Planning Application - part 1

A1. Applicant Details

Organisation			
	Title	**Forename**	**Surname**
Name	Mr	Southern	Housing Group

A1.1 Address Details

Name or flat number	
Property number or name	Spire Court
Street	Albion Way
Locality	
Town	Horsham
County	West SUssex
Postal Town	
Postcode	RH12 1JW

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Ad0123107
DATE RECEIVED	11 JUL 2007

A2. Agent Details

Organisation	DRP Architects Ltd		
	Title	**Forename**	**Surname**
Name	Ms	Claire	Pyant

A2.1 Address Details

Name or flat number	
Property number or name	87-88
Street	Upper Lewes Road
Locality	Portslade
Town	Brighton
County	East Sussex
Postal Town	
Postcode	BN2 3FF

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.	01273888080	
Fax No.	01273888060	
Email Address	claire.p@drparchitects.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Land between 74 and 76
Street	Shadwells Road
Locality	
Town	Lancing
County	West Sussex
Postal Town	
Postcode	
UPRN	00
Location	Land between 74 and 76 Shadwells Road Lancing

2. Description of the Proposed Development

Development Description

Erection of 6 two storey houses. (2x2 bed houses and 4x3 bed houses)

3. Type of Application

Type

- _ **Outline**
- _ **Approval of Reserved Matters**
- X **Full**
- _ **Renewal of temporary permission**
- _ **Renewal of unexpired permission**
- _ **Removal of Condition**
- _ **Variation of Condition**

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type **New building(s)** X Yes _ No

Alteration or Extension to building(s)	_ Yes	X No
Change of use	X Yes	_ No
Demolition	_ Yes	X No
Other operations	_ Yes	X No

4. Access

Is existing access affected?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No
Is a new access type proposed?	**Pedestrian**	X Yes	_ No
	Vehicular	X Yes	_ No

Disability Access

level access thresholds to all ground floor entrances

5. Other Information

A. Planting of trees, shrubs or hedges	X Yes	_ No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

brick, timber boarding and render (colour to be agreed)

Roof

grey single ply membrane

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Pickett fences to the front gardens. close boarded timber fencing between rear gardens 1.8m high. Front gardens to be lawned. Driveways and entrance paths to be paved. Rear gardens to be paved and lawned

8. Site Area & Floor Space

Site Area
0.26

Units
_ square metres
X hectares

Width of site frontage
50
metres

Is the application for new building works?
X Yes _ No

Please state the existing floorspace of the building
0
sq.m

Please state the proposed new floorspace
506
sq.m

Is the proposal for a change of use?
X Yes _ No

Please state the floorspace related to the change of use
2600
sq.m

Does the proposal involve the removal or demolition of any part of the existing building?
_ Yes X No

Description of removal/demolition

9. Existing Uses

Current use of land or building
vacant plot council owned open space

If vacant what was the land or building last used for?
council owned open space

10. Residential Information

Select the type of land the development is on

_ Brown-field
X Green-field
_ Part Greenfield, Part Brownfield
_ Don't Know

Is the number of residential units changing? X Yes _ No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	6	6
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
Other	0	0	0

11. Interest

State the applicant's interest in the land

_ Owner
_ Lessee
X Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? _ Yes X No
Has any part of the site been in council ownership? X Yes _ No

12. Height

State the height of the new development 6 **metres**

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	10	10
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	12	12
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

soakaways

State method of disposal for foul sewage

mains drainage

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	_ Yes	X No

Signature **Electronically submitted; no signature required.**

Certificate B

I certify that:

I have/The applicant has given the requisite notice (Notice No.1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the building/land to which the application relates, as listed below. (Complete and print Notice No.1).

Owner Details

Organisation	Adur District Council		
	Title	**Forename**	**Surname**
Owner's Name			

Address at which notice was served

Name or flat number	
Property number or name	Civic Centre
Street	Ham Road
Locality	
Town	Shoreham by Sea
County	West Sussex
Postal Town	
Postcode	BN43 6PR
Date notice was served (yyyy-mm-dd)	2007-07-10

Signatory

	Title	**Forename**	**Surname**
Signatory	Mr	Giles	Ings
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-07-10		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Town and Country Planning (General Permitted Development Procedure) Order 1995
NOTICE UNDER ARTICLE 6
APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed Development at:

Name or flat number	
Property number or name	Land between 74 and 76
Street	Shadwells Road
Locality	
Town	Lancing
County	West Sussex
Postal Town	
Postcode	

Take notice that application is being made by

Organisation			
	Title	**Forename**	**Surname**
Name	Mr	Southern	Housing Group

For planning permission to:

Description of Proposed Development

Erection of 6 two storey houses. (2x2 bed houses and 4x3 bed houses)

Local Planning Authority to whom the application is being submitted	Adur District Council
Any owner of the land or tenant who wishes to make representations about this application, should write to the Council within 21 days of the date of this notice:	2007-07-10

Signatory

	Title	**Forename**	**Surname**
Signatory	Mr	Giles	Ings
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-07-10		

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.
Statement of agricultural tenants' rights: The grant of planning permission for

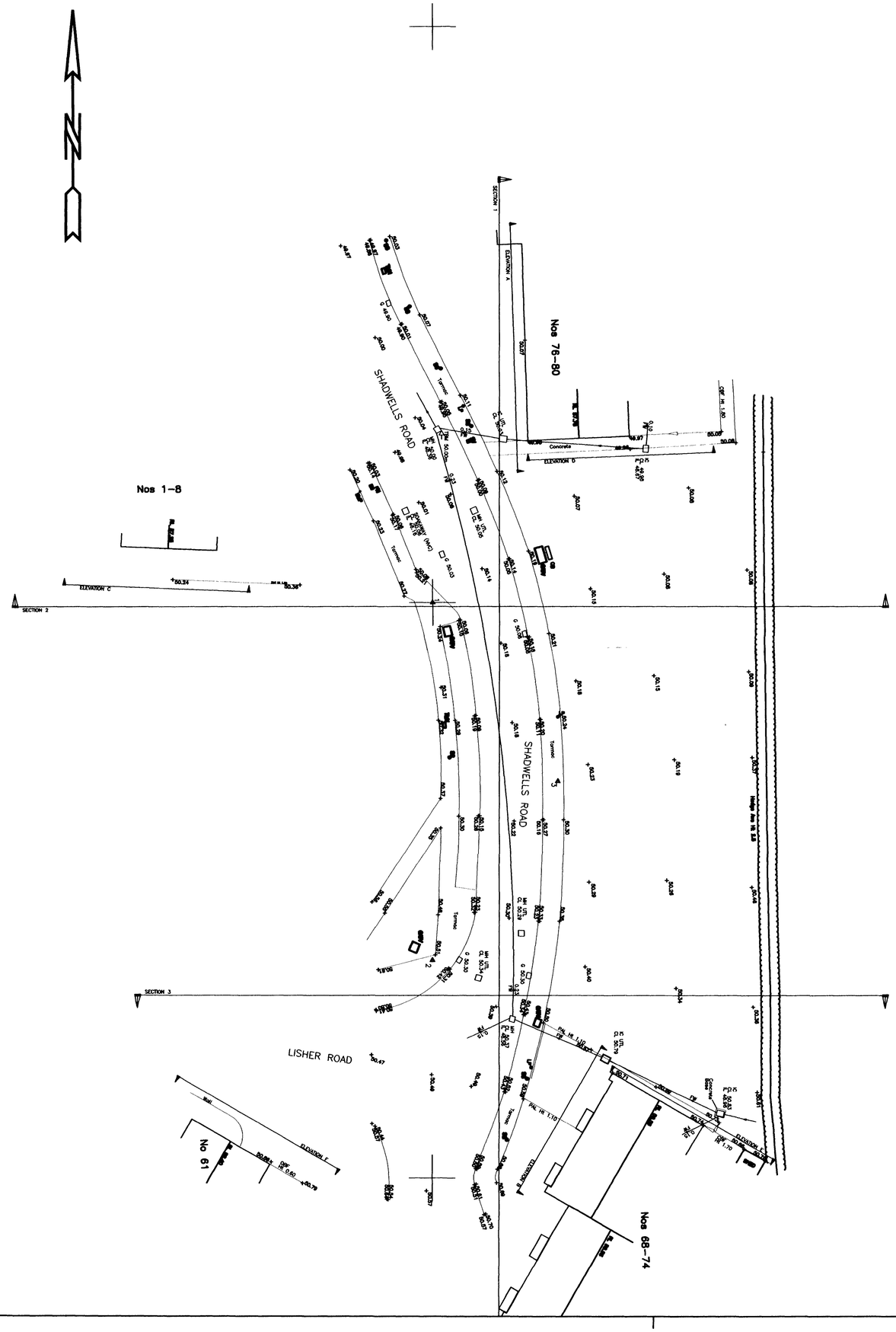
Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Giles	Ings
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-07-10		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.



LLOYD'S REGISTER QUALITY ASSURANCE CERTIFICATED COMPANY

THE SURVEY ASSOCIATION

Aworth

SURVEY CONSULTANTS

RICS Certificated Office
Norfolk House, Norfolk Way, Uckfield, TN22 1EP
Tel:- 01825 768319 Fax:- 01825 768310
ais@aworth.co.uk aislondon@compuserve.com

Lombard Business Park, 8 Lombard Road,
Wimbledon, London SW19 3TZ
Tel:- 020 8544 9959 Fax:- 020 8544 1186

Scale :- 1:200 @ A0	Revision
	Checked MW
Drawing number 2929	Sheet 1
	Drawn JRD
	Date 14/05/07

Project

SHADWELLS ROAD
LANCING

Client

DRP ARCHITECTS LTD
87–88 UPPER LEWES ROAD
BRIGHTON
BN2 3FF

LEGEND

AIR CONDITIONING UNIT	ACU	EDGES DESCRIPTIONS	
BOLLARD	BO	BRICK WALL	BRK
BUOY	BU	BRICK LINK FENCE	BLF
CELLNET BEACON	CBE	CHESTNUT PALING FENCE	CPF
CHANGE BOX	CB	CLOSE BOARD FENCE	CBF
CHIPPING LIGHT	CHL	CONCRETE SLAB FENCE	CSF
CONCRETE POST/PEG	CP	CORRUGATED IRON FENCE	CIF
CROSS STOP	CS	CRASH BARRIER	CRB
CABLE TELEVISION PIT	CATV	IRON RAILINGS	IR
DRAIN HOLE	DH	INTERWOVEN FENCE	IF
ELECTRIC BOX	EB	LARCH LAP FENCE	LLF
DOWN PIPE	DP	MISCELLANEOUS FENCE	MISC F
LIGHTNING ROD	LR	OPEN BOARD FENCE	OBF
ELECTRICITY CABLE PIT	ELCP	PALING FENCE	PF
ELECTRICITY CONTROL BOX	ELCB	PARAPET WALL	PW
ELECTRICITY INSPECTION COVER	ELIC	PEDESTRIAN SAFETY BARRIER	PSB
ELECTRICITY POLE	EP	POST AND CHAIN FENCE	PCF
ELECTRICITY PYLON	EL PYLON	POST AND MESH FENCE	PMF
FIRE HYDRANT	FH	POST AND RAIL FENCE	PRF
FLAG STAFF	FS	POST AND WIRE FENCE	PWF
FLOODLIGHT	FL	TRELLIS	TR
FLOWER BED	FB	WIRE MESH FENCE	WMF
FOOTPATH	FP	AVERAGE	Ave
GAS VALVE	GV	HEIGHT	Ht
GUIDE POST	GP		
GULLY	G	SURFACE WATER PIPE	0.15 SW
INSPECTION COVER	IC	FOUL WATER PIPE	0.15 FW
KERB DROP OUTLET	KDO		
LAMP POST	LP	NO VISIBLE CONNECTION	NVC
LIGHTED BOLLARD	LB	UNABLE TO LIFT	UTL
LITTER BIN	LB	UNABLE TO SURVEY	UTS
MANHOLE(TOUL OR SURFACE)	MH	TAKEN FROM RECORDS	TFR
MILESTONE	MS	DRAINAGE CHANNEL (OPEN)	DC
NAME PLATE	NP	DRAINAGE CHANNEL (COVERED)	DC
NOTICE BOARD	NB		
PARKING METER	PM	OVERHEAD WIRE	O/H W
POST	P		
POST BOX	PB	BANKING	
RAW WATER PIPE	RWP		
REFLECTOR POST	RP	EXTENT OF VEGETATION	
ROAD SIGN	RS		
SODDING EYE	SE	HEDGES	
SERVICE MARKER POST	SMP		
SIGN POST	SP	MARSH	
STOP VALVE	SV		
SPOTLIGHT (GROUND)	SPLG	GATE	SINGLE DOUBLE
SPOT LIGHT (TOWER)	SPLT		
TEST COC	TC	RETAINING WALL	RTW
TELECOM CONTROL BOX	TCB		
TELECOM INSPECTION CHAMBER	TIC	SLOPING MASONARY	
TELECOM MANHOLE	TMH		
TELECOM PILLAR	TP	STILE	
TELEGRAPH POLE	TP		
TELEPHONE CALL BOX	TCB	WALL (Width drawn to scale)	
TICKET MACHINE	TM		
TV CABLE INSPECTION COVER	TVIC	BUILDING	
TRAFFIC LIGHT	TL		
TRAFFIC LIGHT CONTROL BOX	TLCB	OPEN SIDED/ BUILDING OVERHEAD	
TRAFFIC LIGHT CONTROL POST	TLCP		
VENT PIPE	VP	CANOPY	
WATER METER	WM		
WASH OUT	WO	GLASS ROOFED	
WATER TAP	WT		
WATER TROUGH	WT	ARCHWAY	
LEVELS			
SPOT LEVEL(x/indicates pos.)	+ 127.13	CONTOURS	25.50
GROUND LEVEL	GL		
BED LEVEL	BL	ORDNANCE SURVEY	OSBM
COVER LEVEL	CL	BENCH MARK	Value 12.470
INVERT LEVEL	IL		
FLOOR LEVEL	FL	TEMPORARY BENCH MARK	TBM Value 87.540
ROOF LEVEL	RL		
SOFFIT LEVEL	SFL		
PARAPET LEVEL	PL		
TOP OF WALL LEVEL	TWL		
WATER LEVEL	WL		
SURVEY STATION			

rev.	date	comment	auth.
amendments			

drp architects

client
Southern Housing Group

job
Shadwells Road
Lancing
West Sussex

drawing number 2929.EX.01 revision –

drawing title
Existing Site Plan

drawn by	checked by	rtba work stage
Aworth		MS
date	scale/original sheet size	
June 07	1:200 @ A1	

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and CDP's
© Copyright DRP Architects Ltd.

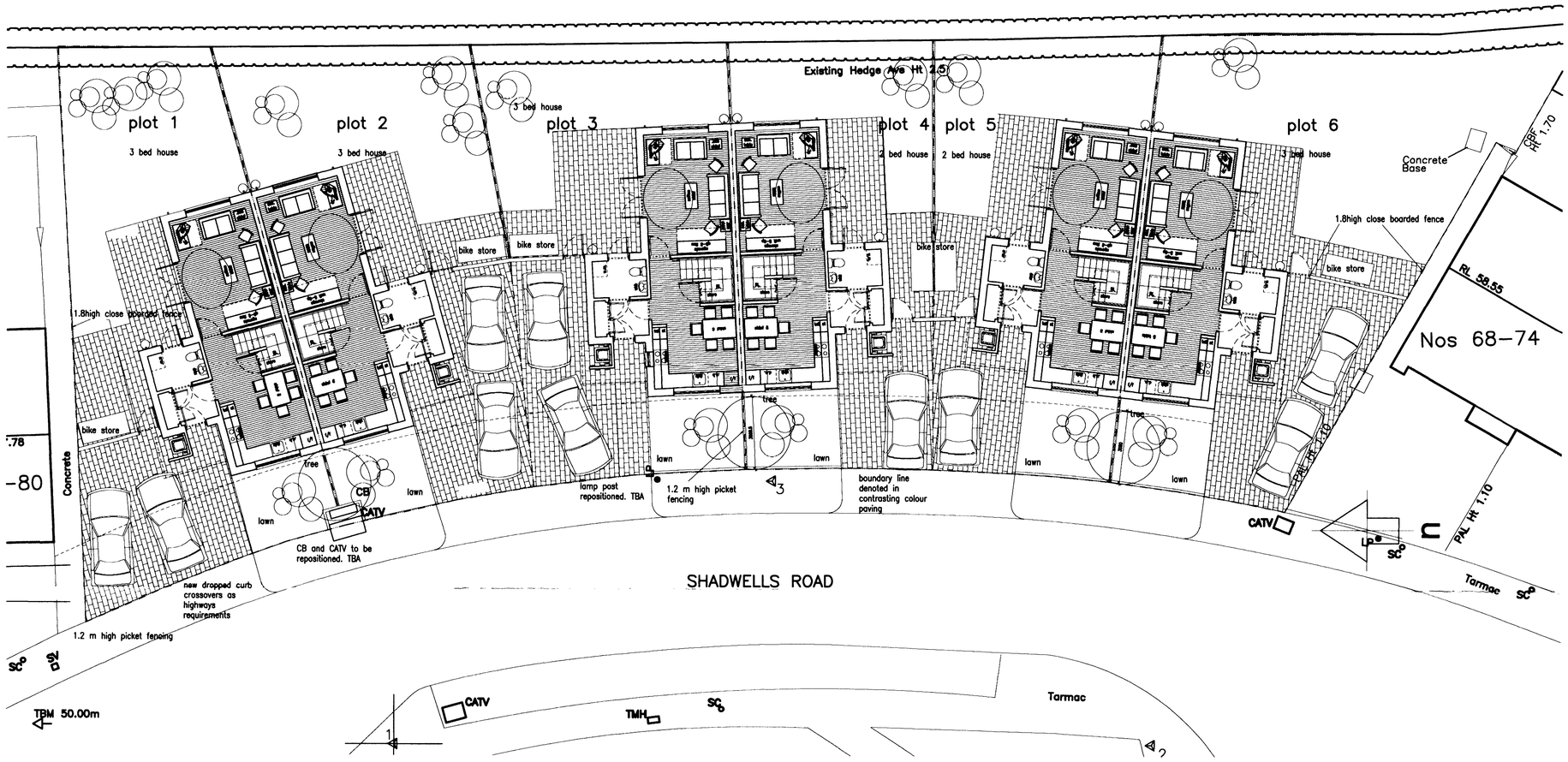
Internal Drawing Reference: s:/2929/autocad/Planning/shadwells road

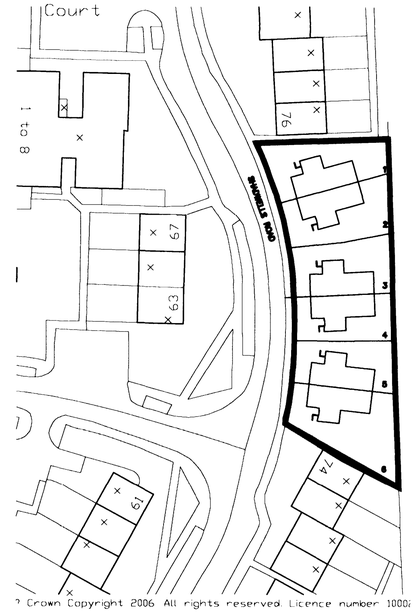
drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff

telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk

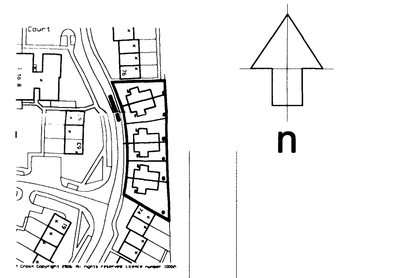
PLAN NO
DATE RECEIVED
A016237
11 JUL 2007

0 10
Scale in Meters

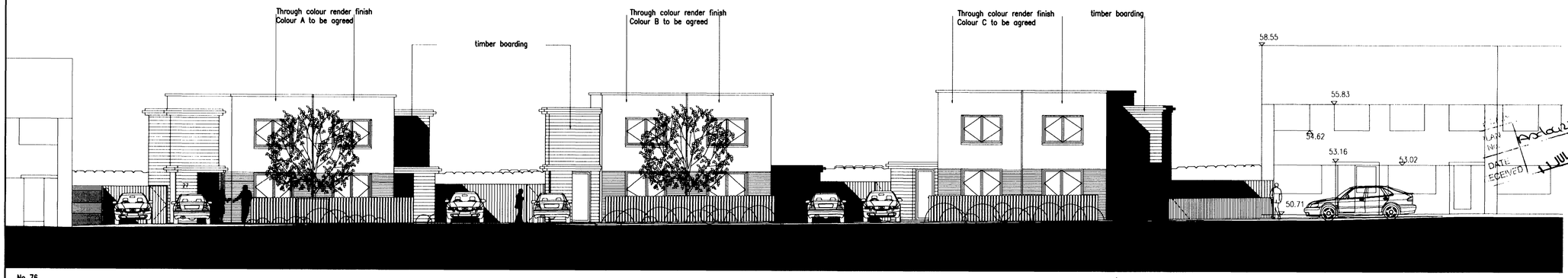




Block Plan 1:500



Location Plan 1:1250



Street Elevation to Shadwells Road (West Elevation)

DATUM 45.00m

rev.	date	comment	auth.
A	03.07.07	Sedum roofs omitted –sweet chestnut omitted	–

amendments

drp architects

client
Southern Housing Group

job
Shadwells Road
Lancing
West Sussex

RECEIVED 11 JUL 2007

drawing number	revision
2929.PL.01	A

drawing title
Proposed Site Plan & Elevations PLANNING

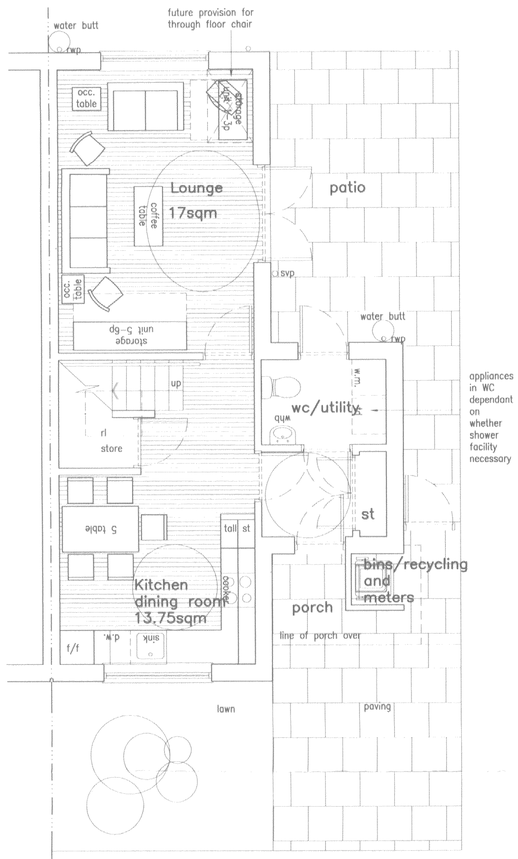
drawn by	checked by	riba work stage
CP	SA	D

date	scale/original sheet size
June 07	1:100@A1

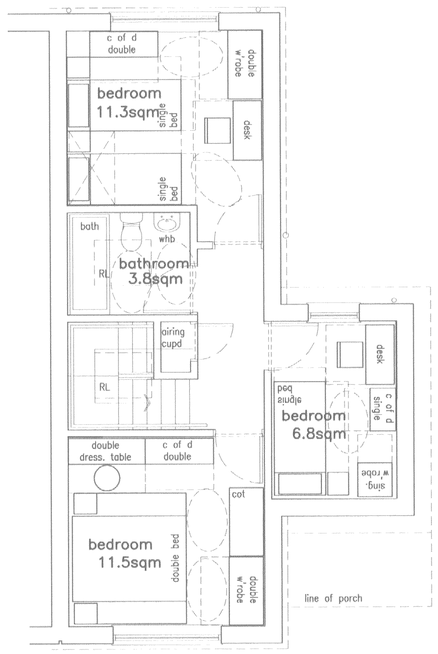
Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
© Copyright DRP Architects Ltd.

Internal Drawing Reference: s/2929/autocad/Planning/shadwells road

drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk



Ground Floor Plan (43.4sqm)

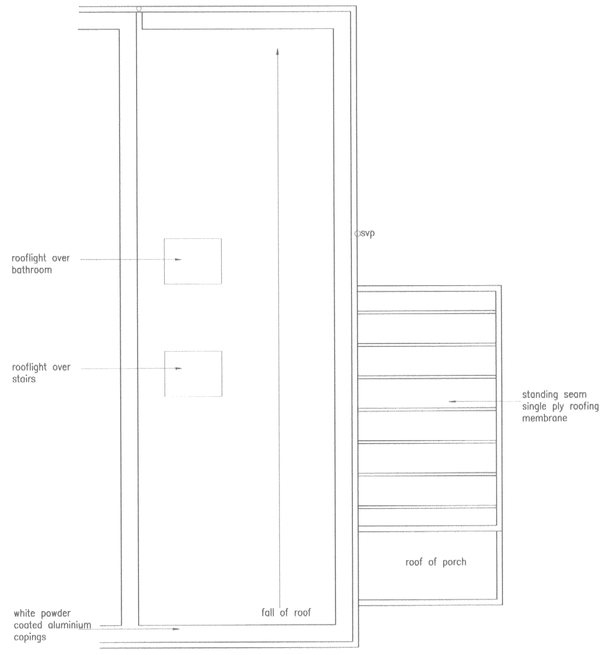


NOTE:

ALL UPPER WINDOWS TO BE ESCAPE TYPE

PARTITIONS,DOORS AND FLOORS TO BE 1/2 HOUR FIRE RESISTING

First Floor Plan (43.4sqm)



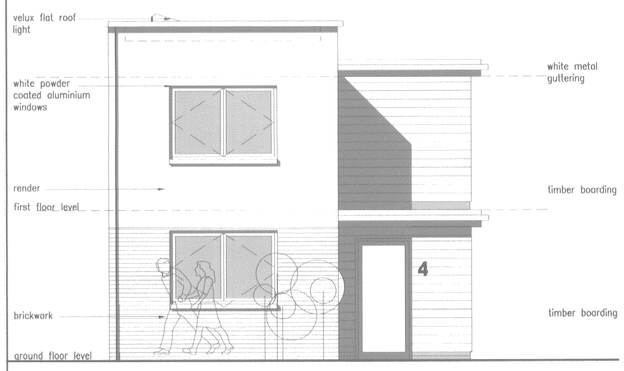
Roof plan



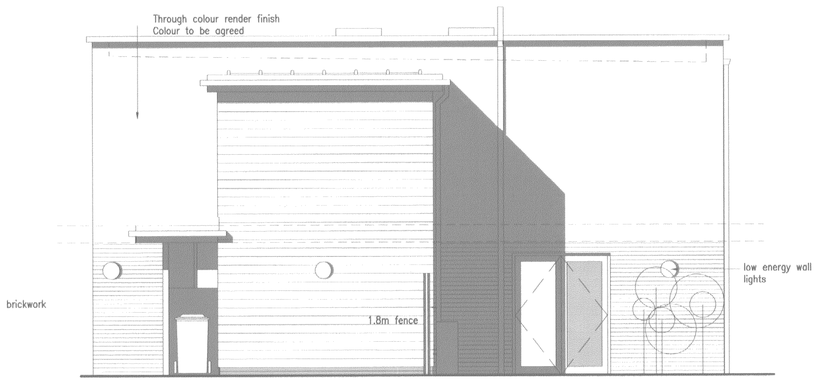
Site Plan 1:200

rev.	date	comment	auth.
A	03.07.07	Sedum roofs omitted -sweet chestnut omitted	-

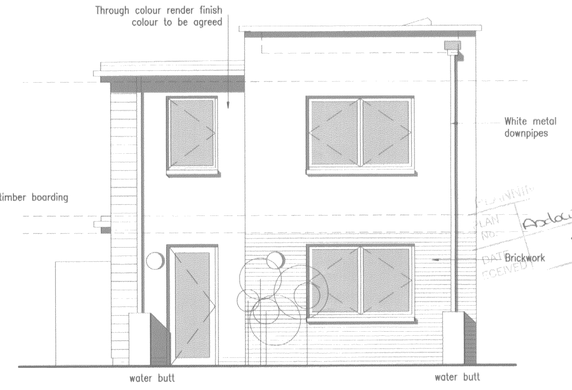
amendments



Front Elevation



Side Elevation



Rear Elevation

0 5
Scale in Meters

drp architects

client
Southern Housing Group

job
Shadwells Road
Lancing
West Sussex

drawing number 2929.PL.02 | revision A

drawing title
Proposed Plans & Elevations

PLOTS 1, 2, 3 & 6: 3 Bedroom Houses (86.8sqm)

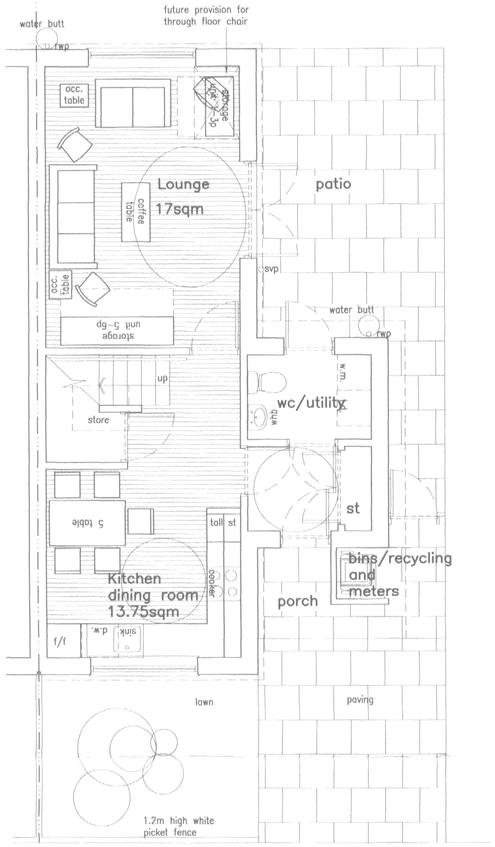
drawn by	checked by	riba work stage
CP	SA	D

date June 07 | scale/original sheet size 1:50/1:100 @ A1

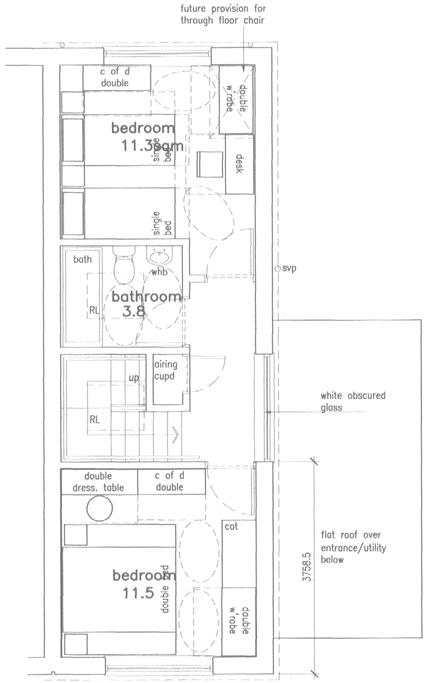
Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations RSS and COP's
© Copyright DRP Architects Ltd.

Internal Drawing Reference: s/2929/autocad/Planning/shadwells road

drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk



Ground Floor Plan (43.4sqm)

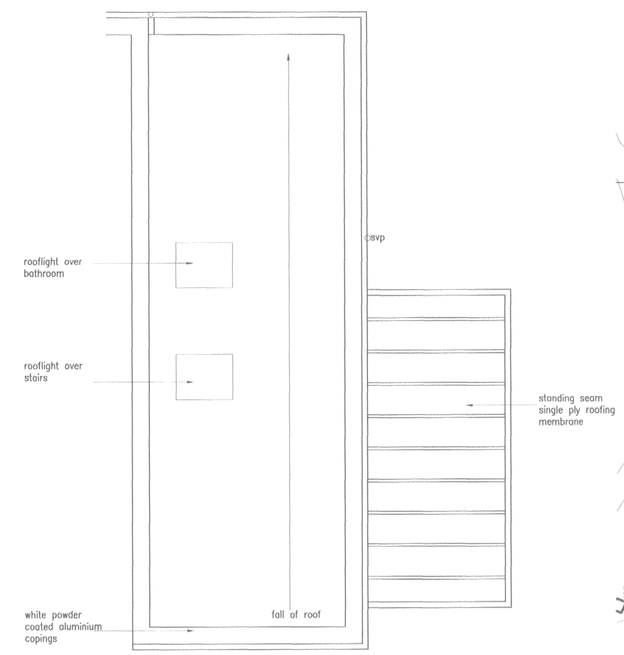


NOTE:

ALL UPPER WINDOWS TO BE ESCAPE TYPE

PARTITIONS,DOORS AND FLOORS TO BE 1/2 HOUR FIRE RESISTING

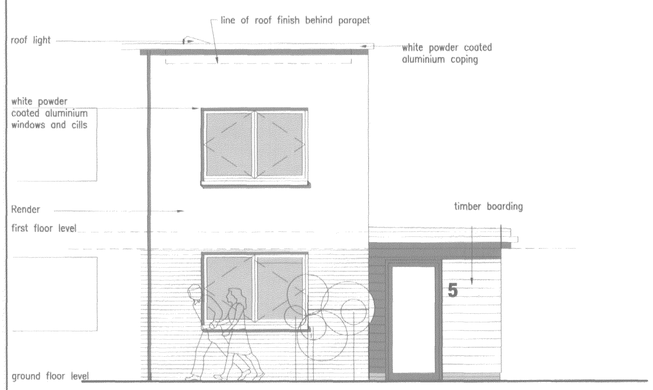
First Floor Plan (36sqm)



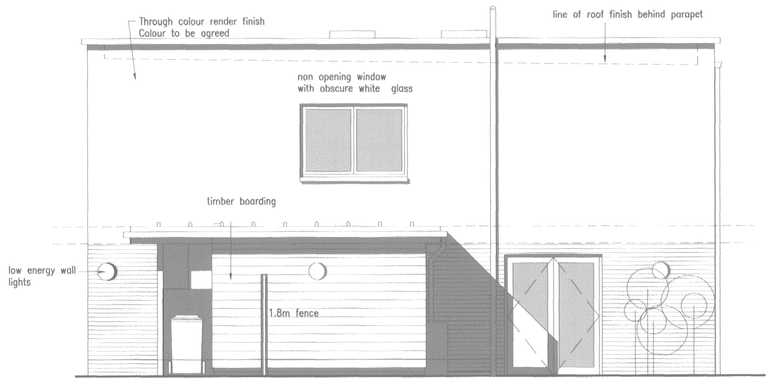
Roof Plan



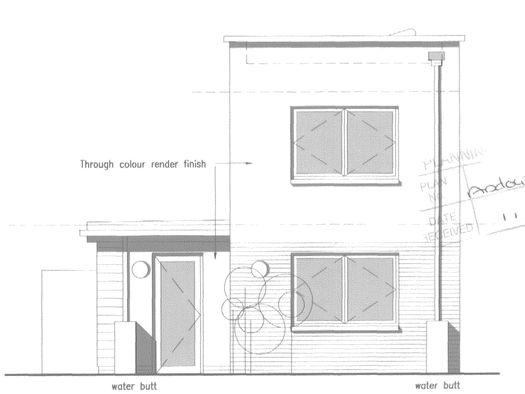
Site Plan 1:200



Side Elevation



Side Elevation



Rear Elevation

0 5

Scale in Meters

rev.	date	comment	auth.
A	03.07.07	Sedum roofs omitted -sweet chestnut omitted	–
–	–		

amendments

drp architects

client: Southern Housing Group

job: Shadwells Road, Lancing, West Sussex

drawing number: 2929.PL.03

revision: A

drawing title: Proposed Plans & Elevations

PLOT 4 & 5: 2 Bedroom Houses (79.4m2)

drawn by	checked by	riba work stage
CP	SA	D

date: June 07

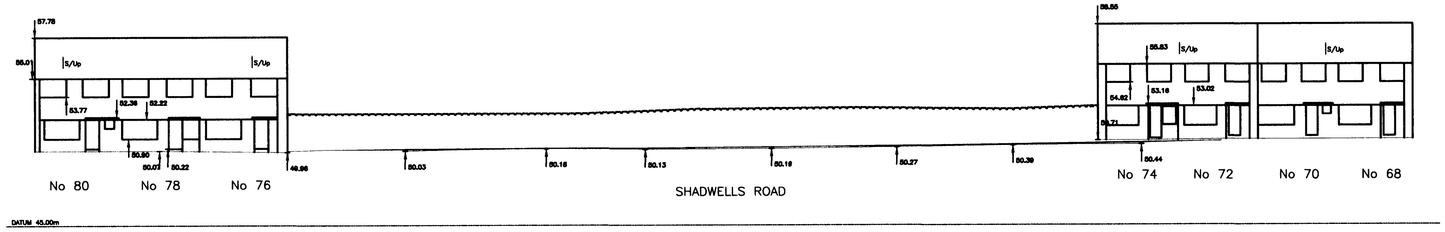
scale/original sheet size: 1:50/1:100 @ A1

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
© Copyright DRP Architects Ltd.

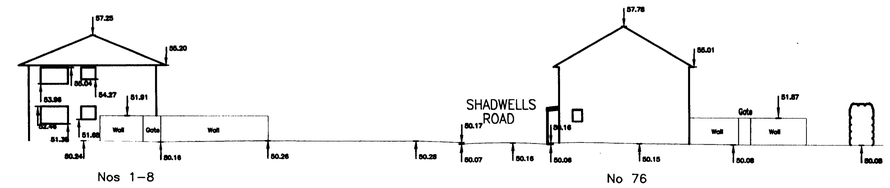
Internal Drawing Refference: s:/2929/autocad/Planning/shadwells road

drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk

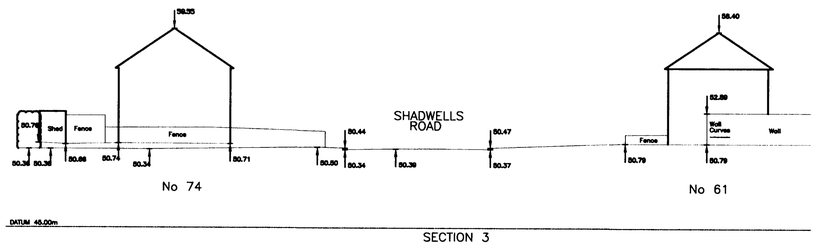
PLANNING
PLAN No. Adopted
DATE RECEIVED 11 JUL 2007



SECTION 1



SECTION 2

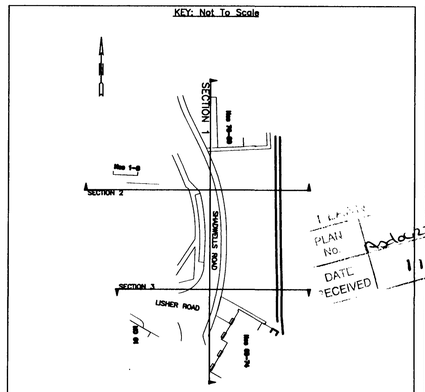


SECTION 3

0 10

Scale in Meters

KEY: Not To Scale



NOTE:
BUILDINGS SHOWN AS ELEVATIONS IN THE BACKGROUND ARE DRAWN AT OBLIQUE ANGLES, THEREFORE DO NOT SCALE, REFER TO INDIVIDUAL ELEVATIONS ON SHEET 3.

LEVELLING:
ALL LEVELS ARE BASED ON TBM, ARBITRARY VALUE 50.00m SITUATED ON MANHOLE COVER BY No 76 SHADWELLS ROAD, AS INDICATED ON PLAN.

LLOYD'S REGISTER QUALITY ASSURANCE CERTIFICATED COMPANY

THE SURVEY ASSOCIATION

Aworth
SURVEY CONSULTANTS
LRQA Certificated Office
Norfolk House, Norfolk Way, Uckfield, TN22 1EP
Tel:- 01825 768319 Fax:- 01825 768310
als@aworth.co.uk alslondon@compuserve.com
Lombard Business Park, 8 Lombard Road, Wimbledon, London SW19 3TZ
Tel:- 020 8544 9959 Fax:- 020 8544 1186

Scale :- 1:200 @ A3
Drawing number 2929
Sheet 2
Revision
Checked DRF
Drawn JRD
Date 14/05/07

Project
SHADWELLS ROAD
LANCING
SECTIONAL ELEVATIONS

Client
DRP ARCHITECTS LTD
87-88 UPPER LEWES ROAD
BRIGHTON
BN2 3FF

rev.	date	comment	auth.
–	–	–	–

amendments

drp architects

client
Southern Housing Group

job
Shadwells Road
Lancing
West Sussex

PLAN No. Received DATE RECEIVED 11 JUL 2007

drawing number	revision
2929.EX.02	–

drawing title
Existing Sections

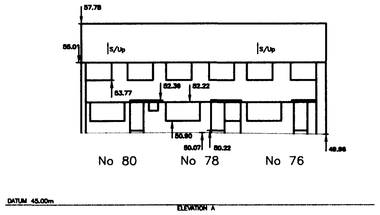
drawn by	checked by	riba work stage
Aworth		D

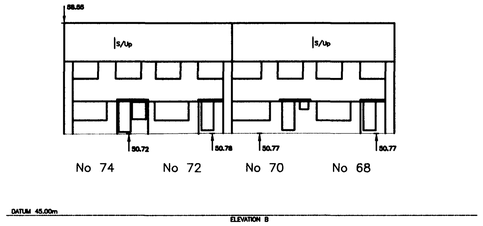
date	scale/original sheet size
June 07	1:200 @ A1

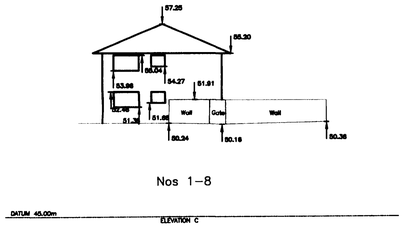
Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
© Copyright DRP Architects Ltd.

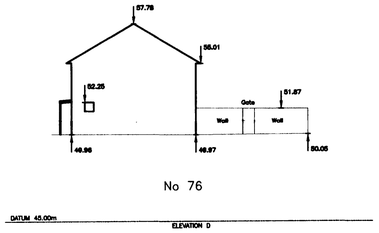
Internal Drawing Reference: s:/2929/autocad/Planning/shadwells road

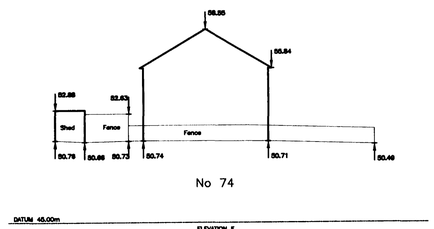
drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk

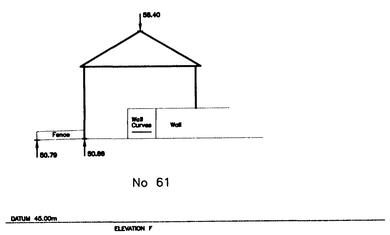


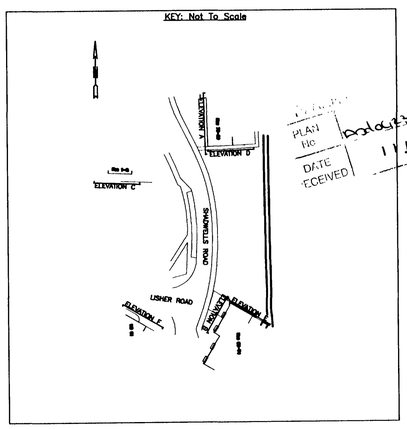












PLAN No. 2010/2367
DATE RECEIVED 11 JUL 2007

0 10
Scale in Meters

ALL LEVELS ARE BASED ON TBM, ARBITRARY VALUE 50.00m SITUATED ON MANHOLE COVER BY No 76 SHADWELLS ROAD,

LEVELLING:

AS INDICATED ON PLAN

LLOYD'S REGISTER QUALITY ASSURANCE CERTIFICATED COMPANY

THE SURVEY ASSOCIATION

Aworth
SURVEY CONSULTANTS
LRQA Certificated Office
Norfolk House, Norfolk Way, Uckfield, TN22 1EP
Tel:– 01825 768319 Fax:– 01825 768310
als@aworth.co.uk alslondon@compuserve.com
Lombard Business Park, 8 Lombard Road, Wimbledon, London SW19 3TZ
Tel:– 020 8544 9959 Fax:– 020 8544 1186

Scale :– 1:200	Revision
	Checked DRF
Drawing number 2929 Sheet 3	Drawn JRD
	Date 14/05/07

Project
SHADWELLS ROAD
LANCING
ELEVATIONS

Client
DRP ARCHITECTS LTD
87–88 UPPER LEWES ROAD
BRIGHTON
BN2 3FF

rev.	date	comment	auth.
–	–	–	–

amendments

drp architects

client
Southern Housing Group

job
Shadwells Road
Lancing
West Sussex

drawing number
2929.EX.03

revision
–

drawing title
Existing Elevations

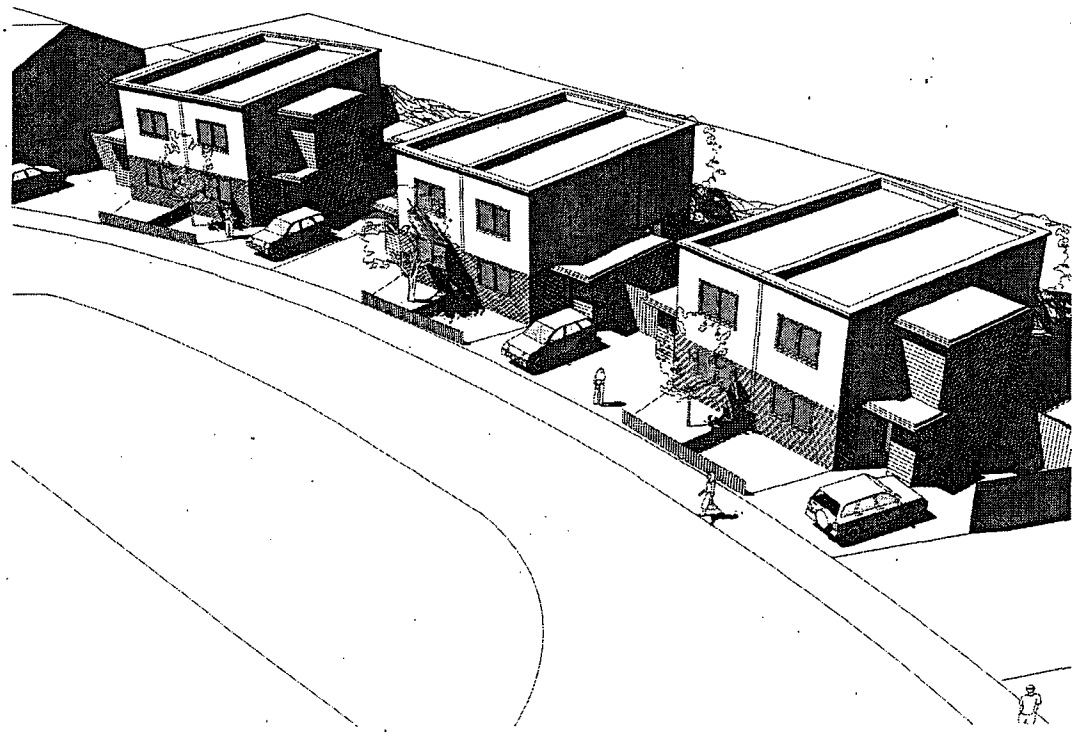
drawn by	checked by	riba work stage
Aworth		D

date	scale/original sheet size
June 07	1:200 @ A1

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
© Copyright DRP Architects Ltd.

Internal Drawing Reference: a/2929/autocad/Planning/shadwells road

drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0423/01
DATE RECEIVED 11 JUL 2007

DESIGN AND ACCESS STATEMENT FOR SHADWELLS ROAD, LANCING

DRP ARCHITECTS JUNE 07 REV.A

Design and Access Statement for Shadwells Road, Lancing

Contents

1. Introduction
2. Context
3. Brief
4. Conceptual design approach/ Design Statement
5. Proposal
   - 5a. Garden spaces.
   - 5b. Internal Spaces
6. Sustainability
   - 6a. BRE – Eco Homes
   - 6b. General design
   - 6c. Transport issues & cycling
   - 6d. Ventilation
   - 6e. Lighting
   - 6f. PVCu
   - 6g. Bin storage and recycling
   - 6h. General garden spaces
   - 6i. Prefabrication
7. Access
8. Waste Management
9. Security
10. Procurement
11. Conclusion

drp architects (2929 DAS) June 07

1. Introduction

This application relates to the construction of six new build, 2 & 3 bed two storey dwellings. This statement should be read in conjunction with the submitted drawings

The existing site is a vacant area of land between established terraces of houses. Southern Housing Group will be responsible for developing this site.

2. Context

The rectangular site is located on Shadwells Road which is off the busy Grinstead Lane. The site is boarded to the north and south by 2 storey terraced housing, to the east by open land and to the west by the road. Primary vehicular and pedestrian access is via Shadwell Road. The surrounding 2 storey houses principally comprise of white boarding, brick and render walls with pitched slate roofs. The site has a good public transport service with buses servicing Shadwells Road.

3. Brief

The brief was to design a residential redevelopment of six 2/3 bed dwellings for the site that would encompass modern architecture using the latest sustainable building methods (code for Sustainable Homes-level 3) whilst giving reference to the surrounding dwellings. The overlooking of neighbouring properties both into and from the site has been considered and has influenced the design of the dwellings. The latest housing standards dictated by the Housing Corporation and Building Regulations are to be incorporated, and car parking provisions should be provided.

4. Design statement

The proposal is for six new semi detached two storey houses, maximising the potential of the site and yet in keeping with the adjacent properties which are also semi detached and terraced. In terms of the 'architectural style', the new buildings are contemporary in design incorporating the latest sustainable building products whilst referring to the palette of materials on the adjacent buildings. The main body of the building will be brick up to first floor and render above. The side extension will be clad in timber boarding.
The ground floors of both the 2 and 3 bedroom houses are identical. The third bedroom on the first floor is built over the entrance lobby and WC.
The first floor rear windows face west over the vacant land (to avoid overlooking of adjacent houses) with any side windows being glazed with white glass to give light and privacy. The bathrooms and stairs are lit and ventilated by roof lights.

The external spaces comprise lawned front gardens which are 3m in depth with adjacent hard standing for cars. The rear gardens are to be lawned with patio areas outside the French windows off the living rooms.

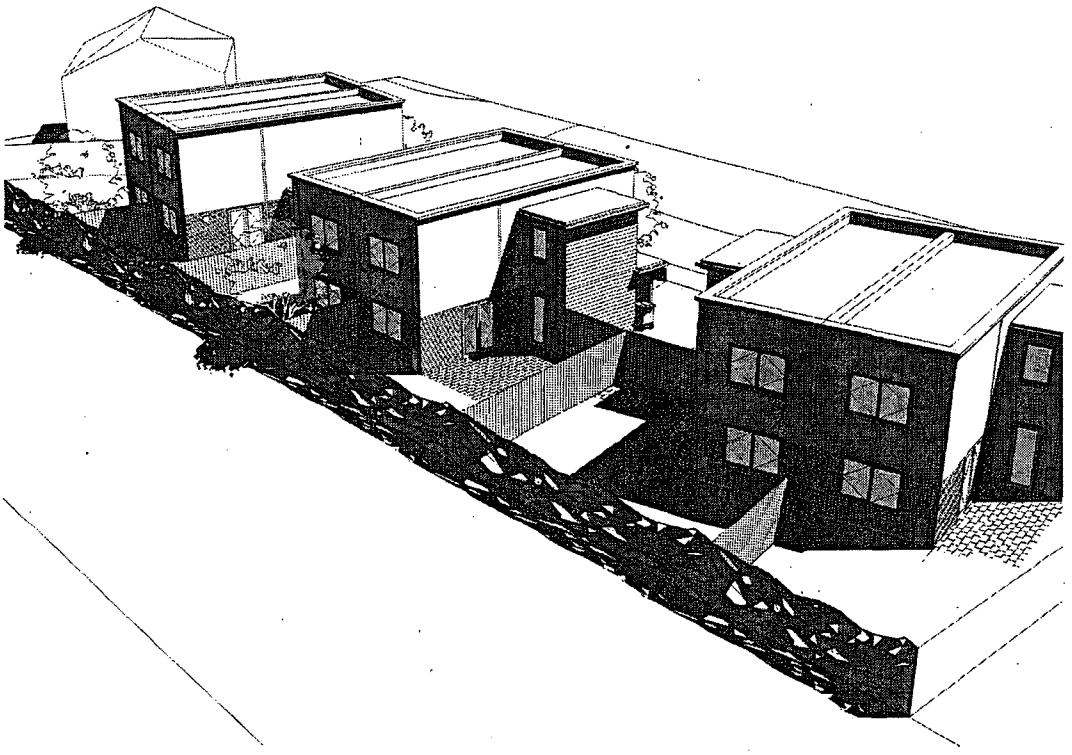
The construction and implementation of the building is to achieve Code for Sustainable Homes Level 3.



5. Proposal

5a. Garden spaces

The front gardens will provide an access path together with 2 parking spaces per 3 bedroom dwelling and 1 parking space per 2 bedroom dwelling. Within the porch area will be covered bin, and recycling storage and meter positions. The side and rear gardens will accommodate cycle parking. The rear gardens are to be separated by 1.8m close boarded fencing giving additional privacy.



5b. Internal spaces

The internal layout reflects modern day living with the kitchen being the heart of the home. A well lit porch leads into a spacious lobby with a fully accessible WC off with future provision for showering if required. In the 2 bedroom houses this area can incorporate a utility section. There are full height storage cupboards in the lobby.
From the lobby one enters directly into the kitchen/dining room which has the sitting room leading off. The staircase to the first floor bedrooms leads from the kitchen dining room.
The sitting room is spacious with French doors leading onto a patio.
Access to the site will be level.
All entrances will be illuminated and have level access thresholds to front and courtyard doors.

6. Sustainability

6a. BRE – Code for Sustainable Homes

Detailed design of the units will be submitted to a BRE licensed assessor as part of the BRE- Code for Sustainable Homes. We will forward the appropriate documentation as appropriate. The scheme embraces:

- Energy: 'A' rated white goods and low energy lighting.
- Transport: access to public transport and local amenities, cycle provision etc
- Pollution: avoiding CFC's/HCFC's and limiting NOx emissions.
- Materials: timber for fabric and finishes from sustainably managed sources, recyclable materials (materials environmental impact and heat loss etc.).
- Water: low consumption and the use of aerated taps.
- Health and well-being: day-lighting orientation, sound insulation, private outdoor space.

6b. General Design

- From inception of the project, the design team has examined various forms of building construction which could be employed for this project due to the constraints of the site, surrounding buildings and access into the development.
- Windows and doors have been considered and designed to ensure as much repetition throughout the site and are sized to take advantage of as much natural light as possible where appropriate.
- External doors and windows will be thermally efficient double glazed soft wood with a durable powder coated aluminium external finish.
- Whilst a final construction technique is some way from being finalised, studies carried have enabled the design team to address the proposals to suit various forms of construction in terms of integrating, for example, prefabrication in the aim of providing as sustainable a solution as is possible.
- The roof design allows for future installation of photovoltaic cells and a solar water heater as the technology becomes more affordable and reliable.

6c. Transport Issues and Cycling

There will be covered and secure storage for bikes to the side gardens of each property.

The site is served by a good public transport service with 2 bus routes serving Shadwells Road.

6d. Ventilation

All dwellings will be fitted with a ventilation system to serve kitchens, bathrooms and WC's combined. Direct ventilation and daylight has been achieved wherever possible through openable windows to achieve healthy living spaces.

6e. Lighting

All internal spaces have windows and or roof lights to avoid the use of electrical lighting in daylight hours. Additionally the roof lights allow natural ventilation of the bathrooms. Low energy light fittings and illuminates will be fitted in each dwelling.

6f. PVCu

PVCu is an undesirable building material in terms of the manufacturing process and disposal. PVCu will not be specified for windows and doors and below ground drainage.

6g. Bin storage and Recycling

A recycling area has been incorporated into the development's bin stores and will be used to deposit paper, card, glass, fabrics and textiles, tin, plastics and garden waste. This reduces the environmental impact on existing landfill sites.
Residents of the new dwellings will be required to move bins to the roadside boundary on refuse collection days.

6h. General garden spaces

The scheme will incorporate the provision of new trees and landscaping. None currently exist on site. This would take place towards completion of the scheme and a landscape drawing will be provided for approval in due course.

6i. Prefabrication

We are currently looking into the possibility of prefabrication for some parts of the development in order to reduce on-site construction time as well as a reduction in defects and site wastage. The scale and massing of the proposals allow for the superstructure to be formed with prefabricated timber panels, this may additionally

result in a 'lighter' loading on the foundation, reducing the volume of concrete required.

7. Access

The site is located within an established residential area in Shadwells Roads, Lancing. There is good vehicular and pedestrian access is via Shadwells Road and bus routes run along Shadwells Road and the adjacent Grinstead Lane. The scheme will provide 10 parking spaces and secure cycle storage. Access for the fire brigade is unimpeded.

There will be level paths to the front doors and thresholds will be level throughout the building.

8. Waste Management

There will be no demolished materials on site. Excavated materials will be reused on site where possible to form landscaping.

A site and soil survey has been Commissioned and reports from Ashdown Site Investigations show that no land contaminates were identified.

Purchased materials used are to be sustainable, second hand or recycled as much as possible. New materials are to be locally sourced if possible.
There are to be recycling facilities available during construction to include compost bins, and temporary storage of packaging until reclaimed.

Any materials that cannot be recycled on site are to be collected by salvage contractors.

Materials and form of construction will be informed by Codes for Sustainable Housing preassessment.

Rainwater should be collected for the washing of tools and lorry wheels during the construction period.

Domestic recycling and composting facilities will be provided for the end users.

9. Security

The design of the buildings has been evolved to provide a safe and secure environment.

PAS 24 doors will be used.

Containment fencing 1800mm high provide added security between the rear gardens Pickett fencing to the front gardens will provide a visual boundary. Planting will provide additional security.

A full application will be submitted to 'Secured by design' as required by the Southern Housing Group.

10. Procurement

The project is to be funded by Southern Housing Group.

11. Conclusion

The buildings will provide six modern homes of great sensitivity, integration, balance and vibrancy, reflected in the materials, textures and colours as well as the usage of the inner and outer spaces.



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc042367.
DATE RECEIVED 11 JUL 2007

rev.	date	comment	auth.
A	09/07/09	Grass roofs removed following client comments	–

drp architects

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
© Copyright DRP Architects Ltd.

Dwg. Ref.: s/job_no/autocad/sketch_schemes/filename

drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk

client/job: SHG Shadwells Road Lancing

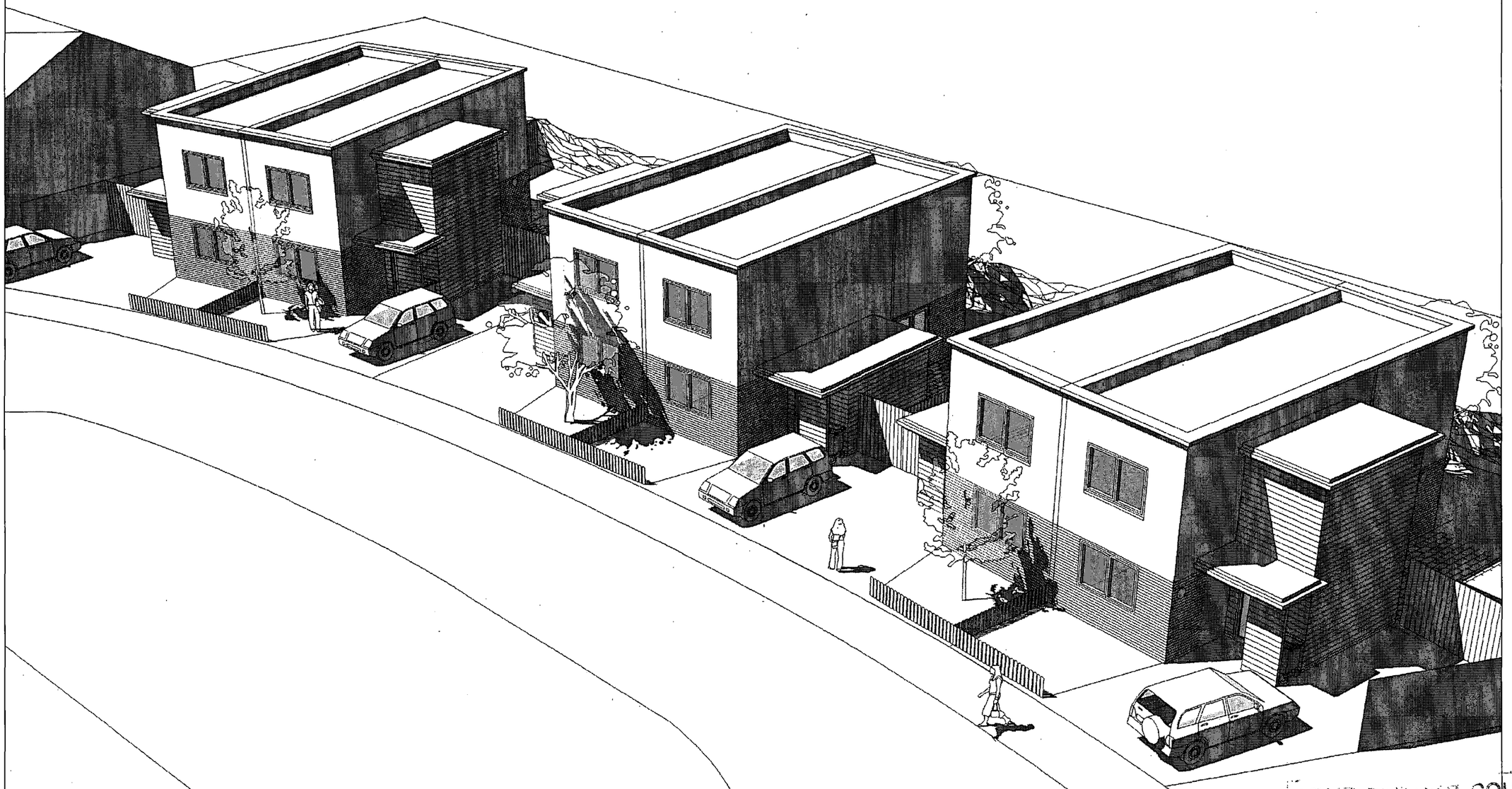
drawn by: DB | checked by: SA | riba work stage: –

date: June 07 | scale/original sheet size: N/A @ A3

drawing title: North Perspective Planning

drawing number: 2929.PL.10

revision: A



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/da/23/07
DATE RECEIVED 11 JUL 2007

rev.	date	comment	auth.
A	09/07/09	Grass roofs removed following client comments	–

drp architects

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
© Copyright DRP Architects Ltd.
Dwg. Ref.: s/job_no/autocad/sketch_schemes/filename

drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk

client/job: SHG Shadwells Road Lancing

drawn by	checked by	riba work stage
DB	SA	–

date	scale/original sheet size
June 07	N/A @ A3

drawing title: Front Overview Planning

drawing number: 2929.PL.11

revision: A



DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Apd/0423/07.
DATE RECEIVED 11 JUL 2007

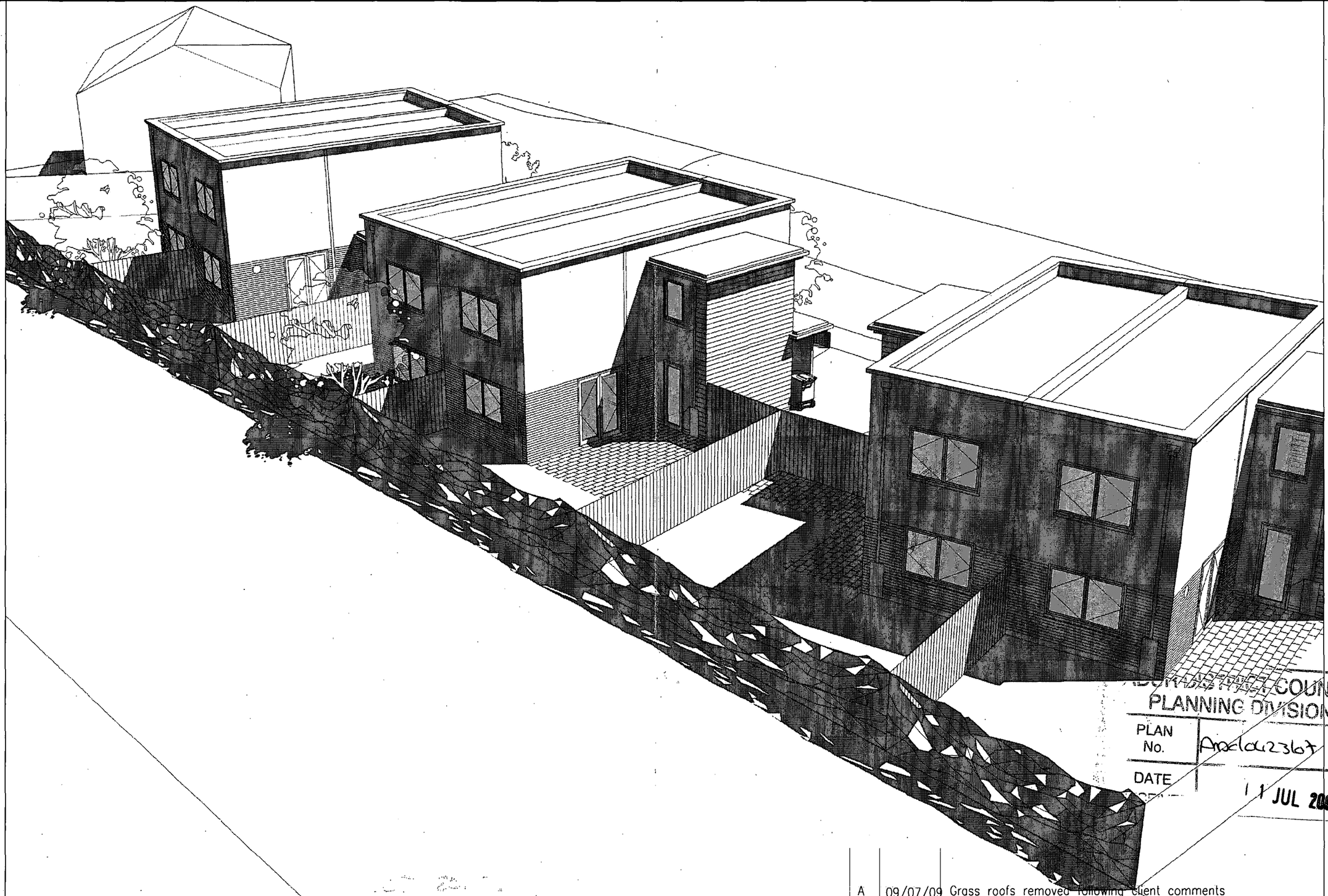
rev.	date	comment	auth.
A	09/07/09	Grass roofs removed following client comments	–

drp architects

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
© Copyright DRP Architects Ltd.
Dwg. Ref.: s/job_no/autocad/sketch_schemes/filename

drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk

client/job	drawn by	checked by	riba work stage	drawing title	drawing number
SHG Shadwells Road Lancing	DB	SA	–	South Perspective Planning	2929.PL.12
	date: June 07	scale/original sheet size: N/A @ A3			revision: A



COUNCIL
PLANNING DIVISION
PLAN No. Arc/0423/07
DATE 11 JUL 2007

rev.	date	comment	auth.
A	09/07/09	Grass roofs removed following client comments	–

drp architects

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's
© Copyright DRP Architects Ltd.
Dwg. Ref.: s/job_no/autocad/sketch_schemes/filename

drp architects limited
87-88 upper lewes road
Brighton
bn2 3ff
telephone 01273 888080
facsimile 01273 888060
email info@drparchitects.co.uk
www www.drparchitects.co.uk

client/job: SHG Shadwells Road Lancing

drawn by	checked by	riba work stage	drawing title	drawing number
DB	SA	–	Rear Overview Planning	2929.PL.13
date: June 07	scale/original sheet size: N/A @ A3			revision: A