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BUILDING, PLANNING AND DEVELOPMENT

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Softcover reprint of the hardcover 1st edition 1981

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First published 1981 by
THE MACMILLAN PRESS LTD
London and Basingstoke
Associated companies in Delhi Dublin
Hong Kong Johannesburg Lagos Melbourne
New York Singapore and Tokyo

British Library Cataloguing in Publication Data

Green, Ernest H
Building planning and development. – (Macmillan
building and surveying series).
1. Real estate development – England
I. Title
333.3'8 HD608

ISBN 978-0-333-19789-9 ISBN 978-1-349-16535-3 (eBook)
DOI 10.1007/978-1-349-16535-3

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CONTENTS

<i>Preface</i>	vii
1. Introduction—an Historical Approach	1
2. Parties to a Development	15
3. Receiving Instructions and Preliminary Investigations	20
4. Land Use and Its Control	28
5. Site Appraisal and Analysis	34
6. The Economic Approach to Development	42
7. Roads, Streets and Footpaths	50
8. Residential Development	59
9. Community Development	81
10. Shop Development	87
11. Town Centre Development and Renewal	101
12. Industrial Development	118
13. Services	143
14. Landscaping	153
<i>Appendix A Use Classes Order, 1972</i>	159
<i>Appendix B Control Legislation</i>	160
<i>Appendix C A Developer's Brief</i>	162
<i>Appendix D Outline of Procedure from the Street Works Code, 1892</i>	166
<i>Appendix E A Summary of the Advance Payments Code (Highways Act, 1959)</i>	168
<i>Appendix F Arndale Chronology</i>	169

<i>Appendix G</i> Trees in Landscaping	170
<i>Index</i>	171

PREFACE

This textbook is intended primarily for students who are in the final stages of their studies for a degree or professional qualification in one of the landed professions. The author makes no attempt to follow the exact syllabus of any particular body because they are often subject to change, but hopes that the book will be of value to many.

A large development demands many skills and professional specialisations and no one person could be equipped to deal with all the stages in the development process. It is important nevertheless for all those taking part to have at least an understanding of the contributions made by others.

Each chapter deals with a different aspect of the development process and each, if studied in isolation, could be shown to be incomplete—but that is inevitable with a book of this kind.

It will not teach any particular member of a development team his job but it should enable him to see a development scheme in a wider perspective and this in turn should make each individual contribution more valuable.

This book is written at a time when little development is taking place, at least by comparison with the boom period of the late 1960s and early 1970s. Building costs have virtually doubled in the past few years and interest rates have been high. This has made it more costly to borrow money and it has also meant that the return in the form of rent on new development has to be proportionately higher than was generally acceptable a few years ago.

The author is conscious of this situation and therefore appreciates that some of the material used in dealing with the financial aspects of development may not be strictly applicable to conditions as they exist today, but in order to produce a balanced textbook it is necessary to assume reasonably stable conditions, and it is hoped that these will prevail when the book is in circulation.

ERNEST GREEN

ACKNOWLEDGEMENTS

I am grateful to Ian Hamilton-Penney, M.S.A.A.T., A.I.P.D., for most of the illustrations used in the book, and to Ken Blount, F.I.A.S., M.I.L.G.A., A.M.B.I.M., Chief Building Surveyor for Wolverhampton Borough Council, for his guidance on building control.

I also wish formally to acknowledge the help given to me by: Town and City Properties Ltd on my visits to the Arndale Centre at Luton; and The Bradford Property Trust, for plans and other information on the development of a new village at Martlesham Heath near Ipswich.

E.H.G.