

Design & Access Statement

For:

Littlehampton Coastguard Tower, The Promenade,
Arun Parade, Littlehampton, West Sussex,
BN17 5LL

ARUN DISTRICT COUNCIL			
No.	LU	190	09

The site, a redundant Coastguard Tower, lies to the South of Littlehampton, running adjacent to the coastline and totals an area of 0.0012 hectares.

The tower is currently spread over 3 storeys, which have all served a purpose as a viewing platform for the coastguard in the past, however this now stands redundant. The tower, which comprises of a brick built structure, currently has electric and water supplies.

The works to be carried out are of conversion and change of use, to a residential property. This will consist of a 4 storey, 1 No. Bed dwelling, with balcony aspects on the second and third floors.

Fig 1 - Aerial view of the site and local amenities.

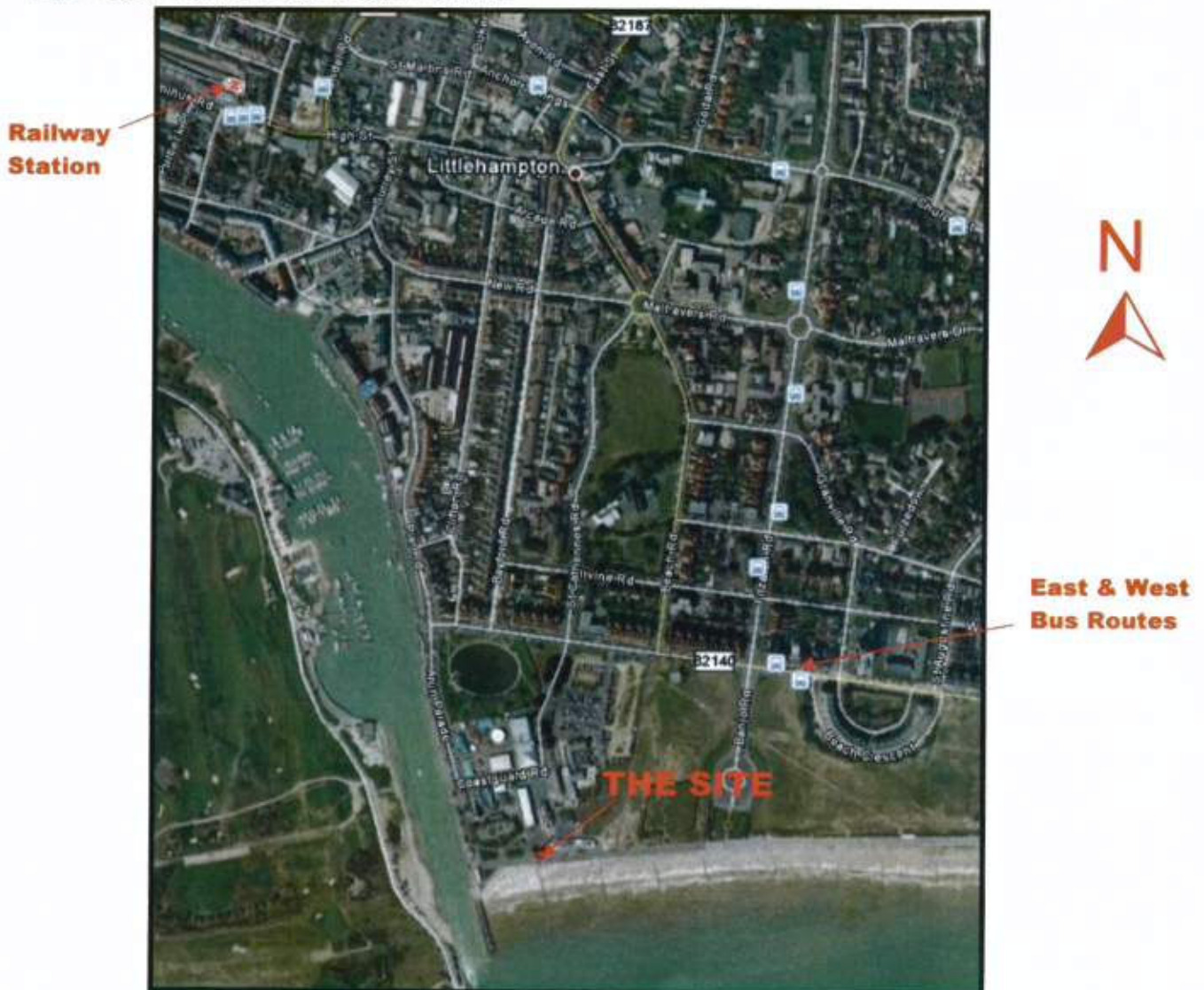


Fig 2 – Aerial view of the site.



The land surrounding the property, is owned by the Local Authority, and is to have no alterations. The surrounding properties consist of the local coastguard, where design has been considered taking into account their needs, along with seasonal business stands and a fairground.

The site is accessed via Coastguard Road, which is adjacent to the B2140 'South Terrace', which also services Arun Parade and Windmill Road. There is no access for cars to the site; however a public car park is located within walking distance of approximately 100metres on Windmill Road, along with on-road parking on Arun Parade and South Terrace.

Local bus services are located within walking distance, approximately 375 metres North East, on South Terrace, with both lines running East and West bound. Railway links are located at Terminus Road, some 800 metres North West of the site.

The proposed property is to stay in keeping to the local surroundings, whilst being updated. The addition of a balcony and Bi-fold doors to the 3rd floor, a smaller balcony and French doors to the 2nd Floor, along with 2 no. windows to the South elevation, 1 no. window to the East elevation and 1 no. window to the North elevation, will refresh the overall appearance and have no detrimental effect to the property. All windows and doors facing the coastline will have weatherproofed and security shutters fitted, similar to the existing shutters on ground floor.

The works that are to be carried out will cause minimal impact to surrounding properties with regards to traffic and noise and the coastguard station, which adjoins the tower, will be consulted in advance of any works that are to be carried out to the front of the property, so to cause minimal disruption.

The property will have no access for refuse collection, so this will be the sole responsibility of the owner to dispose of any domestic waste via the local amenity tips.

The proposed development as described, offers the opportunity for a redundant building to be used to its full potential, with minimum impact to any surrounding properties and/or inhabitants or to the general public, whilst modernizing a tired property.

Further details as to the existing and proposed floor plans and elevations, are noted in drawings 2892/02 and 2892/03