Planning Services, Adur District Council

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Ham Road,
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ADUR DISTRICT COUNCIL

ADUR DISTRICT PLANNING

PLAN No. Adc020808

DATE RECEIVED 01 MAY 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:	WILLIAM
Last name:	NEWSOM
Company (optional):	
Unit:	
House number:	100B
House suffix:	
House name:	
Address 1:	GRAND AVENUE
Address 2:	
Address 3:	
Town:	LANCING
County:	SUSSEX
Country:	ENGLAND
Postcode:	BN15 9QD

2. Agent Name and Address

Title:	MR
First name:	WILLIAM
Last name:	NEWSOM
Company (optional):	
Unit:	
House number:	100B
House suffix:	
House name:	
Address 1:	GRAND AVENUE
Address 2:	
Address 3:	
Town:	LANCING
County:	SUSSEX
Country:	ENGLAND
Postcode:	BN15 9QD

3. Description of the Proposal

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

3 Bedroom SEMI DETATSCHED CHALET BUNGALOW

ADUR D.C.
CHIEF EXECUTIVE'S DEPARTMENT
16 APR 2008

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: 100B | House suffix:

House name:

Address 1: GRAND AVENUE

Address 2:

Address 3:

Town: LANCING

County: WEST SUSSEX

Postcode (optional): BN15 9QD

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

Easting: | Northing:

Description:

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:

Reference:

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

Details of pre-application advice received?

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:

BIN AREAR PROVIDED AT REAR OF NEW DWELLING

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

If Yes, please provide details:

SAME AS ABOVE REAR ACCESS.

8. Neighbour and Community Consultation

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

If Yes, please provide details:

HAVE SPOKEN TO THE NEIGHBOUR CONCERNED AND HAVE VERBAL AGREEMENT.

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	BRICK.	TO MATCH EXISTING.	☐	☐	
Roof	TIMBER/TILED.	TO MATCH EXISTING.	☐	☐	
Windows	UPVC.	TO MATCH EXISTING	☐	☐	
Doors	UPVC/WOOD.	UPVC — TO MATCH EXISTING	☐	☐	
Boundary treatments (e.g. fences, walls)	REAR/LFT Fencing Front/RHT Boundary wall in Brick or Block.		☐	☐	
Vehicle access and hard-standing	EXISTING DRIVEWAY FOR NEW DWELLING.	EXISTING DWELLING TO HAVE NEW ACCESS.	☐	☐	
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:

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	4.	4	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
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):

07/0001/2

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 [ ] No

Will the proposal increase *the flood risk elsewhere?* [ ] Yes [ ] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [x] 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:

Garden Area.

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

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

Garden.

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

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	☐			✓			1 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) =							1 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) =

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) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): +1

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)	☐				
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					

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	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

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

22. Site Area

Please state the site area in hectares (ha)

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):
[redacted]		13/04/08

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
MR WILLIAM HANSON MRS ROMANA HENSON	100B GRAND AVENUE WANSTEAD BN15 9 QD.	

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
[redacted]		13/04/08

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: [redacted]

Or signed - Agent:

Date (DD/MM/YYYY): 13/04/08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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.

3 copies of a completed and dated application form: ☑

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: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The correct fee: ☑

3 copies of a design and access statement: ☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

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: [redacted]

Or signed - Agent:

Date (DD/MM/YYYY): 13/04/08 (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:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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 WNEWSOM.

Telephone number:

Email address:

Building Specification – DS035

PROPOSAL: Development comprising of one semi-detached 2 storey dwelling attached to existing detached dwelling.

SITE AT: 100B Grand Avenue, Lancing, West Sussex, BN15 9QD.

CLIENT: Mr B. Newsom

DATE: 12/11/2007

This specification is to be read in conjunction with Drawing N°s 07/0001/1 & 07/0001/2 and any Structural Engineer's and/or Manufacturer's Information.

PLANNING D
PLAN No. AWB/2086/8
DATE 01 MAY 2008

1 - Demolitions

Demolish existing garage, clear site and stock pile any top soil. Remove any redundant drainage. Disinfect trenches and backfill any weak spots with lean mix concrete up to formation level. Expose existing FW drain run, check satisfactory or replace as described under "Sanitary".

Block up existing window openings as shown and strip back roof finishes as necessary. Leave ready for new works.

2 -Foundations

No significant trees are within vicinity of proposal, but depth of foundation adjusted on site as required by Building Inspector in accordance with HHBC Tree Guide.

1.2.4. mix mass concrete trench fill. Drainage as described under "Sanitary". Footings up to DPC to be Class "A" Flintag blockwork in 1.3 mortar mix. Cavities filled to within 150mm of ground level. DPC Hyload Polymer Strip linked to new DPM and min. 150mm above adjacent path/ground level.

Floor comprising 50mm sand and cement screed with tight dustproof finish on 50mm thick Celotex G.A. 3050. Z. insulation.

Visqueen 1200 gauge polythene DPM suitably linked and lapped to new and existing Dpc/m's and taken across cavity tray as Radon Barrier on min.100mm thick 1.2.4. mix mass concrete reinforced with 1 m wide strip of 1.4.2 mesh over any FWD runs located within the proposal on 100mm thick clean/consolidated hardcore base.

3 - External Walls

275mm wide cavity walls comprising:-

Outer leaf face brickwork to match existing building. 75mm wide cavity with stainless steel cavity ties at max. c/c: 750mm horizontal & 450mm vertical, all staggered and doubled in reveals.

Cavities kept clean and continuous old to new, sealed at heads with 3.2 Supalux, fully packed with 75mm Rockwool batts to manufacturer's specification.

All terminations to have DPC and provide vertical DPC at junctions with existing cavity wall.
Insulate reveals heads and cills to obviate cold bridging.

Inner leaf 100mm Toplite lightweight load bearing blockwork.

Tops of walls to be secured to floor and roof structures with 30mm x 5mm galvanised M/S restraint anchors at 2m max. c/c.

4 - Structural

As applicable any beams, piers, lintols, padstones and bearings to be in strict accordance with any Structural Engineer's design and detail.

Lintols to be recoated galvanised M/S insulated Catnics with min. 150mm end bearings.
All structural timber to be kept away from faces of live stacks by min. 50mm.
Suppliers Certificate for any C24 timber to be provided to Building Inspector.
Joist hangers to be H/D galvanised mild steel throughout.

5 - Block Partitions

100mm supported on thickened oversite reinforced with a 1.4.2. mesh at ground floor or double beams at first floor.

6 - Stud Partitions

100mm x 50mm studs at max 600 c/c with head/sole plates and 1/3 height noggins.
Face both sides with 12.5 plasterboard and set coat. Double board both sides of any partition forming bathroom and shower room. Pack voids with fibreglass quilt.

7 - Plaster Finishes

Blockwork and party wall (existing & new areas) finished with 13mm Carlite plaster or 12.5 plasterboard, dab fixed and set coat throughout, studwork as described above. All dissimilar backgrounds reinforced to obviate cracking.

8 - Frames

All glazing to part N Building Regs and BS6206:1981 Safe Breakage. Part of ventilation to be min. 1750mm above F.F.L. Frames to match existing white UPVC section and double glazed with average area weighted U value N/E 1.8 Wm2/k. Supplier/installer to be FENSA Registered.
Opening lights giving min 5% enclosed floor area ventilation plus 8000 sq mm trickle vent to habitable rooms and 4000 sq mm elsewhere.

Generally all external doors and window openings to have draught proof stripping in accordance with Part "L" Building Regulations.

Provide 1 N° casement with min: opening 450 wide x 735 high with bottom of opening to F.F. L. between 800/1100mm for secondary escape to all habitable rooms.

Front door to have level entry. front door openings 900mm: clear width of internal circulation hallway 900mm. Min, width of internal doorways 800mm.

9 - Timber Floors

225mm x 50mm joists at max. 400 c/c or as verified by Structural Engineer. Built into walls min. 90mm bearing or set on joist hangers. Provide herringbone strutting at max 2m c/c and install 100 thick fibreglass quilt with min. density 10 kg/m2 to floor void.

Floors to be 19mm thick moisture resistant (green) flooring quality T&G chipboard.

Ceilings to be 12.5mm plasterboard and set.

10 - Timber Stairs

15 N° risers at 181.5mm; 14 N° treads at 250mm, 36 deg. pitch. Stair construction glued screwed and wedged and under drawn with 12.5 plasterboard and set.

Treads 21mm finished softwood with min. 16mm nosing. Risers 19mm plywood. Height measured vertically above stair pitch line/F.F.L. min 2m clear. Allow for vertical balustrade with balusters at 100mm max c/c with cap/hand rail, set 900mm MIN. vertically above stair pitch line/F.F.L.

11 - Roof

Pitched roof areas:

West elevation, pitch to suit existing building (38 deg.) South elevation (75 deg.) both with 175mm x 50mm rafters at max 600 c/c.

Roof finished externally with concrete interlocking tiles and fittings to match existing on suitable treated battens and breathable roofing felt to BS 747, with min. 450mm felt overlaps. Ceiling 12.5mm plasterboard and set coat over, 500 gauge polythene vapour barrier. Insulate with 100mm fibreglass between rafters.

Flat section:

225mm x 50mm joists at max. 600mm c/c with 225mm x 50mm noggins at 2m max c/c.
18mm exterior grade type WBP decking bonded in accordance with BS 6566 and laid on firrings which provide a 1:80mm min. fall (75mm). Ridge timbers to be 225mm x 50mm with code 4, 150mm lead flashing dressed up under ridge tiles.

East elevation is to have a 75mm high min. curb check.

Dormer:

175mm x 50mm joists on 100mm x 50mm stud at 600mm c/c c with head/sole plates and 1/3 height noggins. 18mm exterior grade type WBP decking bonded in accordance with BS 6566

Flat roof areas to be covered with 3 layers of high performance roof felt to BS 747 laid in accordance with BS 6229.

Joist / Rafter junctions to be bolted & plated with 12 mm dia . bolts.

Insulation.

Ceilings 12.5 plasterboard and set coat over, 500 gauge polythene vapour barrier. Insulate with 200mm of fibreglass between joists.

Pitched roof sections & dormer under drawn with Tri-Iso Super 9 secured with 25mm thick battens and finished with 12.5 plasterboard and set.

All to give U value N/E 0.28 Wm2/k as shown in thermal calcs. Ensure min. 50mm gap between top of insulation and u/s felts.

Ventilate roof with white UPVC section fascia and soffite complete with continuous flyscreened vent strip to provide min 25mm x length of soffite free air gap to vent roof voids. Fully weather junction between roofs and walls with lead burnt code 4 lead flashings and cavity trays. All lead work in accordance with L.D.A. recommendations.

12 - Rainwater Goods

Gutters 115mm dia. half-round. Down pipes 63mm dia taken at ground level into 100mm dia underground quality UPVC pipes laid at 1/40 falls, surrounded in 150mm min. pea shingle with 75mm thick concrete capping over and taken to new brick rubble soakaways min. 5m from building, or into existing S.W. system.

13 - Sanitary

Sanitary fittings indicative only. Drainage to BSEN752; plumbing to BSEN12056.

Cold water supplies to be from new individual direct mains, installed and metered in accordance with SWA requirements and specification.

Hot water and central heating supplied by mains fed, gas fired class A condensing combination boiler with fan assisted balanced flue, wall mounted in kitchen. Boiler to have SEDBUK rating of not less than 90%. Flue to be discharged to outside air at high level - min 2.1 above adjacent path/ground level and finished with suitable terminal all in accordance with current legislation. Installation by Registered CORGI installer with confirmation of satisfactory completion/commission passed to Building Inspector and all notice plates and instructions provided. All in accordance with Part J4 Building Regulations. Supplies in approved copper, lagged as necessary.

All wastes and connections in UPVC with rodding eyes at all changes in direction. Traps to be min. 75mm deepseal with Grevac anti-syphonic bottle pattern to overlong runs. Waste sizes: bath, showers and sink 38mm dia; basin 32mm dia; w.c. 100mm dia; wwp 19mm dia. discharging externally. Wastes connected to new B.I.G's. Bathroom and w.c. fittings connected to new SVP; terminated min 900 above any opening within 3m radius with durable wire balloons. Any penetration of roof covering to be weathered with Code 4 lead slate and upstand collar. SVPs to have access plate at foot. SVPs and B.I.G. all to have easy bends onto existing and new F.W. branches. New F.W. drain runs and branches in 100 dia underground quality UPVC pipe; falls 1/60 discharging level inverts or slipper connection into existing i.e. on existing F.W. drain as shown. I.C. strength to suit location level adjusted to suit adjacent finished ground level. Runs to be surrounded in min 150mm pea shingle with 75mm thick concrete capping over. Where pipes pass through footings provide 50mm thick compressible sleeve and protect with 75mm deep x 750mm long PSC plank lintols set in foundation over.

14 - Services

All incoming services to new dwelling to separate, installed and protected in full accordance with specific undertakers, recommendation and specification.

15 - General

All notes to be read in strict accordance with drawings and any Structural Engineer's information.

Electrical extract fans to kitchen & bathrooms, capacities 60 li/second and 15 li/second respectively. All ducted externally and finished with weathered/fly screened terminals. Extract fans to be linked to light switch and giving 15 minute overrun. Provide 10mm gap at foot of door to provide relief air intake. All junctions and penetrations to be fully weathered with Code 4 leadwork.

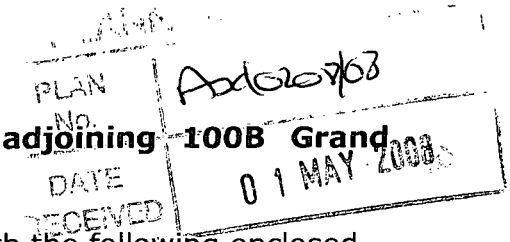
Individual smoke alarms fitted to confirm to BS5446 part 1.

Electrical installation to be carried out by a competent person on an approved register with written declaration that the installation complies with the Building Regulations, submitted to the approved Building Inspector within 30 days of completion. All sockets and switches installed between 450mm and 1200mm from F.F.L. Provide min. 2 No energy efficient luminaires.

The applicants are reminded of their responsibilities under The Party Wall etc Act 1996. S.A.P. calculations produced and provided to Building Inspector. On completion and prior to occupation, satisfactory as built check list and air leakage test carried out.

Design and Access Statement

For:



Proposed New Semi-Detached Dwelling adjoining 100B Grand Avenue, Lancing, West Sussex, BN15 9QD

This statement should be read in conjunction with the following enclosed documents:

Drg. No. 07/0001/1
Drg. No. 07/0001/2

The site is located within the built confines of South Lancing on the east side of Grand Avenue which comprises a mix of dwelling designs located on regular building lines, to the rear there is an un-surfaced access road. The site has width of 7.6m and depth of 36.3m. The existing garage at the front of the property will be demolished to make way for the proposed dwelling.

Design principles (amount, scale & layout)

In taking into account the details of the design for the proposed dwelling on this site consideration has been given to the character of the area, the street scene and effect on the neighbours.

The housing in Grand Avenue comprises of a variety of housing types, single and two storey, terraced, detached and semi-detached designs. As many of the houses have been extended and re-built, there is no particular design pattern for the houses in the road. The layout of the proposed new dwelling has been carefully considered and designed to sit comfortably on the site and have minimal impact on the adjacent dwellings.

The design proposal is for a two-storey dwelling adjoining the existing 2 storey dwelling on this site, two semi-detached dwellings will be formed. All external brickwork, roof tiles, windows and doors are designed to match the existing adjoining dwelling. The height, width and depth of the proposed dwelling has been carefully considered in the design to fully optimise the available area, whilst keeping the design appearance complimentary to the existing building. The design maximises the first floor area in order to accommodate 3 bedrooms making it suitable and adequate for family use, in achieving this a flat roof design has been chosen which has pitched tiled elevations when viewed from the front and south side elevations (Grand Avenue).

The floor area of the existing dwelling is unaltered, the floor area of the proposed dwelling is 78.5m^2. The building line to the front and rear will be as the existing adjoined building.

Landscaping:

The walls to the front and south boundaries of the site will be retained. On the north side boundary of the site there will be a new wall at the front of the property, height to match existing front wall. To the rear there will be a two metre high close boarded fence.

The area to the front of the dwellings is to be hard surfaced to provide off road parking for cars. To the rear of the house there will be a patio and the remainder of the rear garden laid to lawn whilst retaining as many shrubs and fruit trees as possible.

Access:

In terms of access for disabled people, the entrance to the proposed house will comply with the Building Regulations part 'M' (means of access for disabled). The entrance doorway will provide a level threshold and all doorway widths at ground floor level will be of adequate width to allow un-encumbered wheelchair use. The area to the entrances will be hard surfaced to allow safe exit from vehicles, for wheelchair users and a gradual ramp will be installed up to the entrance door.

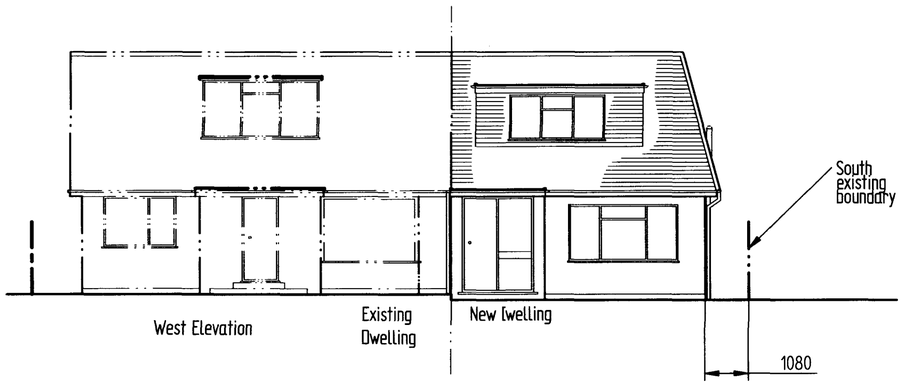
A ground floor WC will be installed and all electrical sockets will be placed at a suitable height.

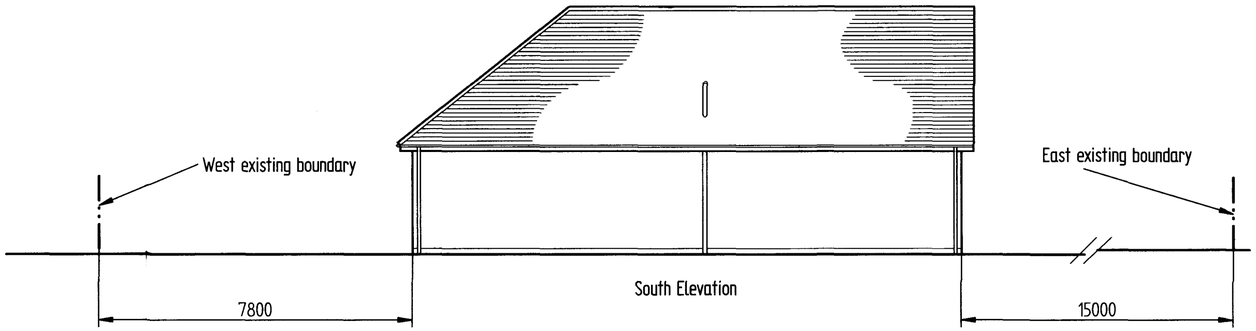
Vehicular access to the site is from Grand Avenue, with adequate vision splays for both dwellings at the front of the site. The existing vehicular cross over will be retained for use by the proposed dwelling with a new cross over being provide for use of the existing dwelling. Access to the dwelling to the rear is adjacent to the Eastern boundary.

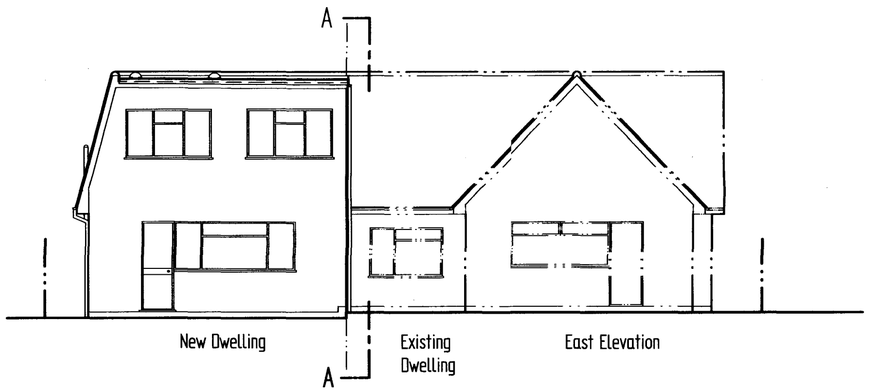
R. Newnham

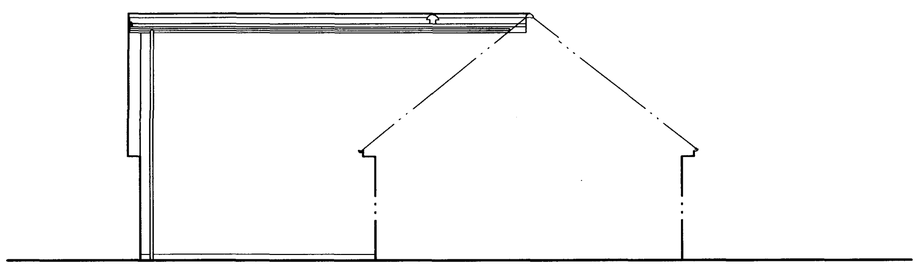
25th April 2008

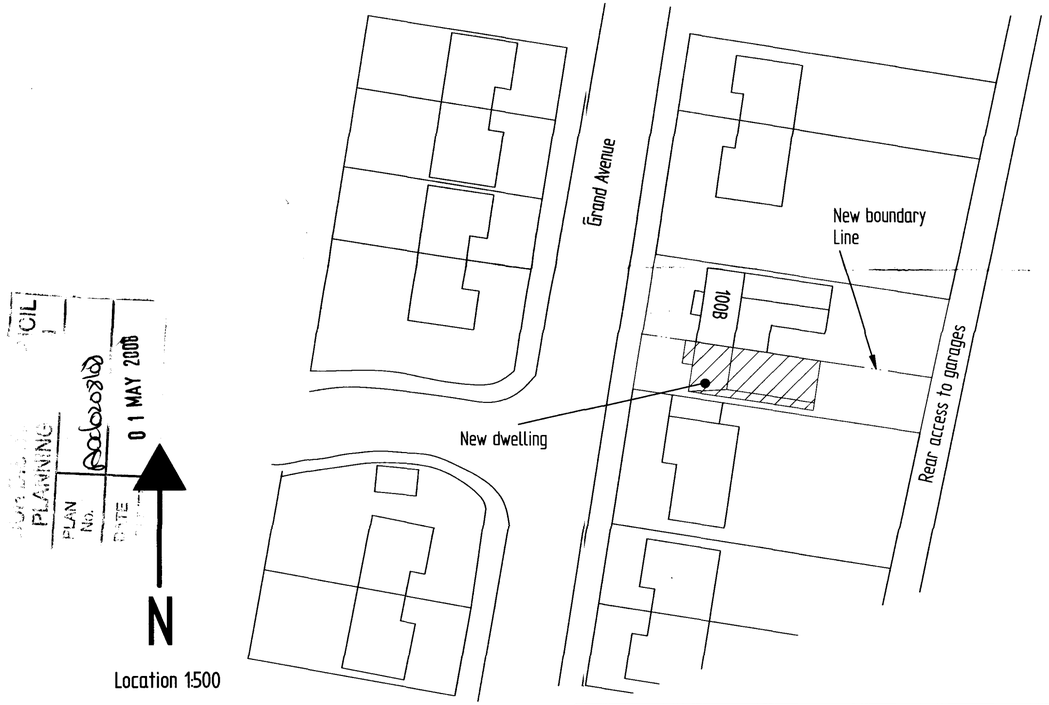
REVISION HISTORY			
REV'	DESCRIPTION	DATE	APPROVED
A	Released	15/11/07	











Client: Mr B. Newsom

Project: Proposed dwelling adjoining 100B, Grand Avenue, Lancing BN15 9QD, West Sussex.

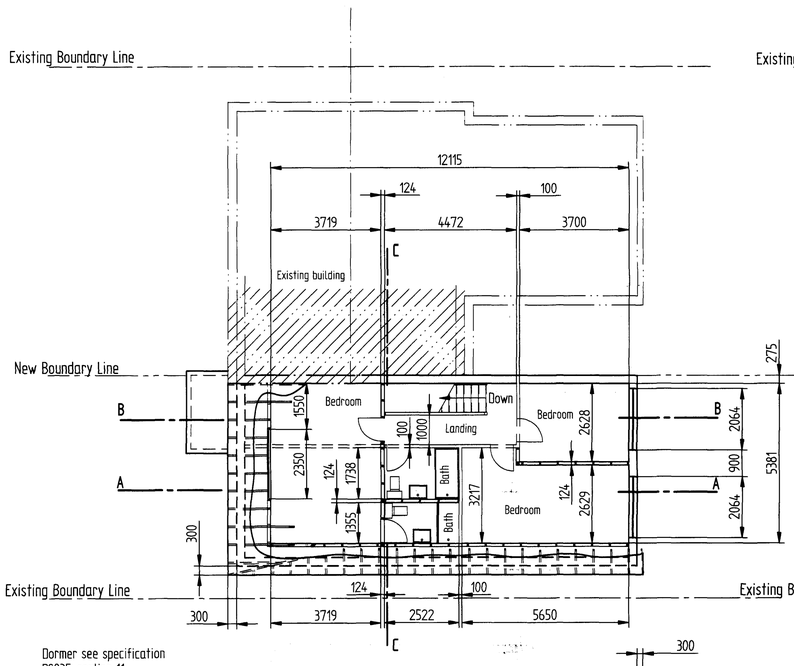
Drawn	R. Newnham
Date	15/11/07
Scale on A2	1:100
Sheet	1 of 2

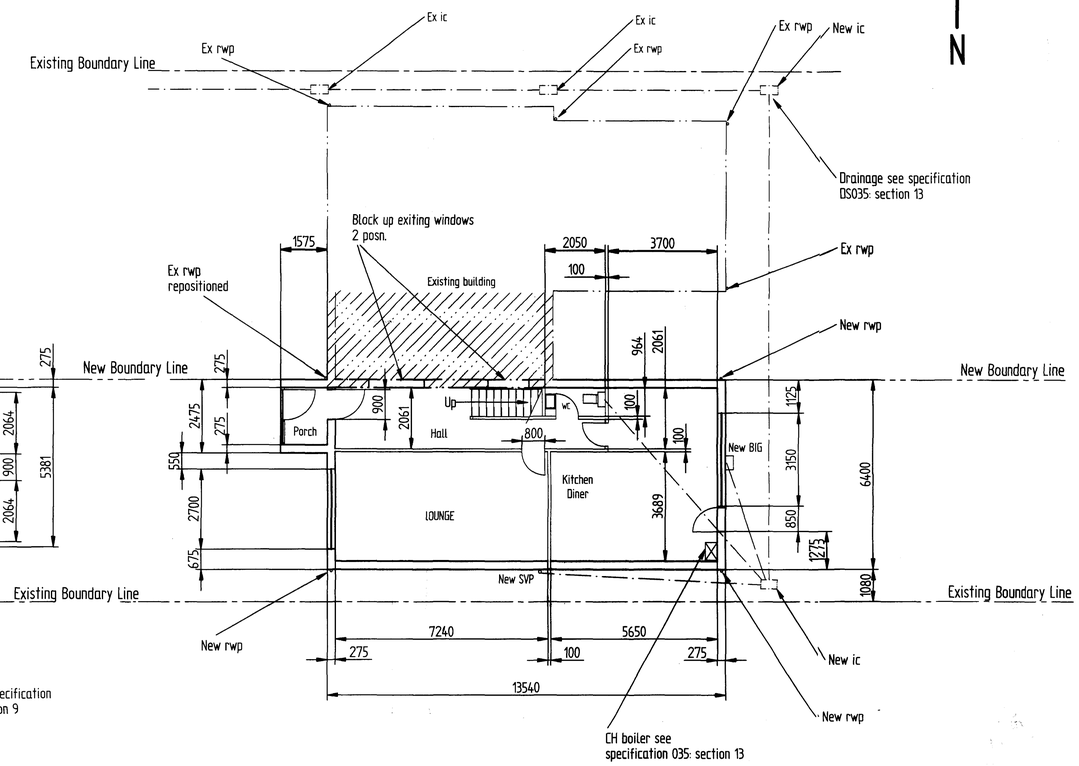
Dwg No. 07/0001/1

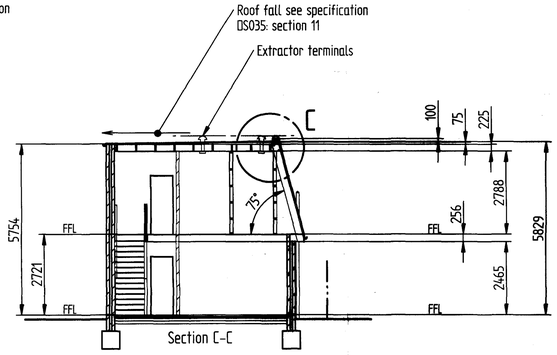
To be read in conjuction with building spec. DS035

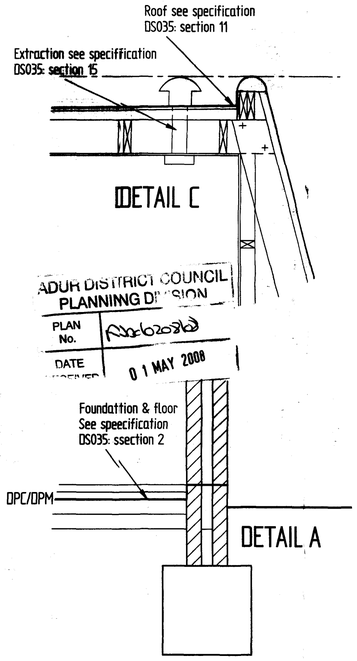
All dimensions are in milli-metres unless otherwise stated.
The contractor must check all dimensions and levels on site and no dimensions are to be scaled from this drawing.
It is the contractors responsibility to ensure compliance with all statutory authority requirements, carry out works with total regard to existing and retained structure. Works and materials to latest CP/BS.
Drawings to be read in strict accordance with engineers information where applicable.
All structural timber C16 unless otherwise specified. All structural and external timber pressure impregnated with preservative , cut ends ssite swabbed with Cuprinol.
Local authority to witness satisfactory test on all new and affected foul/storm drainage.

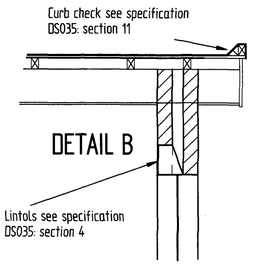
REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
A	Released	15/11/07	











Client: Mr B. Newsom

Project: Proposed dwelling adjoining 100B, Grand Avenue, Lancing BN15 9QD, West Sussex.

Drawn	R. Newnham	Dwg No. 07/0001/2
Date	15/11/07	
Scale on A1	1:100	
Sheet	2 of 2	*To be read in conjuction with building spec. DS035*

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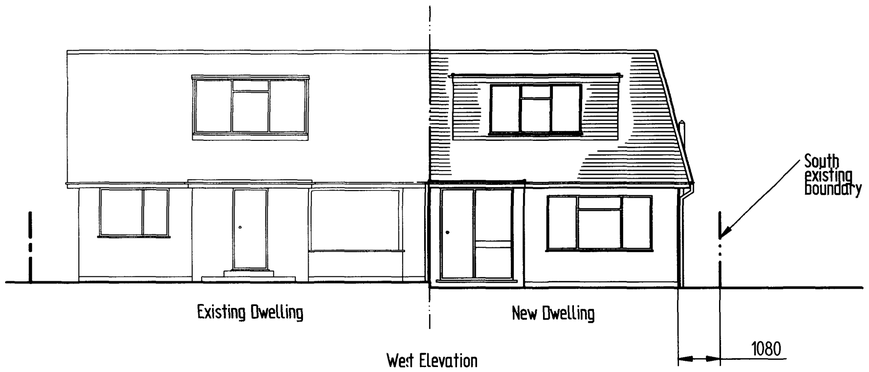
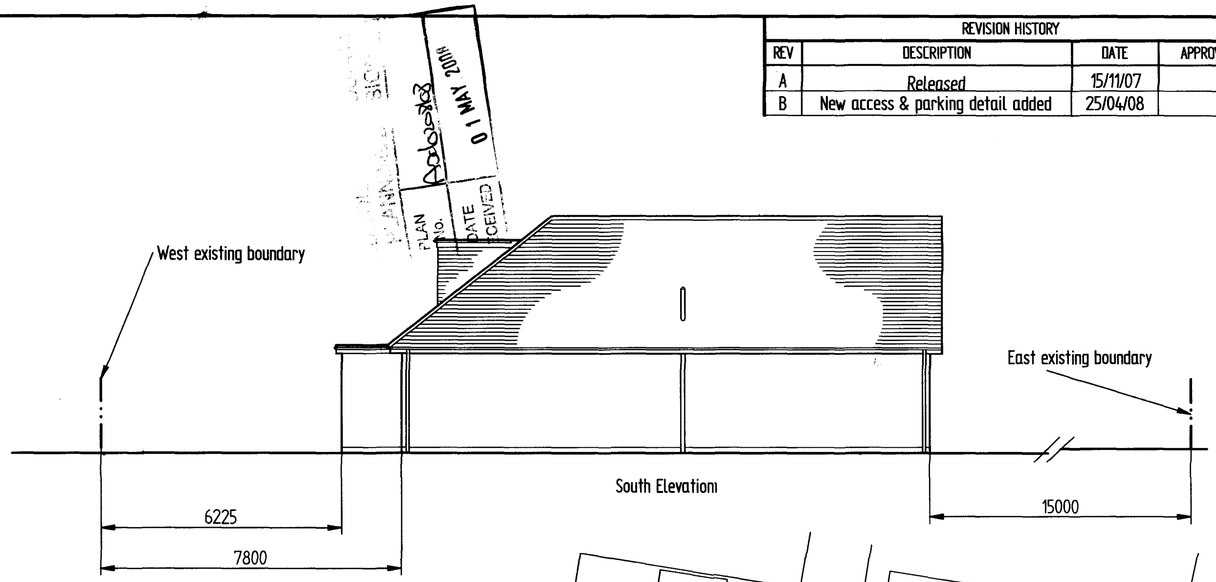
Local authority to witness satisfactory test on all new and affected foul/storm drainage.

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
A	Released	15/11/07	
B	New access & parking detail added	25/04/08	

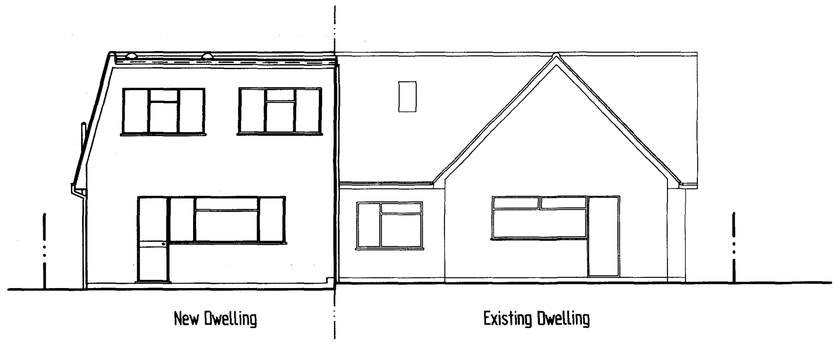
Adc/ack/8
01 MAY 2008
PLAN No.
DATE RECEIVED



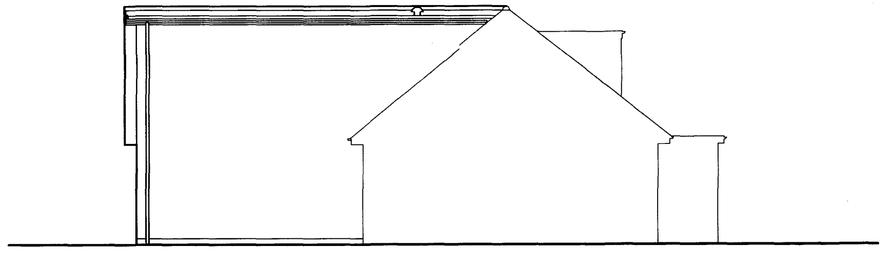
West Elevation



South Elevation



East Elevation



North Elevation



Location 1:500

Client: Mr B. Newsom

Project: Proposed dwelling adjoining 100B, Grand Avenue, Lancing BN15 9QD, West Sussex.

Drawn	R. Newnham
Date	15/11/07
Scale on A2	1:100
Sheet	1 of 2

Dwg No. 07/0001/1

To be read in conjuction with building spec. DS035

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