

DESIGN & ACCESS STATEMENT

(Based upon Statement originally submitted by Grahm Nicolls Ltd –
dated 04.10.2016)

for the

Proposed Re-development

of

135A Wick Street
Littlehampton
Sussex
BN17

studio 5 (london) design Ltd

130 Warden Avenue, Harrow, Middlesex HA2 9LN

22:278
APRIL 2022

INTRODUCTION:

This planning application is a re-submission of the application submitted by Graham Nicolls Ltd in October 2016 and granted planning permission on the 18/01/2017 – reference LU/290/16/PL.

The reason for the re-submission is due to the expiry of the 3-year period for work to commence.

The application is based on the original drawings and Statements.

GRAHAM NICOLLS LIMITED - 04.10.2016

SECTION 1 / History and Proposal:

The property consists of a Ground Floor flat roofed single bedroom flat, currently occupied, which was converted from an office in the recent past.

The proposal is to alter and adapt the existing structure and add a first floor under a pitched roof to form a new studio flat.

SECTION 2 / Scale:

The additional floor and roof will not exceed the height of the adjoining property and the roof form allows the original two storey adjoining property to retain its own identity. The form of the new building will be far more sympathetic to the street and adjoining property in Wick Street.

SECTION 4 / Appearance: (sic)

The proposal is the result of a revised scheme discussed with Arun Planning Department following the rejection of an earlier proposal. The scheme as now proposed retains the identity of the adjoining two storey pitched roof property and reflects the same form and will use the same materials and now incorporates screening to the rear external stair as requested to avoid overlooking.

SECTION 5 / Use and Access:

The existing Ground Floor flat has access from the rear by way of a gate in Courtwick Road, the same access will also provide access to the new flat.

SECTION 6 / Consultation:

The applicant met with Juan Beaza on 10.06.2016 to discuss an amended scheme prepared to address objections to the earlier proposal. He was advised that the scheme as now submitted had resolved the design issues including the incorporation of screening on the new rear external access stair to avoid overlooking.

SECTION 7 / Additional Statements:

- 7.1 Bio-Diversity:
Our opinion is that a Biodiversity Statement is not required. The development does not have pitched roof to be removed.
- 7.2 Drainage:
The existing combined drainage system will be retained.
- 7.3 Bin storage and collection:
See drawing number 021115/TP.01C
- 7.4 Landscape Statement:
Hard paving to rear area will be retained.
- 7.5 Parking:
There is no parking space within the site but on-street parking is available.
- 7.6 Affordable Housing Statement:
NOT APPLICABLE
- 7.7 Sustainable Development:
The proposal will add one new dwelling to the housing provision.
- 7.8 Flood Risk Assessment / Alleviation:
The property is not within a flood zone.
- 7.9 Contamination:
There are no records of any contamination or asbestos on the site, any found during construction works will be analysed and appropriate action taken.

Edition prepared 11/04/2022