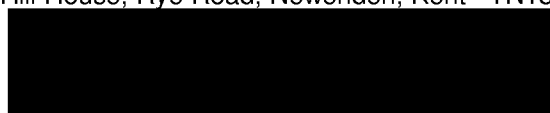


Michael Smith Designers in Architecture
MSDA

The Barn, Hill House, Rye Road, Newenden, Kent TN18 5PL



Proposed siting of 14 no. 2 Bedroom Mobile Homes, each with
standard 1.8 Metrex 2.4 Metre timber storage Shed. to Site running
South of Old Mead Road and alongside existing drainage ditch.

For
Mr. Giuseppe Molica-Franco
West Mead House
West Mead Road
Littlehampton.

Project Design Statement

Proposed siting of 14 no. 2 Bedroom Mobile Homes, each with standard 1.8 Metrex 2.4 Metre timber storage Shed. to Site running South of Old Mead Road and alongside existing drainage ditch.

Use

As permanent Dwelling Housing

Landscaping

The proposed does not impose visually on the existing landscaping or on that of neighbouring properties, however, it is proposed to install hedge screening outside the new proposed 1.8 Metre close boarded Fencing.. The proposal will improve the existing environment with a sensible minimal effect with 14 no. 2 bedroom Mobile Homes in harmony with similar units along the Old Mead Road.. The proposed 1.8 Metre perimeter fencing on the site will be installed and each site divided by a similar 1.8 close boarded fence to provide privacy and also provided with 1 metre high white painted picket fencing running between site and the internal 5.8 Metre wide access road running off Old Mead Road.. The proposal will not adversely affect any neighbours or views in the residential area and will have reasonable visual affect for others using or visiting the area.

Amount

The proposal is reasonable and meets fully the requirements of being a sustainable mobile homes dwellings ecologically and meets the design criteria of neighbouring properties within the Area

Layout

Each of the proposed units is in a reasonable plot of approximate average 139 sq. Metres to provide reasonable amenity internally and externally.

The proposal has been designed to be moderate and without imposing unduly, visually and in any way to adversely affect neighbouring properties or the amenity of any others nor have any adverse effect to any existing mature trees or hedges

Appearance

We believe that the proposal will have no detrimental impact on the neighbourhood or affect adversely the appearance of the site or outlook to the neighbouring properties.

Scale

The build proposed provides new homes in a moderate scale and compatibility within a residential area of Littlehampton area, within easy walking distance to shops and bus routes.

Access

The access from the highway is reasonable. Internally the doors are at 760mm width to allow reasonable disabled use

General Notes

The Main Contractor and/or any Sub-Contractors are entirely responsible for taking and checking all levels, dimensions and materials - whether specified or otherwise implied - before, during and in completion of this project.

All dimensions shown on drawings take precedence over scaled dimensions.

ALL DIMENSIONS MUST BE CROSS CHECKED AGAINST ACTUAL SITE BEFORE COMMENCEMENT OF ANY WORKS.

No works are to commence on site, nor materials ordered until all necessary Local Authority consents are obtained - in stages as necessary, and not without express permission from Mr. Giuseppe Molica-Franco or his agents.

All work and materials used are to be in accord with the requirements of the Local Authority, current British Standards, Building Regulations, latest amendments to 16th edition I.E.E., current Codes of Practice, and to meet a high qualitative standard throughout, even where these might supersede any specifications mentioned or referred to on the accompanying drawings or notes.

Where the drawings do not cover the requirements of site conditions consideration must be given to the relevant "Standards" or "Codes of Practice" and always be to the entire satisfaction of the Local Authority Building Control. New designs, should they be required, to cover variations must be referred to Michael Smith Designers in Architecture (trading as MSDA) & Associates, or Agents nominated by them.

The following notes and specifications must be read in conjunction with the drawings agreed and passed by Arun District Council Planning

Foundations

Each Site will be provided with a shingle space for hard standing parking and a 150mm thick concrete slab enforced with 142mm m/s reinforcement at 30mm and at 90mm. for the mobile homes and similarly for the timber garden shed.

Mains Water and Electricity to be provided to each unit and soil runs to Bio-Pure septic tank. All surface drainage direct to existing open drainage ditch running alongside the site and laid to falls of 1:30.

Soil runs to proposed Bio-Pure septic tank to be run at falls of 1:30 laid in trench on supporting pea shingle and covered to suitable safety depths.

