

SUPPORTING INFORMATION FOR
RETROSPECTIVE PLANNING APPLICATION
AND LISTED BUILDING CONSENT FOR

47 South Terrace,
Littlehampton,
BN175NU.

On behalf of Southern Gas Networks

Agent
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West Parade
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TN39 3YB

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Introduction

In November 2017, Southern Gas Networks (SGN) were called to a gas escape at 47 South Terrace, Littlehampton, BN17 5NU.

47 South Terrace is a three storey mid-terraced house of brick construction with four separate dwellings at basement, ground, and 1st and 2nd floor. The building is Grade 2 listed and situated within a conservation area.

The property is as shown on the attached 1/1250 Site Plan.

Investigation to the cause of the gas escape revealed that the existing internal gas supply pipework was badly corroded and was no longer safe to use. Therefore SGN had no option but to disconnect the supply leaving the residents without gas.

With the gas disconnected, the residents had no heating or hot water and weather conditions were deteriorating and Christmas approaching. SGN had a responsibility to restore the gas supply to the consumers as quickly as possible.

Under current Gas safety legislation, it was not possible to replace the internal gas supply and all new supplies would require to be located on the external walls in the form of steel gas vertical riser and four separate steel gas laterals. The construction of external pipework to supply multi-occupancy buildings is regarded as standard practice in the gas industry.

Council Liaison

Dave Simmons representing SGN contacted Arun District Council to discuss the situation.

It was proposed to construct a new gas supply to the four dwellings utilising an external steel gas riser with four separate horizontal laterals. The Pipework was to be installed at the rear of the property.

On 30th November 2017, Dave wrote to Juan Baeza of the Planning department of Arun District Council attaching plans and photographs of the proposed works. (See Appendix 5)

Claire Dales, Conservation Officer of Arun District Council also contacted Dave Simmons directly and agreed that the work could commence as long as...

- a) Retrospective Planning Permission was sought at the earliest after construction was complete.
- b) Retrospective Listed Building Consent was sought at the earliest after construction was complete.

Tennant Liaison

SGN liaised with the Freeholders and obtained permission to install the new pipework via Danny Pell (dannypell123@hotmail.com) who acted on behalf of all the freeholders.

The Replacement Gas Supply

The new gas pipework was constructed on the rear and rear flank elevations of the property. Work started and was completed in December 2017.

The arrangement of the pipework is as shown on the attached drawings Appendix 1 – Plan showing gas supply to 47 South Terrace, Appendix 2 - Elevation on Arrow “A” and Appendix 3 – Elevation on Arrow “B”.

The actual layout of the pipework differs slightly from that indicated by SGN prior to construction owing to access and scaffolding restrictions but we feel the final layout is less disruptive and has less of a visual impact than the original proposal.

The attached elevations show the location of the constructed gas pipework whilst Appendix 4 shows photographs of the completed gas installation.

The gas supply is constructed as follows.....

- a) The gas riser is constructed from 1” diameter steel pipework.
- b) The four gas laterals are constructed from ¾” steel pipework.

The pipework has been painted in gloss black.

The Pipework is constructed on the rear elevation of the property which is...

- a) Not visible from the highway
- b) Is located in a private garden which is secure and only accessible to residents.

The Submission

I attach the following information...

- a) Supporting Information
- b) Site Plan
- c) Appendix 1 – Plan showing Gas Supply
- d) Appendix 2 – Rear Elevation 1
- e) Appendix 3 – Rear Elevation 3
- f) Appendix 4 – Photographs of Completed Installation

- g) Appendix 5 – Copy of an email from SGN to Arun District Council – 30th November 2017

Conclusion

The work is complete and the consumers have gas a safe supply.

The installation is unobtrusive and cannot be seen from outside the garden associated with the property.

This Planning Application and Listed Building Consent fulfils the criteria put forward by Arun District Council at the time.

Steve Eades

Agent for Southern Gas Networks

1st February 2018