Form Ref. No. 906115

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

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. Add002568
Date Received 22 JAN 2008
Fee 135
Rem. List

Applicant's Details

Title		Address	9 Russell Street
Forenames			
Surname or Company/ Organisation	Ladbrokes Betting and Gaming		Stroud
			Gloucestershire
Telephone		Postcode	GL5 3AB
Email			

Do you have an agent? Yes

Agent's Details

Title	Mr	Address	301 Alvechurch Road
Forenames	John		West Heath
Surname	McKeown		
			Birmingham
Telephone	0121 433 4745		West Midlands
Email Address	jamckeown@btinternet.com	Postcode	B31 4UB

Application Type

(a) Full planning permission (including changes of use) YES

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☑
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

48-50 North Road
Lancing
West Sussex

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares)

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

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development

Installation of new cream powder colour coated shopfront and entrance door.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) Yes

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: Vacant

If vacant, the last use: A2 - Financial

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(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 their position on plans

(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? As existing to storm water drain

(ii) How will foul sewage be disposed of? As existing to foul water drain (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

NOT APPLICABLE

Details of Proposal

Is the proposal related to an existing use on or near the site? No

If 'Yes', please explain the relationship [ ]

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? Yes

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plan / Drawing	Number	Scale
01, BR02 and location plan		1:50 AND 1:1250

Fees

If a fee is submitted, please give the amount £135.00 *Calculated Fee* £135.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] LADBROKES

On behalf of: (Insert *applicant's name if signed by agent*)

Certificate

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. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or *tenancy the unexpired term of which was not less than* 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land *to which the application relates is or is part of an agricultural holding.*

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] 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

Do you agree to these statements? [ ]

Signed: [redacted] Date: 23/12/2007

On behalf of: LADBROKES

DESIGN AND PLANNING STATEMENT

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/00258/08
DATE RECEIVED 22 JAN 2008

17th January 2008

48-50 NORTH ROAD, LANCING

The site comprises of a two storey unit, comprising of a former financial unit at ground floor with offices to first floor.

The building is currently vacant.

The proposal is to replace theexisting grey powder colour coated shopfront and entrance door with new off- white powder colour coated aluminium shopfront and entrance door. The front entrance door will be set centrally within central opening and not offset as existing.

The retail unit itself will be converted to a licensed betting office. The entrance will be from North Road and this will give access to the main customer area. The betting office will be fully accessible to the disabled and a unisex disabled customer toilet will be provided. (See separate access statement).

It also intended to maintain a separate entrance to the offices above via existing rear entrance door

John McKeown.
MCKEOWNS

ADUR D.C.
CHIEF EXECUTIVES DEPARTMENT
22 JAN 2008

Building Control Access Statement

Ladbrokes

Design standard followed

Approved Document M (2004): [X]
BS8300 (2001): [ ]
Other (please elaborate below): [ ]

Philosophy and approach

Ladbrokes Betting and Gaming Ltd trade Nationwide with an ongoing policy to provide better premises for both customer and staff.

All new shops allow for the provision of full disabled facilities for customers and staff with external doors, internal doors, WC facilities, colour contrasting areas and glazing manifestations all designed to meet the requirements of the relevant sections of Approved Document M.

Any features deemed unreasonable to comply with the requirements of Approved Document M at the time of refurbishment will be upgraded to suit the needs / requirements of any new / existing members of staff if required in the future

Key access issues of the design: -

Entrance

The shop will be accessed via a stepped / level entrance to the front. In general level entrance will be provided, however where unavoidable restrictions exist due to layout and position of the entrance, any necessary measures will be put incorporated including the provision of portable ramps, mechanical chairs lifts and stair lifts as appropriate.
Staff will receive the required training to operate such equipment as and when required with call systems being incorporated within the shopfront to alert staff of pending assistance required.

Internal Customer Areas

The overall internal layout incorporates low-level writing tables that accommodate slip dispensers and penholders, an access hatch for customers in wheelchairs within the main serving counter, an induction loop for the hard of hearing and a fully accessible WC for both staff and customers.

Sources of advice and consultation

Approved Document Part M of the Building Regulations

Nature and impact of environmental constraints

The layout submitted will be the most effective layout possible which achieves our business requirements and accommodates the required facilities previously noted within the constraints of the structure.

Proposed solutions for overcoming identified constraints

It is a policy of Ladbrokes Ltd that any features deemed unreasonable to comply with the requirements of Approved Document M at the time of refurbishment will be upgraded to suit the needs / requirements of any new / existing members of staff if required in the future

As and when required this will be identified on the individual project drawings as submitted

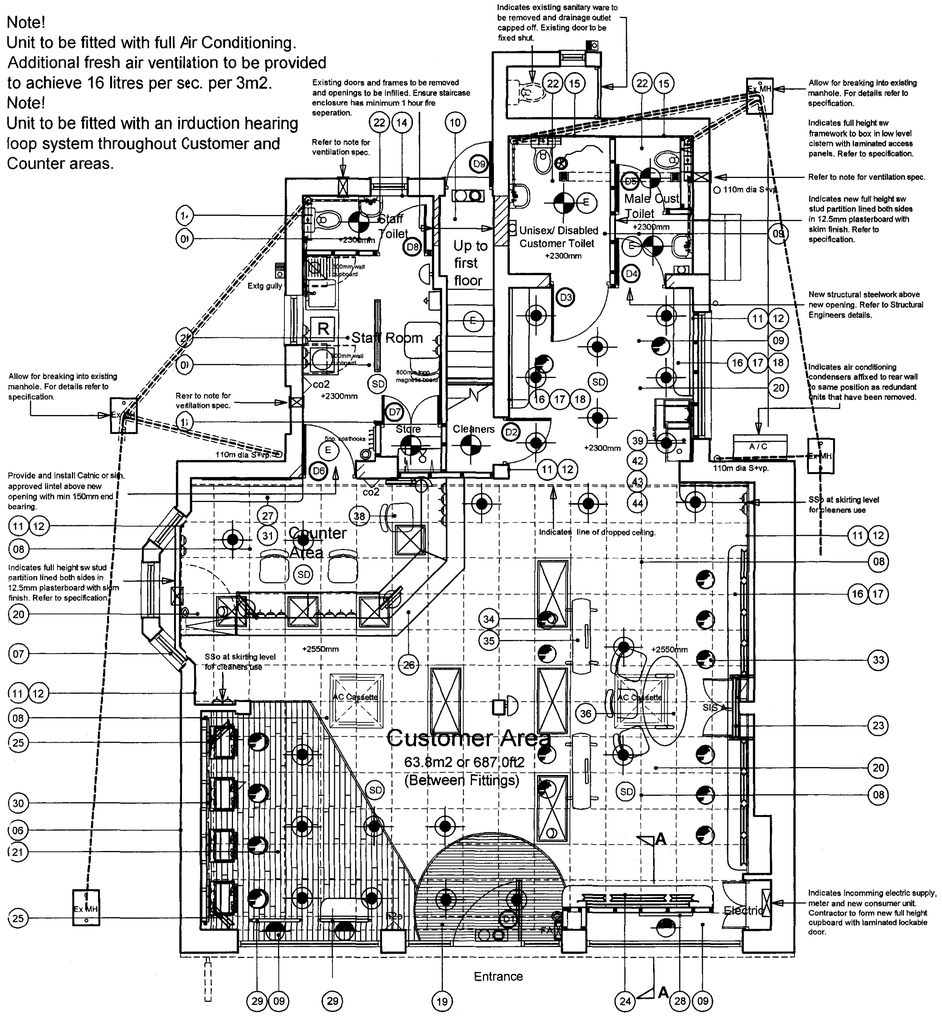
What steps have been taken to ensure this information is made available to building occupiers.

Shop staff will receive appropriate staff training to assist customers as and when required.
The use of marketing within the shop to advise of facilities

NOTE: This drawing to be read in conjunction with the door schedule and the standard specification Nov 2005 together with Contract Documents.

1. Internally illuminated stove enamelled red fascia sign with fret cut letters by Specialist Signage contractor for details refer to std. detail sheet no. 1. Include for new Code 4 lead dressed into raked out brickwork joint, secured with lead wedges and neatly pointed up.
2. Internally illuminated double sided projecting sign as per standard details sheet no. 2.
3. New aluminium framed powder coated shopfront to match RAL9002 (Cream). All glazing to be laminated 9.7mm thick and to BS6206:1981.
4. New aluminium framed entrance door to be polyester powder finished by approved manufacturer to BS6496:1984 to match RAL9002 (Cream). Glazing to be laminated 9.7mm polished plate to BS6206:1981.Allow for letter plate where indicated. Door closer to be fitted with assisted opener to ensure less than 20N of force required to open. Refer std detail sheet.
5. Stallriser to be prepared to receive polyester powder coated panel to match RAL9006.
6. Pilasters and side elevations to be prepared and decorated Gardenia or sim approved off white masonry paint finish.
7. Existing external joinery, fascias and rainwater goods to be overhauled, cleaned down and re-decorated as required.
8. New suspended ceiling to be 600 x 600 x 19mm thick Armstrong Tegular Ultima tiles (white finish on and including lightweight white T15 metal inlay grid frame, refer to std. specification 3.02A. Recessed lights are to be fully enclosed. (refer to plan for ceiling height +2550mm to Customer Area and Counter Area. Exposed downstand beams to be decorated matt white emulsion paint finish.
9. Construct new suspended MF ceiling with plasterboard and skim finish and prepared and decorated vinyl matt white emulsion finish. (+2300mm ceiling height).
10. Existing plastered ceilings to be retained and overboarded with 12.5mm plasterboard and skim finish. Prepare and decorate vinyl matt white emulsion paint finish.
11. Prepare background and provide and fix new cream laminated wall boards by Duncan Reeds Ltd and new panel tims (150mm above finished floor level and to underside to ceiling trim) fixed back to tanalised battened walls. Wall boards are Class 1 Fire spread rated.
12. Skirtings to be 6mm plywood to form 150mm deep plinth laminated in silver by Duncan Reeds Ltd.
13. Walls to be lined in 12.5mm plasterboard with skim finish and prepared and decorated to Crown Trade0811Y16R (Buttermilk) and skirtings to be 150mm sw bullnose prepared and decorated gloss white, unless Polyflor floor finish.
14. Existing walls to be prepared and decorated to Crown Trade0811Y16R (Buttermilk) and skirtings to be prepared and decorated gloss white, unless Polyflor floor finish.
15. Walls to be prepared to receive full height 247 x 330 x 6.5mm LAD PEARL off white tiles.
16. Writing shelves to be finished in Formica 3855 Madera Velour laminate with Dolken DC077R PVC edge nosing. All supplied by Display World Ltd.
17. Magnetic display panels to be silver to RAL9006 as supplied by Display World Ltd.
18. Pelmet header and trims to be silver to RAL9006 by Display World Ltd.
19. Entrance mat to be Jaymart Polyrib Mill, 9mm thick colour Anthracite.
20. Carpet to tiles to be by Cavalier Carpets Ltd. Ref: Ladbroke Aqua carpet tiles. Allow for highlight nosings to any steps up. Include for all trims and adhesives etc.
21. Pergo Publique PPQ35150 Beech laminated timber block flooring and underlay.
22. Floor sheeting to be 2.5mm thick Polyflor Polysafe Design ref: Sheared Slate 4960 with coved skirting and all heat sealing as required.
23. Contractor to prepare background and allow for electrical work in connection with LES installation in accordance with standard electrical specification. Contractor to form new gantry to incorporate all framework, linings, full height metal newspaper displays, lighting, writing shelves and under shelf equipment cupboard as per detail sheets. Saa extruded aluminium pelmet lighting above metal newspaper displays to be supplied by Display World. **52"** Plasma screen and 16no **20"** LCD screens together with wall brackets will be supplied by Ladbrokes through Key Total Vision. Also allow for attendance on Ladbroke engineer and Key Total Vision.
24. Contractor to prepare background and allow for electrical work in connection with 'Ladbrokes Extra' screen installation including silver trough light Contractor to form background panel and take delivery of **42"** Plasma screen and 2no. **20"** LCD screens together with wall brackets supplied by Ladbrokes through Key Total Vision. Allow for attendance on Ladbroke engineer.
25. **20"** LCD screen supplied by Key Total Vision for Sky and/or SIS Live pictures. Contractor to include for power supply to positions as indicated on plan.
26. *New BS 2000 screenless counter including flapand wicket gate by Securit Systems complete.* Contractor to allow for preparing floor and wall ready to receive counter, power supplies and attendance. Refer std detail sheets.
27. Rear counter wall lined 12.5mm thick v jointed M.d.f boards and prepared and decorated std Ladbroke Blue. For surround/ perimeter detail refer std. detail sheet. Provide full length 400mm deep storage unit to be constructed as per standard specification.
28. 1no. Full height 850 x 2032mm powder coated silver window displays as supplied by Securit Systems Ltd.
29. Full height floor and ceiling fixed window displays as supplied by Display World Ltd.
30. Prepare full height sw stud partition as per std detail sheet no. 27a for illuminated Games Zone wall and graphics (to suit 4no. positions on foam core backing supplied by Display World).
31. Large blackboard 1016 x 1524mm long with extruded pelmet header (Ladbroke supply item).
32. Std. blackboard 1016 x 762mm long (Ladbroke supply item).
33. Low level free standing stools (Ladbroke supply item).
34. High level free standing stools (Ladbroke supply item).
35. Freestanding high level leaning rail (Ladbroke supply item).
36. Writing table and free standing chairs (Ladbroke supply item).
37. Freestanding waste bins (Ladbroke supply item).
38. Cashiers stools (Ladbroke supply item).
39. Provide and fix new Cafe Bar graphics as supplied by Display World.
40. Flat magnetic silver display panels by Securit System Ltd.
41. Racing Post holder as supplied by David Ross Fabrication Ltd.
42. Drink Master vending machine.
43. Vending base unit as supplied by Display World. Contractor to allow for drilling 22mm dia hole for water supply pipe through work top.
44. Osborne Chiller floor standing unit.

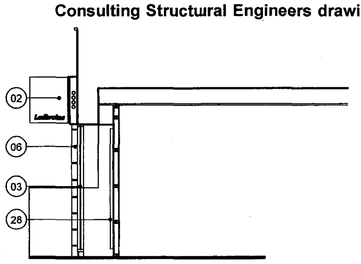
Note!
Unit to be fitted with full Air Conditioning.
Additional fresh air ventilation to be provided to achieve 16 litres per sec. per 3m2.
Note!
Unit to be fitted with an irduction hearing loop system throughout Customer and Counter areas.



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FRONT ELEVATION 1:50



SECTION A - A 1:50

GENERAL:

- Lara fixed codd betting terminal.
- Air conditioning ceiling cassette. (allow for attendance)
- Emergency pull cord with bell and transformer
- Dimplex Tango electric wall heater
- Main switchbank including light switches, air conditioning, TV's FOBTT's and AWP's etc.
- Switch socket outlets (exact no. & position to be determined)
- Telephone and A.D.S.L line
- Electric hand driers (allow for fused spur)
- Santon multi point water heater.
- Microwave oven
- R — Under counter refrigerator
- SIS AL — SIS and AVbos equipment
- Monitors on Unicol ceiling brackets

EMERGENCY EQUIPMENT:

The fire alarm system is to comply with British Standards BS5839 and the emergency lighting system is to comply with British Standards BS5266 pt.1.

- Emergency light built into surface light fitting with 3hr battery pack.
- E — Three hour non maintained emergency light fitting.
- ex — External maintained emergency light
- Maintained illuminated directional emergency exit sign.
- SD — Smoke detectors interlinked and wired through to alarm system and sounder.
- Break glasss call point.
- Sounder
- co2 — 2kg C02 firre extinguisher
- h2o — 6 litre foarm fire extinguisher
- Fire blanket

Note!
Drawings to be read in conjunction with Ladbrokes standard specification and Stewart and Harris Consulting Structural Engineers drawings.

LIGHTING:

- (1200 x 600mm) Tamlite recessed louvred luminaire
- (1200 x 300mm) Tamlite recessed louvred luminaire
- (600 x 600mm) Tamlite recessed louvred luminaire
- (1200mm) Tamlite twin Flourescent batten with enclosed diffuser
- Recessed dichroic spotlight in white powder coated surround
- Recessed 260mm dia Chalice 2x 26w TCD downlight
- Tamlite 2D bulkhead fitting. (Glass and metal fitting)

GENERAL
Contractor to remove all non loadbearing partitions as required. For details of structural alterations refer to Consulting Structural Engineers details and calculation sheets prepared by Stewart and Harris . Contractor to ascertain exact position of drainage runs and all redundant drains to be grubbed up and sealed and remove any redundant sanitary ware. Existing shopfront to be removed complete and opening to be prepared ready to recieve new shopfront. Contractor to remove all redundant partitions, fixtures and fixings throughout including wall panels, suspended ceiling grid , redundant air conditioning cassettes and condensers etc. Remove redundant electrical fittings and strip back to distribution board. All debris to be carted from site. Generally all *making good which becomes necessary after the removal of any part of the structure or other contingents to* the work will be complete and to match the surrounding work in all aspects unless specified to the contrary. Contractor to finally touch up and make good decorations after all trades on completion.

FIRE PROTECTION
All structural steelwork to be dry cased to give min. 1 Hr fire protection using British Gypsum Beam and Column Ecasement System. Framing to be formed from metal components in accordance with BS1289 and BS2994. To metal framing secure 13mm Gypsum wall board GFW. secured with metal cornered angles faced with Gypsum fireline board secured with metal cornered angles and jointing beads. Allow two coat plaster finish. Ensure existing ceiling, underside of staircase and staircase enclosure lined with 2 no. layers of 12.5mm plasterboard with tape joints and skim finish.

INFILLING OPENINGS
Remove existing doors and frames. Within existing structural wall build infill walling in blockwork incorporating ss ties, all in suitable cement/ lime mortar and bonded every course. Plaster internally to a smooth even finish.

STUD PARTITIONS
Where indicated form SW stud partitions from 75 x 50mm uprights at 600mm ctrs with 75 x 50mm SW noggins at 450mm ctrs. set staggered. Fix to floor and ceiling with 75 x 50mm SW sole and head plates. Face both sides in 12.5mm plasterboard with skim finish. Provide and fix SW skirting to match surrounding where required.

BELOW GROUND DRAINAGE
Exact position, depth and direction of existing below ground drains to be determined on site. Contractor to allow for a CCTV condition survey prior to commencement of works.
100mm dia. waste pipe to be supasleve or sim approved to BS65:1981 with flexible joints encased in 150mm pea gravel, laid in straight runs with even gradients. Where cover is less than 300mm deep contractor to fully enclose waste pipe in 150mm mass concrete to provide protection. Where waste pipe passes below structure allow for installing concrete lintel to support structure over (215mm end bearing)

MANHOLE CONSTRUCTION
Allow for breaking into existing inspection chamber, cut out benching, insert channel bend into direction of flow, bed and make good to benching and bwk. Excavation and backfilling measured seperately.

ABOVE GROUND DRAINAGE
Generally to all above ground drainage provide rodding access at all changes of direction and to a min fall 2.5o to the horizontal. All above ground drainage to comply with BS4514:1983 & BS8301:1985. Also contractor to allow for fitting of isolating valves to all sanitary ware.

MALE CUSTOMER TOILET
Form proposed male customer toilet in full height sw studwork as indicated on plan. Provide and install 1 no. WC pan and cistern connected to 110mm multi kwik connector and discharging to 110mm dia stub stack with one way air admittance valve via 110mm dia. UPVC horizontal waste. Provide and install 1no. vit. China wash hand basin connected to 75mm deep seal p trap and discharging to 3 2mm dia. branch waste and connected to soil waste stub stack via suitable connector. For details of decorations and all fixtures and fittings refer to standard specification and to include tubular electric convector heater at skirting level.

UNISEX DISABLED CUSTOMER TOILET
Form proposed Unisex Disabled Customer toilet in full height sw studwork as indicated on plan. Provide and *install 1 No. WC pan and cistern connected to 110mm multi kwik connector and discharging to new* 110mm UPVC stub stack via horizontal soil pipe. Provide and install wash basin connected to 75mm deep seal trap and discharging to 32mm dia branch waste and connected to horizontal soilpipe via suitable connector. Contractor to allow for providing and installing all necessary grab rails to disabled customer toilet to part M of the building regulations. For details of decorations and all fixtures and fittings refer fitting out drawings. Allow for electric convector heater for background heat.

STAFF BACK UP AREAS
Within proposed staff toilet provide and install 1 No. WC pan and cistern connected to 110mm multi Kwik connector and discharging to 110mm dia. stub stack fitted with one way air admittance valve via 110mm dia UPVC horizontal waste. Provide and install 1 No Vit. China wash hand basin connected to 75mm deep seal traps and discharging to 32mm dia. branch waste via suitable connector . To staff room provide and install new 32mm thick melamine worktop (cut to suit), 2no. single wall cupboards, ss sink and base unit. Sink to be connected to 75mm deep seal trap and discharging to s oil stack via 40mm dia branch waste.

ELECTRICAL INSTALLATIONS
All electrical installations should comply with the requirements of the 16th Edition of the institute of Electrical Engineers Regulations, and the Local Electrical Board requirements and all British Standard Codes of Practice. Existing 100amp three phase supply to be retained at and contractor to liaise with Tom Wakelin of Ladbrokes Betting and Gaming for new supplier.

VENTILATION
To new Staff Toilet and Unisex Disabled Customer Toilet provide and install 100mm dia. mechanical extraction fan by Vent Axia or similar approved with min. capacity of 30l per sec. with 20min. overrun ducted through to fresh air. To proposed Staffroom and Male Customer Toilet provide and install 150mm dia. mechanical extraction fans by Vent Axia or similar approved with min capacity of 60l per sec. with 20min. overrun ducted through to fresh air.

GLAZING
Glazing to all critical areas to be toughened safety glass to BS6206.1981.

WATER SUPPLY
Contractor to adapt existing hot and cold water system to extend supplies to all new fittings. All pipework will be 22mm dia. copper to BS2871.Pt.21972 and jointed with approved copper alloy fittings.

AIR CONDITIONING
Contractor to form all builders work openings for fans, ducts, refrigeration lines and other equipment and make good areas disturbed upon completion of the installation. Attend on and liaise with Specialist nominated Air Conditioning contractor. External condensers to be positioned on rear wall and protected within steel cages. AC system to be designed and installed to comply with Part F of the Building Regulations, BS5720 Code of Practice for Mechanical and Air Conditioning in Buildings and BS5925 Code of Practice for Design of Buildings Ventilation principles and Designing for Natural Ventilation. System to provide min. equivalent of 16 ltres a second per person ventilation based on 1 person per square metre of Public Space.

INTRUDER ALARM AND CCTV
Contractor to attend on and liaise with specialist nominated contractor for instalation of intruder alarm and 4 no. camera cctv system.

CONSERVATION OF FUEL AND POWER
All heating, air cooling, mechanical ventilation and lighting to be designed in accordance with approved document L2B 2006 version. Main electrical contractor to provide statements of submissions to Building Inspector to demonstrate compliance.

Note!
All doors facing onto customer and counter areas to be Maple faced Solid doors within new frames. Ironmogery to be Satin Chrome from Thomas Laidlaw range as per spec.

Counter, staff room and toilet lobby doors to be fitted with 3no. Satin Chrome framed port hole vision panels per door by Display World

PLANNING DIVISION
PLAN No. 08/00256/LB
DATE RECEIVED 22 JAN 2008

Ladbrokes

Address
48-50 NORTH ROAD LANCING

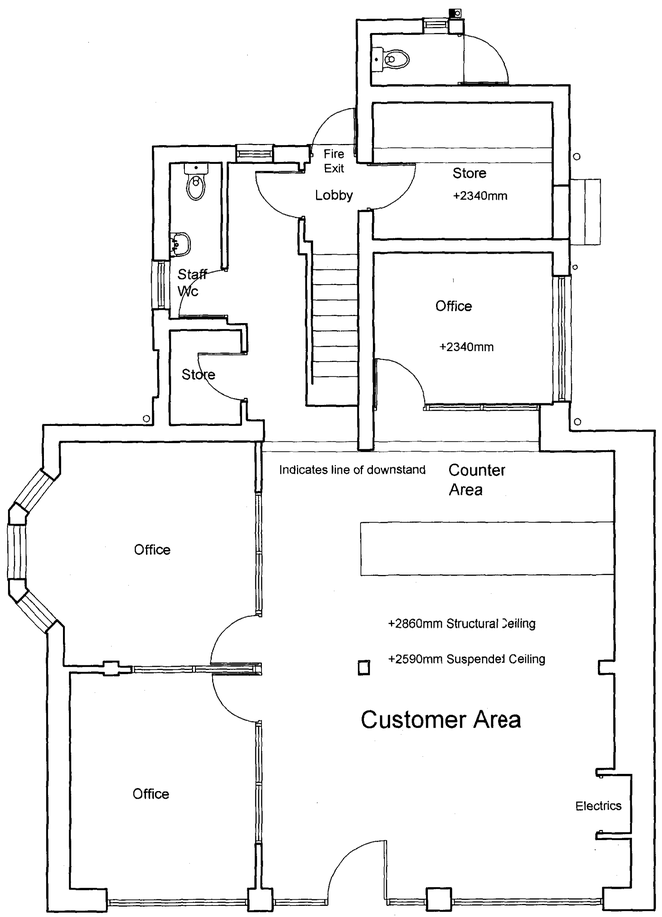
Title
PROPOSED PLAN
Building Regulation

Drawn JAM	Date 23/12/07	Scale 1.50
Rad -----	Location -----	Customer Area sq ft G sq ft ne
Drawing Number 02 BR		Revision

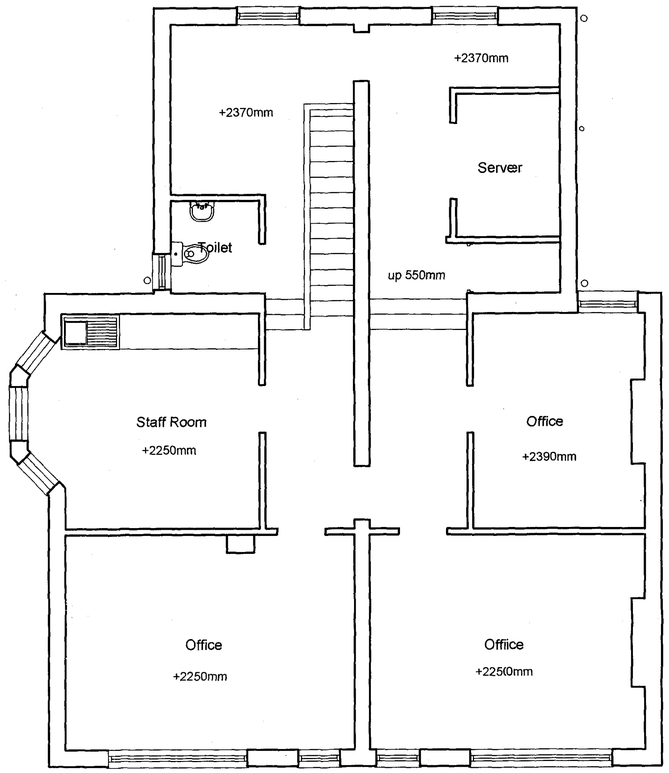
PROPERTY SERVICES

Ladbrokes Ltd Imperial House, Imperial Drive, Rayners Lane, Harrow, Middlesex, HA2 7JW. Tel +44 (0)20 8868 8899

This layout is indicative only and may change from time to time and all customer/ public floor areas will be used for gambling.



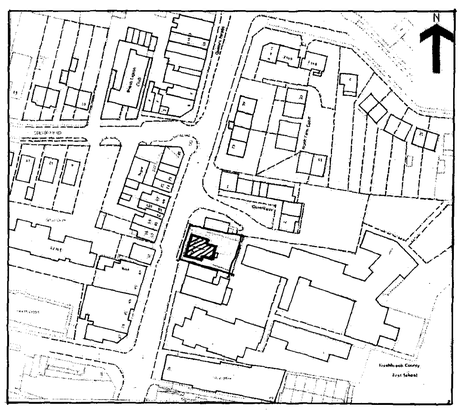
GROUND FLOOR PLAN 1 : 50



FIRST FLOOR PLAN 1 : 50



FRONT ELEVATION 1 : 50



LOCATION PLAN 1 : 1250

OUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0025/07
DATE RECEIVED 22 JAN 2008

Ladbrokes

Address
48-50 NORTH ROAD LANCING

Title
SURVEY DRAWING

Drawn JAM	Date 23/12/07	Scale 1.50
Rad -----	Location -----	Customer Area sq ft Gross sq ft net
Drawing Number 01		Revision

PROPERTY SERVICES

Ladbrokes Ltd Imperial House, Imperial Drive, Rayners Lane, Harrow, Middlesex, HA2 7JW. Tel +44 (0)20 8868 8899