



Roberts & Wrigley Associates.

Design & Access Statement to accompany
Planning application for proposed conversion of existing building into 6 x self contained
units at;

12 St Catherines Road
Littlehampton
West Sussex
BN17 5HS



Roberts & Wrigley Associates.

Context / Use.

The site currently consists of a semi detached property circa early 1900's

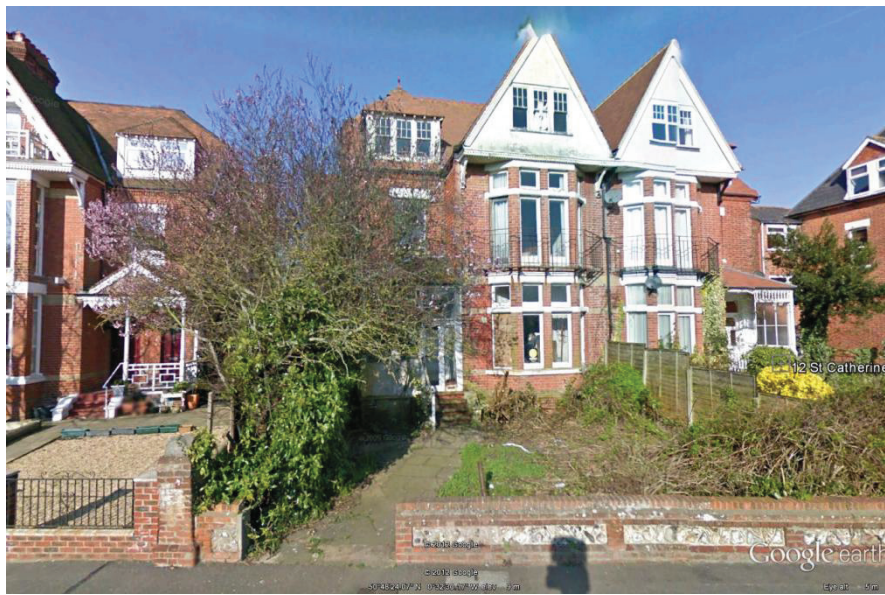


Image – Google street view



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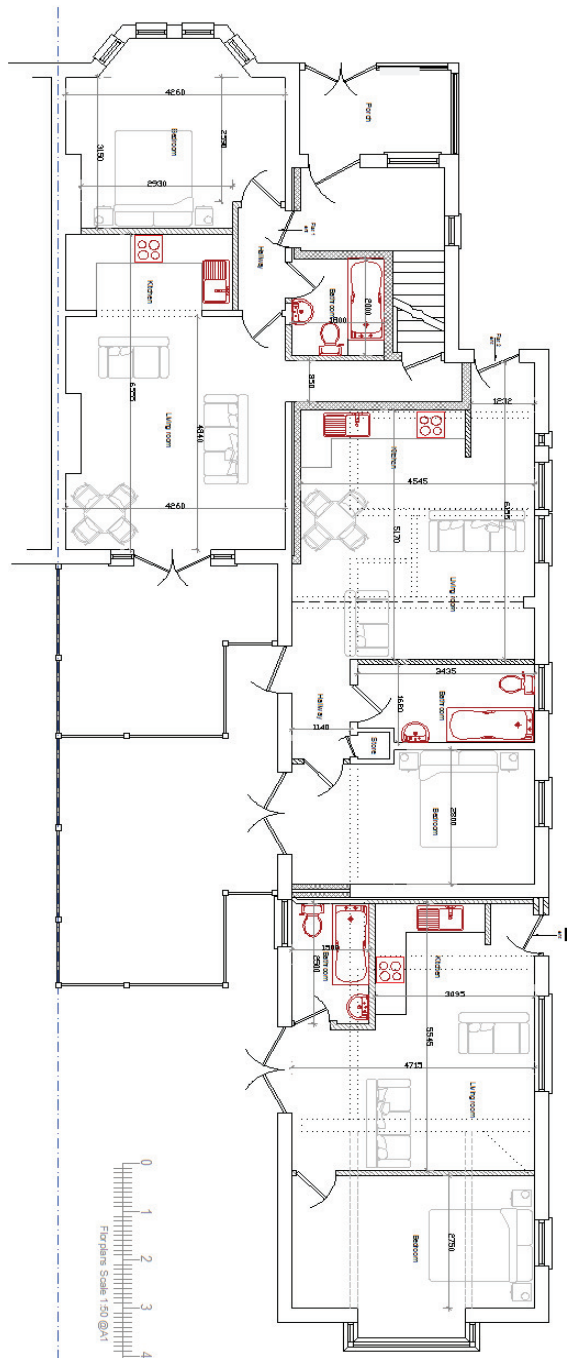
The property is currently in a very dilapidated state & has been broken into & vandalised several times. It has also been occupied by squatters & is well known to the local authorities.

The property has had a variety of uses over the years, from a single family dwelling, self contained flats & most recently a residential rest home.

Address Search				
Return to Search				
Reference	Location	Development Description	Type	Status
LU/270/72	12 St Catherines Road Littlehampton	Conversion of first floor flat into s/c unit	Planning -	Approve Cond
LU/312/71	12a St Catherines Road Littlehampton	Change of use of ground floor flat to 5 bed sitting rooms and retention of remaining 2 flats on 1st and 2nd floors	Planning -	Approve Cond
LU/5/84	12 St Catherines Road Littlehampton	Change of use to residential registered rest home	Planning -	Approve Cond

<http://www.arun.gov.uk/main.cfm?type=ADDRESSSEARCH>

Amount (Ground Floor)



Flat 1 (ground floor front)

Flat 1 is a 1 bedroom self contained flat -- accessed via the main entrance hallway. Internal area 49 sqm.

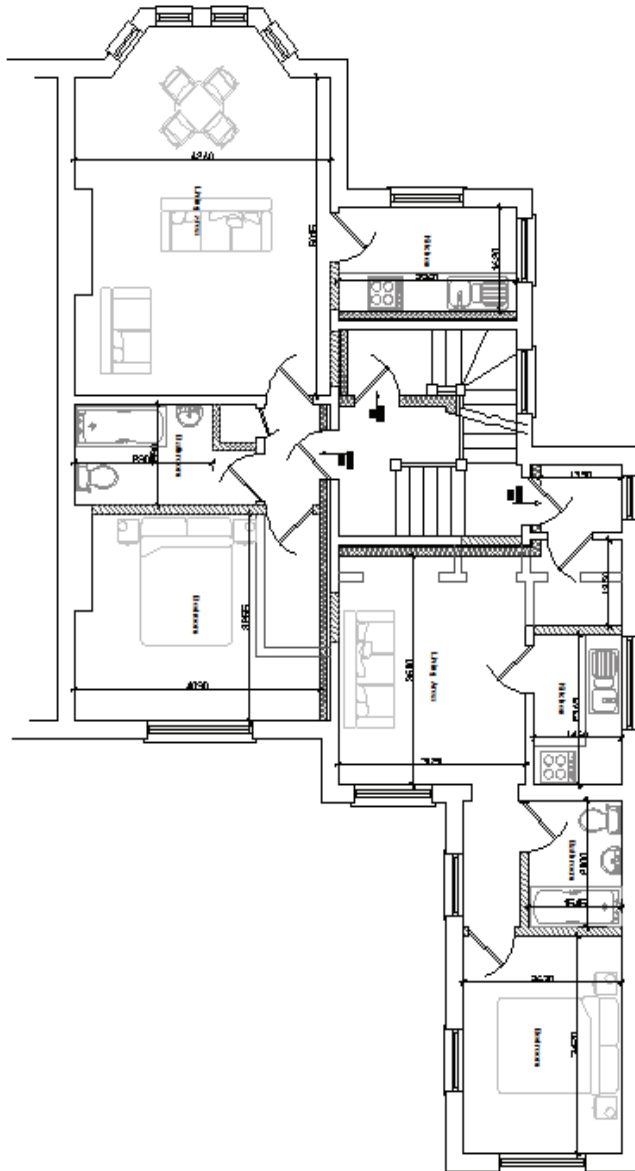
Flat 2 (ground floor central)

Flat 2 is a 1 bedroom self contained flat -- accessed via its own entrance door. Internal area 46.2 sqm.

Flat 3 (ground floor rear)

Flat 3 is a 1 bedroom self contained flat -- accessed via its own entrance door. Internal area 39.6 sqm.

Amount (First Floor).



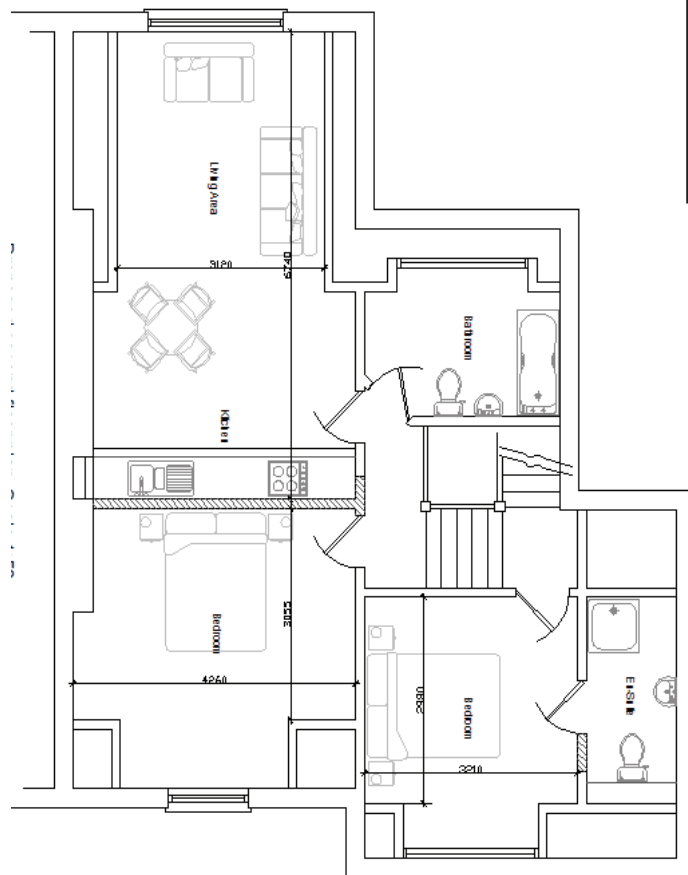
Flat 4 (first floor central)

Flat 4 is a 1 bedroom self contained flat -- accessed via the main central staircase. Internal area 33.22sqm.

Flat 5 (first floor front)

Flat 5 is a 1 bedroom self contained flat -- accessed via the main central staircase. Internal area 49.45sqm.

Amount (Second Floor).



Flat 6 (Second floor)

Flat 6 is a 2 bedroom split level self contained flat --accessed via the main central staircase.
Internal area 63.3sqm.



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Scale.

The external scale of the building will remain unchanged – with the proposed units being formed by subdivision of the internal space.

Appearance.

The building will appear unchanged from the street scene.

Landscaping.

The rear garden will be allocated to the three ground floor garden flats, as per the landscaping plan. Bin & recycling areas will also be allocated to the individual units.

Location/ Access.

The site is approximately 411sqm in area.