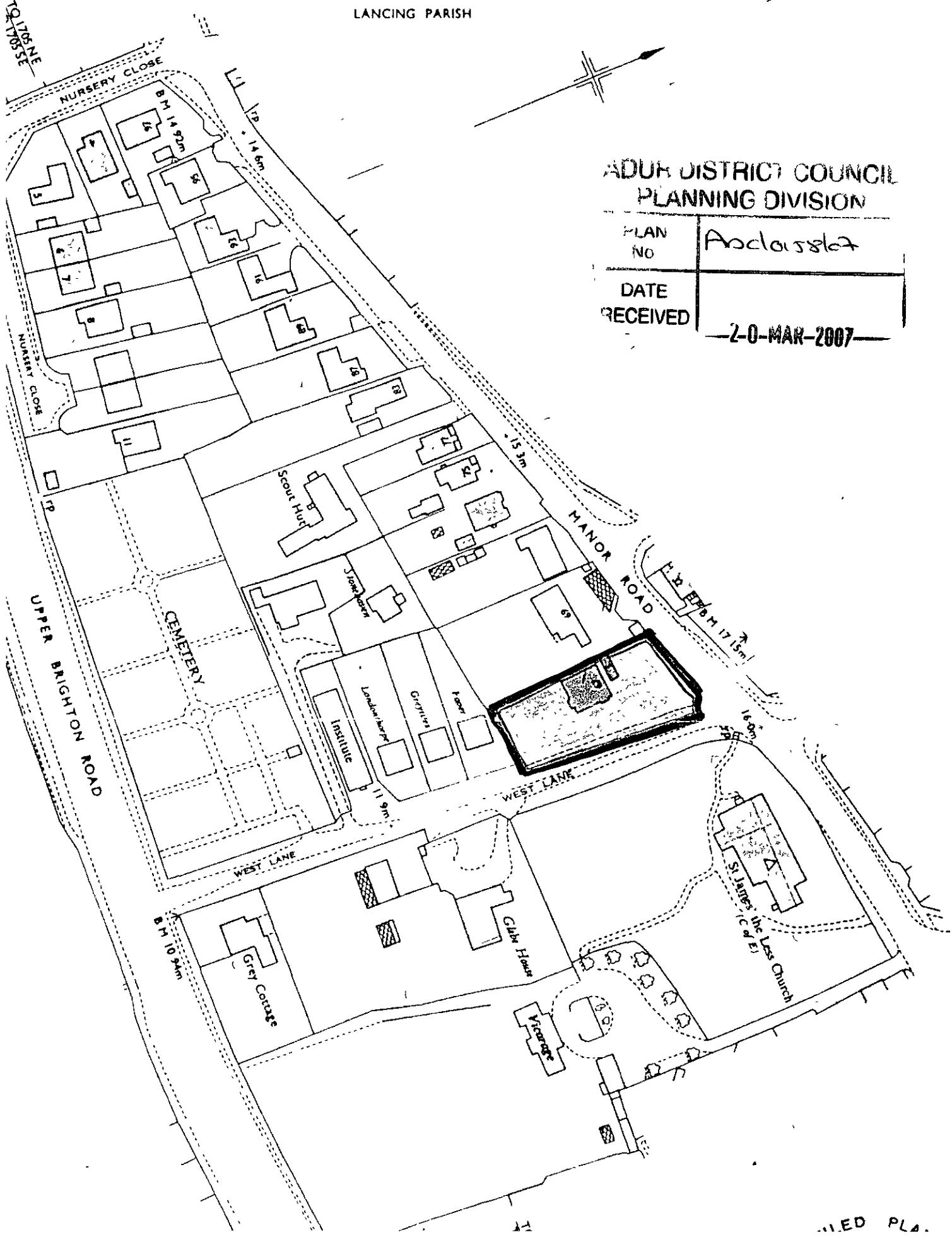
On behalf of SHEILA RANKIN

Date 16/3/07

I. LAND REGISTRY

WSX 82772

CE SURVEY FERENCE	TQ 1805	SECTION O	Scale 1/1250
WEST SUSSEX	DISTRICT ADUR		© Crown copyright 1983



ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN NO	Anclosed
DATE RECEIVED	20-MAR-2007

...LED PLA...

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ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No	Ar/a158/07
DATE RECEIVED	20 MAR 2007

Adur District Council
Civic Centre
Ham Road
Shoreham By Sea
West Sussex
BN43 6PA

Your ref:
Our Ref: 4162031607pla

Date. 16th March 2007

Dear Sir/madam

Re – Demolition of 67 Manor Road Lancing and Erection of 2 new 3 bedroom houses

Design and Access Statement

67 Manor Road is currently a non-descript detached chalet bungalow style property sitting to the west side of the plot. Then property, has over recent years, fallen in to dis-repair, and it's rendered walls, slate roof and single glazed windows fall well below current building standards with particular regard to energy saving. It is also suspected that the building contains asbestos based materials.

The plot is of adequate size to accommodate two properties and they form the basis of this application. The demolition of the existing building enables the housing stock to be increased by one unit, built with high levels of insulation to current Building Regulation standards

The two replacement dwellings, unlike the existing, follow the orientation of the adjacent properties, fronting onto Manor Road, with a ridge line running east – west Their height is similar to the existing house, and they have a 1½ storey height, with first floor windows being of a dormer nature. This creates a cottage type aesthetic which relates to the older properties nearby.

External materials comprise facing brickwork to ground floor elevations, vertical tile hanging above to the ½ height areas of vertical walling at first floor level. Pitched roofs are also tiled as are the dormer roofs and cheeks. Windows whilst being of upvc construction will be sympathetically detailed to further project a cottage style.

Their positioning on the plot follows the existing building line, allowing both on site garaging and visitor parking to the north facing front gardens, and 23m long rear gardens face south benefiting from uninterrupted sunshine

The proposed access to both properties is directly off Manor Road and in fact offers an improvement over the existing situation which is sited at the corner of Upper West Lane and suffers from restricted sight lines to the east. The relocation westwards by 13m to the centre of the site would greatly improve this and a detailed plan is attached to show the achievable sight lines.

Partners:
Clive A. Hawkins - Dip Arch RIBA
Roger Fagg - Dip Arch

Hawkins Fagg Architects LLP Registered Office 189 Freshfield Road Brighton E.Sussex BN2 9YE Registered in England No OC314630

6. Two or More Storey Requirements -
In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

7. WC - There should be.
a) **a wheelchair accessible entrance level WC, with**
b) **drainage provision enabling a shower to be fitted in the future.**
8. **Bathroom and WC Walls should be reinforced to be capable of taking adaptations such as handrails between 300mm and 1500mm from the floor.**

9 Lift Capability

The design should incorporate:
a) **provision for *future installation of a stair lift***
b) **a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to the bathroom.**

There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed 'landings' are needed at top and bottom of the stairs.

10 Main Bedroom

The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom

11 Bathroom layout

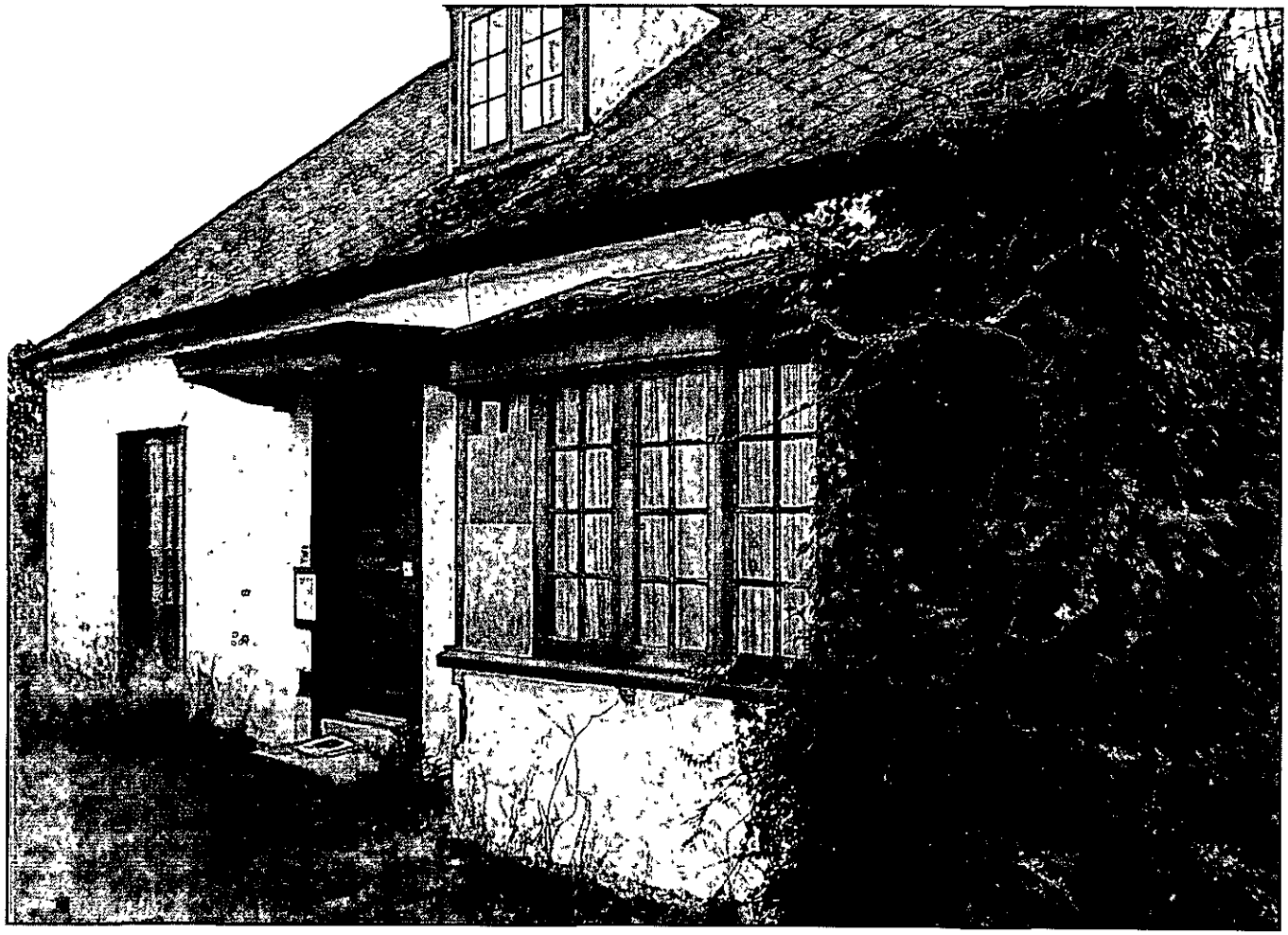
The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that wheelchair user can use the bathroom.

12 *Window Specifications*

Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room.

13 Fixtures and Fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor). This applies to all rooms including the kitchen and bathroom.



Side

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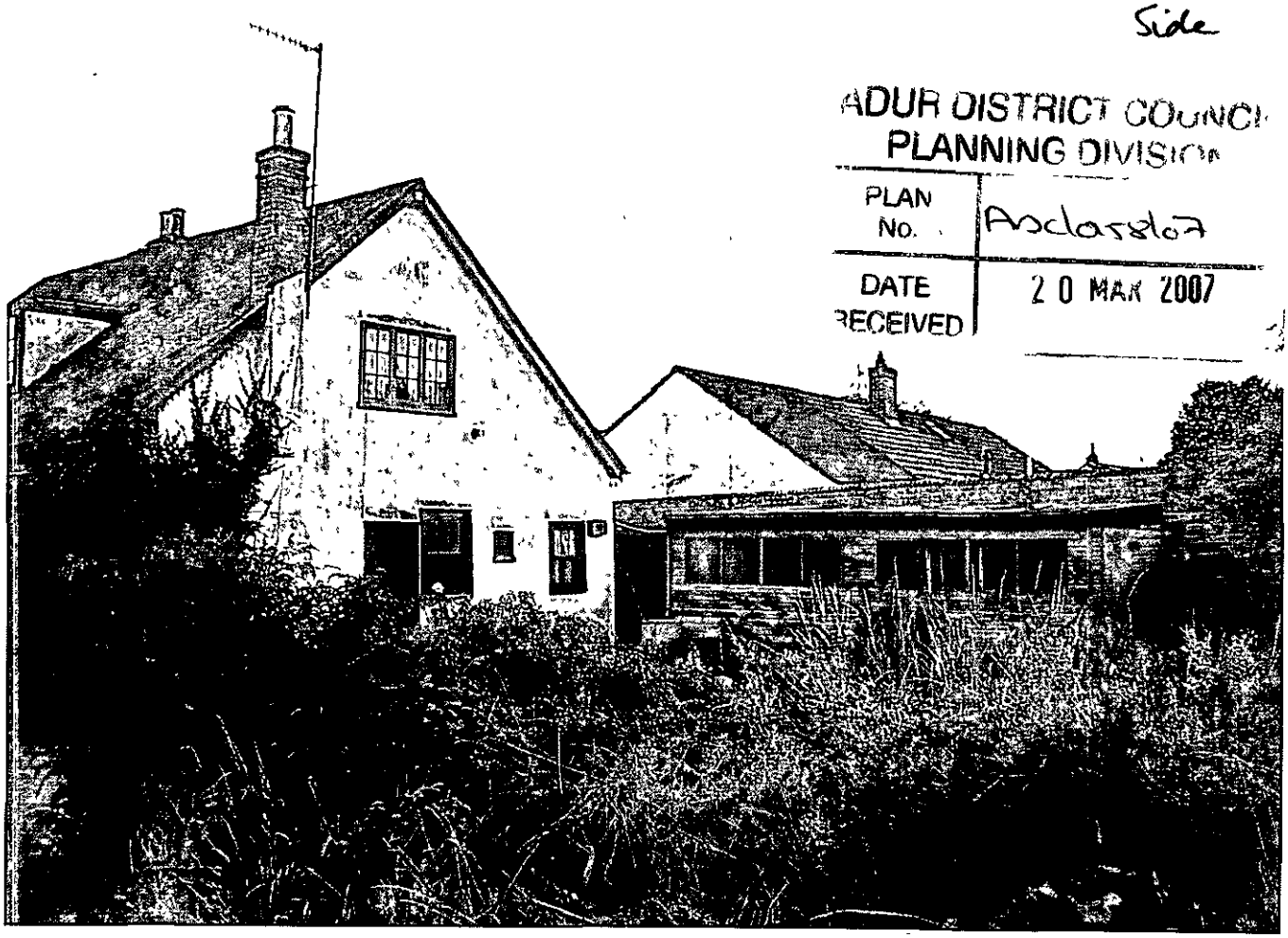
PLANNING DIVISION

PLAN No.	AD/0287/07
DATE RECEIVED	20 MAR 2007



67 Manor Road
Lancing

Front

It is intended to retain the existing low level brick/flint boundary wall fronting Manor Road so as to not to lose the established character of the plot, and thus much of the existing planting within the site will also be retained wherever possible, particularly at the rear where trees and shrubs etc. provide natural screening between the proposed houses and those in Upper West Lane.

Life Time Homes Standards have been adopted throughout the design of the properties and a list of those that have been incorporated have been highlighted are as follows:-

Lifetime Homes Standards

1. Approach

The approach to all entrances should be level or gently sloping.

2 External Entrance

All entrances should.

a) be illuminated
b) have level access over the threshold and
c) have a covered main entrance.

The threshold upstand should not exceed 15mm.

3 Doorways and Hallways

The width of the doorways and Hallways should conform to the specifications in the next column to enable wheelchair user access

Doorway clear opening width (mm)	Corridor/passageway width (mm)
750 or wider	900 (when approach is head on)
750	1200 (when approach is not head on)
775	1050 (when approach is not head on)
900	900 (when approach is not head on)

The clear opening width of the front door should be 800mm. There should be 300mm to the side of the leading edge of doors at entrance level.

4 Wheelchair Accessibility

There should be space for *turning a* wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.
A turning circle of 1500mm diameter or a 1700mm x 1400mm ellipse is required.

5 Living Room - **The living room should be at entrance level**



67 Manor Road
Lancing

Rear