

Design Access Statement
For
27 Church Street, Littlehampton.
BN17 5EN

Forward.

The proposed redevelopment of 27 Church Street, Littlehampton, currently as a vacuum repair shop with accommodation above, comprising of one bedroom flat came about after extensive redevelopment of the adjoining land and properties, and a previous application (LU/59/05/)

After careful consideration and testing the market for over 18 months to sell the property and business as an on going concern and to relocate the business of a vacuum repair shop to vacant premises within the town centre came with out success. The site has tried various times in the past to redevelop to domestic dwellings.

It is the intention to provide with this application One, Two bedroom flat in the existing shop. The benefits this would provide are that the community would have the existing shop centrally located to other shops and parking. In addition a purpose built accommodation unit of low cost rental, either for local authority, key workers or through private rental, close to local amenities and within walking distance of the local public transport network.

It is not the interest to detract from the existing environment but to seamlessly blend with it by using materials of similar or contrasting appearance to keep the harmony. It is the intention to develop this site with like materials both on the external face.

Due to the constraints of the site, the new building will encompass all of the ground floor to maximise the living accommodation. Consideration has been made so as adjoining properties are not directly looked into. Sloped access to the ground level accommodation, along with the advantage of user friendly lay out of the ground level accommodation would benefit the community that is less advantaged.

The existing structure has side access which is covered over and a covered work shop/storage area behind. It is the intention to remove the covered areas opening up the site and exposing the existing doors and windows. The rear of the property will be used as a garden for the ground floor flat.

USE.

The site will be solely used for residential accommodation, as adjoining properties, either for the elderly, key workers, private rental or social housing. Considering the adjoining properties this proposal will fit in with the surroundings well.

The lack of parking has been considered. Considering the market this development is focused on; poses little impact on this situation. Public transport is within easy walking distance along with all local amenities e.g. shops, churches, and the local infrastructure. This application would support the local development plan for affordable housing.

Amount.

The existing first floor flat will be untouched except changing the front entrance layout. The proposed ground floor flat will utilise the whole of the ground floor for accommodation.

Layout.

The proposed scheme would work similar to its current use, by accessing the property from the main street and through Temple Court. There has been consideration to the possibility of purchasing a parking space from Temple Court, yet to be agreed. The external surroundings are low maintenance.

Scale.

As previously stated the size of the proposed development will encompass all boundaries, thus maximising the habitable area and reducing the waste land. The intention is to provide a two bedroom flat with approximately 53m² of useable space.

Landscaping.

Unfortunately because the proposed will occupy the entire site there is no scope for landscaping, but hard landscaping will replace any disturbed surfaces.

Appearance.

The existing shop front will be removed and replaced with two windows as per elevation plans. The remaining areas will be bricked in with face bricks to match. Windows will be UPVc double glazed to meet current regulations.

Access.

There will be ramped access to the main communal front door from the public footpath along the main road in Church Street. Both flats will be access via the main front door. Side access will facilitate emergency vehicles and refuse collection from a central point of collection. Easy access to public transport, bus stop is with in yards of the development and the rail network is a short walk through the main shopping centre.