

Graham Nicolls Limited

building design+technology

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TO: Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton

12. 06. 2017

DESIGN AND ACCESS STATEMENT

90 and 91 South Terrace. Littlehampton. Sussex
Proposed Alterations and Additions to Form Six New Flats

- 1.01 Following a Pre-Application consultation under reference number PAA/76/12, a proposal to replace the existing building and replace it with a new building was found to be unacceptable by the Planning officer. In response to the comments contained in that decision a new proposal for three flats was submitted and approved under Ref: LU/395/14/PL. A subsequent planning consent was also obtained under reference number LU/395/14/PL for the conversion of part of the existing Leisure Use premises with three more new flats within the upper level, the leisure use being retained within the lower level. This new application combines both of these earlier consents thus providing the same total of six new dwellings. There are minor changes to the plans internally resulting from the omission of a lift due to the high cost of that facility related to the property values.
- 1.02 The existing building is to be retained, a new floor level is to be added to create a First Floor level and the roof reconstructed over it as approved under Planning Reference Number LU/395/14/PL.
The proposed scheme indicates that the existing style of the property is to be retained and matched in both architectural detail and materials. This retains the character of the building and street scene whilst allowing an improved use of the site by the provision of the six new Flats and the limiting of the existing Leisure use to the lower ground floor only. The previous use as a private members Club has ceased since the above consents were granted, the tenants having ceased trading.
The roof level of the approved scheme is kept below the roof height of both adjoining properties and the same distance from them is maintained. The existing windows in the West elevation of 89 South Terrace serve the staircase of that property not habitable rooms, existing windows in the East elevation of 90 South Terrace are to be reduced in number overall, there is no overlooking at present and the proposal does not change that.
- 1.03 The existing service yard is currently an open and unattractive area used for parking, outside storage of supplies and waste, the proposed treatment of the area with a garden and amenity spaces for the flats together with the bin store as previously approved. This treatment is intended to create a much improved character with planting and railings. The previously approved bin store is now shown extended to provide secure storage for bicycles.

- 1.04 The provision of additional residential uses complies with local policies in providing new dwellings without recourse to using open or green field sites and is located in a predominantly residential part of the town.
- 1.06 Local amenity spaces are available in profusion for the benefit of future occupants and there is plenty of near-by on-street parking in addition to the on-site provision. All new Flats have access to amenity space dedicated to them, in addition the top apartment will have a private roof Terrace.
- 1.07 In conclusion, this application is a combination of the two earlier consents Referred to above and which received agreement from all consultees, the only change relates to the internal arrangements resulting from the omission of the lift.

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