

DESIGN & ACCESS STATEMENT

Ref: 16181
Regency Guest House
85 South Terrace
Littlehampton
West Sussex
BN17 5LJ



Caldotec
Architectural
design

3rd May 2016

BACKGROUND & PLANNING HISTORY

The Property, a Victorian Town House located on the sea front has limited planning history, all in association with this use as a guest house/hotel since approximately the 1950's; new signage and alteration to external staircases etc. The most recent of which are shown below.

- ✦ LU/251/12 - Withdrawn
COU of lower Ground Floor to Self Contained Flat
- ✦ LU/390/10/CLP – Removal of Fire Escape Staircase from rear of Property.
Refurbishment of outbuilding to become games room and shower room

AMOUNT

The proposal includes a rear 1.5 storey extension and internal alterations to provide improved owners accommodation within the property which is a Guest House on the seafront in Littlehampton.

Currently the owners reside in the rear of the property with limited number of rooms. They have 2 living spaces/bedrooms, a small additional office space off the bedroom on the Ground Floor and kitchen. There is no main bathroom to their accommodation only en-suites to the bedroom areas.

The proposal is to remove an existing block built flat roofed outside room used as a laundry room and replace with a new fully integral 1.5 storey extension housing a new bedroom area. The current Living/ bedroom areas would then be converted to a bathroom and lounge.

The rear extension adds 13.15sq.M to the area of the accommodation on the lower ground floor at the rear.

LAYOUT

The proposal will provide:

On Lower Ground Floor - For owners' accommodation a new dedicated bathroom and bedroom. The remainder of the Lower Ground which is used as guest accommodation accessed from the front of the property will remain the same.



On Ground Floor – The existing bedroom will become a dedicated lounge. The existing ensuite will be removed, with the room being open up around the chimney. The rest of the Ground Floor will remain unchanged.

APPEARANCE & ORIGINAL FEATURES

The existing incongruous laundry room will be removed to make way for the proposed extension. The proposed will be rendered a light colour as is the current laundry room; however the proposed extension will have a mono-pitched roof with large roof light to provide light to the new internal staircase. We are proposing to use tiles of a similar colour to the existing building to harmonise with the main buildings. A rear glazed wall on the extension will provide a modern feel to the owner's private accommodation.

NEIGHBOURING PROPERTIES & STREET SCENE

South Terrace is built of large terraced dwellings in a mix of single occupancy, flats and multiple occupancy, and guest houses. The rear development to this property will not, therefore, have any effect on the general street scene.

VEHICULAR, CYCLE & PEDESTRIAN ACCESS

All access to the site will remain unchanged. A new secondary pedestrian entrance will be provided to access the garden via the bedroom.

Kathryn Welch
Acting as Agent on behalf of
Ms. N. Ewer & Ms. M. Waelti