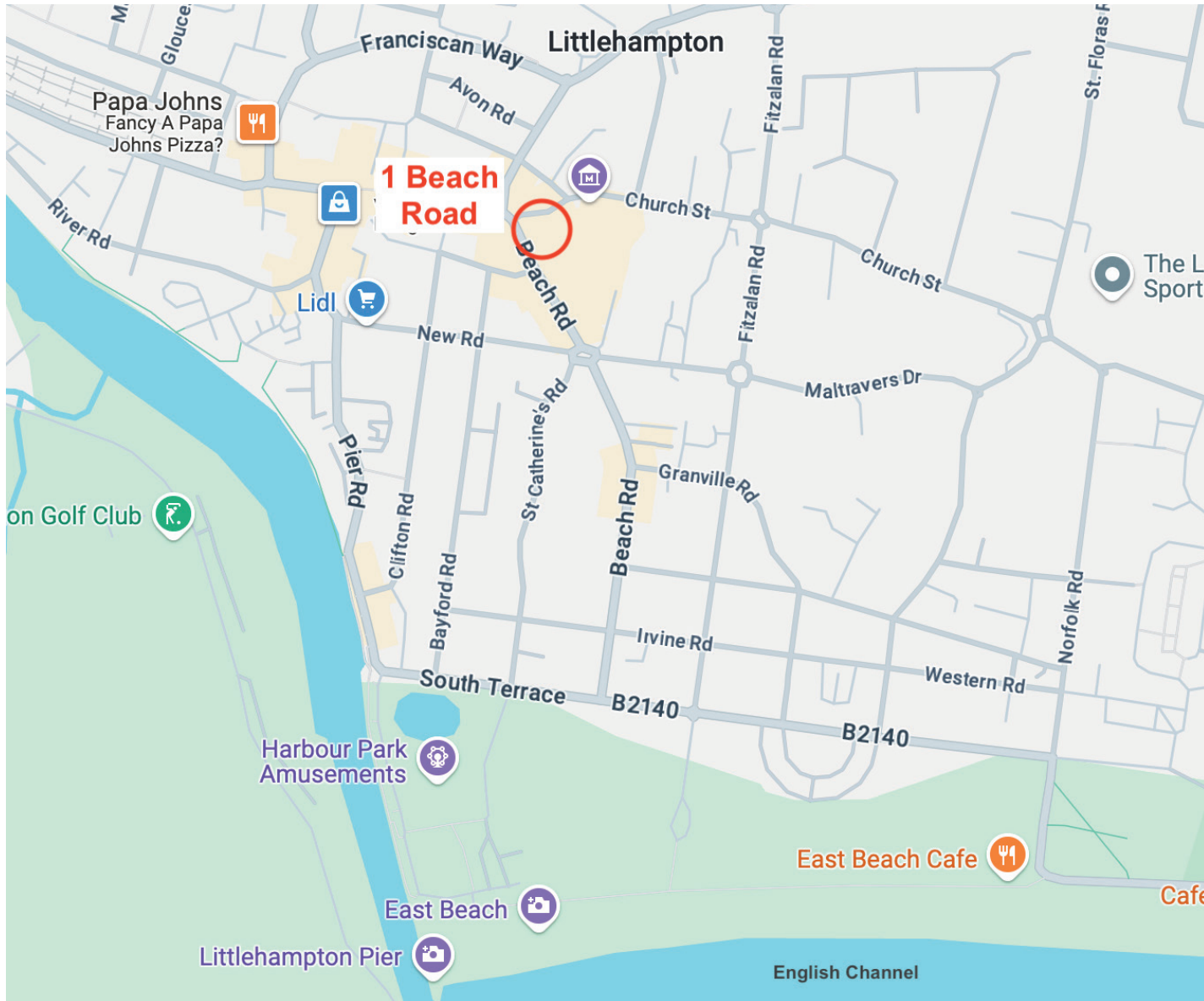


1 BEACH ROAD BN17 5HY LITTLEHAMPTON



DESIGN AND ACCESS STATEMENT DA-2437-03

June 2026



CONTENTS

1.0 INTRODUCTION

- 1.1 INTRODUCTION
- 1.2 HISTORY AND SITE LOCATION
- 1.3 EXISTING SITE & SURROUNDINGS
- 1.4 SITE CONTEXT
- 1.5 PLANNING HISTORY & PREVIOUS DEVELOPMENT

2.0 EXISTING

- 2.1 EXISTING PLANS
- 2.2 EXISTING ELEVATIONS

3.0 PROPOSAL

- 3.1 PROPOSED PLANS
- 3.2 PROPOSED ELEVATIONS

4.0 CONCLUSIONS



1.0 INTRODUCTION

1.1 INTRODUCTION

Duffy Associates have prepared this statement on behalf of our client in support of full planning application to extend and refurbish 1 Beach Road, Littlehampton, BN17 5HY.

1.2 HISTORY AND SITE LOCATION

Maps from the 1790s show that the land now occupied by 1 Beach Road was part of the grounds of the Manor House and St Mary's Church at Littlehampton. This seems to have been the case until the mid 19th Century.

Maps from the 1870s to the 1890s show the land now occupied by 1 Beach Road was the garden of a house on Beach Road.

A newspaper article from November 1900 indicates that the Capital and Counties Bank acquired the site and may have erected the current building c1901 as a branch of their bank.

Maps from 1910 onwards show the building now known as 1 Beach Road and it is identified as a bank from that time onwards.

The Capital and Counties Bank merged with Lloyds Bank in 1918 and from 1930, Littlehampton street directories identify the current site of 1 Beach Road as a branch of Lloyds Bank.



SOUTH VIEW



EAST VIEW



NORTH VIEW



WEST VIEW

1.3 EXISTING SITE & SURROUNDINGS

1 Beach Road in Littlehampton is located in the centre of Littlehampton, close to its main shopping area. The property is a two storey red brick detached building with a slate tiled pitched roof. Constructed in 1904 the property was formerly occupied by a Lloyds Bank branch, a building that reflects the town's commercial history and proximity to key amenities.

With its historical architecture, 1 Beach Road is a recognizable landmark in a mixed-use neighborhood, known for its blend of commercial spaces, leisure destinations, and residential areas that reflect the town's coastal and community-oriented identity.

The property is situated on the corner of Beach Road and High Street with Beach Road running north from the beach and High Street running east - west.

The main entrance, featuring a stone portico, is located on Beach Road. The interior layout has been preserved from its time as a Lloyds Bank, with rooms arranged across the ground and first floors. A small basement lies beneath the building.

At the rear, there is an open courtyard enclosed by a tall red brick wall. A secondary entrance to the building is also located at the back and is accessible via this courtyard.



NORTH ELEVATION - SHOP VIEW



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

1.4 SITE CONTEXT

The site is a building of special interest and it overlooks the High Street.

1 Beach Road is situated on the corner of Beach Road, High Street, and Church Street. It is close to the East Street Conservation Area boundary. To the east there are two Grade II listed buildings, the Manor House and St Mary's Church. To the north of the application site are 7 and 9 Church Street, Nos 11 and 13 Church Street (Fushcia Cottage and Regency Cottage) and 23 Church Street (Friends' Meeting House). Furthermore, there are a number of buildings that are locally listed in the vicinity of the application site - Nos 88, 86, The Arcade, 84 & Nos 61-63, 65, and 71 High Street. On the Beach Road, numbers 7, 11, and 15 Beach Road.

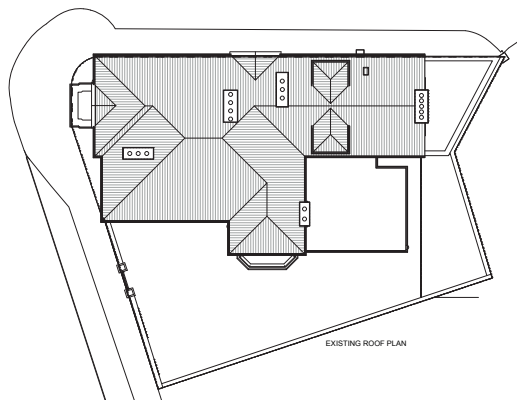
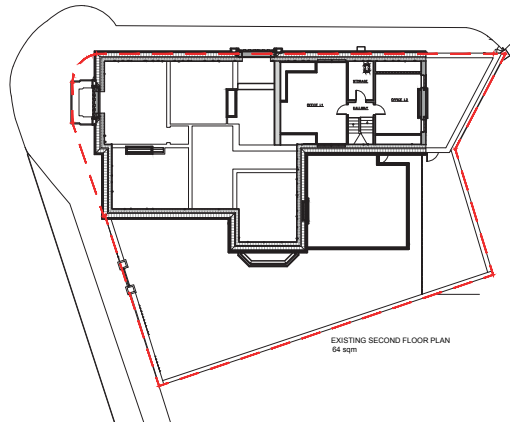
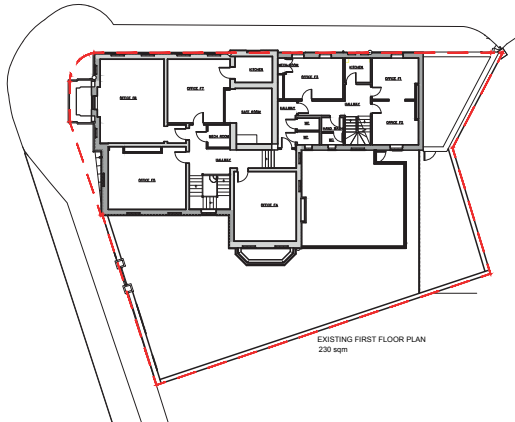
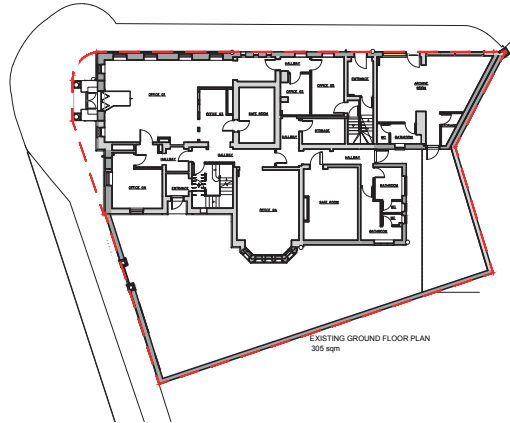
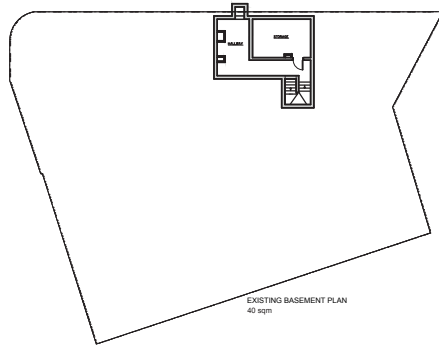
1.5 PLANNING HISTORY AND PREVIOUS DEVELOPMENT

The majority of the applications relate to advertisement consent together with applications relating to the buildings use as a bank.

Previous Applications from the same Applicant:
Pre-Application Advice **PAA/104/24/**
Planning Officer: Ms Amber Willard

Planning Application **LU/168/25/PL**
Planning Officer: Ms Amber Willard

Please refer to the Planning Statement from Pembroke Planning for the full list of previous planning applications.



2.0 EXISTING

2.1 EXISTING PLANS

The property comprises three main floors—ground, first, and second—as well as a small basement.

The ground floor was primarily used by Lloyds Bank and included office space, a safe room, and WC facilities. A corner section of the building, located between the High Street and the car park, previously operated as a separate shop with its own independent entrance.

The first floor also housed Lloyds offices, including another safe room, along with a kitchen area and WC facilities.

The second floor featured a small section of office space overlooking the High Street. The remainder of this floor was unused and consisted of loft space.

The existing roof shows No.2 dormers and No.4 chimney stacks.

2.2 EXISTING ELEVATIONS

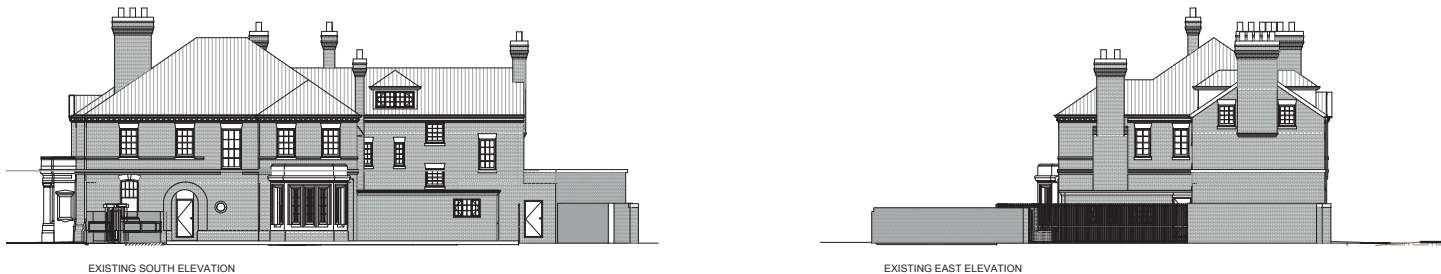
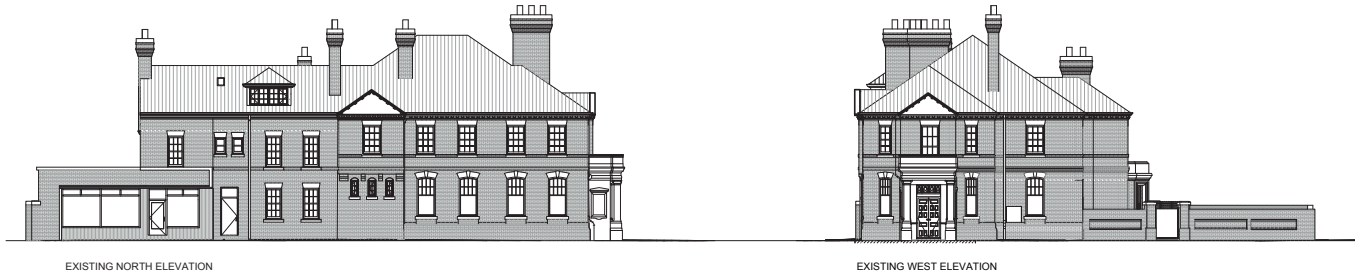
No. 1 Beach Road is a neo-Georgian style building originally constructed as a bank. Its Beach Road elevation (west) is composed of four distinct bays. The central bay, marked by a pediment and projecting forward from the façade, houses the main entrance, while the remaining bays are recessed. The ground level is built from red brick, contrasting with the first floor, which is finished in brown brick with red brick accents around the windows.

On the upper floor, the timber sash windows are set within flat brick arches. At ground level, windows feature arched openings with carefully cut segmental brick arches and prominent brick keystones. The lower parts of these windows contain fixed, single-glazed panels, while the upper portions are divided into four or six panes.

The Church Street elevation (north) is made up of four distinct parts: a large eastern section organized into four bays; a projecting, pedimented bay; a recessed bay; and a single-storey section with expansive modern windows. A dentilled cornice extends across the façade but terminates at the pedimented bay, beyond which it continues as a simpler, moulded cornice. This façade incorporates a variety of window styles, all unified by red brick surrounds and segmental arches, mirroring the Beach Road frontage.

On the side (east) facing the Manor House car park, a substantial corbelled chimney stack in red brick rises between two sash windows on the upper floor, beginning at the first-floor level.

The rear elevation (south) includes a prominent bay window at ground level, an arched opening, and additional architectural detailing that enhances the building's character.



3.0 PROPOSAL

3.1 PROPOSED PLANS

It is proposed to change the use of the existing property from Class E to a mixed Class E and Class C3 Residential.

The property will retain its three main floors—ground, first, and second—as well as the existing small basement. A first floor extension is proposed on the eastern elevation. The currently unused loft space on the second floor will be converted, featuring the addition of four dormer windows and two rooflights to provide natural light and headroom.

The ground floor footprint will remain unaltered, with no extension proposed, and will provide four commercial units. A communal external area will incorporate cycle parking and allocated storage space

The first floor will be reconfigured to provide five new residential flats of varying sizes.

An additional two flats will be created on the second floor.

The basement will serve as a plant room to support the building's mechanical and utility systems.



3.2 PROPOSED ELEVATIONS

The neo-Georgian character of the building will be preserved, with all new additions designed to complement and integrate seamlessly with the existing architecture.

The west elevation, fronting Beach Road, will remain largely unchanged, with only the sides of two new dormer windows visible at second-floor level, along with two new conservation style veluxes with central vertical glazing bar positioned on the roof.

The east elevation, overlooking the car park, will feature a new brick extension at first-floor level with brick to match existing in colour, size and bonding to make the look consistent and integrated with the existing building, incorporating a stone white fascia detail on the parapet of the proposed new flat roof extension design to reflect existing architectural feature.

The north elevation, facing the High Street, will display the new first-floor brick extension on the left-hand side, including two windows, as well as two dormer windows on the second floor. The remainder of this elevation will remain as existing.

The south elevation, facing the private and communal garden area, will feature a new ground-floor structure built within the existing footprint, together with a new first-floor extension. This will incorporate three new windows and a French door providing direct access to the garden. The existing open ground-floor area will be retained beneath the new first-floor extension. In addition, two new dormer windows will be introduced along this elevation.



4.0 CONCLUSIONS

In conclusion, the proposed development has been carefully designed to respect and preserve the architectural character of the existing neo-Georgian building and its surroundings. The sensitive integration of new elements ensures that the scheme will not cause harm to the character or appearance of the area. On the contrary, it seeks to make a positive contribution to the local context by enhancing the building's use and appearance.

By offering a mix of flat sizes, the proposal caters to a range of residents—from young professionals to couples and families—helping to support a balanced and sustainable local community. The introduction of four commercial units at ground floor level will bring active frontage and vitality to the street, creating a more engaging and welcoming environment for both residents and visitors.

We believe this scheme will not only preserve but improve the quality and utility of the site, reflecting our commitment to thoughtful development and care for the wider community.

