



Town and Country Planning Act 1990 Planning and Compulsory Purchase Act 2004

Change of Use from A3 Restaurant / A4 Drinking Establishment to C3 Dwelling Houses
at 3-4 Selborne Place, Selbourne Road, Littlehampton, West Sussex. BN17 5NH



PLANNING, DESIGN AND ACCESS STATEMENT

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1. INTRODUCTION

This Design Access Statement has been prepared in support of a full planning application for the Change of Use from A3 Restaurant / A4 Drinking Establishment to C3 Dwelling Houses at 3-4 Selborne Place, Selbourne Road, Littlehampton, West Sussex. BN17 5NH

The application proposes the removal of the existing A3 Restaurant known as The Vardar and A4 Drinking Establishment known as the VIP Club.

In accordance with the requirement to formally state how design and access issues have been considered (under section 62 of the Planning Compulsory Purchase Act 2004), this document addresses the design principles and concepts that have been applied to the development in relation to the quantum of floor space, layout, scale, landscaping and appearance in relation to the site's context.

2. SITE DESCRIPTION

The application site comprises of both No. 3 and No. 4 Selborne Place. The first and second floors of are currently used as flats and are covered the C3 planning use class. The ground floor of No. 3 is occupied by the Vardar restaurant and the ground floor area of No. 4 is occupied by the VIP club.

The site lies within the Littlehampton (Sea Front) Conservation Area and is adjacent to the Grade 2 listed buildings at Nos 1 and 2 Selborne Place. To the west No. 5 Selborne Road is now operated as a Nursery School, No. 6 as an 11 bed HMO. Opposite the site to the North are residential houses in Selborne Road.

To the south side of the buildings a garden area is used for external seating by both ground floor operations as well as being accessible as external amenity space by residents of the first and second floor flats to both properties.

To the north of the properties the external areas are laid to tarmac and are used as parking for the development, both the residential units and the A3/A4 uses.

3. USE. What buildings and spaces will be used for?

The ground floor areas will be converted to become 6no. flats (1no. 1bed and 1 no. 2bed units). The northern external hard standing will remain as car parking for residents and the rear (southern) garden area will become a communal amenity space for all residential units within the building.

The site lies within flood zone 3 on the Environment Agency Flood Plain Map.

4. HERITAGE STATEMENT

The site lies within the Littlehampton (Sea Front) Conservation Area.

Some of the buildings, especially Selborne Place between Granville Road and St. Augustines Road, are particularly well detailed, including elements of Gothic design. The variety of gables and, in some cases, balconies contribute to their special character. Brick and clay tiles are the predominant materials, although Nos. 12 - 15 Granville Road are stuccoed with a partly slated roof, and act as a focal point when viewed from the eastern end of Irvine Road. Nos. 11 - 13 Irvine Road are

constructed in brick and flint, with a slate roof. The two groups of buildings on the north side of Irvine Road are set back from the road frontages, providing a spacious suburban character in contrast to the tightly knit street fronted development to the east. Mature landscaping and gardens contribute to their setting. A line of mature trees on the south side of Irvine Road and an attractive feature in the street scene strengthens the leafy, suburban character of the area. It will be important to retain this character, and links between the semi-detached properties should be avoided.

Original boundary walling, including clay honeycomb walling, along the road frontages, and some of the garden walling, are important features of the Conservation Area. Chimneys are an important feature of the skyline throughout the area.

To the east of the application site is a Grade 2 Listed building (743/0/10008) at 1 and 2 Selborne Place. These are a pair of semi-detached houses, currently divided into flats. These properties were built by the distinguished Victorian architect, William White circa 1865 as seaside homes for his own family and that of his brother Henry in an adaptation of the Gothic Revival style for domestic use.

Nos. 1 and 2 Selborne Place are the easternmost pair of three semi-detached properties designed by William White at the same time as seaside homes for his extended family. No. 1 was built for his own family and No. 2 for his brother Henry. His widowed sister Mary and three daughters lived at No 3; two maiden aunts at No 4; and his brother John Edward White, a barrister owned Nos. 5 and 6.

The applicants have owned 3 and 4 Selborne Road for over 40 years and have operated the restaurant and bar from the ground floor areas for this period.

5. **AMOUNT.** How much would be built on the site.

There will be no increase in built areas, all alterations will be internal within the structure of the existing building.

The ground floor areas will be converted to become 6no. flats (1no. 1bed and 1 no. 2bed units)

6. **LAYOUT.** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

The new internal layout is shown on drawing P-02. The access points will remain as existing.

7. **SCALE.** How big the buildings and spaces would be (their height, width and length).

There is no change to the existing built elements.

8. **LANDSCAPING.** How open spaces will be treated to enhance and protect the character of a place.

There are no affects to the current soft landscaped areas with this application.

9. **APPEARANCE.** What the building and spaces will look like, for example, building materials and architectural details.

The existing UPVc façade to the southern elevation will be removed and a new brick wall will be provided, with new white painted timber windows.

Two doorways on the northern elevation will be replaced with new timber windows formed within the arched openings.

Any new windows in the eastern or western elevations will also be formed in timber, painted white

A number of new glazed lanterns will be provided within the existing flat roof to the current single storey structure on the southern elevation.

10. **ACCESS** - Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

There will be no alterations to the entrance and exit points on the site.

11. **ACCESS** - Inclusive access - How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

The building is currently accessible from the northern entrance and rear access to units 2, 3 4 and 5 will also be possible from the southern elevation.

12. CONCLUSION

This proposal has been developed in consideration of relevant town planning. The principle of the site as a C3 residential Dwelling is well established and the current proposals take this as a starting point.

Although the ground floor area is an established A3 / A4 unit it has been increasingly difficult to operate these commercially and so it is intended that these would close and be converted to residential units.

Overall, it is considered that the proposal represents a sustainable and appropriate design, which relates directly to the sites permitted use and to its physical, social and environmental context reflecting the requirements of national and local planning policy.

DAS prepared by Funnell Design

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