ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No ADC/0212/07
Date Received 11 APR 2007
Fee 135
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name MR N. ALLAN.	Name ATTERBURY MOORE ASSOCIATES.
Address 33 ST. NICHOLAS PLACE, EMERALD QUAY, SHOREHAM-BY-SEA, W. SUSSEX.	Address THE OLD CORN STORES, CLAPHAM COMMON, CLAPHAM, WORTHING, BN13 3UR.
Tel. No.	Tel. No. 01903 871131.

2. Type of Application (see Note 2)

		State Yes or No	If yes, state those matters to which this application relates (tick where appropriate)
(a)	Full planning permission (including changes of use)	YES	
(b)	Outline planning permission	NO →	(i) Siting ☐ (ii) Design ☐ (iii) External appearance ☐ (iv) The means of access ☐ (v) Landscaping of the site ☐
(c)	Renewal of a temporary permission	NO	
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	NO →	If yes, state the date and number of the permission and outline the particular condition: Date; Application No.; Condition No.
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	NO	

3. (a) Full address or location of the land to which this application relates

33 ST. NICHOLAS PLACE, EMERALD QUAY, SHOREHAM-BY-SEA

(b) State whether applicant owns or controls any adjoining land — State Yes or No: NO — If yes, this land must be edged blue on the location plan

(c) Area of site ____ hectares/sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)	PROPOSED ROOF CONVERSION.

(e) State whether the proposal involves:-

		State Yes or No			State Yes or No
(i)	New building(s) or structure(s)	NO	(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	NO / NO
(ii)	Alteration or extension of building(s)	YES	(v)	Closure of existing access	NO
(iii)	Construction of a new) vehicular access to a highway) pedestrian	NO / NO	(vi)	Change of use only	NO

4. Particulars of **Use** of Buildings or Land: state (a) Present use
(b) If vacant, the last use FLAT + ROOF SPACE.

5.	**Additional Information**	**State Yes or No**		**State Yes or No**
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	NO	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(d)	Does the proposed development involve the demolition of any residential units?	NO	If yes, how many units? Please indicate their position on plans	
(e)	Does the proposed development involve the felling of any trees?	NO	If yes, indicate their position on plans	
(f)	Does the proposed development involve any public right of way within the site?	NO	If yes, indicate the position on plan	
(g)	Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area?	NO	If YES a separate application for **Listed Building Consent or Conservation Area Consent** may be necessary.	
(h)	(i) How will surface water be disposed of? (ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.)		(i) N/A. (ii) MAINS.	

6. Plans (See Note 6). List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required. Additional copies in respect of major applications will assist in determination of such applications. All measurements are to be given in metric (89/617 EEC Directive)

1 No. A1 PLAN.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 135.00.

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE 8/04/07 SIGNED [redacted]

on behalf of MR. N. ALLAN.
(insert applicant's name if signed by an agent)

9. Certificate under Section 65 of the Town and Country Planning Act. 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995
N.B. A signed certificate MUST accompany this application (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

1. **Certificate A(a)**
I certify that

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

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

*2. None of the land to which the application relates is or is part of an agricultural holding.

OR

*3. *I have / The applicant has ~~given~~ requisite notice to every person other than *myself / himself/herself who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

*Delete where inappropriate

Signed [redacted]

On behalf of MR. N. ALLAN.

Date 8/04/07.

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

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date: 11th October 2006

DESIGN STATEMENT

Site Address: 33 St. Nicholas Place, Emerald Quay, Shoreham-by-Sea

Proposed Works: Proposed Roof Conversion

Existing

The existing dwelling is a fourth floor 2-bedroom flat.

The use:

The proposal is to convert the existing roof space above the flat and provide a 3-bedroom maisonette. The neighbouring property has already undertaken similar works.

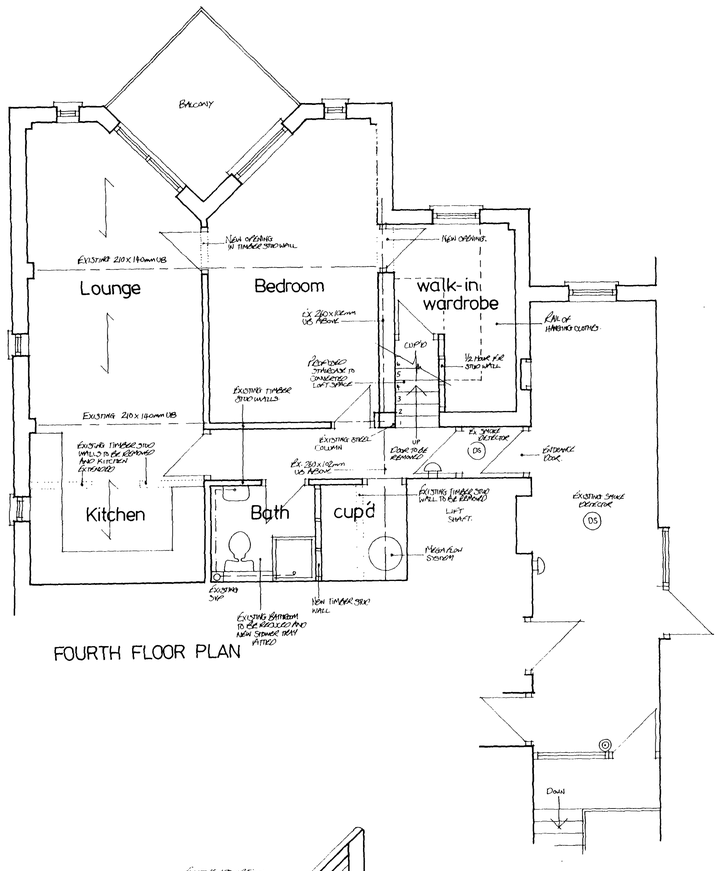
The amount and scale:

No part of the existing building will be extended. The new works will be located in the large loft space area above the existing flat.

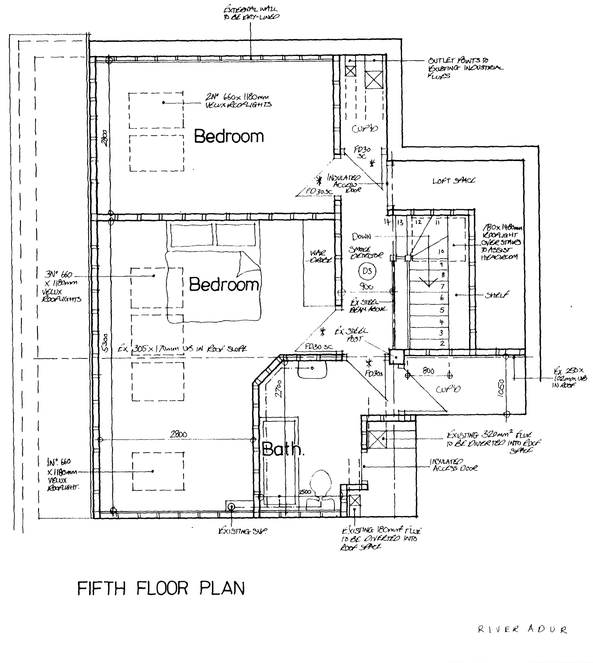
Appearance:

It is proposed to install 7No. Velux rooflights within the existing roof slope. This is the only external alteration to the building.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0212/07
DATE RECEIVED 11 APR 2007

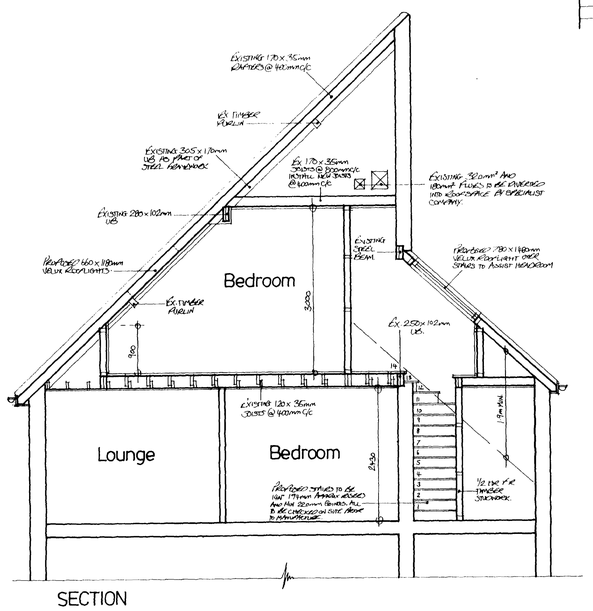


FOURTH FLOOR PLAN

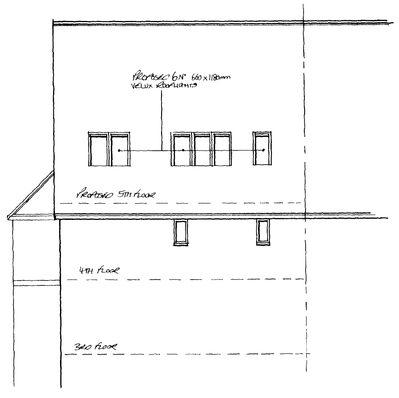


FIFTH FLOOR PLAN

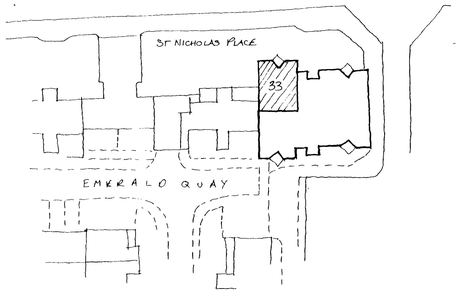
LOCATION PLAN 1:1250



SECTION



SIDE ELEVATION



SITE PLAN 1:500

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.
All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time.
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
Any discrepancies found with this drawing should be reported to the client prior to works continuing.
All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Ventilation Ducts
There are 2No. industrial ventilation ducts located within the existing roof space. The sizes of these ducts are 320mm² and 180mm². It is assumed the 320mm² duct vents the lift shaft and the other duct is unknown although it may vent the internal lobby. Prior to works a specialist company is to inspect the ducts and provide details of relocating the ducts through the raised roof space. The ducts are to then discharge through the existing outlets. All details of these works are to be sent to the Local Building Control Officer.

Foundations
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

Beams
Steel beams to be encased to provide 1 hour fire protection with encasing in 2 layers of 12.5mm Fireline board nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation
New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm² trickle ventilator.
En-suite to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m²K.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side. Contractor to check with manufacturer to ensure that the chosen rooflights can be fitted within the new pitch of the roof.
New internal bathroom to be provided with mechanical ventilation giving a rate of 15 litres per second, ducted to external air with 15 minute overrun and worked off light switch.
Provide 10mm air intake gap beneath bathroom door.

Foul Water Drainage
All plumbing to BS EN 12056 (BS5572).
All fittings to be provided with trapped waste pipes as follows:

Shower & bath	- 40mm diameter
Wash hand basin	- 32mm diameter
WC	- 100mm diameter

Common waste pipes to be 50mm diameter.
All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with antisyphonic traps.

Glazing
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Rooms in Roof
New floor to be ½ hour fire resisting. New floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan. Existing ceilings are of 9.5mm plasterboard with plaster finish. To upgrade to the ½ hour fire resistance required provide minimum 100mm mineral fibre insulating material with a min. density of 10kg/m³ laid between and fixed to the joists. Nails or staples should penetrate into the joist sides to a minimum depth of 20mm. All in accordance with Bre-Digest 208, August 1988.
All internal stud partitions required to be ½ hour fire resisting to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at 1.2m centres. Studded each side with 12.5mm Gyproc wallboard & set. Provide 100mm mineral wool between studs for sound insulation purposes.
½ hour fire-resisting partitions around stair enclosure should be taken up to the underside of the roof covering and fire stopped.
Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 75mm Celotex GA3000 insulation fitted between studs (pushed to rear of stud leaving a 25mm air gap), lined with 12mm Celotex GA3000 insulation and 9.5mm foil faced plasterboard and set finish. To provide a U value of 0.30W/m²K.
Ceilings to be 12.5mm foil faced plasterboard with 100mm Rockwall Rollbatts insulation laid in between ceiling joists and 150mm rollbatts laid in opposite direction above the ceilings joists. To provide a U value of 0.14W/m²K. Ensure 50mm air space is maintained between sarking felt and the Rollbatts.
Skeilings (sloping ceilings) to be insulated with Celotex insulation fitted between existing 175 x 35mm rafters. Minimum airspace of 50mm between the insulation and roofing membrane. Fit securely 125mm (100mm + 25mm) thick Celotex GA3000 insulation between joists. 12.5mm foil faced plasterboard (vapour barrier) to be fixed to existing rafters. All joints to be lapped and taped. All to achieve a U value of 0.20 W/m² K. Refer to Celotex for installation and fixing instructions.
The development is relatively new and therefore ridge and soffit ventilation has been installed equivalent to a continuous strip of 5mm wide.
All doors marked thus * to be ½ hour fire resisting and self closing with 25mm stops glued and screwed to frame. Any glazing in doors shall be of wired glass.
Underdraw the soffit of the new stairs with 12.5mm Gyproc wallboard and set.
In order to provide adequate insulation to the existing external and party wall provide 50mm thick Celotex insulation between battens fixed to wall. Finish with 12.5mm plasterboard with set. All to provide the minimum U value of 0.30 W/m² K

Staircase
Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. Minimum handrail height for stairs and landing to be 900mm Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom at centre of stair width to be 1.9m reducing to 1.8m at the side of the stair, measured vertically above the pitch line. Minimum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.
Provide handrail on widest side of tapered treads.

Smoke Detectors
One number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of the new storey as shown on plan.
New smoke alarm within dwelling to be inter-connected with existing fire alarm system.
Smoke alarm must be installed within 3m of all bedroom doors and within 15m of each other in corridors or landings.
If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting.
If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

Electrical Safety
All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work.

Adc621/67
11 APR 2007

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Address of works:	33 St. Nicholas Place, Emerald Quay Shoreham-by-Sea
Drawing title:	Proposed Roof Conversion (above existing fourth floor apartment)
Date: February 2007	Revisions:
Scales: 1:50,100,500,1250	Dwg No. 01 — Job No. AD-102