



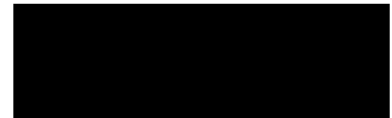
Design and Access Statement: 6 Selborne Close, Littlehampton BN17 5NH

June 2020

Introduction

This statement relates to a Full Planning Application for permission for various extensions and alterations to a large House in Multiple Occupation in Littlehampton, including demolition in a conservation area. If approved, the extensions will help facilitate a proposed change of use from Sui Generis to C3, enabling the property to be converted to five new residential units (flats) with a communal garden. The property is located on the western side of the Seafront Conservation Area of Littlehampton.

The applicant seeks permission to extend the property at both the front and rear of the ground floor. The proposed front extension essentially in-fills an existing yard. Two single-storey extensions with pitched roofs and gables are proposed at the rear, either side of the existing rear bay window. To enable construction of one of the rear extensions an existing non-original conservatory is proposed to be demolished.



Use

The property was last in use as a large House in Multiple Occupation (8 bedrooms; planning use class Sui Generis). This application seeks permission to change the planning use class to C3 (flats) as part of this application.

Amount

Gross Internal Area (GIA) of existing house:

- Ground Floor: 121.3m²
- First Floor: 89.2m²
- Second Floor: 67.2m²
- Third floor: 8.4m²
- Total: 286.1m²

Gross Internal Area (GIA) of proposed house:

- Ground Floor: 152.4m²
- First Floor: 89.2m²
- Second Floor: 67.2m²
- Third floor: 8.4m²
- Total: 317.2m²

The proposed front infill extension has a footprint area of 16.0m². The proposed rear extensions have footprint areas of 12.0m² and 18.0m² respectively. The existing dwelling house has a footprint area of 136.5m² (including the non-original conservatory), with an existing site curtilage area of 507.4m². The new proposed footprint of the building will be 170.8m².



Layout

The proposals are for the creation of three one-bedroom flats at ground floor level (subject to planning permission for the proposed extensions); with a fourth flat (two bedrooms) created at first floor level; and a fifth flat (three bedrooms) created over the second and third floors.

Proposed Unit 1 (41.3m²) utilises the eastern side of the existing ground floor plan, with additional space created by the smaller of the two proposed rear extensions. The flat is entered directly from the existing main entrance hall, utilising an existing structural opening. The flat consists of an open-plan kitchen, dining and living area which opens onto the garden; a large double-bedroom featuring the existing large bay window; and newly-created shower room. Whilst the new extension is relatively modest in size, it's vaulted ceiling provides an increased sense of space. Conservation rooflights within the vaulted ceiling (inner slope only), along with large glazed south-facing glazing will provide ample natural light that flood through to the existing element of the flat.

Proposed Unit 2 (46.2m²) utilises the western side of the existing ground floor plan, with additional space created by the larger of the two proposed rear extensions. The proposed entrance to this unit is via the new extension that also contains the living area. As with the adjacent extension, the vaulted ceiling, with conservation rooflights and large south-facing glazing will provide a new living space with ample natural light. The new kitchen is centrally-located within the new flat plan and would benefit from a new window opening in the western elevation of the building to provide light, ventilation and an outlook west over the existing boundary wall. Lastly, the new bedroom is located where the existing kitchen is. Whilst the existing kitchen window could possibly be retained, the impact on proposed Unit 3 is not desirable. As such, new window openings are proposed to the western elevation to provide light and ventilation.

Proposed Unit 3 (42.6m²) is created via a front in-fill extension, essentially extending the existing flat roof over the existing yard. In reality, a new flat roof will be constructed with large rooflight to bring natural light into the living area, and to a lesser extent the new kitchen. Access into the flat will be via a glazed front door within the existing yard entrance. The existing office will become a new bedroom, with living space created in the existing yard. Existing utility areas will become the new kitchen, with a new shower room created by extending an existing WC.

Proposed Unit 4 (73.1m²) is essentially the first floor of the existing building. Accessed via a new lobby at the first floor landing, the flat has a bathroom and bedroom at lower-level at the rear of the building. The kitchen/living area and other bedroom benefit from large existing south-facing windows. The front bedroom also benefits from a new en suite shower room.



Proposed Unit 5 (77.0m²) is accessed via a new lobby on the first floor landing and spread over various half floors. The existing bathroom and WC will remain as existing, with a new kitchen/living room created by removing an existing shower room. There are two double bedrooms, with a third bedroom (single) at the top of the building.

Landscaping

The applicant intends for the external space at the front of the property to be utilised for parking, with the relatively large external space at the rear of the property used as a shared, communal garden for the residents of the flats.

Scale

The scale of the extensions are relatively small in relation to the size and mass of the existing building, with new floor areas of 12m², 16m² and 18m² respectively adding 30.1 m² (GIA) overall.

The rear extensions, separated by the existing rear bay window, have been designed to be relatively small in scale, whilst retaining pitched roofs to compliment the existing building. Both rear extensions project 4m from the rear wall of the existing building, one metre more than the existing conservatory (to be demolished).

Appearance

Generally, the appearance of the house and its surrounding site context will be improved from its existing tired and deteriorating condition.

Due to the nature of the infill extension, it will be relatively unobtrusive in terms of its appearance. The new flat roof will be hidden from view at ground level behind the existing front yard wall. Due to its value as a heritage asset to both the property and wider conservation area, the existing 'honey-comb' wall detail will remain with new windows installed behind. A new glazed front door is proposed to assist in bringing natural light into the newly-created living space.

The existing brick and plastic conservatory at the rear will be demolished, enabling construction of the new rear extensions. The rear extensions will have pitched roofs with clay tiles to match existing, a relatively small area of flat roof (single-ply membrane) and south-facing glazed gables. The proposed pitched roof rooflights are orientated on the inward pitches. The new external walls will be face brickwork to match existing, with timber window frames to the large new feature glazing to the south elevation.

Materials for new elements of the house were selected to be as sympathetic to the existing house as practicable, e.g. face brickwork external walls and clay tiles for pitched roofs. Where other new materials have been specified, they have been selected as 'upgrades' in terms of performance, e.g. existing felt flat roof replaced with a single-ply membrane or similar approved.



Existing non-original conservatory – proposed to be demolished.

Access

The existing primary access into the building will remain for proposed units 1, 4 & 5, with upper-level flats accessed via the existing stairwell and new lobbies on the first floor landing.

Access into Unit 2 is proposed via one of the new rear extensions, with access to Unit 3 via the existing entrance to the front yard.



Conclusion

The building and its curtilage will surely benefit from the proposed refurbishment and conversion of the property as the existing condition is generally tired and shabby. The conversion of the building to flats will create new residential units that will be viable for a wider range of residents, families for example.

The proposed extensions have been designed not only to facilitate the proposed conversion, but to compliment the appearance of the existing building, particularly at the rear of the ground floor and in stark contrast to other rear extensions in Selborne Place. Whilst the intention has been to respect the existing building, the additions seek to avoid being considered as pastiche. The removal of the existing conservatory, an incongruous addition which does little (if anything) to enhance the appearance of the rear elevation and performs poorly from a thermal perspective, is considered to be a positive action.

Whilst the proposals will alter aspects of the appearance of the house (if approved), it is hoped the Local Authority will agree that the cumulative effect of the conversion and remodelling of the building and site is positive.