



Design and Access Statement and Heritage Statement

11 Irvine Road, Littlehampton

Proposed rear extension and alterations

Context

11 Irvine Road is located in the seafront conservation area of Littlehampton. It is a large detached house with a cellar and 3 upper floors.

Historical Context

Constructed as a large semidetached Edwardian villa in 1901 – 1910. Flint cobbles and brick dressings. The layout of BeachTown by the Norfolk Estate began in 1880 – 1900 with a mixture of gridded and more curving roads. Littlehampton became a popular seaside resort after the arrival of the railways.

Previous planning applications include:

LU/37/15/HH Raise the height of the existing front boundary wall to 1.5m – resubmission of LU/312/14/HH

LU/250/08 Terracotta Honeycomb walling to top of existing front boundary wall, raise brick piers and refix existing stone capping.

LU/315/07 dated 13/08/07 Change of use to one dwelling.

LU/372/03 dated 03/03 single storey extension.

LU/238/81 Conservatory

Amount

An additional 11m² of footprint excluding the footprint of the existing conservatory dining extension and bay from the annex living room. Projecting 1.57m into the rear garden from the back wall of the house and with a width of 8.25m.

Layout

The proposed kitchen/dining extension is at the rear of the house and mostly on the footprint of the existing conservatory dining extension which is to be removed.

The extension to the annex living room is at the rear of the house replacing an unsympathetic later door to the garden

Scale

The rear extensions of modest scale, single storey and is mostly on the footprint of the existing dining area and living room extension to the annex – both late twentieth century additions. The other alteration to the house are all internal alterations and of modest scale.

Landscaping

The existing landscaping will be unchanged.

Appearance

The external appearance of the proposed extension walls will match that of the adjoining building's walls with brick and flintwork.

The extension roof will be grey slate coloured GRP roof with two glazed roof lights.

Access

The existing vehicular and pedestrian access to 11 Irvine Road will remain unchanged.



View of 11/11A Irvine Road from Granville Road



View of 11 Irvine Road from the south and front garden



View of 11a Irvine Road from the north/rear garden showing later bay extension with doors to be removed.



View of 11 Irvine Road from the north/rear garden showing later dining extension to be removed and replaced with new extension.

Revision 00 dated 7th July 2021