Principal : John Tadman
Associate Chartered Institute of Building
Faculty of Architecture and Surveying

JOHN TADMAN BD & S ASSOCIATES
Building Designers, Surveyors & Contract Administrators
Town Planning Consultants
Telephone: 01424 777301
E-Mail:- bdsarchdesign@gmail.com
Webb:- www.bds-design.co.uk
Principal : John Tadman Dip Arch. ACIOB (FAS) FFB FTC

Aston Cottage
Netherfield Hill,
Battle,
East Sussex,
TN33 0LG

Your Ref :	Contract / Project No : **2201 / 12**
Our Ref : **JAT / SC / 2188 / LPADA01**	Date: **12th September 2012**

Adur and Worthing Councils
Plauning, Regeneration and Wellbeing
Portland House
Richmond Road,
Worthing
West Sussex
BN11 1LF

Dear Sirs
Re: Proposed Three Beroom Dwelling House Upon Land Forming Part of 46 Daniele Close, Lancing, BN15 9EJ

Contents:
Design and Access Statement,
Heritage Assets Assessment of Significance Statement Etc
Construction Waste Minimisation Statement.
Domestic Waste Statement

Desigu and Access Statement
Proposed Development
The proposed development comprises the erection of semi-detached three bedroom house upon land forming part of 46 Daniel Close that is owned by the applicant.

Pre-Application Advice
Pre-application was provided by planning officer Carlos Hone within a letter referring to ma previous application for development of the site that was withdrawn without being registered by the council. A copy of the advice letter is provided as part of the application submissions. It is considered that the advice provided by has been adhered to and the proposed development designed in accordance with that advice.

Cont'd

ADUR & WORTHING PLANNING SERVICES
PLAN | AWDM/ 1138 | 12
DATE VALID | 18 SEP 2012

Design and Impact of the Development
The design of the proposed house is in keeping with the adjoining property and those within the adjoining terrace of houses and the estate of houses in general and is accordance with the pre-application planning advice referred to above.

Accommodation provided within the proposed dwelling house conforms with and for the most part exceeds the minimum standards as specified within the council's adopted Good Practice Guidance Note 'Internal Space Standards for New Homes'.

It is considered that the proposed small dwelling house will have minimal impact upon the existing high density housing estate and will therefore have no detrimental affect upon the living standards of other residents. The new dwelling house will provide additional accommodation within an affordable price range and therefore will be beneficial to the locality by virtue of the addition of much needed family housing.

With reference to the flood risk assessment forming part of the application submissions and the application drawing the building will be designed to remain structurally stable and dry should flood water rise to a level of 1.0m above the adjoining ground levels. The Environment Agency advise that the likelihood of flooding is a
1 in 200 year occurrence and that the predicted depth of water at the location of the site is a maximum of 500mm. The incorporated tanking of the enclosing walls of the building in conjunction with the facility to fit provided floor gates at the door entrances coupled with the provision of flood barrier brick walls about the site with openings designed to receive flood gates as for the house will ensure that the building and the occupants remain safe from the effects of flooding of a depth 100% worse than that predicted by the EA.

Parking
Off street parking is available within short distance of the proposed development. Additionally the applicant has sought and obtained a single car garage for the use of the occupants of the new house that is located within a short distance of the site. Details of the garage facility are provided as part of the application submission.

Foul Drainage.
Foul drainage is extant and discharges off site to a public sewer. From enquiries made of the water authority the public sewer system has the capacity to accept the addition load imposed by the proposed development.

Refer to the flood risk assessment and the application drawing for details of the fitting of non-return valves to all new drains to prevent flood water from backing up the drains and entering the building.

Surface Water Disposal
Surface water from gutters, down pipes and ground gullies will discharge into a new soakaway to be provided within the curtilage of the site.

4.0) Mains Services.
Mains gas, electricity and water are supplied to the adjoining site and new services will be provided to the new development. From enquiries made with the services providers it is confirmed that there is sufficient capacity to serve the proposed dwelling house..
Cont'd

Affect Upon Ecology and Environment
The site is located within a predominantly built up area although open common land exists to the south east of the site although it is understood that the land is to be devoped in the near future as a football academy. There is a small area of open land immeduiatly to the east of the front of the property with a mature deciduous tree within 5.0m of the property boundary. There will be no encroachment upon that land and it is considered that the tree is far enough away from the site that the proposed building will not have an adverse affect upon the root system or other parts of the tree.
The proposed development by virtue of its use and character will have no adverse affect upon the immediate or wider environment or the ecology of the area.

Access
Access to the site is readily available via a public footpath that passes in front of the property and terminates at open rough ground immediately adjacent to the southern boundary of the site.
The site and the surrounding land and pavements are relatively level and there is no impediment due to topography that would inhibit disabled or partially disabled persons from being able to readily access the site and the surrounding paths and roadway system.
The design incorporates ramps providing access and egress to and from the site and the proposed building by disabled persons in accordance with Part M of the building regulations.

There exists a public access passageway that serves each of the properties that form the terrace of houses at the rear of the buildings and which runs parallel to a garage block located to the west of the site. That access way is to be extended to include access into the garden of the new house. Facilities such as refuse bins are placed close to a gate that will be located at the end of the extended passageway in order that they may be readily moved along the passageway to a location adjacent to the public highway for emptying by the councils refuse collectors. Refer to Domestic Waste Statement below.

Heritage Assessment of Significance Statement
Investigations reveal that the building and the site have no significant historical heritage.

Significance of Site and Setting
Historic Significance
For the reasons stated above it is considered that the site and its immediate setting has no historical significance.

Cultural Siguificance
For the reasons stated above the building and the site have no social or economic context or wider role in the community.

Aesthetic Significance
The site represents no significant aesthetic within the landscape being set within a high density development of like housing.

Cont'd

Archaeological and Geological Significance
There exists no record of any other buildings having existed upon the site prior to the erection of the current dwelling house or recorded historical events having occurred or taken place upon the site and therefore it is considered that the site contains no significant archaeological buildings or artefacts and that it has no significant historical or archaeological importance.

There are no significant geological features upon the site.

Site Construction Waste Management Plan and Waste Minimisation Statement
All non-recyclable material to be disposed of at a registered landfill site. Corrugated asbestos sheets are present upon the garage roof. These will be removed and disposed of by a licensed and registered contractor upon commencement of the building works.
General building waste products to be either disposed of at a registered landfill site or recyclable materials disposed of at a registered recycling plant.
Waste disposal shall have regard to Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan.
The main building contractor shall be required to prepare a construction waste management plan for the approval of the local authority prior to commencement of work upon the site.

Domestic Waste Disposal Statement.
Arrangements will be made for domestic waste products to be collected and disposed of by the local authority waste disposal services provider who currently collects waste from the adjoining and other properties.

Prepared and submitted by

John Tadman BD&S Associates.