

Graham Nicolls

building design+technology

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Planning Department
Arun District Council
Civic Centre
Maltravers Street
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18.09.2012

DESIGN AND ACCESS STATEMENT

RE: FORMATION OF TWO SELF-CONTAINED FLATS ABOVE TWO EXISTING SHOPS AT
14 BEACH ROAD AND 7 ARCADE ROAD. LITTLEHAMPTON.

SECTION 1 /Proposal:

The two properties have been unoccupied for around 8 to 10 years and are in a poor state of decoration, the corner shop in particular which is boarded-up is a particular eyesore. The two upper floors were last in use as a hairdressing salon. In line with current policy it is proposed to form two new self-contained flats above the retail use with the encouragement of the empty homes officer and planning officer as referred to below.

SECTION 2 / Scale:

The only extension required is at second floor level to provide stair access, this will be formed by an extension of the existing pitched roof, this solution will ensure a cohesive roof form, a flat roof solution was felt to be incongruous.

SECTION 4 / Appearance:

The building is part brick and part render, the extended stair will be rendered to match, windows are mainly sash and will be restored and retained but with secondary glazing. New windows will be double glazed and designed to be of similar appearance to the existing.

SECTION 5 / Use and Access:

The ground floor will remain retail with access from Beach Road and to a shared rear yard as currently exists. The two flats will share an access from Arcade Road close to the existing door position and via the staircase to above. A rear door is retained to the rear yard for bin spaces with access to an adjoining right of way to Arcade Road.

SECTION 6 / Consultation:

Discussions took place with Mr R Cook, [empty homes officer] and Mr D Vick [planning officer] on 24.05.2012 at the Civic Centre. Both were very supportive of the proposals which would increase

the housing stock and restore the prominent corner site to active retail use as soon as a suitable tenant is found.

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