1. Site Address Details

ADC/0479/06.

1.1 Address Details

Name or flat number	Block 18 -20 Community Lounge
Property number or name	St. Nicolas Court
Street	St Nicolas Lane
Locality	
Town	Shoreham-by-Sea
County	West Sussex
Postal Town	
Postcode	BN43 5NY
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

~~Conversion of scheme managers office~~

Conservatory-type extension (large extension scheme)

3. Access

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

Disability Access

Yes

4. Other Information

Does the proposal involve the lopping or topping of trees or the removal of trees, shrubs or hedges? _ Yes X No

5. 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

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 . . . . . .

On behalf of . A.D.C. DISTRICT COUNCIL

Date . . . . . 12TH DECEMBER 2006

BP 47.0 June 95

St. Nicolas Court, Shoreham-by-Sea

Brick Wall and Glazed Conservatory for Scheme Managers Office & Lounge

Design and Access Statement

Amount

It is proposed to provide a conservatory to the east elevation of block 18-20 St Nicolas Court. The extension will overlook existing communal gardens within the sheltered scheme. The floor space area is 23 sq. m. The building is accessible from the existing lounge with external patio doors to the garden area.

Layout

The conservatory extends out into the communal gardens from the existing community lounge at the sheltered scheme. This is the central location where all residents meet, and the most logical location for the scheme managers office and a lounge to enlarge the current lounge facilities. Access is easily obtained through well lit private communal garden paths.

The conservatory would be visible for all the residents from the rear of blocks 1-4, 5-8, 9-12, 14-17, and the front of blocks 21-24 and 25-28.

Scale

The single storey conservatory will be 6,500mm wide by 3,500mm deep. The eaves height of the roof will be 2,300mm, and 3,000mm at the ridge where it abuts the existing building. The existing external lamp and raised planter will be repositioned approximately 4,000mm to the east.

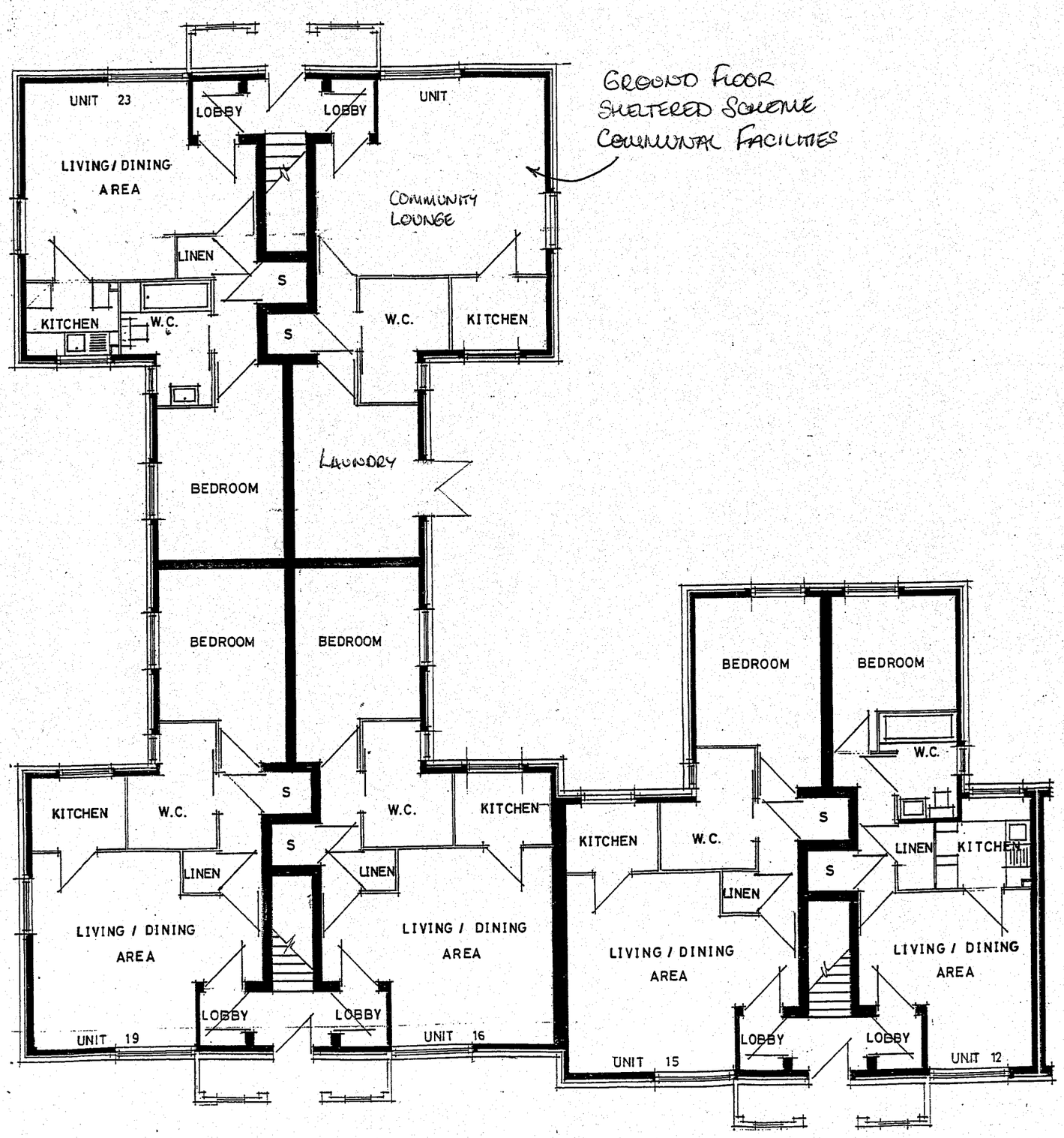
Landscaping

The vegetation along the east elevation consisting a row of bushes will be removed. After the conservatory is built, the existing paving slabs will be reinstated.

Appearance

After through consultation with the council's planning officer and county council's architect on design options compatible for the scheme, a glass conservatory on a dwarf brick wall will provide less impact in the area compared to other designs. The pitch of the glazed roof is maximised to emanate the pitch roofs of the existing building. Glazing is essential to provide as much natural light into the proposed and existing rooms.

Colour of bricks, pvcu window frames and aluminium roof bars are designed to match colours of existing building and glazing components.



GROUND FLOOR
SHELTERED SCHEME
COMMUNAL FACILITIES

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	AWC/0479/06
DATE RECEIVED	13 DEC 2006

ADUR DISTRICT COUNCIL

Head of Division David Rennell
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Shoreham-by-Sea
West Sussex BN43 6PR

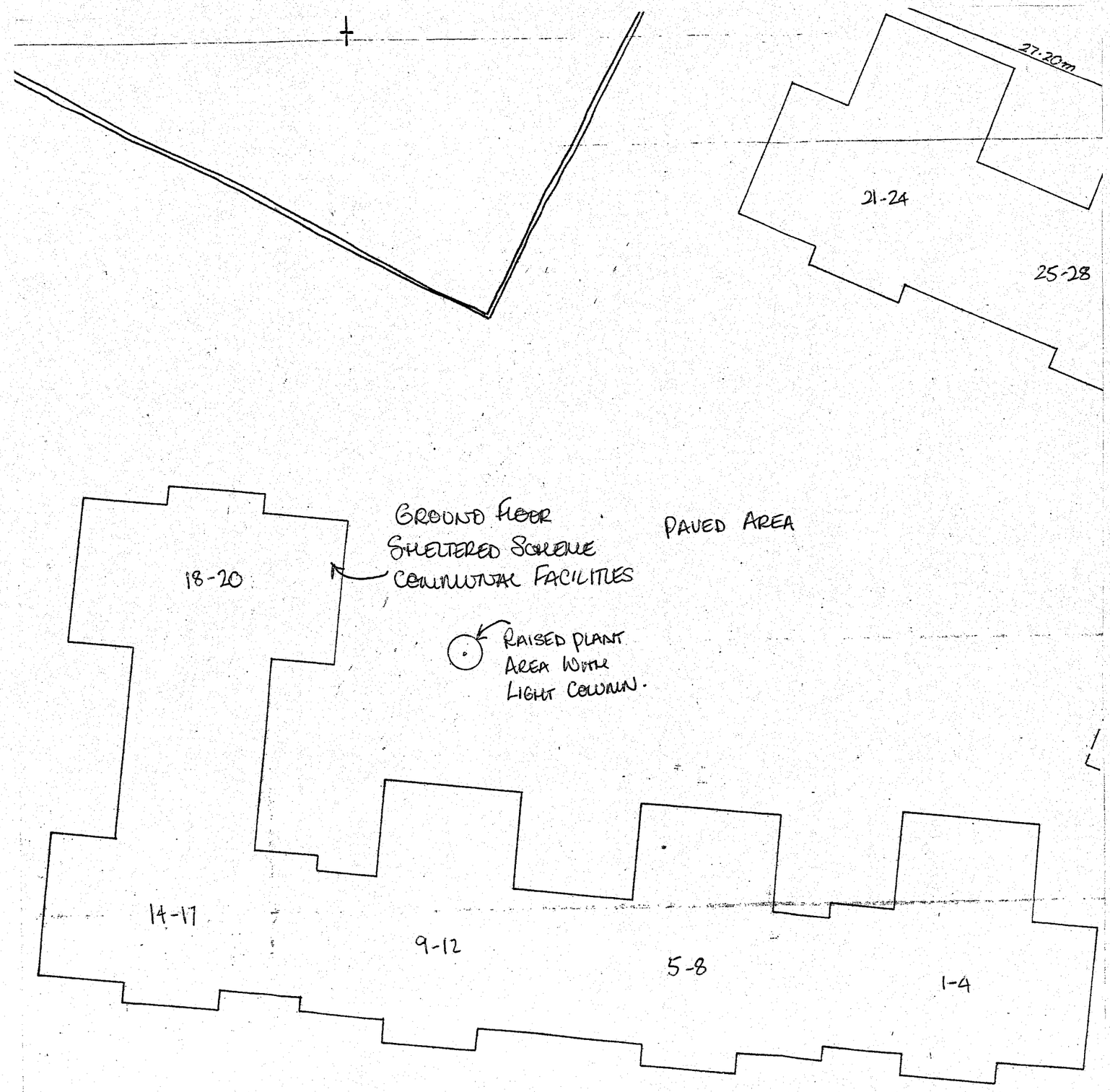
JOB TITLE:
Conversion of Scheme Managers Office at St. Nicolas Court, Shoreham-by-Sea

DRAWING TITLE:
Existing Plan of Block 18-20

DRAWN:	DWG. NO.:	DATE:
Justin Kirby	St.NC.P.01	November 2006

REVISION:

SCALE:
N.T.S.



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PLAN No.	ADC/0029/06
DATE RECEIVED	13 DEC 2006

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JOB TITLE:
Conversion of Scheme Managers Office at St. Nicolas Court, Shoreham-by-Sea

DRAWING TITLE:
Existing Site Plan of Scheme

DRAWN:	DWG. NO.:	DATE:
Justin Kirby	St.NC.P.02	November 2006

REVISION:

SCALE:
1:200



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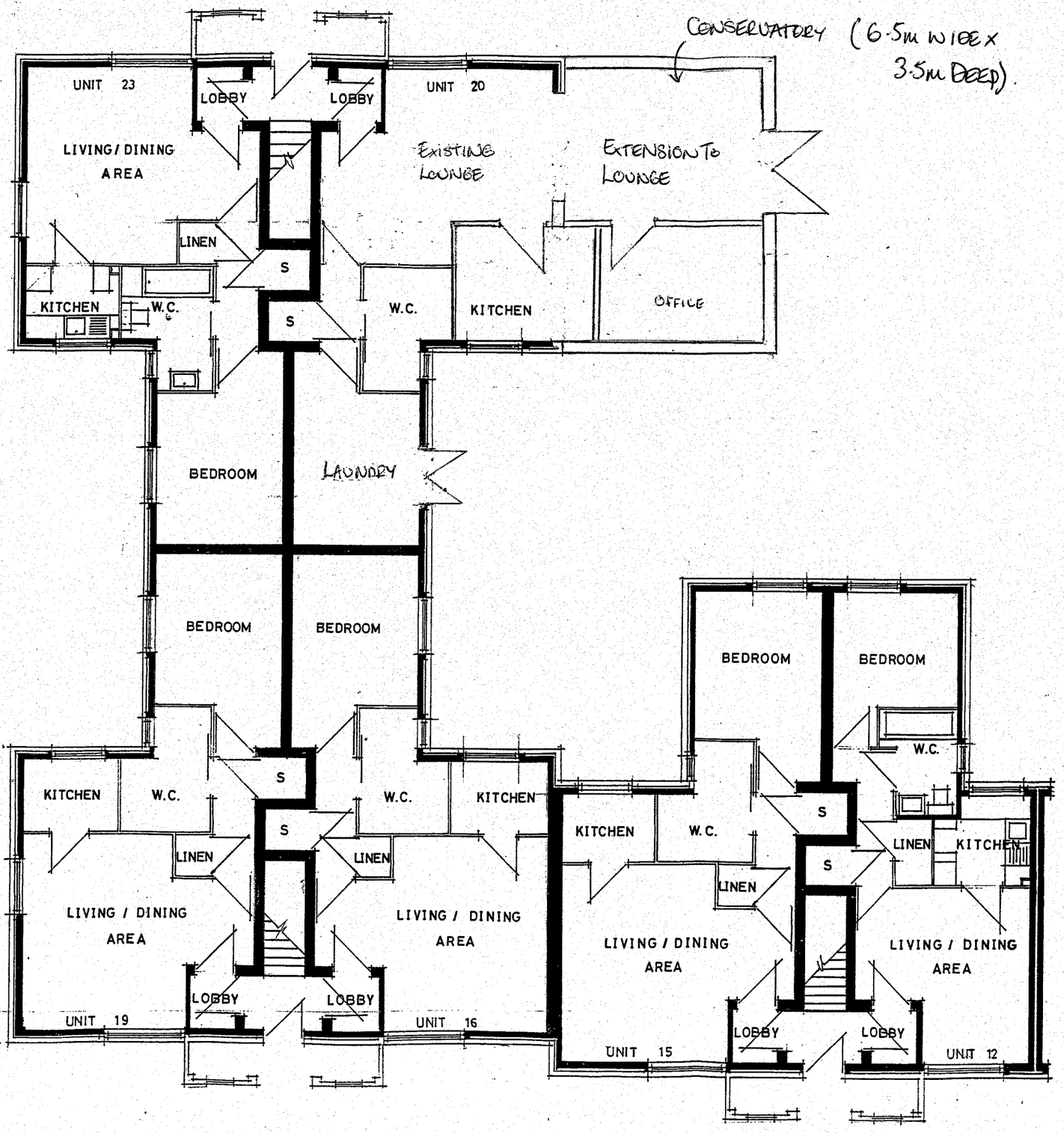
JOB TITLE:
Conversion of Scheme Managers Office at St. Nicolas Court, Shoreham-by-Sea

DRAWING TITLE:
Existing East Elevation of Block 18-20

DRAWN:	DWG. NO.:	DATE:
Justin Kirby	St.NC.P.03	November 2006

REVISION:

SCALE:
1:50



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JOB TITLE:
Conversion of Scheme Managers Office at St. Nicolas Court, Shoreham-by-Sea

DRAWING TITLE:
Proposed Plan of Block 18-20

DRAWN:	DWG. NO.:	DATE:
Justin Kirby	St.NC.P.04	November 2006

REVISION:

SCALE:
N.T.S.

N

27.20m

21-24

25-28

CONSERVATORY TO BE CONSTRUCTED WITH 800mm HIGH BRICK EXTERNAL WALL, WITH WHITE PVCu GLAZING (DOUBLE GLAZED) TO EAVES LEVEL, APPROX 2.3m FROM EXTERNAL GROUND LEVEL. ALUMINIUM CONSTRUCTED LEAN-TO ROOF WITH HEAT GUARD POLYCARBONATE ROOF

CONSERVATORY EXTENSION WITH GLAZED WALLS & ROOF - EXTENSION TO EXISTING LOUNGE (3.5m Dpx 6.3m W)

18-20

NEW POSITION FOR RAISED PLANT AREA & LIGHT COLUMN - (APPROX 4m TO EAST OF EXG)

14-17

9-12

5-8

1-4

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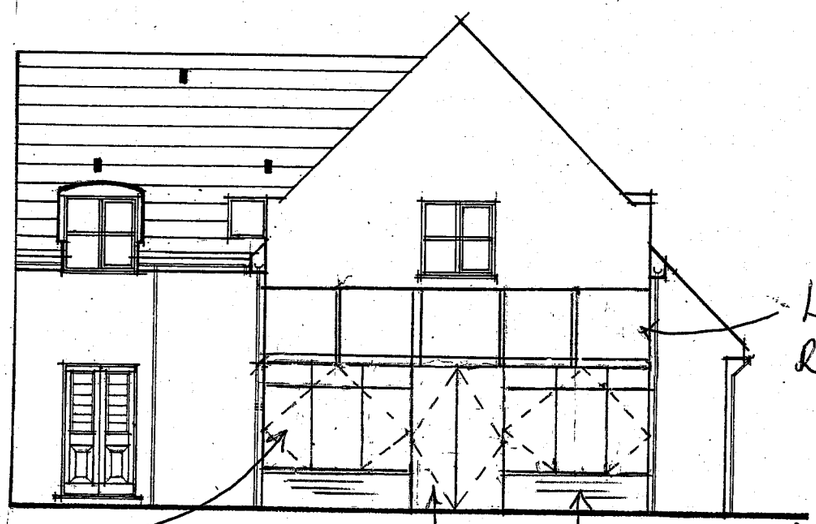
JOB TITLE:
Conversion of Scheme Managers Office at St. Nicolas Court, Shoreham-by-Sea

DRAWING TITLE:
Proposed Site Plan of Scheme

DRAWN:	DWG. NO.:	DATE:
Justin Kirby	St.NC.P.05	November 2006

REVISION:

SCALE: 1:200



LEAN-TO ROOF

PVCu DOUBLE GLAZED WINDOWS SIDE HUNG CASEMENTS AND FANLIGHTS.

800mm THICK BRICK WALL.

FIRE EXIT FRENCH DOORS 1,600mm WIDE.

EAST ELEVATION

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JOB TITLE:
Conversion of Scheme Managers Office at St. Nicolas Court, Shoreham-by-Sea

DRAWING TITLE:
Proposed East Elevations of Block 18-20

DRAWN:	DWG. NO.:	DATE:
Justin Kirby	St.NC.P.06	November 2006

REVISION:

SCALE: 1:100

6,500mm WIDE x 3,500mm DEEP
CONSERVATORY TO BE CONSTRUCTED
WITH WHITE PVC GLAZING (DOUBLED GLAZED)
TO EAVES LEVEL, APPROX 2.3m FROM EXTERNAL
GROUND LEVEL. ALUMINIUM CONSTRUCTED
LEAN-TO ROOF WITH 'HEATSHIELD' POLYCARBONATE ROOF

EXTERNAL LIGHT COLUMN &
RAISED PLANT AREA
REPOSITIONED 8m FROM
EXISTING END GABLE WALL
TO LOUNGE



800mm HIGH BRICK
EXTERNAL WALL FOR GLAZING
TO BE BUILT UPON.

NORTH ELEVATION.

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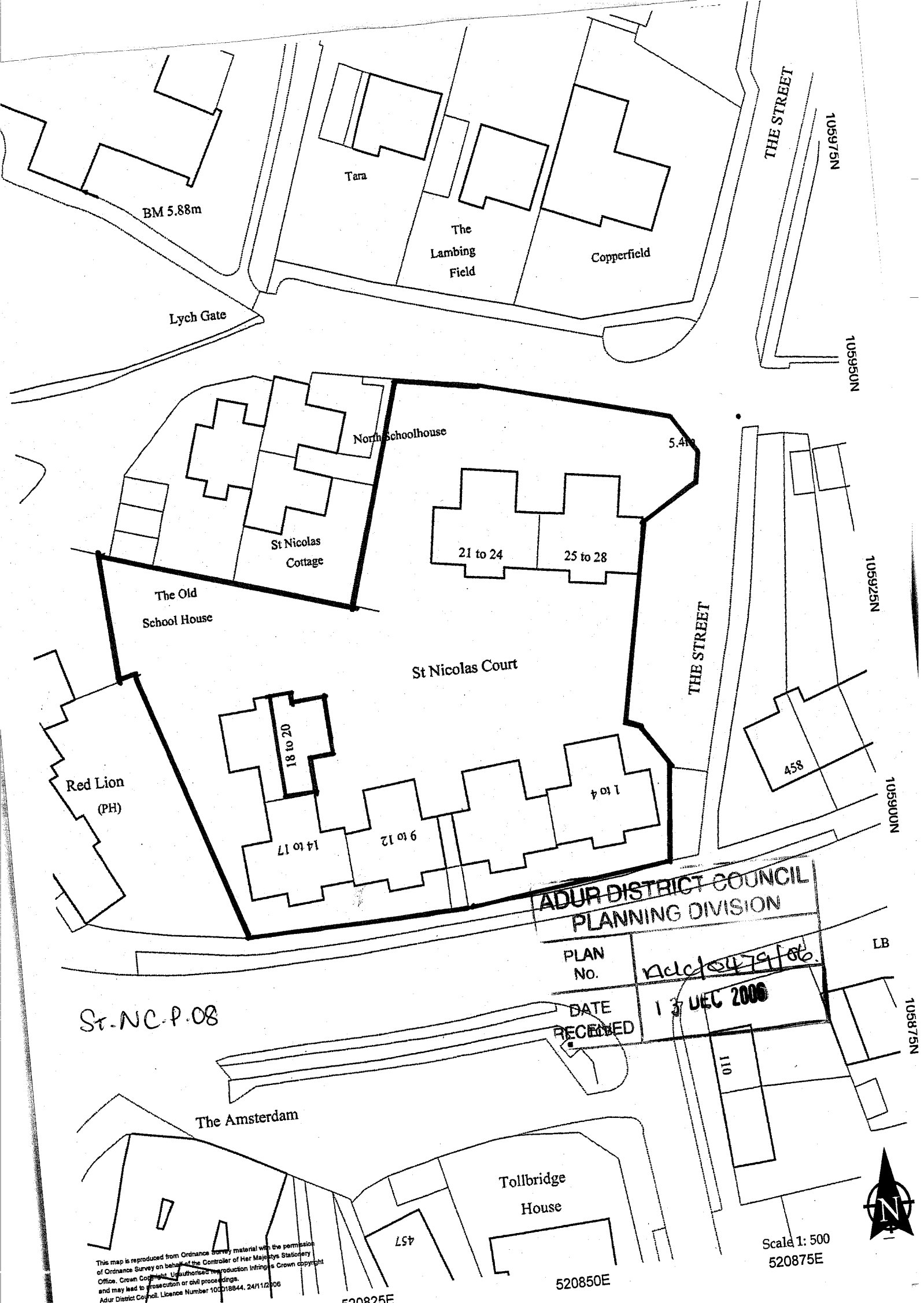
JOB TITLE:
Conversion of Scheme Managers Office at St. Nicolas Court, Shoreham-by-Sea

DRAWING TITLE:
Proposed North Elevations of Block 18-20

DRAWN:	DWG. NO.:	DATE:
Justin Kirby	St.NC.P.07	November 2006

REVISION:

SCALE:
1:100



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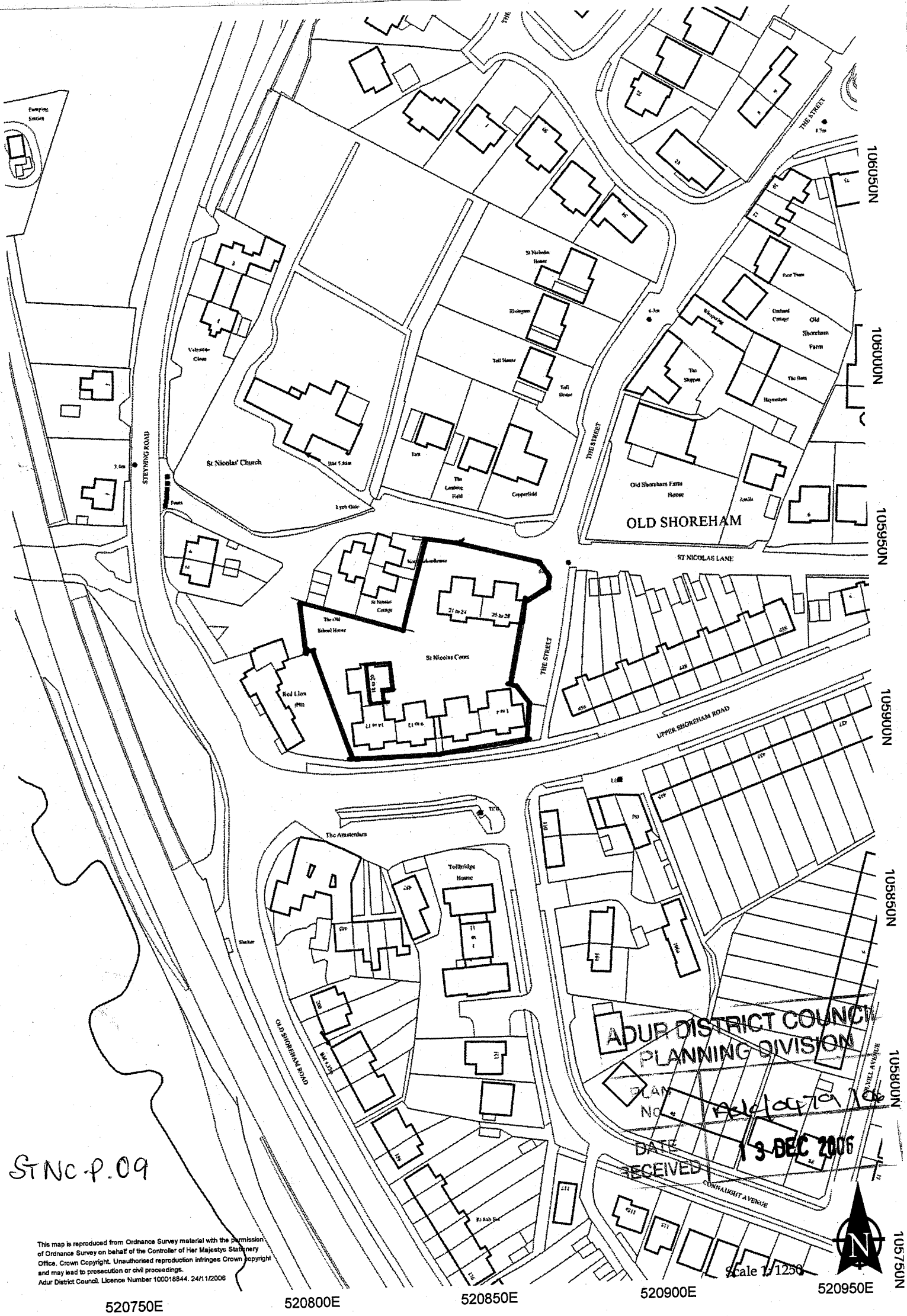

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STNC-P.09

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