

## **Design & Access Statement & Heritage Statement**

The Well House,  
Climping Street,  
Littlehampton,  
BN17 5RQ

### **The Proposal:**

The Well House was granted planning and listed building permission in 2009 (application ref: CM/16/09 & CM/17/09/L ) for adaptations to the existing garage to form ancillary accommodation to existing house. This work was started in 2009 and carried out in part by the previous owner of the property.

The new owner and applicant would like to make some adaptations to the original planning consent, so this application seeks permission to make some adaptations to the permitted Annex.

### **Site and Surroundings :**

The application site is located in Climping Street, and the converted garage sits within the site of the main house which is Grade II Listed (please see listing details from Historic England below).

### **Design & Access:**

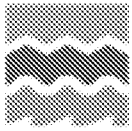
The proposal retains a traditional timber frame appearance, but seeks the addition of timber shutter doors to the East elevation, with glazing behind. With some minor internal changes the overall annexe remains the same.

### **Flood Risk Assessment:**

According to the Government Flood Map for planning, as indicated above, the property does not fall within the area at risk from coastal or river flooding. Attached with the Application is a print out from the Environment Agency Website.

### **Summary:**

The proposed adaptations are in keeping with the existing building vernacular and has been carefully designed to be respectful of the existing Grade II listed house. The proposal will have minimal visual impacts on the surrounding area.



Historic England

**VIRGINIA COTTAGE ( also known as the WELL HOUSE )**

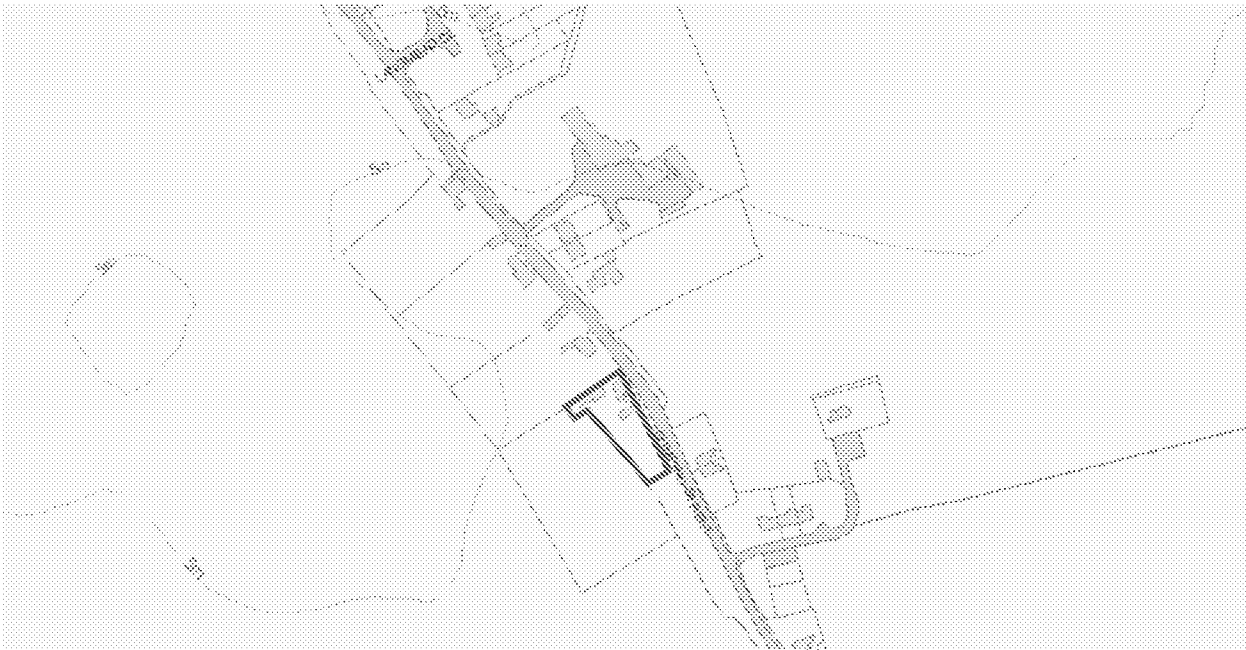
**Heritage Category: Listed Building**

**Grade: II**

**List Entry Number: 1027675**

**Date first listed: 05-Jun-1958**

**Statutory Address: VIRGINIA COTTAGE, CLIMPING STREET**



Ordnance survey map of VIRGINIA COTTAGE © Crown Copyright and database right 2019. All rights reserved.  
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**Statutory Address: VIRGINIA COTTAGE, CLIMPING STREET**

**County: West Sussex**

**District: Arun (District Authority)**

**Parish: Climping**

**National Grid Reference: TQ 00152 01414**

**TQ 00 SW CLIMPING CLIMPING STREET 16/344 5.6.58 Virginia Cottage II**

**C18. Two storeys. Three windows. Red brick. Flush stringcourse of grey headers. Brick modillion eaves cornice. Windows with cambered head linings and glazing bars intact. Modern gabled porch.**

**Listing NGR: TQ0015201414**