

Design and Access Statement

To the Planning Application for

**Proposed conversion to create two self contained flats
two self contained maisonettes and retention of the shop unit.**

**3 and 3A high Street,
Littlehampton, BN17 5EG.**

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The Site

The site is located in the heart of Littlehampton town centre between the main shopping streets and the railway station. It is bounded to the west by the Littlehampton United Church, to the north by the Church Hall and St. Martins Road car park, to the east by a funeral directors and associated out buildings and to the south by the high street onto which the shop unit fronts.

Use

The existing use.

The front half of the site was previously used as **A2 Betting office with associated storage space** and it comprises a three story building fronting the High Street with a two story building immediately behind together with a small open yard and an outside toilet. This accommodation has been vacant for approximately one year.

The rear portion of the building currently in **B1 Business Use** provides accommodation for **office use, workshop, storage space and staff toilets**. The buildings provide a mixture of single and double story accommodation with a small open yard and an outside toilet.

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Use

The proposed use

The proposed use is a mixture of C3 residential and A1 shops. Details of the areas of each use are shown under 'amount' below.

We draw your attention to the fact that as a business site, access is very poor, primarily because there is no vehicular access and pedestrian access is via a pedestrian passage. Further more, the loss of B1 Business Use proposed does not represent the loss of any jobs.

The current tenant, Rainbow International use this site for a small part of their operations and they intend to move their office personnel to more suitable accommodation closer to their main operational depot.

Amount

Existing A2 Betting Office Use.

At the front of the premises, the Betting Office floor space at ground floor level amounted to 70m² with 85m² of associated storage space at first and second floor level and 9.0m² yard and external toilet accommodation.

The storage space at first and second floor above the shop unit will be converted to a two bedroom maisonette.

The storage space at the rear of the shop at ground and first floor will be converted to residential floor space being given over to a combinations of living accommodation and common ways circulation space.

The proposals leave an A1 Use Shop Unit with a floor area of 43m² having shared use of a bin and cycle store area of 9.0m². The shop unit will open directly onto the High Street as it does currently.

Existing B1 Business Use.

At the rear of the premises the remaining building is given over to B1 Business use with a total floor area of 165m² plus a small open yard and toilets of 9.0m².

This B1 floor area is to be converted into residential accommodation with the single story buildings being demolished to create open amenity space for use by the residential units.

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Amount continued.....

Use - breakdown - existing

A2 Use - Betting Office / staff room / toilet accommodation	73.0 m2
A2 Use - Storage space at first and second floors	85.0 m2
A2 Use - External yard / access to staff toilets	10.0 m2
B1 Use - Office / Workshop / Storage / Staff toilets	162.0m2
B1 Use - External yard / access to staff toilets	9.0m2

Use - breakdown - proposed

A1 Use - Shops / retail floor space / toilet accommodation	43.0m2
A1 Use - Shared use of cycle and bin store area [total 10.0m2]	2.5m2

Unit 1

C3 Use - Dwelling house - One bedroom maisonette	54.0m2
C3 Use - Dwelling house - Amenity space / Garden	38.0m2

Unit 2

C3 Use - Dwelling house - One bedroom flat	40.0m2
C3 Use - Dwelling house - Amenity space / Garden	17.0m2
C3 Use - Shared use of cycle and bin store area [total 10.0m2]	2.5m2

Unit 3

C3 Use - Dwelling house - One bedroom flat	40.0m2
C3 Use - Shared use of cycle and bin store area [total 10.0m2]	2.5m2

Unit 4

C3 Use - Dwelling house - Two bedroom maisonette	70.0m2
C3 Use - Shared use of cycle and bin store area [total 10.0m2]	2.5m2

C3 Use - Common ways [Entrance, access corridor, stairs]25.0m2

Scale

The works proposed do not alter the scale of the original building as the original 'shell' remains intact with minor alterations and improvements to the fenestration

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Layout

The proposals will utilise the existing building shell upgraded as necessary to accommodate a two bedroom maisonette above the shop unit, two one bedroom flats

behind the shop unit located at ground and first floor level and a one bedroom maisonette at the rear of the premises. The original yard at the rear [currently enclosed by a shallow pitched roof] will be opened up to provide 38m² of garden amenity space to unit 1 [a two story maisonette] and the existing external toilet accommodation will be removed to provide 17m² of garden amenity space to unit 2 [the one bedroom flat at ground floor level] The Betting Office space will be reduced by the width of the corridor providing access to the residential units but it retains an internal toilet and will have shared access and use of the yard for bin and cycle storage.

Landscaping

There will be no substantive landscaping works, save the two yards will be opened up and paved over to provide garden amenity to the residential units.

Appearance

Large parts the building front and back are constructed in load bearing solid masonry walls presenting brick quoins and window surrounds with flint infill wall panels. The exception to this is the ship lap boarding to the timber framed outrigger extension at the rear and the painted pebble dash rendered to the front elevation at first and second floor level.

The fenestration generally is a complete hotchpotch, there being twelve different styles of window, with the most incongruous mix showing at the back of the building where infill wall panels have been erected on an ad-hoc basis.

With the proposals therefore, we aim to introduce a level of consistency and quality of style while taking visual cues from the existing building.

The new shop front will be in a powder coated aluminium and present two doors. One providing access to the shop unit, the other access to the residential units above and behind.

The large picture window at first floor level facing the High Street will be replaced by two vertical sliding sash windows in white upvc to match the style of the existing windows above, with a new solid wall panel between. All of the new and replacement windows to the maisonette above the shop unit will be in the same style, material and colour.

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Appearance continued.....

At the rear, new and replacement windows will be taken from two ranges,
At ground floor level the new and replacement windows will be vertical sliding sash windows in white upvc that will match the original sliding sash windows and where replication of the size and scale of the originals is appropriate.

At first floor level, the windows will be taken from a 'narrow module' 'cottage' range with side hung casements and dividing bars.

New masonry walls at the rear will be in a red stock brick with flint faced concrete block infill panels to match the style of the existing building.

New timber framed walls at first floor at the rear will be clad with plastic ship lapped board, with through colour, in a colour to suite the maritime environment.

Access

There is no vehicular access to the site.

There will be provided covered cycle stores with enough space for two bicycles per flat and the shop unit. Access to public transport is very good. The site is in the heart of the town with numerous bus services within easy reach and the train station is a stones throw away.

Conclusion

We consider the that proposals comply with relevant Development Plan Policies in that, there would be no materially adverse effect on residential amenity or the character of the area. Further more, the proposals are consistent with applications previously approved on this site.

The proposed use mix of the building would be similar to other use mixes within the vicinity. The replacement windows would be similar in style to the existing and would not look out of place in the street scene. There would therefore enhance the character of the area and the visual amenities of the locality.