



Working in Partnership



Lewes District Council

Planning Applications Committee

11 October 2023

SDNP/23/02127/HOUS

50A North Way Lewes

Location Plan



50a, North Way, Lewes, BN7 1DJ



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Block Plan





View from street



View through garden gate

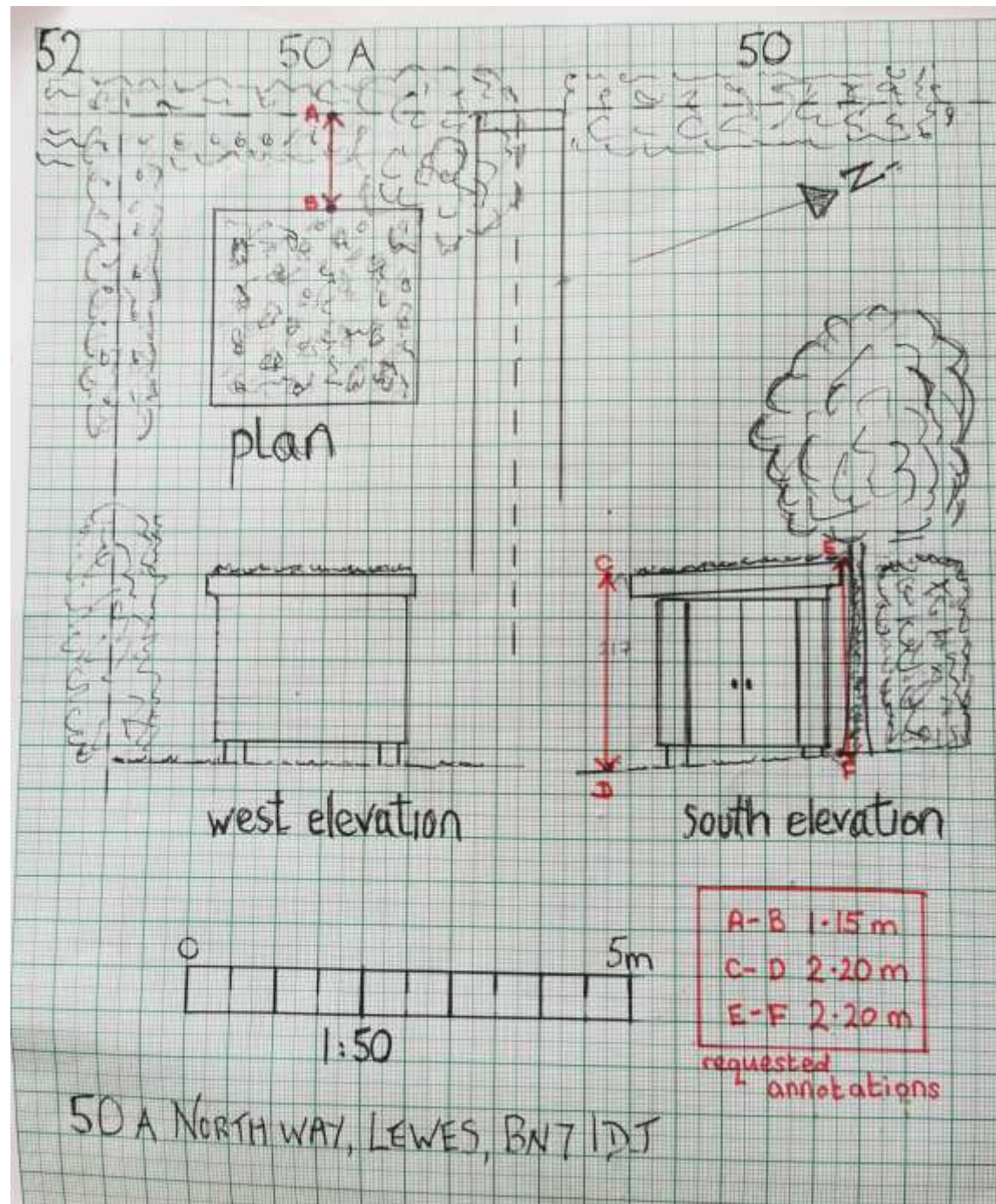


View from opposite no. 52 North Way

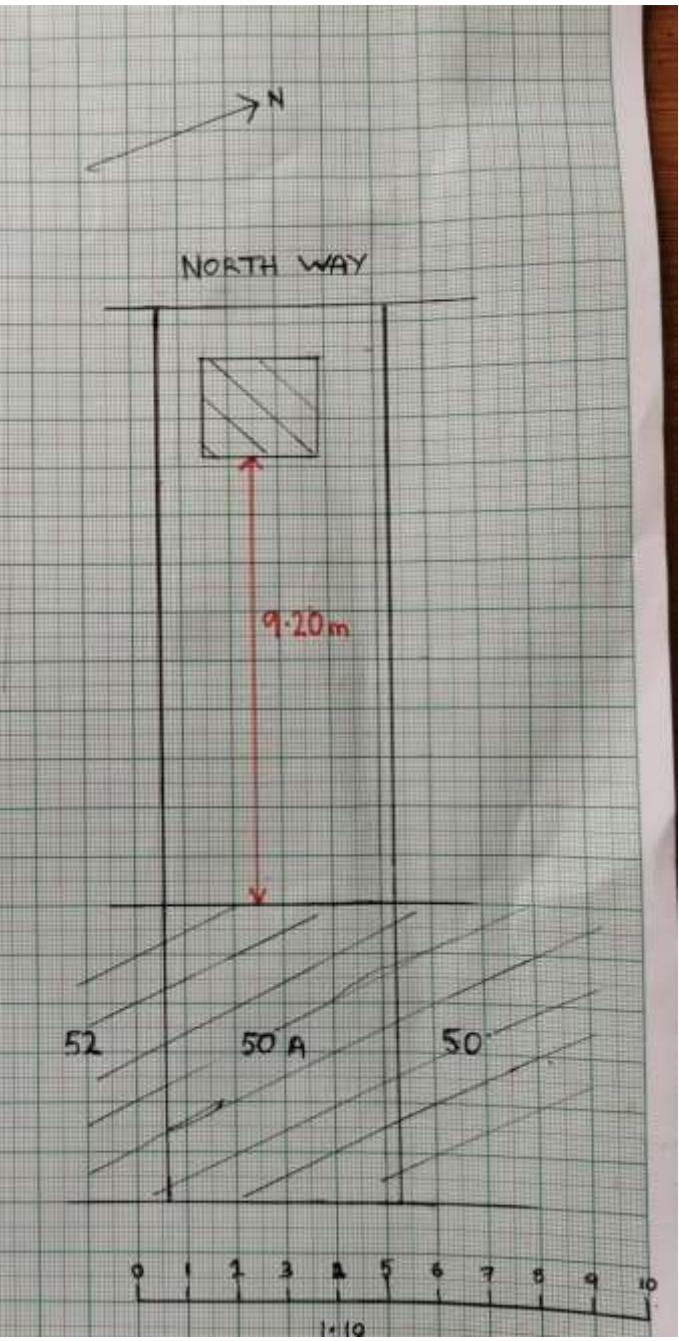


View from driveway of no. 48 North Way

Elevations



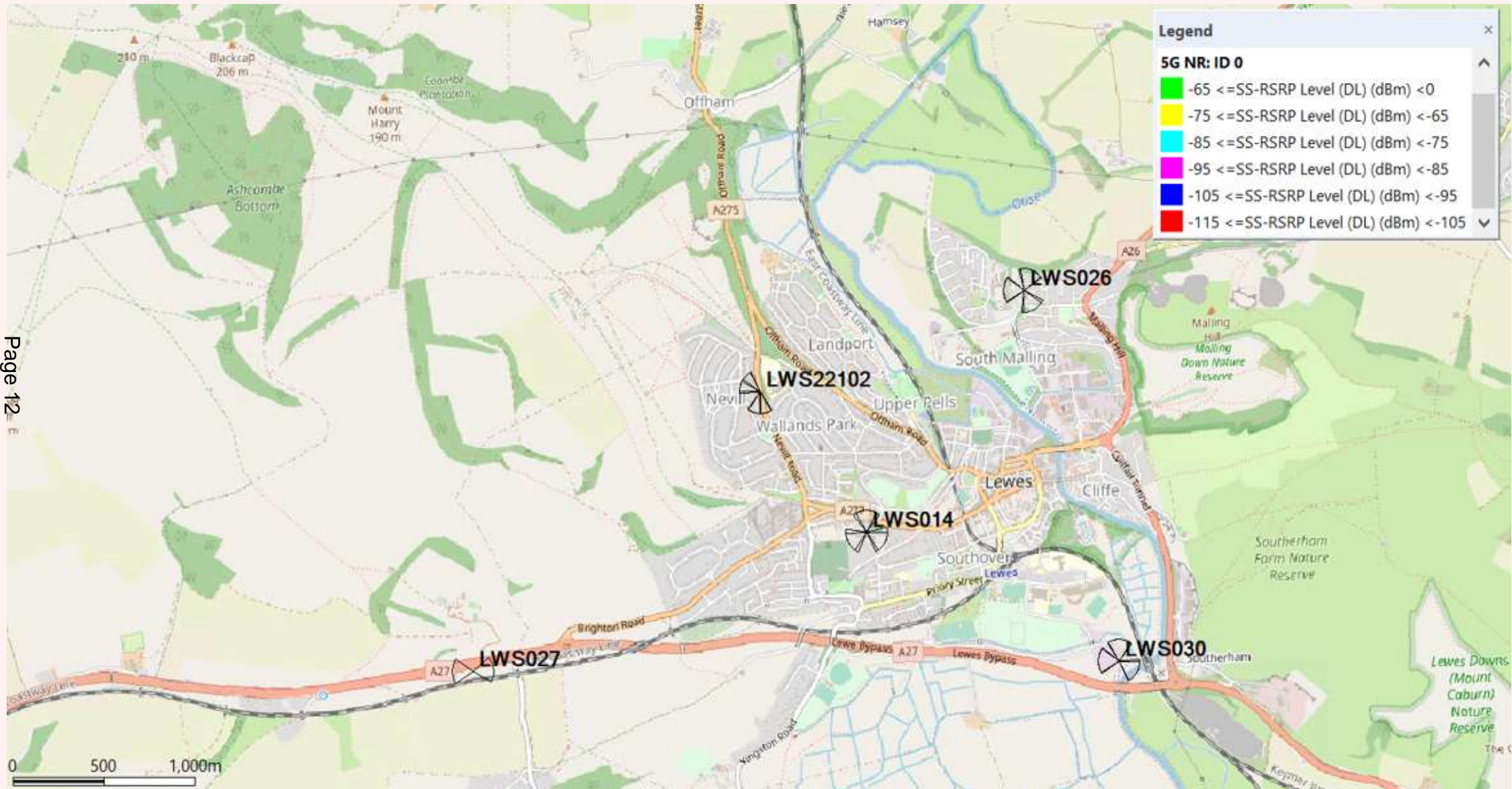
Site Plan



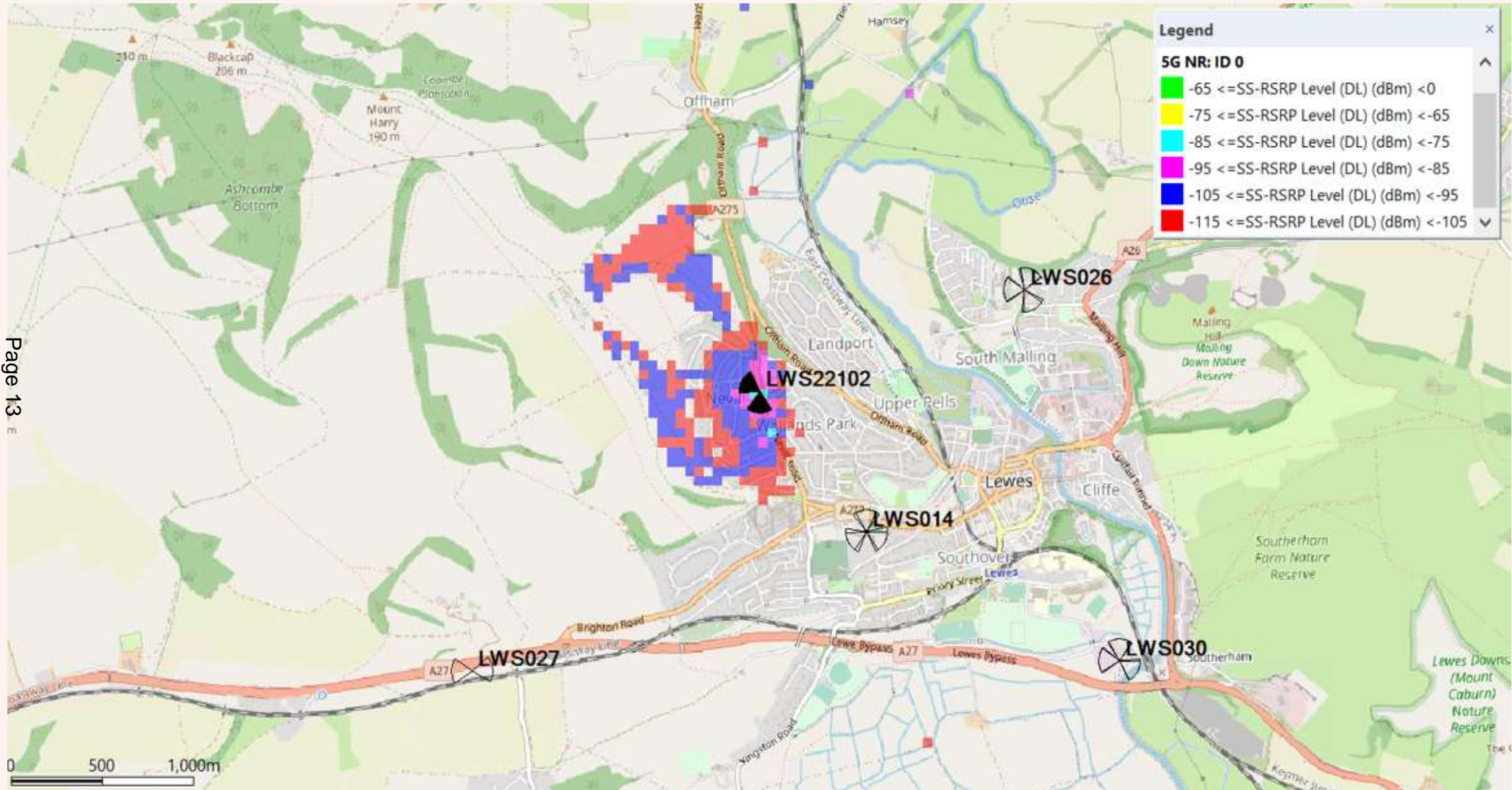
SDNP/32/02873/FUL

Land Opposite 40 Neville Road,
Lewes, BN7 1PQ

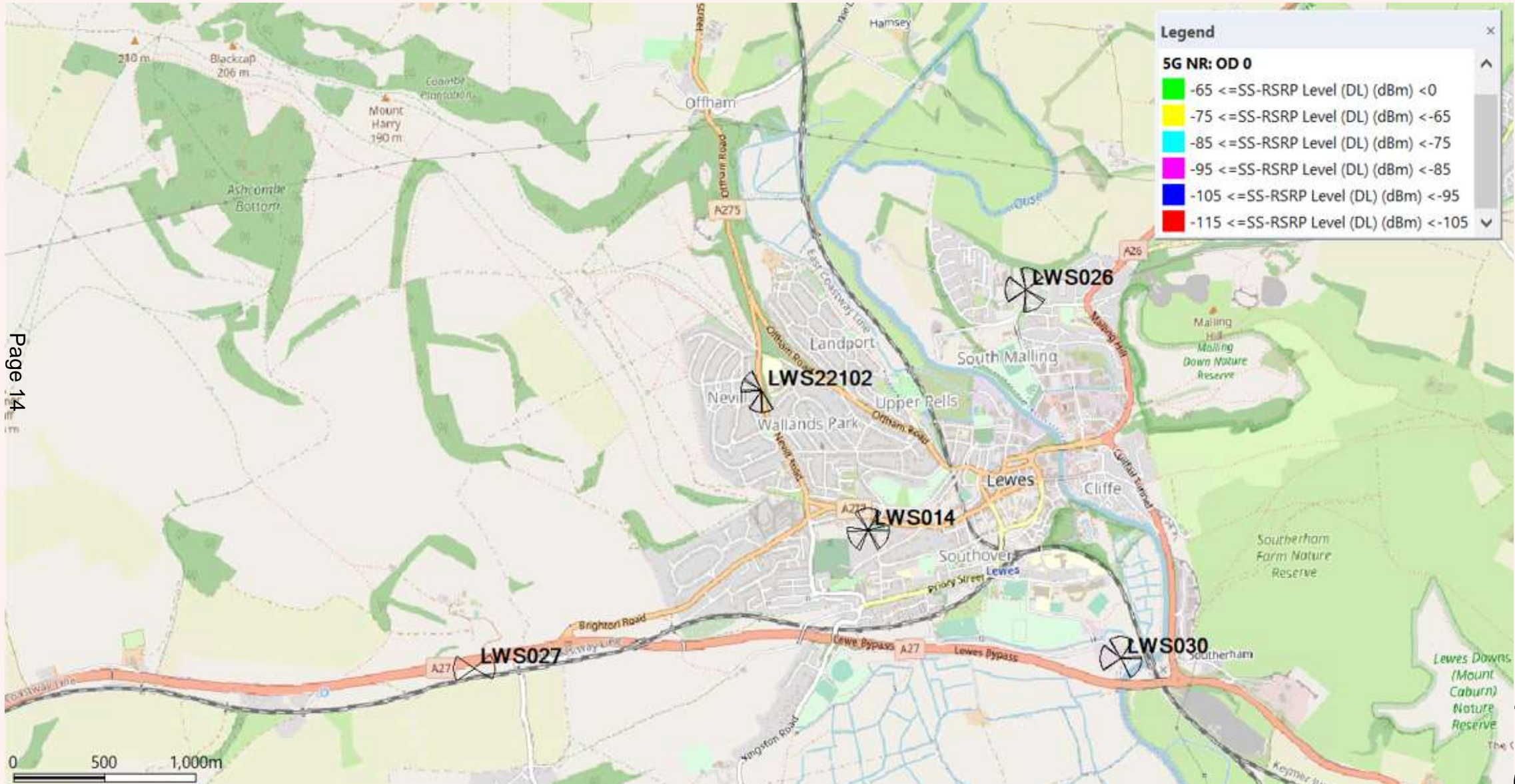
5G NR Coverage without LWS22102 - Indoor



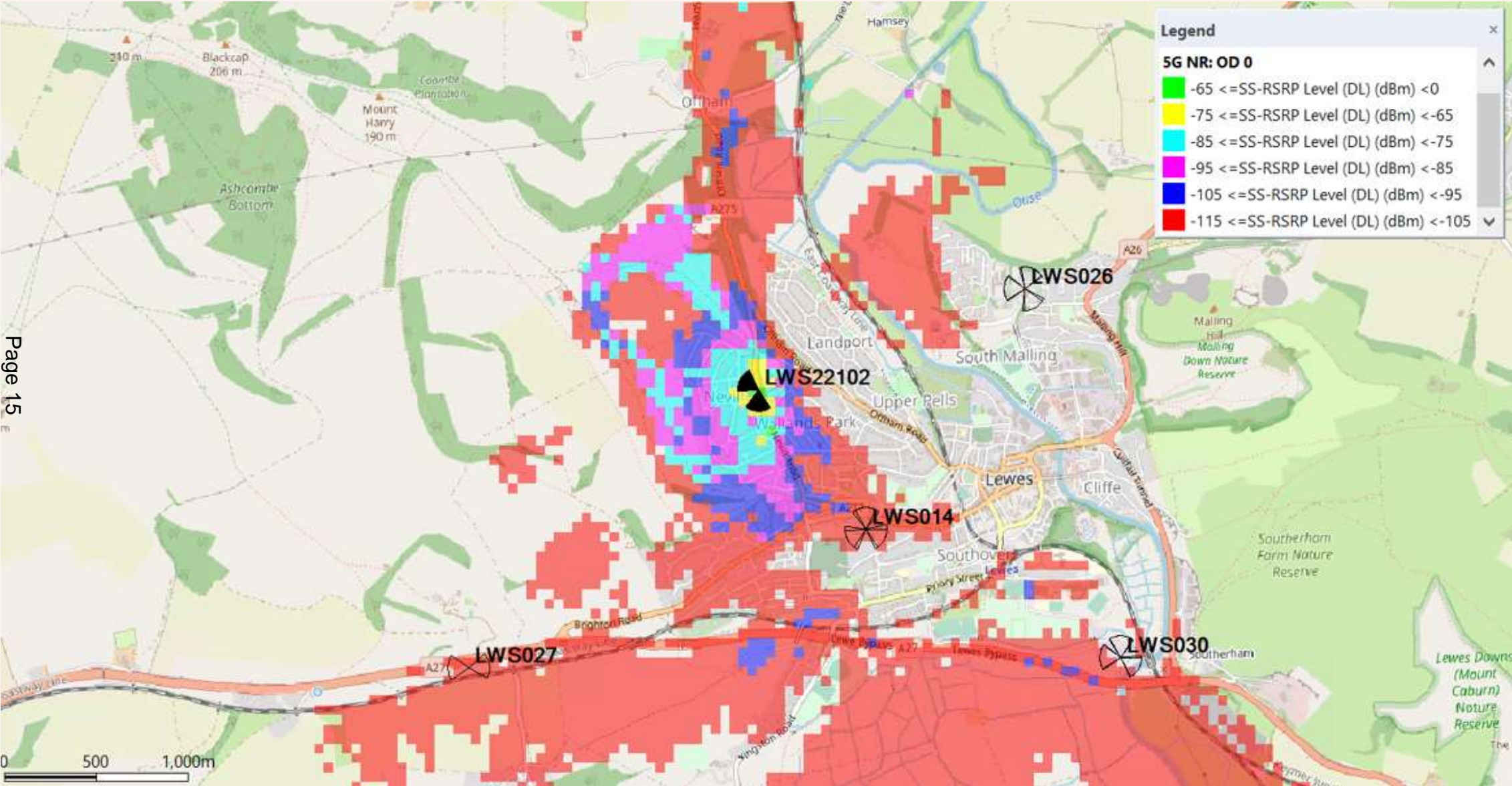
5G NR Coverage with LWS22102 - Indoor



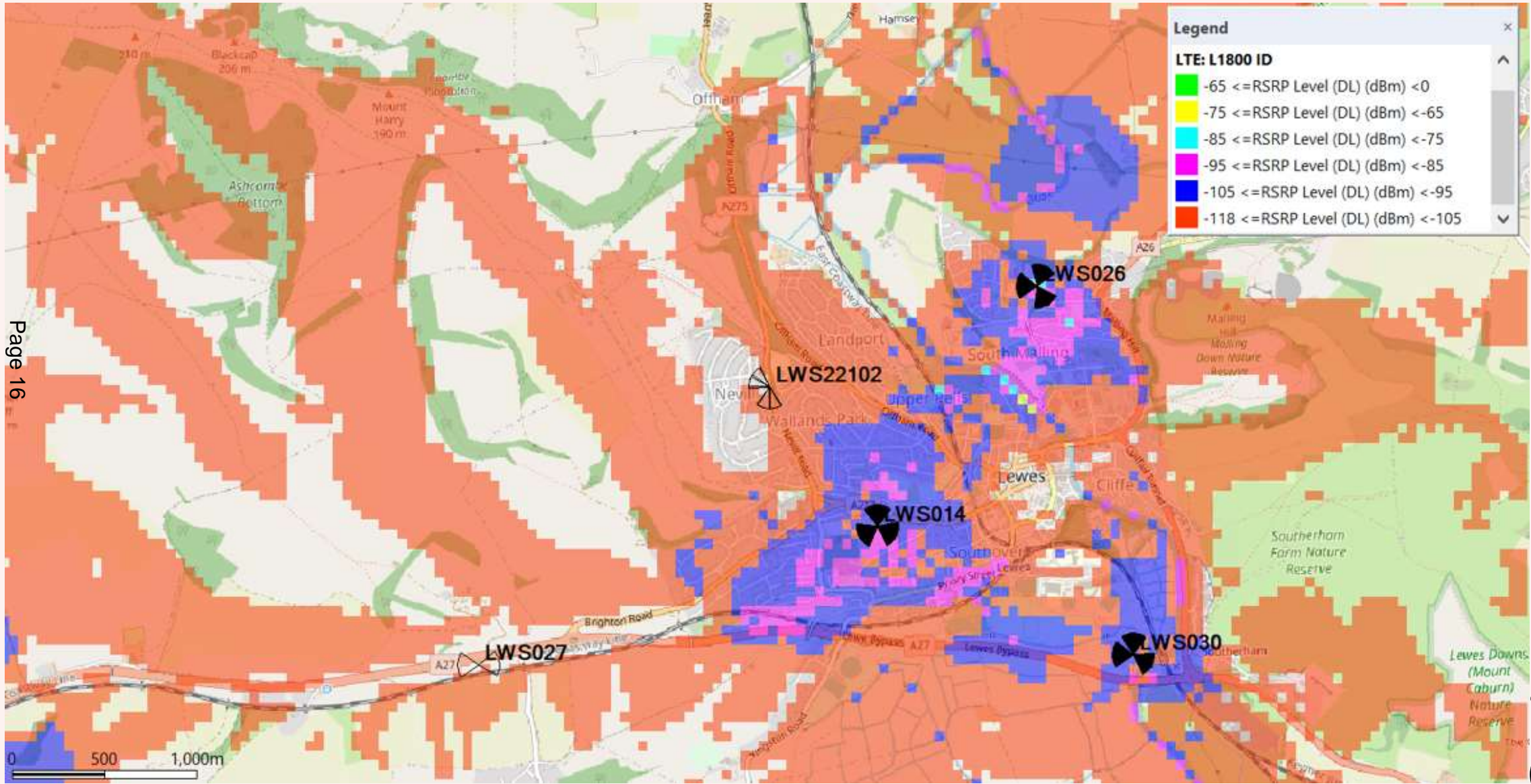
5G NR Coverage without LWS22102 - Outdoor



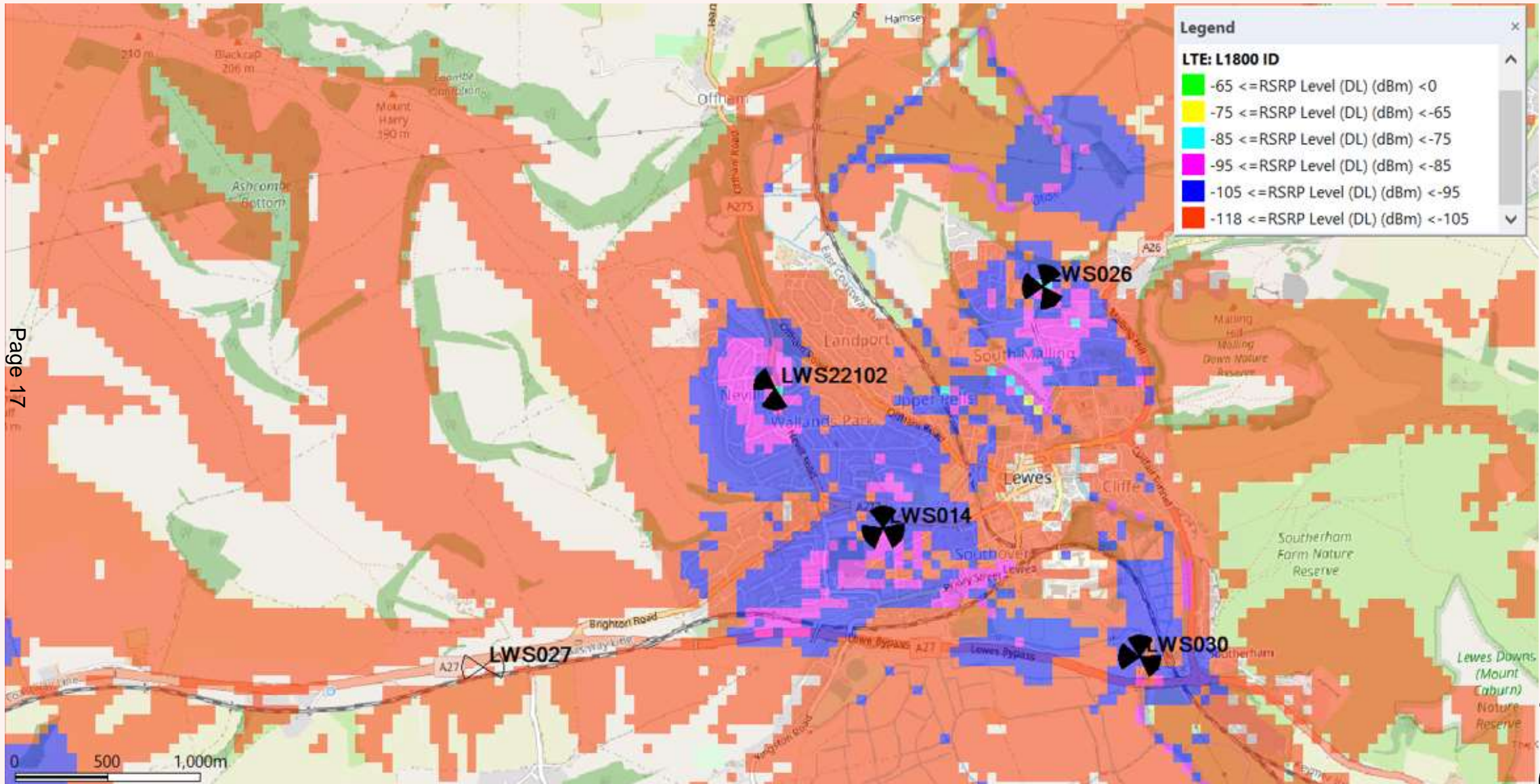
5G NR Coverage with LWS22102 - Outdoor



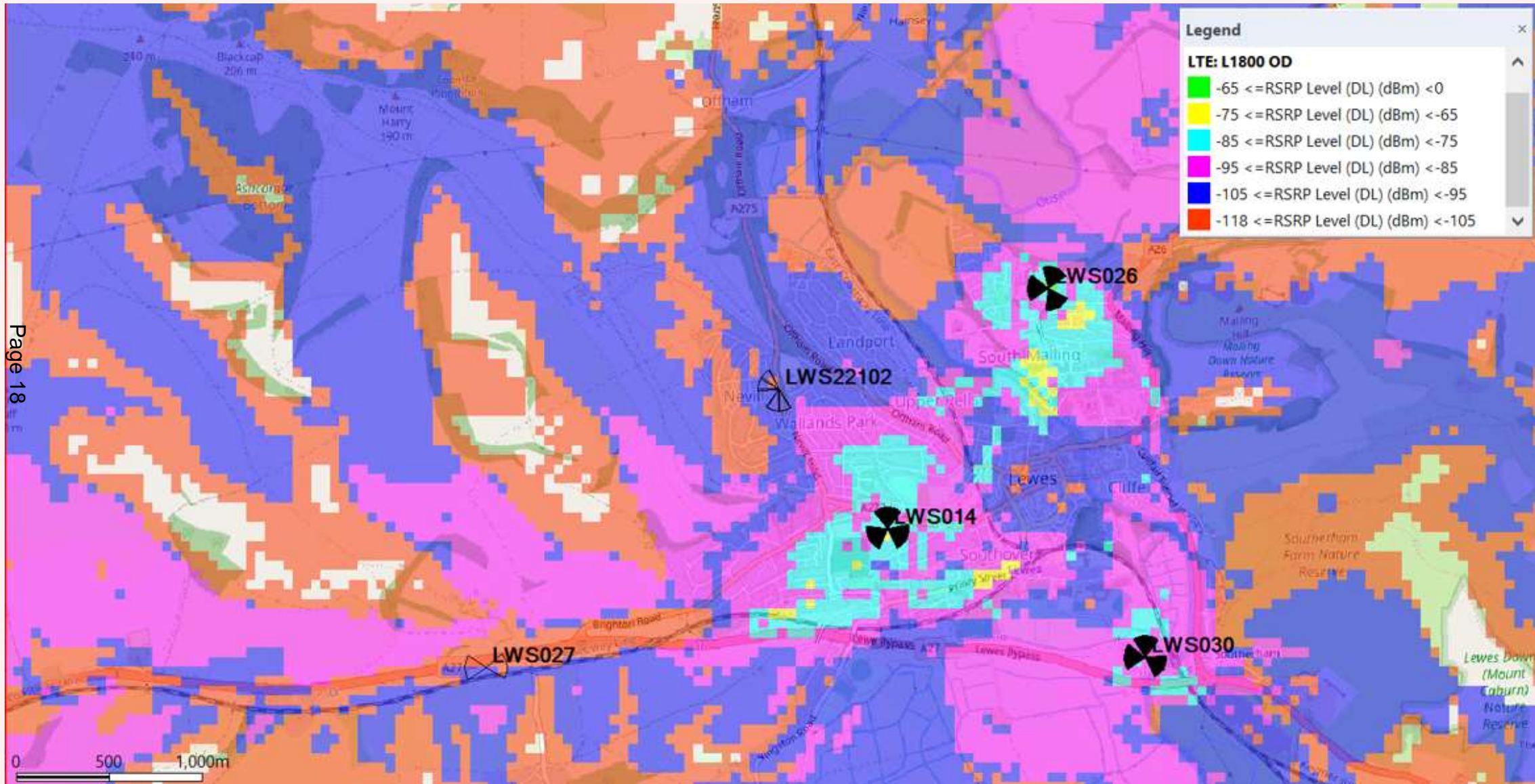
LTE1800 Coverage without LWS22102 - Indoor



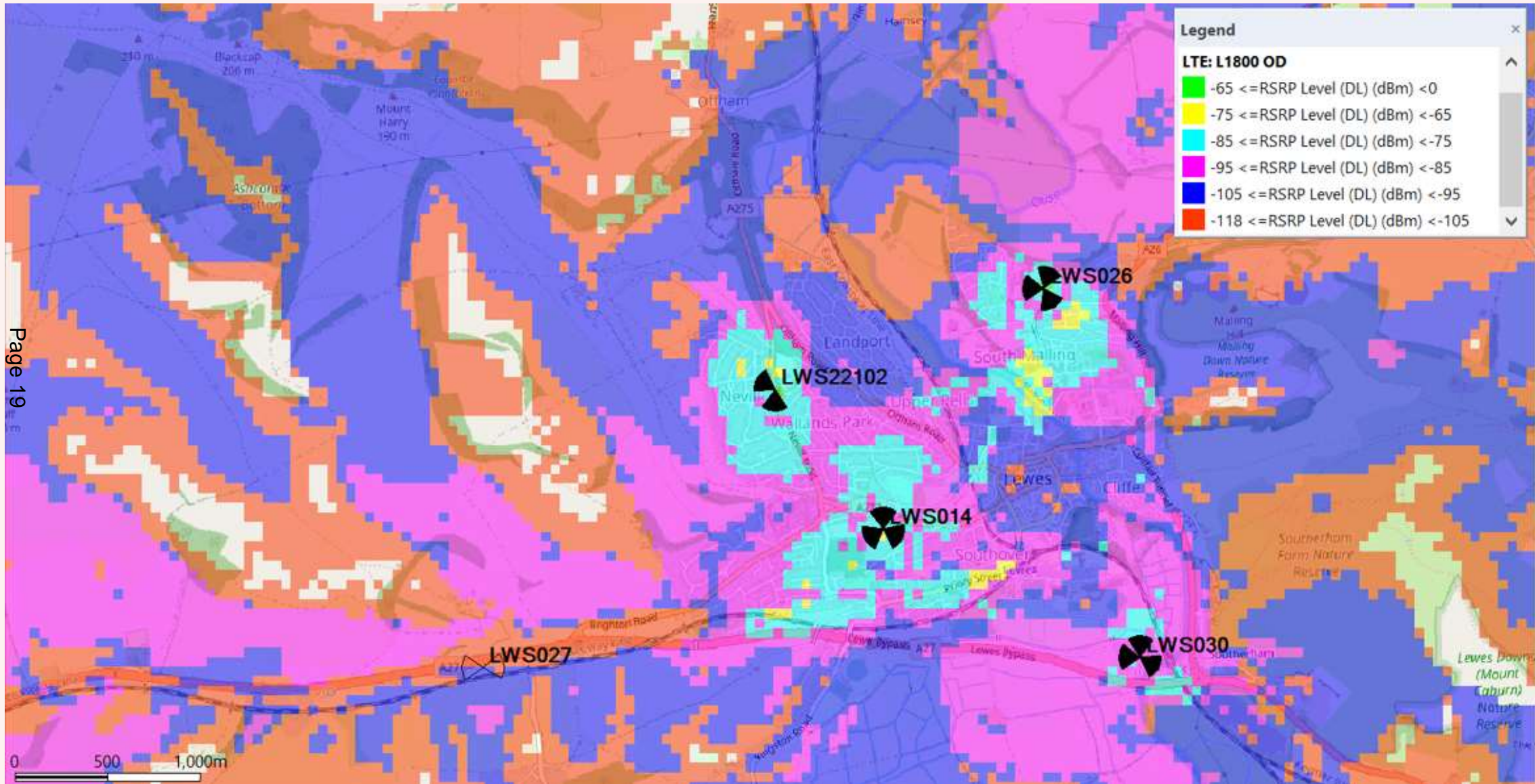
LTE1800 Coverage with LWS22102 - Indoor



LTE1800 Coverage Without LWS22102- Outdoor



LTE1800 Coverage with LWS22102-Outdoor

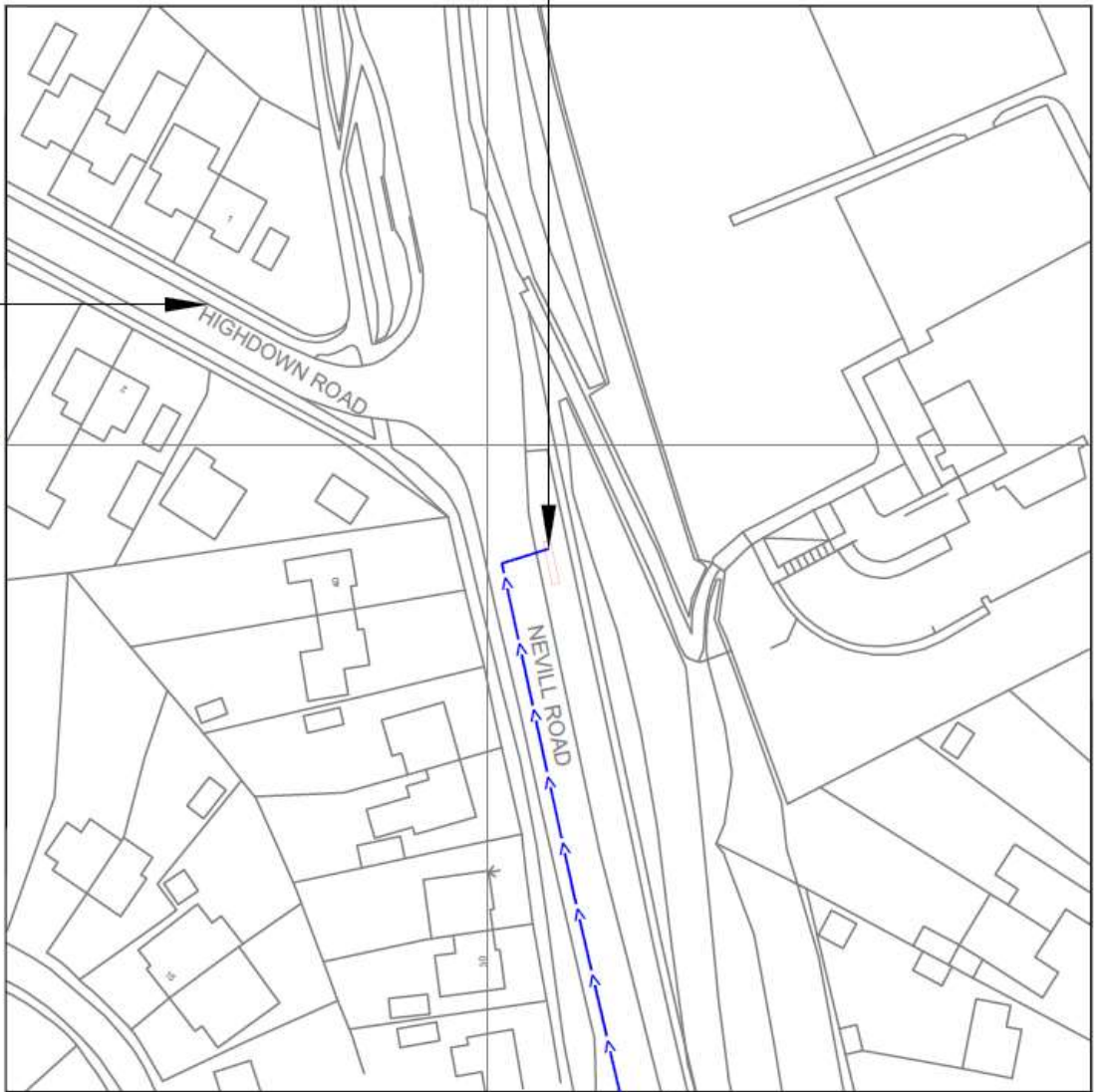




40300

SITE LOCATION

PARKING LOCATION



110700

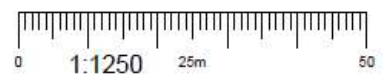
HIGHDOWN ROAD

NEVILL ROAD

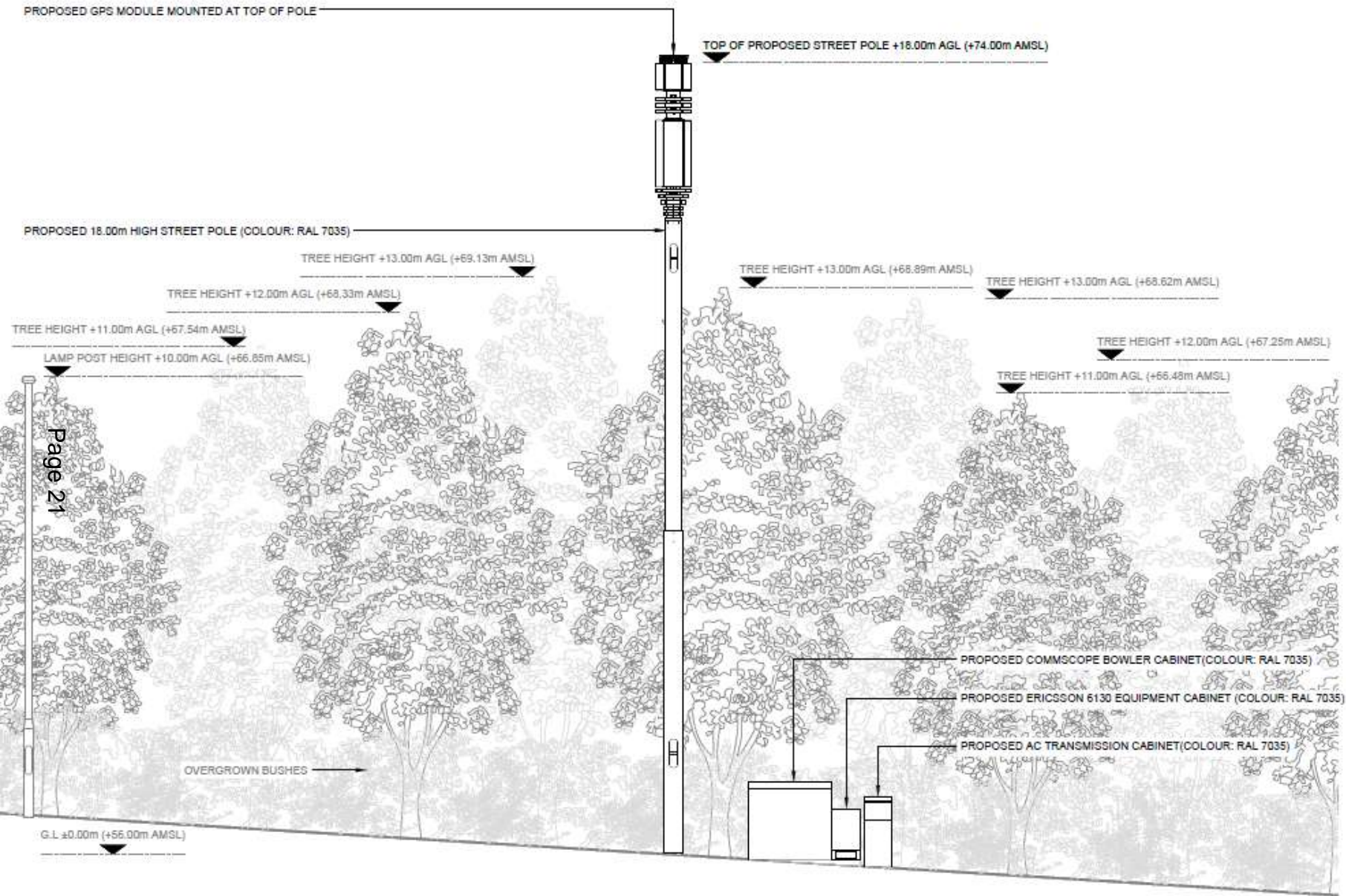
NGR E: 540311 N: 110684

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SITE LOCATION PLAN



Location Plan₁



PROPOSED SITE ELEVATION A



Elevations₁

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Mast in Situ



Mast in Situ₁



Mast in Situ₂



Mast in Situ₂



Mast in Situ





View south-eastwards towards Lewes Castle



View towards Malling Down

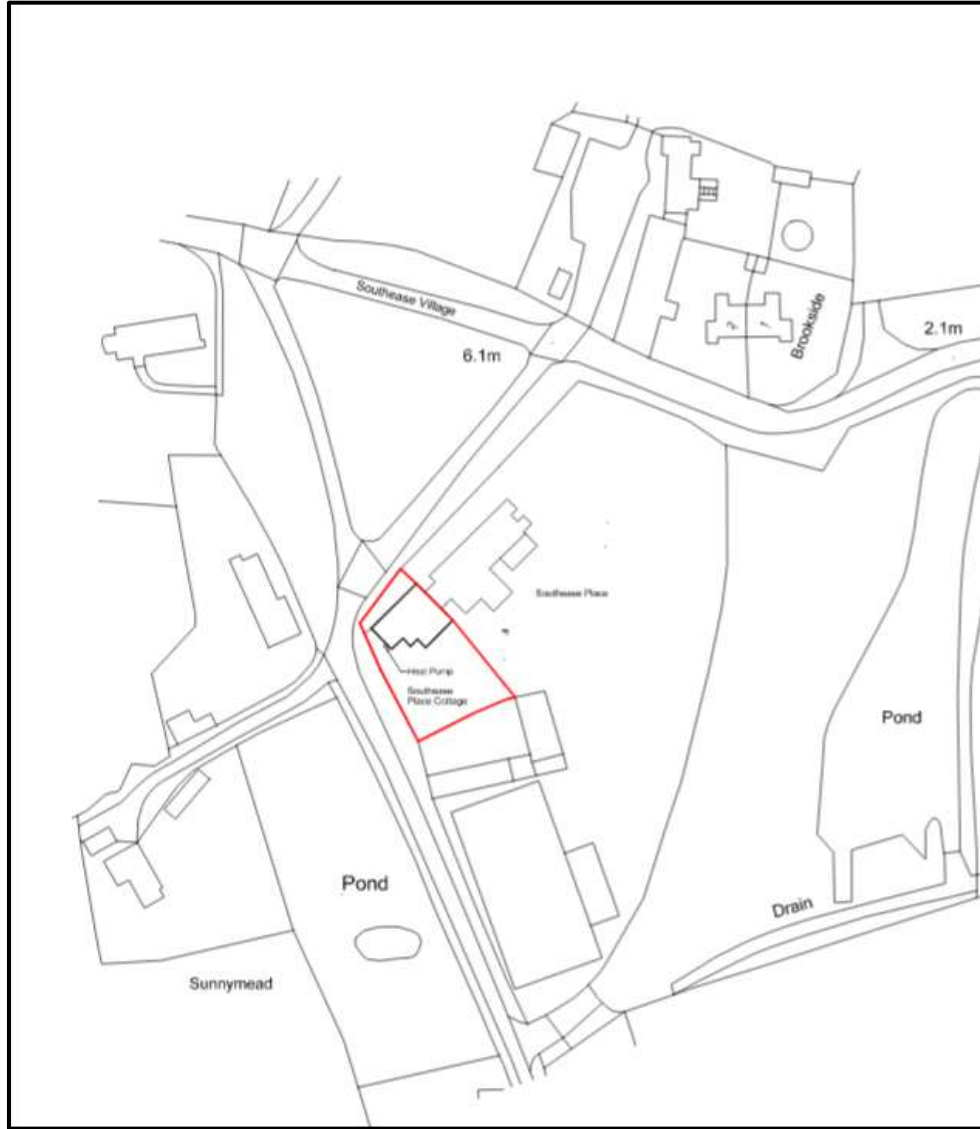


Wider view from near Dew Pond

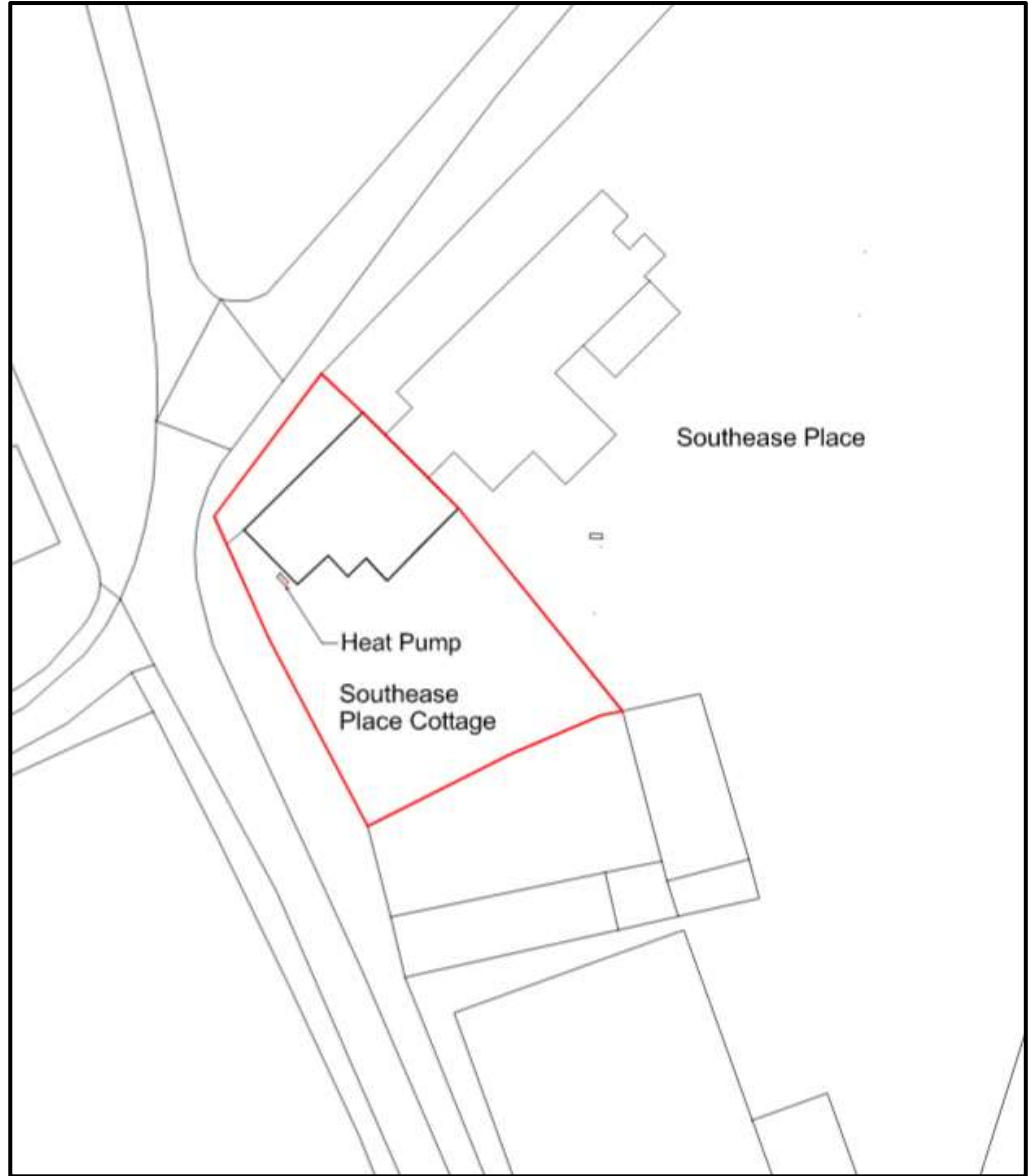
SDNP/23/02859/HOUS & SDNP/23/02684/LIS

Southeast Place Cottage

Location Plan₂



Block Plan₁



View looking southeast from Church Lane



Southease Place Cottage (left) and The Thatched Cottage (right)




southeast



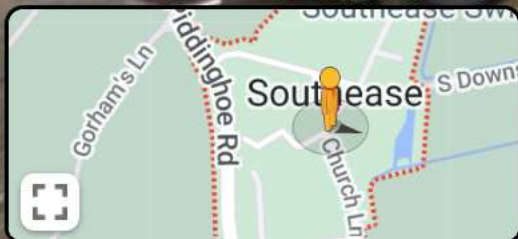
Church Ln

Southeast, England

 Google Street View

Mar 2011

[See more dates](#)



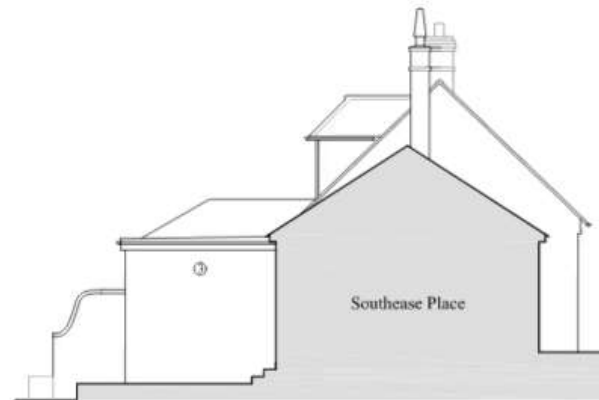
Google

The Air Source Heat Pump





Proposed South East Elevation



Proposed North East Elevation



Proposed North West Elevation

KEY:

- ① Clay tiles
- ② Flint
- ③ Brick
- ④ Vertical clay tiles
- ⑤ Timber windows
- ⑥ Timber doors
- ⑦ Roof windows



Proposed South West Elevation

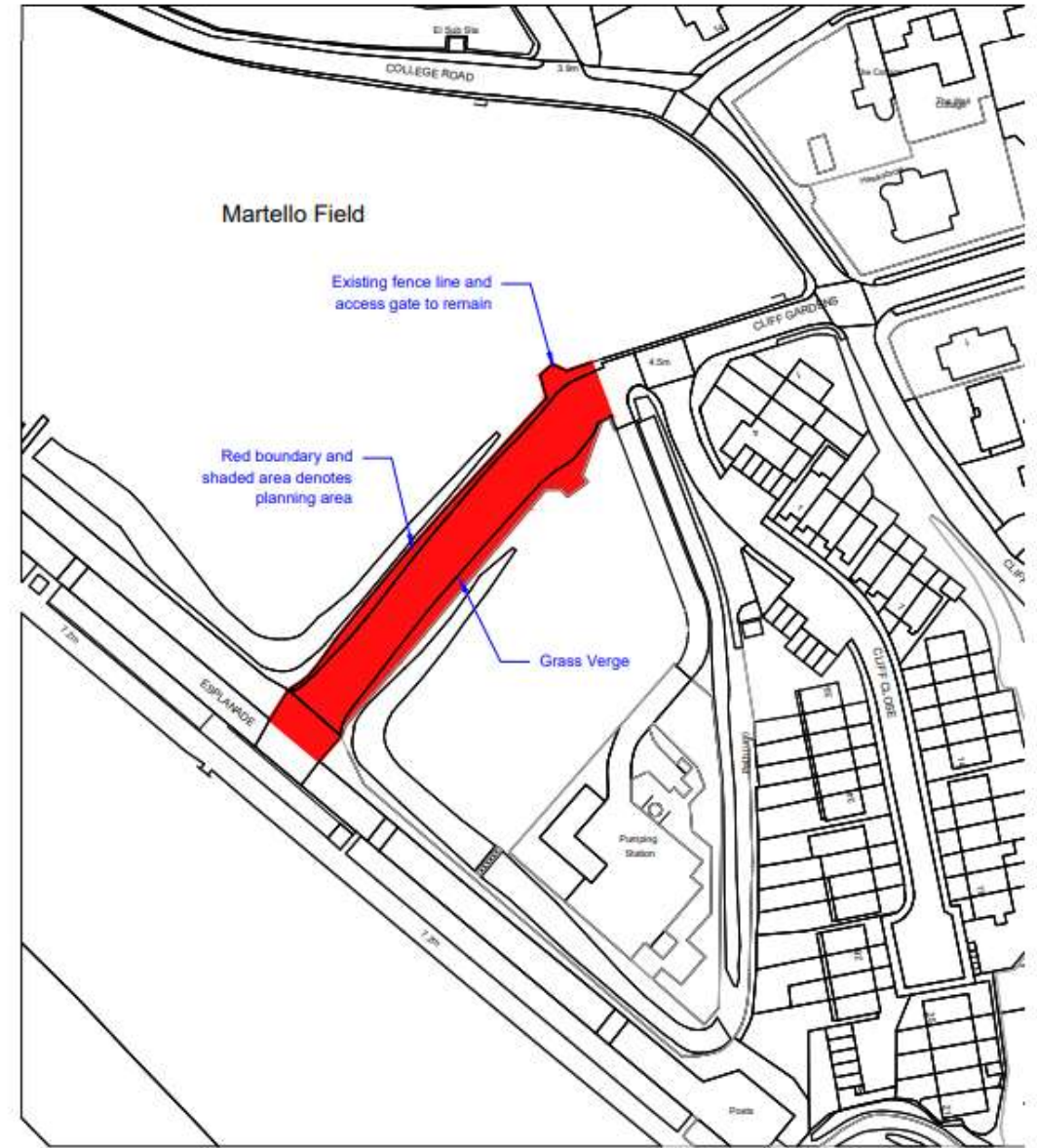
Aerona heat pump mounted on a concrete base with rubber damped feet is well hidden and sound damped. The heat pump is by a 180cm flint wall backed by a line of 7m tall mature trees. The heat pump itself is 2150 mm from the flint perimeter wall at the nearest point. The unit is: HxWxD = 86x85x34cm

Elevations₃

LW/22/0796

Cliff Gardens, Seaford

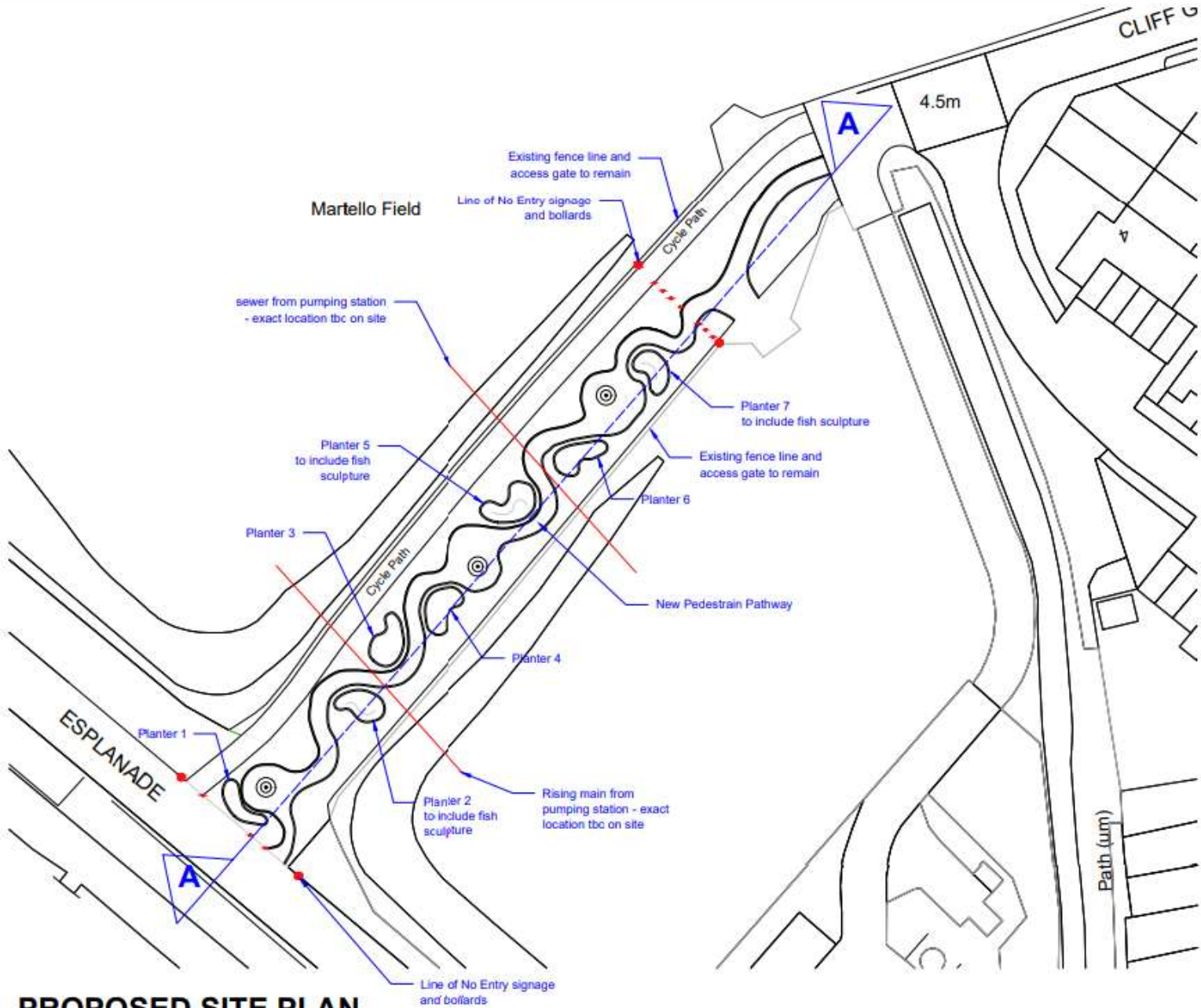
Location Plan₄



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EXISTING SITE PLAN
1:1250

Block Plan₂



PROPOSED SITE PLAN
1:500



View from the seafront (The Esplanade)



View NE from the seafront (The Esplanade)



View SW from the Cliff Gardens / Cliff Close junction

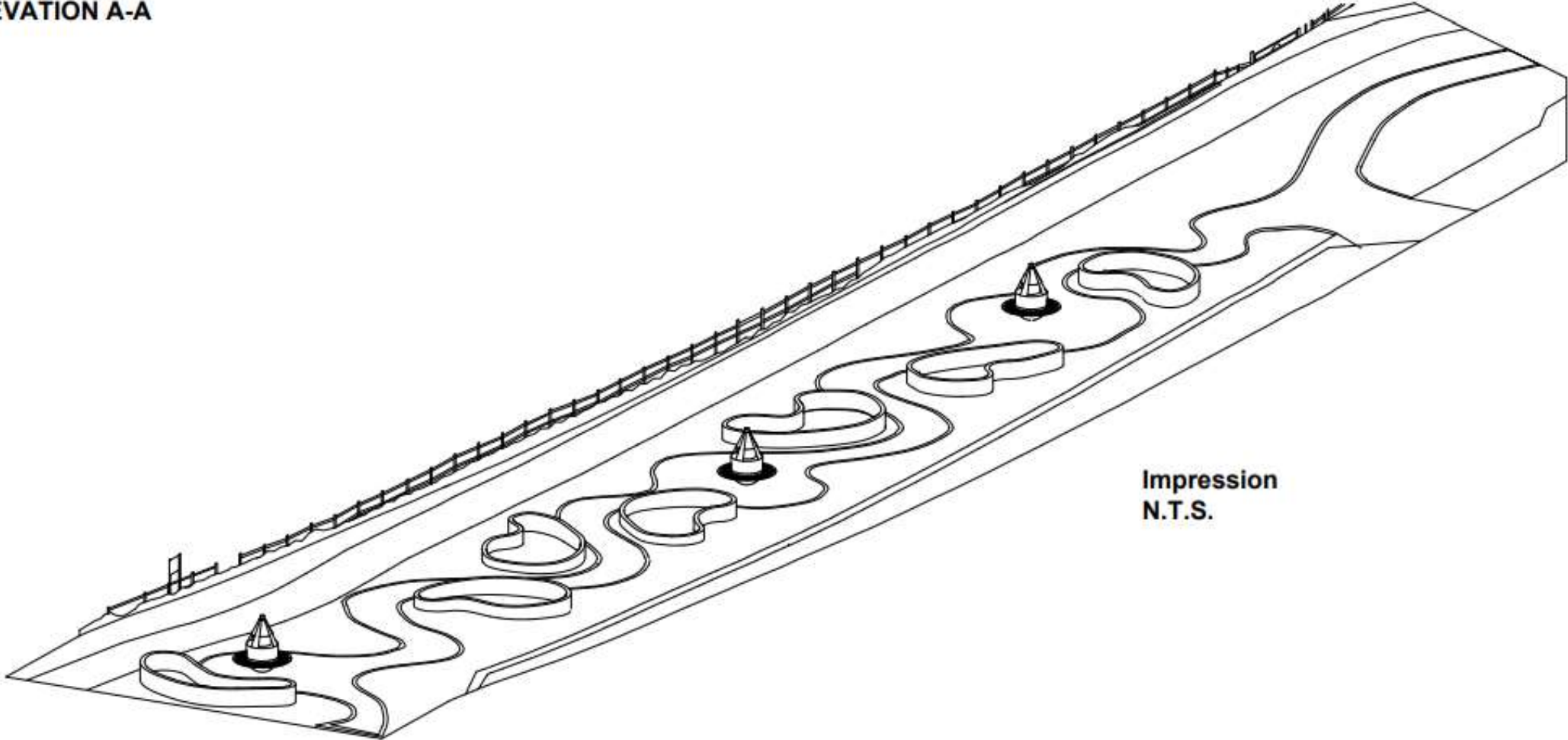


View from Cliff Close

Elevations₄

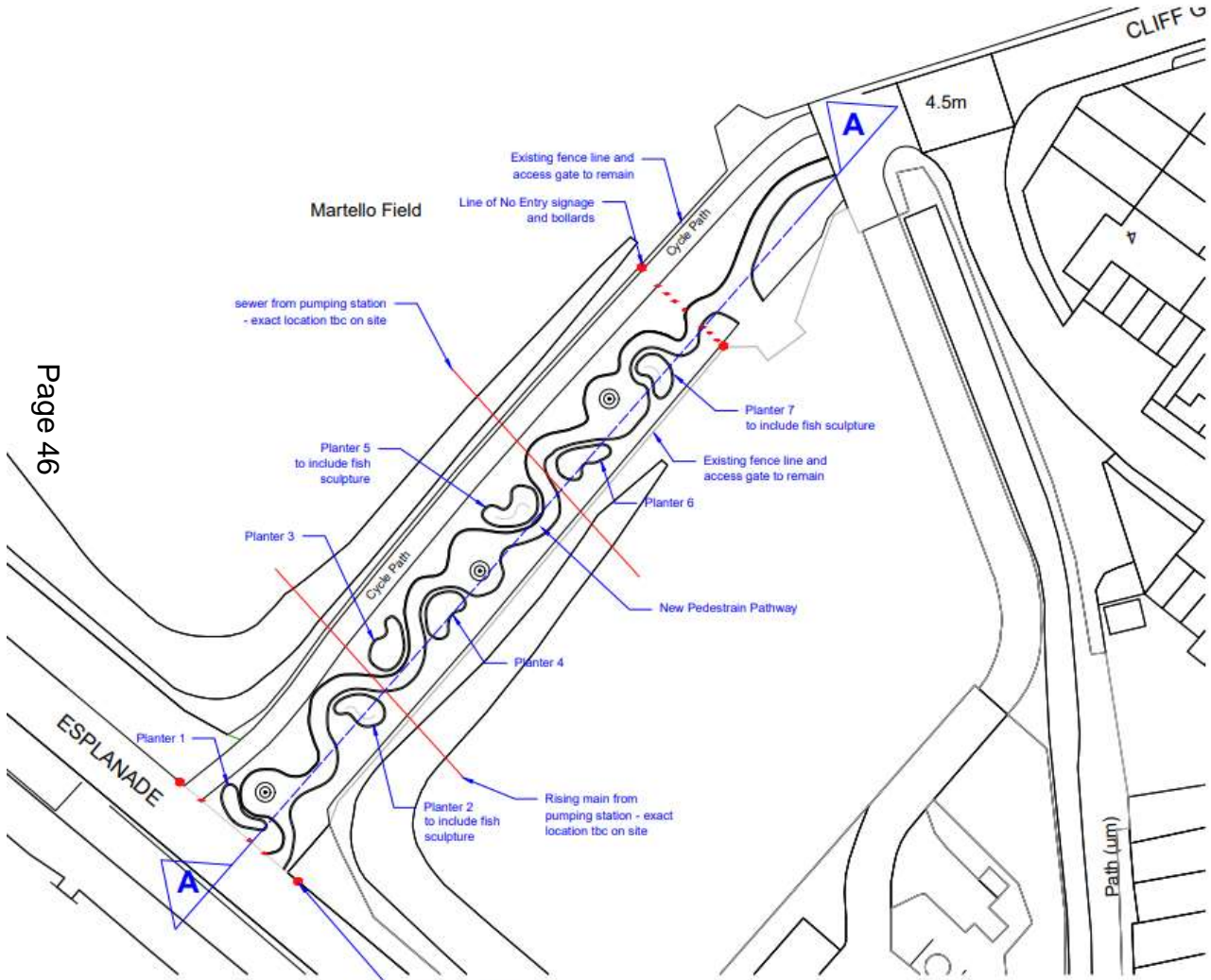
SECTION / ELEVATION A-A
1:200

Page 45



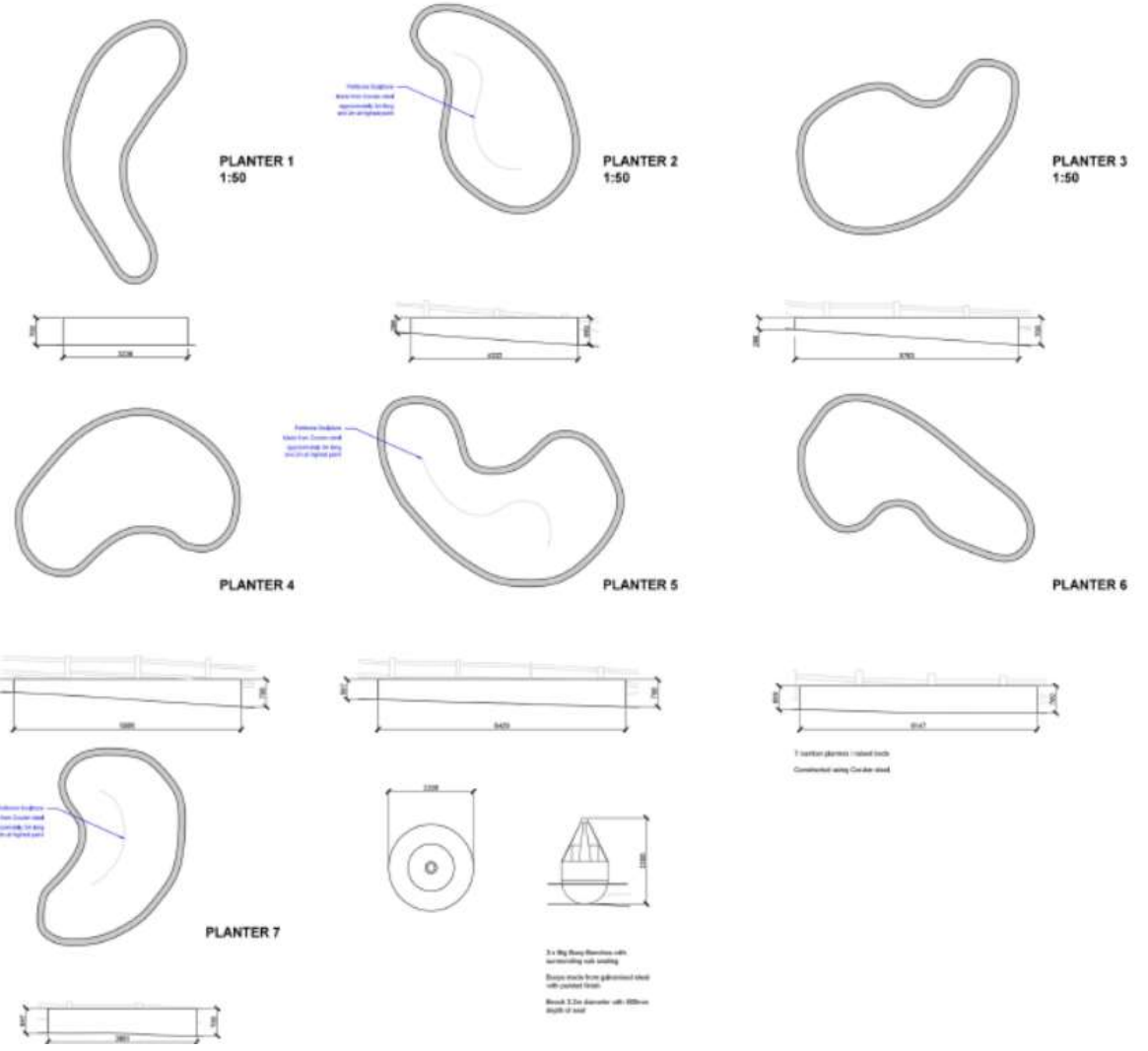
Impression
N.T.S.

Site Plan₃



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PROPOSED SITE PLAN
1:500



LW/23/0276

Land At 1 South Coast Road, Peacehaven

Aerial View of Site



Site Plan₄



Proposed Site Plan
Scale 1:200



Proposed Location Plan
Scale 1:1250

PLANNING
ISSUE

DEACON + RICHARDSON ARCHITECTS
 203 Lonsdale Road
 Christchurch
 8011

Client	JRC Management Ltd	1 South Coast Road Peacehaven			
Drawn	TR	Checked	DB	Scale	3
© Copyright Deacon and Richardson Ltd. All rights reserved. Licensed under Creative Commons BY-NC-ND 4.0					
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Planning Ref	011020	Preliminary planning issue	TR		
Planning Ref	040120	Public consultation issue	TR		
Planning Ref	060220	Final issue	TR		
Planning Ref	080320	Final issue	TR		
Planning Ref	100420	Final issue	TR		
Planning Ref	120520	Final issue	TR		
Planning Ref	140620	Final issue	TR		
Planning Ref	160720	Final issue	TR		
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Planning Ref	981026	Final issue	TR		
Planning Ref	991126	Final issue	TR		
Planning Ref	001226	Final issue	TR		

Site Shown on Policies Map



Key

-  District Boundary
 -  Parish Boundaries
 -  Plan Area
 -  South Downs National Park
 -  Local Wildlife Sites
 -  Site of Special Scientific Interest
- Lewes Core Strategy: Local Plan Part 1 (May 2016)**
-  CP6: Retail and Town Centre (Primary Retail Frontage)
 -  CP6: Primary Shopping Area
 -  CP6: Retail and Town Centre (Town Centre Boundary)
 -  SP8: Lower Hoddern Farm
- Lewes Local Plan Part 2 (November 2020)**
-  DM1: Planning Boundary
 -  Countryside Policies (*Policies DM2, DM3, DM4, DM5, DM6, DM7, DM9, DM10, DM11, DM12*)
- Lewes District Plan 2003 (Saved Policies)**
-  PT6: Meridian and Bolney Avenue Industrial Estates Link
 -  The Meridian Centre (*Policies PT9 and PT10*)
 -  PT11: Joff Youth Club
 -  Cliff Top (*Policies PT12 and PT13*)
 -  PT18: Allotments
 -  Valley Road (*Policies PT19 and PT20*)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan**
-  SP2: Areas of Opportunity on Previously Developed or Allocated Land

Elevation Drawings - Flats



Proposed North East Elevation
Scale 1:100



Proposed South West Elevation
Scale 1:100



Proposed North West Elevation
Scale 1:100

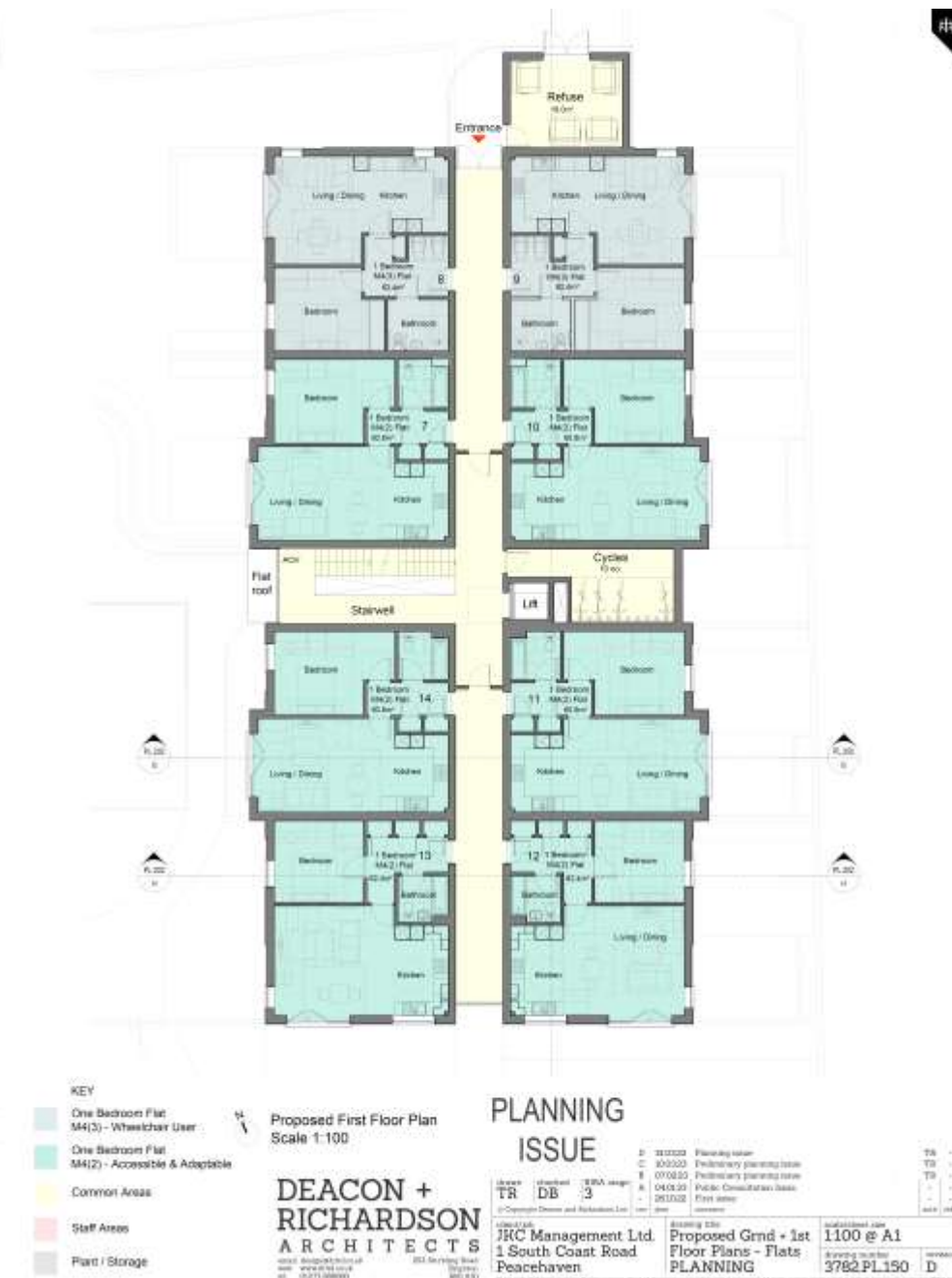


Proposed South East Elevation
Scale 1:100



KEY	
(1)	Brickwork - Original brick by TBS
(2)	Recessed brick panel - white treated brick
(3)	Golden course - 'Mystique' brick by TBS
(4)	Roofed P.C. aluminium glazing
(5)	Roofed P.C. aluminium cladding
(6)	Roofed P.C. aluminium expanded panels
(7)	Roofed P.C. aluminium coping
(8)	Roofed P.C. aluminium balustrade
(9)	Galvanneal steel handrail posts
(10)	Galvanneal P.C. aluminium fasciae
(11)	Roofed cladding with metal cladding
(12)	Roofed P.C. aluminium canopy
(13)	Pneumatic panels

Floor Plans – Ground and First Floor Flats



- KEY
- One Bedroom Flat M4(3) - Wheelchair User
 - One Bedroom Flat M4(2) - Accessible & Adoptable
 - Common Areas
 - Staff Areas
 - Plant / Storage

DEACON + RICHARDSON ARCHITECTS
 251, Ferryway Road
 Bournemouth, Dorset BH2 1JQ
 Tel: 01202 338890

PLANNING ISSUE

TR	DB	3	21/03/20	Planning Issue
			03/03/20	Preliminary planning issue
			07/08/20	Preliminary planning issue
			04/09/20	Public Consultation Issue
			26/10/20	Final Issue
				Issue

Drawing Title: Proposed Grnd + 1st Floor Plans - Flats
 Drawing Number: 3782.PL150
 Revision: D

Floor Plans – First and Second Floor Flats



- KEY**
- One Bedroom Flat M(3) - Wheelchair User
 - One Bedroom Flat M(2) - Accessible & Adaptable
 - Flat Common Areas
 - Flats Staff Areas
 - Plant / Storage

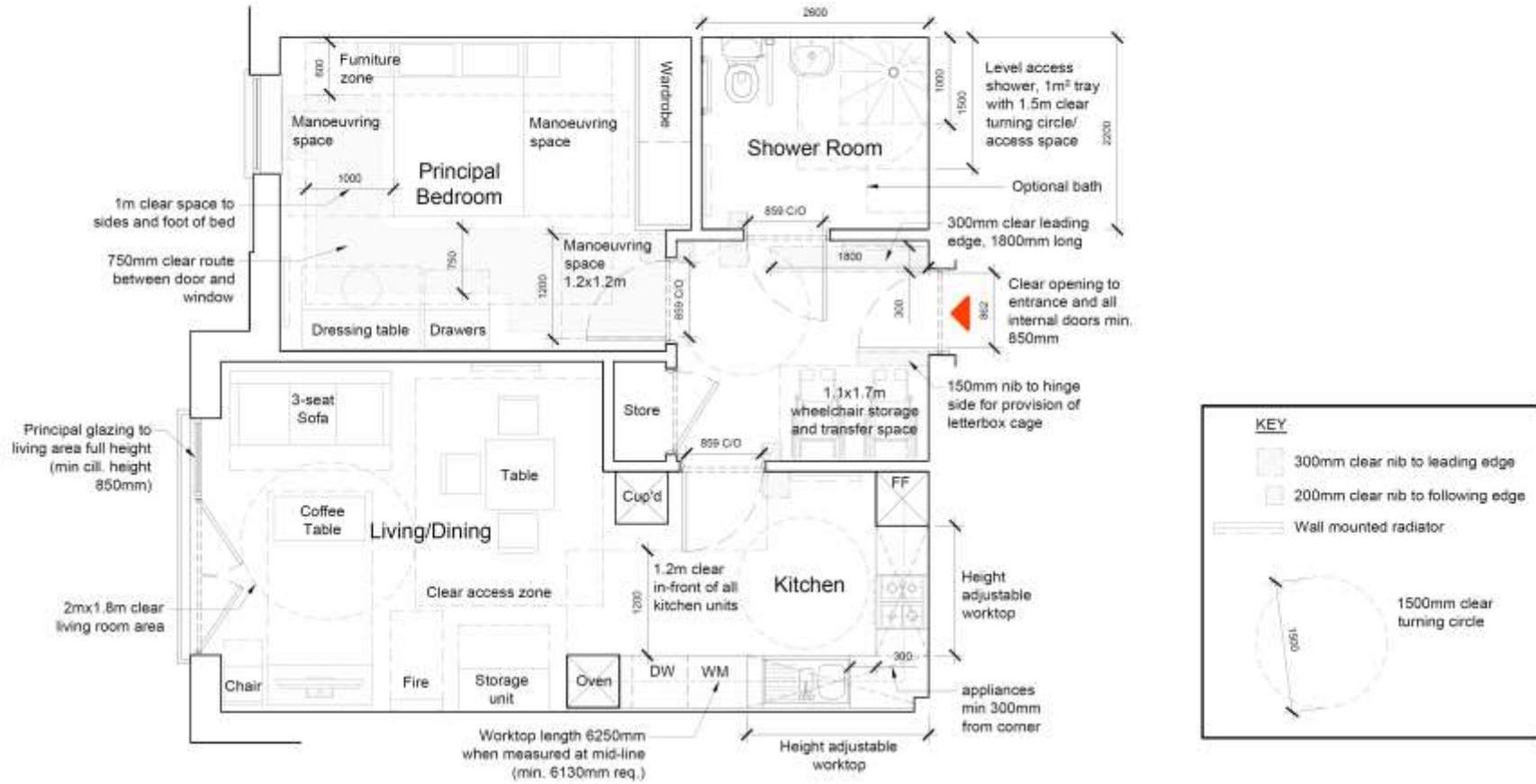
DEACON + RICHARDSON ARCHITECTS
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PLANNING ISSUE

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							TR
							TR

DEACON + RICHARDSON ARCHITECTS
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Typical Floor Plan - M4(3) Wheelchair User Unit



Floor Plan
Scale 1:50



PLANNING
ISSUE

DEACON +
RICHARDSON
ARCHITECTS

251 Dering Road
Brighton
BN1 1DQ

drawn: HH checked: TR RIBA stage: 3
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client/job: JRC Management Ltd
1 South Coast Road
Peacehaven

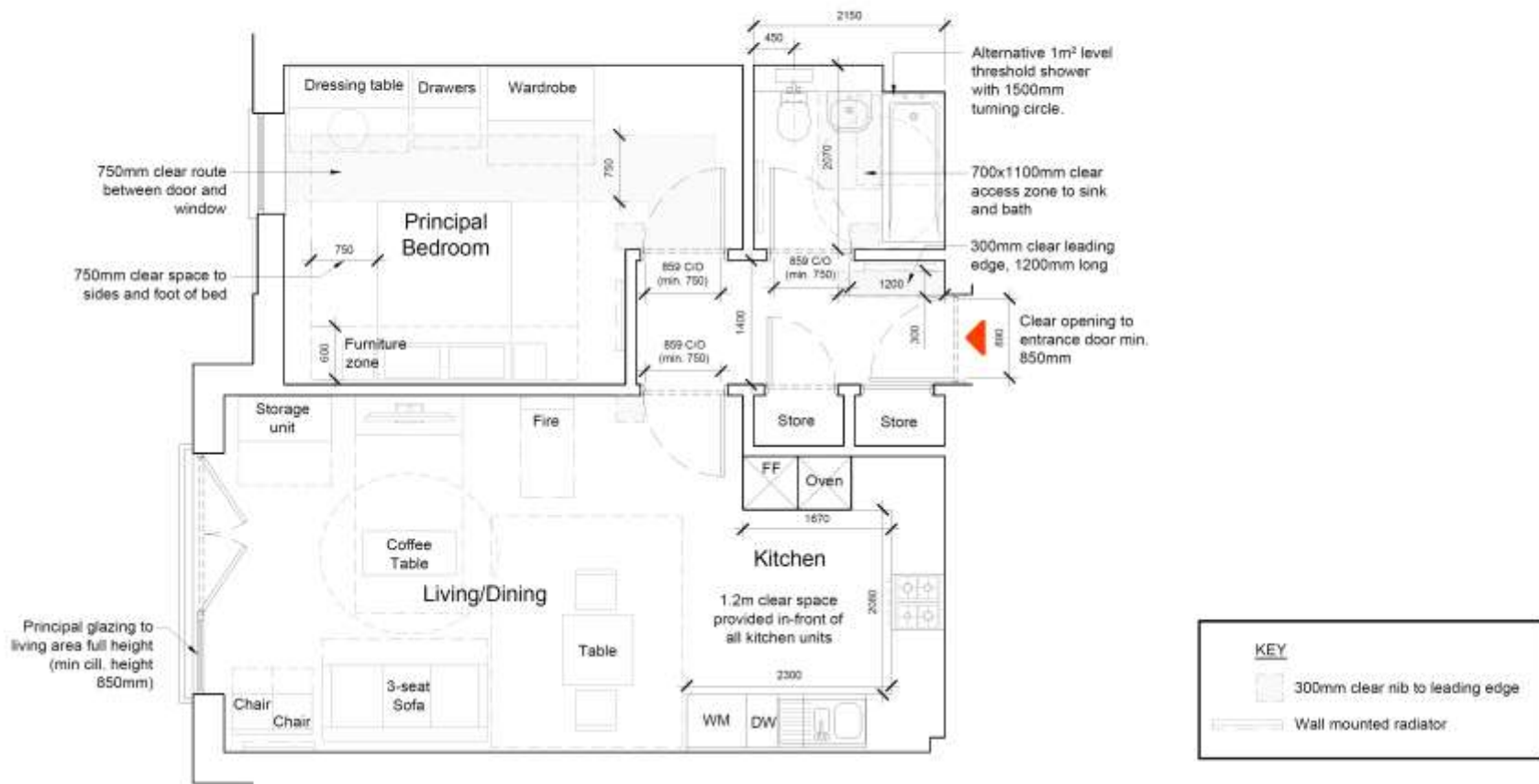
B 31.03.23 Planning Issue
A 20.02.23 Revised Layout
- 09.02.23 Preliminary Planning Issue
rev date contract

drawing title: Proposed Typical
M4(3) Flat Plan
PLANNING

scale/drawing size: 1:50 @ A3
drawing number: 3782PL401
revision: B

TR -
- -
- -
auth: chd

Typical Floor Plan - M4(2) Accessible and Adaptable Unit



Floor Plan
Scale 1:50



PLANNING
ISSUE

**DEACON +
RICHARDSON**
ARCHITECTS
email: deaconrichardson@bt.com
web: www.deaconrichardson.com
tel: 01273 800000
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201 Ditching Road Brighton BN1 1DQ

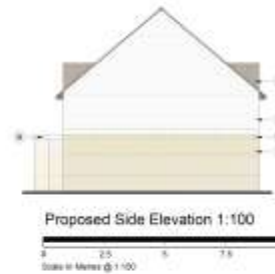
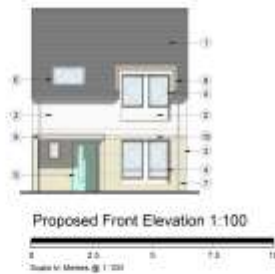
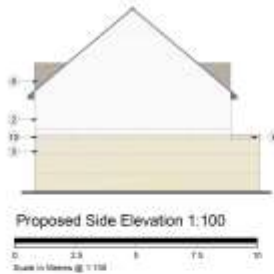
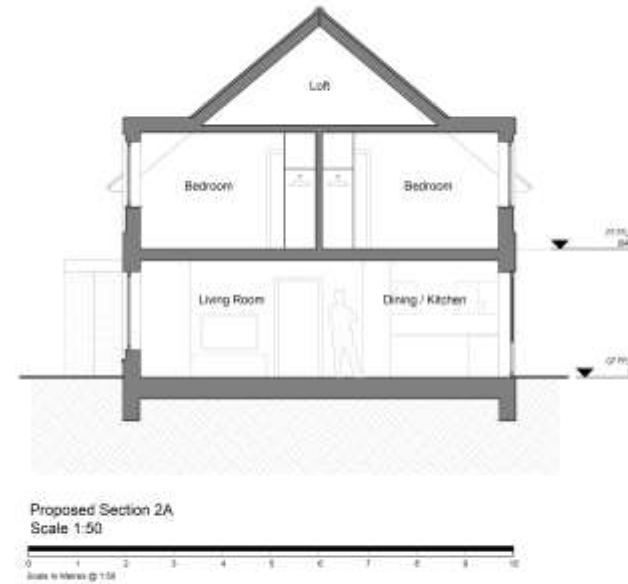
drawn: HH checked: TR RIBA stage: 3
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client/job: JRC Management Ltd
1 South Coast Road Peacehaven

A	31.03.23	Planning Issue	TR	-
-	09.02.23	Preliminary Planning Issue	-	-
rev	date	contract	auth	chgd

drawing title: Proposed Typical M4(2) Flat Plan PLANNING

scale/dsheet size: 1:50 @ A3	revision: A
drawing number: 3782.PL.400	

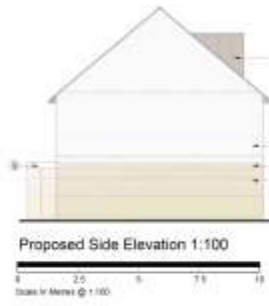
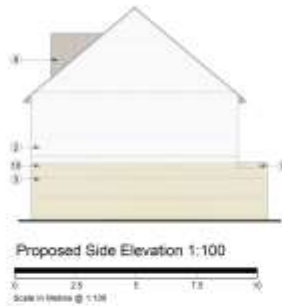
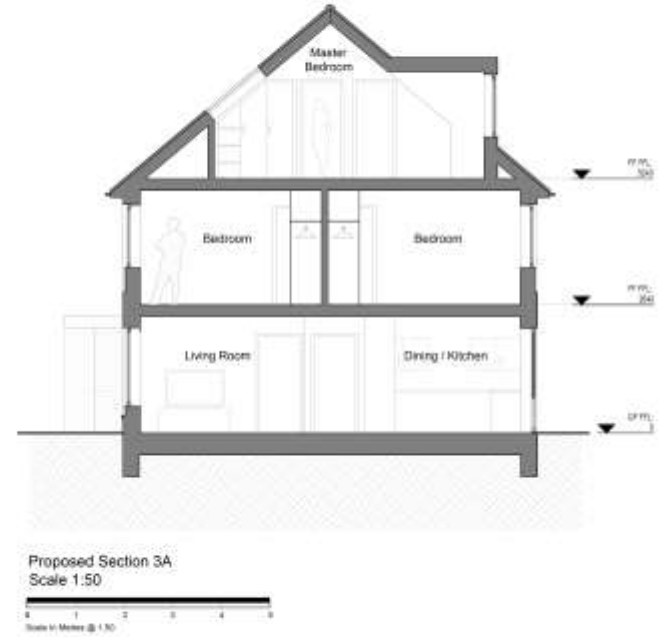
Combined Plans – Two Bedroom Dwelling



KEY

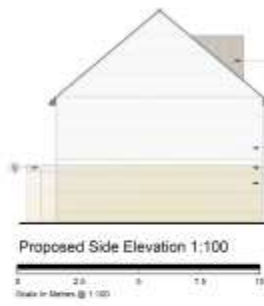
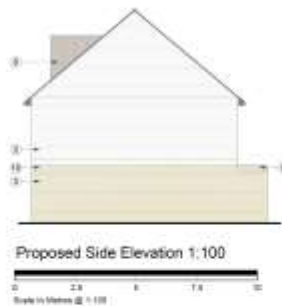
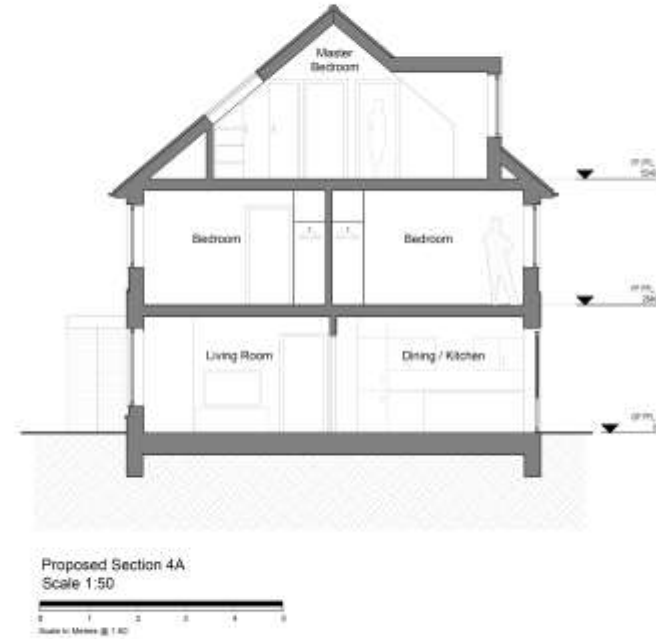
- 1 - Flax cement slate roof tiles
- 2 - Brickwork - Super White by Wincorberg
- 3 - Brickwork - Natural by TBS
- 4 - Bronze P.C aluminium glazing and glazed doors
- 5 - F.C aluminium entrance doors (various colours)
- 6 - White radiators
- 7 - Galvalume steel window grills
- 8 - Bronze P.C aluminium standing seam cladding
- 9 - Painted outside oil / varnish
- 10 - Timber frame - "Hyphor" beam by TBS
- 11 - Precast concrete panels

Combined Plans – 3 Bedroom Dwelling



KEY	
1	Flux control side roof tile
2	Brickwork - Super Stone to Veneer/Brick
3	Brickwork - 'Spitstone' by TRB
4	Brass P.C aluminium glazing and glass doors
5	P.C aluminium entrance door various colours
6	New soffits
7	Garment care wardrobe pods
8	Brass P.C aluminium standing screen cladding
9	Practical concrete set / canopy
10	Stair runner - 'Spitstone' brick by TRB
11	Photovoltaic panels

Combined Plans – 4 Bedroom Dwelling



KEY	
1	Flint cement slate roofline
2	Brickwork - Super White by Manserger
3	Brickwork - 'Mystique' by TBS
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100	Brickwork - 'Mystique' by TBS

Site Sections

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Proposed Site Section A
Scale 1:200



Proposed Site Section B
Scale 1:200



Proposed Site Section C
Scale 1:200



PLANNING
ISSUE

**DEACON +
RICHARDSON**
ARCHITECTS

Drawn	HH	Checked	TR	3	310122	Planning Issue	TR	-
3D Modelled		3D Modelled			09/02/20	Preliminary planning issue	TR	-
© Copyright Deacon and Richardson Ltd.					20/10/22	Final Issue	TR	-
Client	JRC Management Ltd.	Project Name	Proposed Site Sections (1of2)	Scale	1:200 @ A1	Revision		
Address	1 South Coast Road	Project Ref	3782 PL200	Scale	1:200 @ A1	Revision		
City	Peacehaven	Project Ref	3782 PL200	Scale	1:200 @ A1	Revision		

Artist Impression – Approach to Site from East

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Artist Impression – South Coast Road Street Scene

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Artist Impression – Entrance to Flats

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Artist Impression – Communal Garden to Rear of Flats

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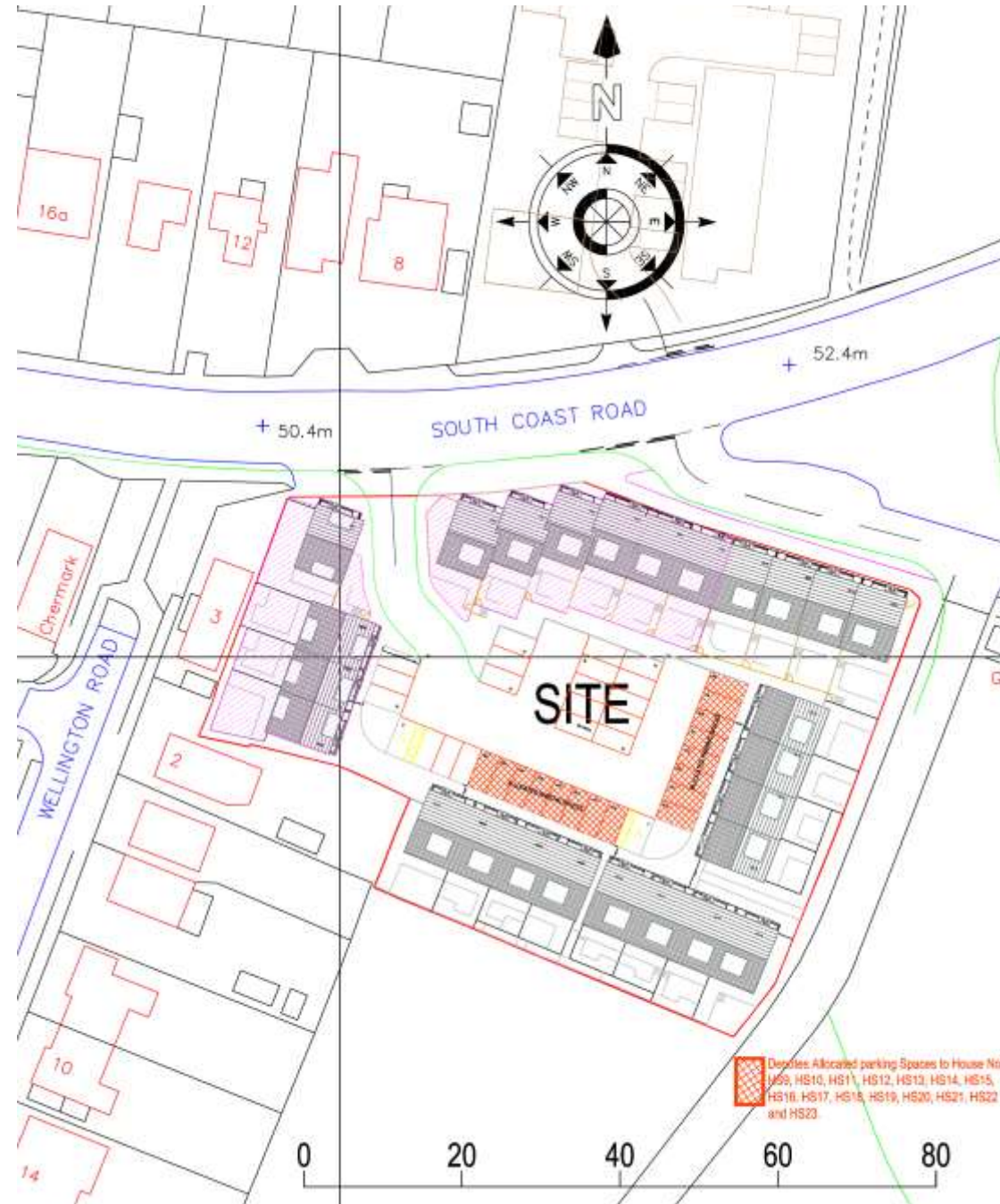


Artist Impression – View West from Flats Entrance



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LW/15/0462 – Layout with Resolution to Approve



LW/15/0652 – Artist Impression



View From the East



Approach to Site from West



Existing Site Frontage

Hoarding



View across the site



View Across Site – East to West – Showing Dwellings on Wellington Road

Across the site



Northern Boundary of Site

Northern boundary



Approach to Site on Public Footpath from the South

Footpath



View Across Site from South-East

View



Aerial View Over Site from East



Aerial View Over Site from South



Aerial View Over Site from West



Aerial View from SDNP



Item No.

LW/23/0268

2 Norlington Villas, Ringmer

Location Plan₅



Proposed Block Plan





View E to Norlington Villas from Norlington Lane



V12

View NE towards site from Norlington Lane / Byron Close Junction



View E to site from Norlington Lane



View SW towards site from Norlington Lane



Boundary of the site from Norlington Lane

Views within site



Elevations₅



DATUM 25.00m

Elevations₆



Site Plan₅



Tree Preservation Order No 6 2023

Crouch Gardens Bramber Road, Seaford

Location Plan of TPO trees

