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building design+technology

Planning Department
Arun District Council
Civic Centre
Maltravers Street
Littlehampton
Sussex

07.05.2019

PROPOSED ALTERATIONS: 52 HIGH STREET. LITTLEHAMPTON. SUSSEX
DESIGN STATEMENT

SECTION 1 /

History and Heritage:

The property is included on the local list of Buildings or Structures of Character, it was until very recently a local branch bank.

The entire Ground Floor was used for banking services with the upper floors used for staff facilities and storage.

The bank was vacated June 2018

Proposal:

1. [a] Change of use of the Ground floor banking hall to restaurant use.
[b]Alterations to the shopfront to create improved shop window area including re-locating the shop entrance doors and formation of a new entrance door to serve the new flats to be formed on the upper floors.
3. Alterations to the existing parking space including relocating the existing vehicle cross-over from Sparks Court.

NOTE: A concurrent application incorporates the same alterations to the shopfront.

SECTION 4 / Appearance:

FRONT [NORTH] ELEVATION:

It is recognised that this property has a distinctive character which should be respected and the applicants propose that the alterations to the existing shopfront match the existing joinery style and that stone facings to be removed are carefully cut and retained for re-use as required thus ensuring a match in colour and texture. The design as submitted does, in our opinion, achieve this aim whilst ensuring the commercial viability of the property for the future as it will suit a variety of occupants. Timber windows to the upper floors are to be renovated and fitted with internal secondary glazing, the metal frames to the projecting cupola are to be removed, restored and re-fitted as necessary.

Signage does not form part of this application but will be the responsibility of the applicant.

NOTE: the elevation alterations are identical to the concurrent planning application

REAR [SOUTH] ELEVATION:

For the restaurant use the changes relate to a new vertical extract duct to roof level and provision of the new bin store.

SECTION 5 / Use and Access:

Restaurant use with public access from High Street and service access from Sparks Court.

SECTION 6 / Additional Statements:

7.1. Bio-Diversity: NOT APPLICABLE

7.2 Drainage:

The existing combined mains drainage system will be retained with some alterations.

7.3 Bin storage and collection:

A new bin store for the three flats, and a separate covered store for the restaurant use to be provided with collection by a private contractor.

See drawing 040519/TP.01

7.4 Landscape Statement:

The rear yard accessed from Sparks Court is to be amended as shown on drawing 040519/TP.01

7.5 Parking:

None , as existing

7.6 Affordable Housing Statement: NOT APPLICABLE

7.7 Sustainable Development: NOT APPLICABLE

7.9 Retail and Economic Statement:

The loss of very many High Street banks and other retail outlets is very disruptive and can lead to empty boarded-up properties and loss of employment opportunities.

A concurrent planning application has been made to provide new residential Accommodation above and behind this proposed use within the same site.

The proposed change of use to restaurant provide a welcome use and local Employment.

7.10 Transport links and local Facilities:

Trains and buses are available very close to the property and there is a wide range of other leisure and retail businesses opportunities.

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