

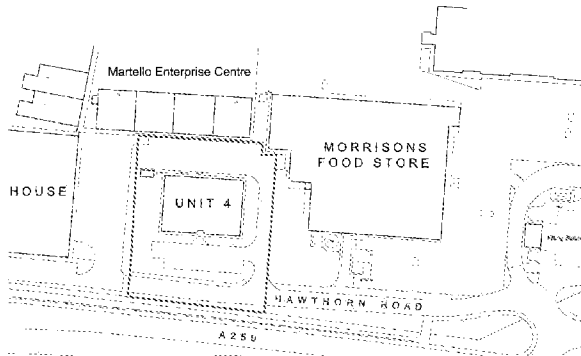
DESIGN STATEMENT

Unit 4, Hawthorn Road, Littlehampton. BN177LT.

13/06/18

Studio Lack Ltd Architects. 17 Beech Avenue, Chichester. PO193DR

SITE ANALYSIS



Location Plan



View from Hawthorn Road

Location

The site is situated on the northern side of the A259 on the westerly approach to Littlehampton. Hawthorn Road is accessed off the roundabout at the junction with the A284 Lyminster Road. Hawthorn Road serves a small business park.

Site.

Unit 4 is a vacant single storey office building of approximately 9,000 sqft GIA set in the middle of a generous plot with over 50 car parking spaces. The site is 0.39 hectares in area and falls within 'flood zone 1' (the site area is below the threshold above which the Environment Agency requires a 'flood risk' assessment.) Vehicle access is from the south off Hawthorn Road with a car park between Hawthorn Road and the main pedestrian entrance to the building. A driveway down the eastern side of the site leads to a second car park. There are two further pedestrian access points to the building on the northern side. The western side is bounded by trees beyond a large grass amenity area and there are other areas of grass and mature planting around the building presenting an attractive parkland setting.

Context.

There is an extensive landscape belt separating Hawthorn Road from the A259 providing good screening. To the east of the site is the Morrisons Food Store, the car park of which is accessed off the main roundabout some distance from the site. To the west is a warehouse beyond a mature tree belt which provides good screening from unit 4. To the north is the Martello Enterprise Centre, the rear façade of which is just beyond the northern fenced boundary resulting in no overlooking.

Design Approach.

The building is self contained and presents a modern and attractive structure featuring exposed external steel columns on a regular grid and a large overhanging roof. The bright windows and trim give the building a sharp appearance.

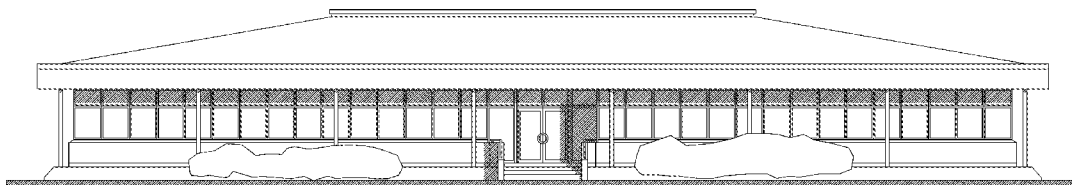
It is set in the middle of a good sized plot of 3,900 sqm, which gives a pleasant aspect on all sides. Utilising the existing windows and doors is a priority in retaining the character and so the approach is to change as little as possible.

Design Proposals.

The deep plan has been addressed by siting apartments around the perimeter of the building & retaining the main entrance. The central core, which is independent of the structural frame, will be removed together with the flat recessed roof above the core, presently a plant room, to provide circulation, light and ventilation to the apartment entrance corridor around a feature landscaped 'light well'.

A management company will maintain & control the communal areas and gardens. 10 apartments (6 x one bed & 4 x two bed) are proposed and 39 designated car parking spaces will provide over 3 spaces per apartment which will be ample parking for the residents and their visitors and utilise the existing parking courts to the south and north of the building.

A bicycle store is provided beside the existing retained refuse store in the north east corner of the site, the latter also has plenty of room for re-cycling bins. The ramp on the north elevation will be repositioned centrally to serve the new rear access.



South Elevation

Summary.

The proposed change of use to residential apartments will assist the supply of much needed homes within the Arun District Council area. The site is sustainable being very close to transport links, schools, food shops, amenities and a doctor's surgery.

The appearance of the building and grounds will not noticeably change and will provide a good environment for residential use. Fewer car movements will be made as a result of this change of use assisting in reducing the traffic pressures in Littlehampton.

Nicholas Lack Architect Studio Lack Ltd