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planning+building design

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HOUSEHOLDER PLANNING APPLICATION STATEMENTS AND OTHER NOTES:

RE: 54 TARRANT STREET> ARUNDEL> BN18 9DN

PLANNING STATEMENT:

SECTION 1/The Proposal: The need for this application is primarily to alleviate the dampness in the existing basement and rear outbuilding. A medical report shows high levels of spores emanating from these areas causing serious breathing difficulties for one of the applicants. A copy of this report, which is personal, is available on request. Similarly a damp survey has been carried out and an estimate obtained which show what remedial action is required and how this is to be achieved, these are also available on request.

The two areas to be treated are the Basement used primarily as a workshop and studio area for three dimensional artwork and occasional gallery space and the rear outbuilding which has also been used as a wood carving workshop and craft space but this use is limited by the sloping floor.

The proposed works required fall into two categories [a] Waterproofing and [b] other works of repair and maintenance as follows:

[a] Enabling works prior to the installation of an internal wall and floor system draining to either a sump [in the Basement or externally [in the Outbuilding.

[b] Replacement of several windows suffering from rot and general deterioration, replacement of some oak window/door lintels; repair or rebuilding of one chimney stack subject to further inspection when close access is available; the inclusion of some double glazing to high level windows at the rear of the property.

Finally, a new WC is to be installed in the Basement for the separate use of sculptors/artists working there.

SECTION 2 / Scale: NO CHANGE

SECTION 3 / Appearance: Brickwork and flints will match the existing, new windows will match those they replace and painted same colour as existing.

SECTION 4 / Use and Access and Waste Bins: NO CHANGE

SECTION 5 / Contamination: NOT RELEVANT

SECTION 6 / Flood Risk Assessment: NOT RELEVANT

SECTION 7 / Transport, Highways and Parking: NO CHANGE

SECTION 8 / Drainage: The existing rainwater system will be adapted to enable two new waterbutts to be fitted. The new WC will be fitted with a macerator discharging into a nearby Soil and Vent pipe.

SECTION 9 / Building Regulations Generally:

A Building Regulations application will be made or a formal Notice served and a completion certificate obtained. Current regulations will be met .

Section 10 / Party Wall Act: The act will apply.

HERITAGE STATEMENT; Submitted elsewhere as part of this application.

ECO STATEMENT: Submitted elsewhere as part of this application.