



18 - 22 EAST STREET, LITTLEHAMPTON

DESIGN AND ACCESS STATEMENT

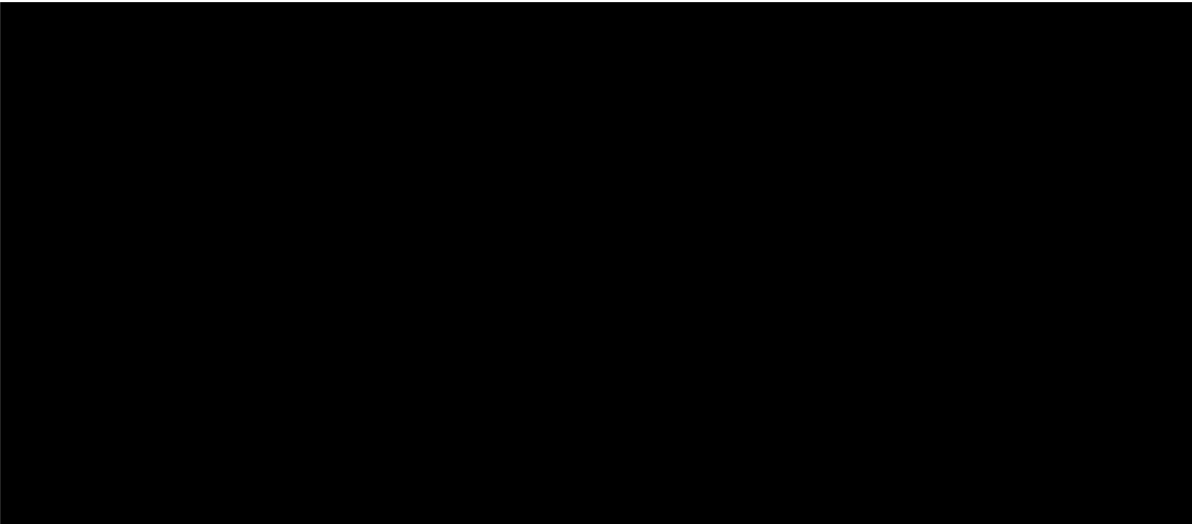
ECE Architecture

ECE Architecture

ECE Architecture

Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

76 Great Suffolk Street
London
SE1 0BL



Revisions

Revision	Notes	Issue Date	By	Checked By
P1	PLANNING ISSUE	03.07.19	BM	DT

Contents

1.0 Introduction	4
2.0 The Site	5
3.0 Use and Amount	9
4.0 Site Layout	10
5.0 Scale	11
6.0 Appearance	13
7.0 Access	14
8.0 Conclusion	15

1.0 INTRODUCTION

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Full Planning Application.

The proposal site is located at 18-22 East Street, Littlehampton and comprises two “Buildings of Character” which are occupied by a private Primary Detox and residential rehabilitation facility.

The proposal is for the erection of two outbuildings to house a community/multifunctional space and two therapy rooms respectively.

No alternations are proposed to the existing buildings as part of this application.

The drawings enclosed with the Planning Application include a location plan, a site plan, floor plans, elevations and street scenes.

This statement will cover the site context and proposed new development outlining the design intent.

A Planning Statement is also enclosed with the Planning Application and should be read in conjunction with the application plans and supporting documents.

Client **Love Long Ltd**
Architect **ECE Architecture**
Planning consultant **ECE Planning**

2.0 SITE AND WIDER CONTEXT

The application site is located on East Street, Littlehampton. Only a short walk away from the railway station and local bus stops, the site is well connected to the transportation networks with direct routes to London Victoria, Brighton and Southampton Central. Littlehampton town centre is a few meters away from the site with a variety of local amenities at the users' disposal.



Aerial Site View (NTS)

2.1 SITE LOCATION

The application site is located at 18-22 East Street, Littlehampton.

The site sits within the East Street Conservation Area, which is characterized by a variety of styles, forms, functions and materials. The existing buildings on site are not statutory listed, but are noted as “Buildings of Character” within the local plan.

The site is located under a mile away from the town centre and is within walking distance of a variety of transport links which provide connection to surrounding towns and cities.

The immediate vicinity is occupied by business, community and residential units. There are community buildings to the North and West, and residential units to the South and East.

The surrounding buildings along the directly adjacent portion of East Street are predominantly flint clad.

The site has a gentle gradient that falls approximately 1.5 metres to the North.



Aerial Site View (NTS)

- Application Boundary 
- Ownership Boundary 
- Conservation area 

2.2 SITE AERIAL PHOTOS



2.3 SITE PHOTOS

The existing buildings (18-22) are locally listed as Buildings of Character due to their traditional type and positive contribution to the local townscape.

The original buildings are flint clad with brick quoins and slate roof. Both buildings have received extensions at the rear, with their envelopes comprising a mixture of materials such as brickwork, render and slate hung tiles.



1 - View looking from East Street to the site access

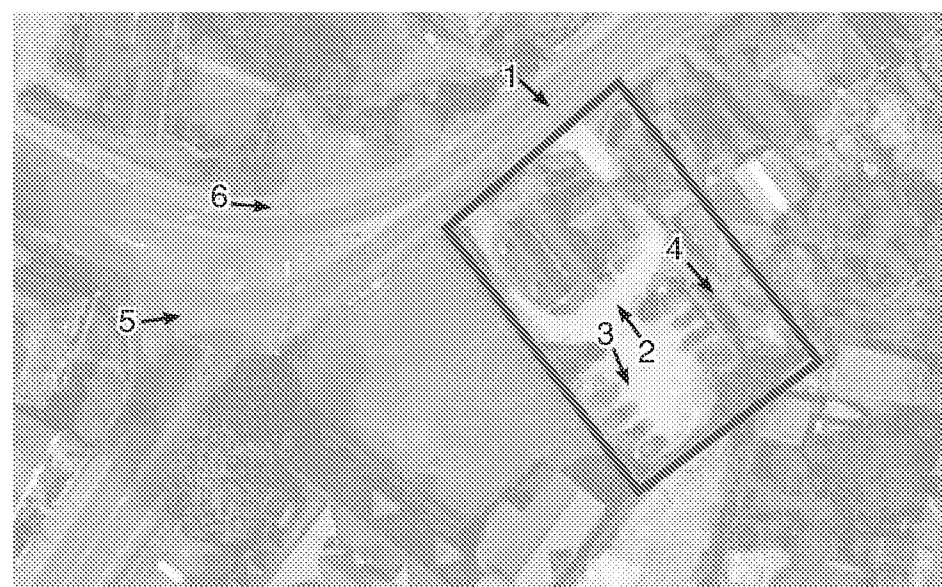
2 - View looking from the courtyard at the rear Elevation

3 - View looking towards the courtyard

4 - View looking towards the southern boundary

5 - View of site from the East Street - Franciscan Way junction

6 - View of site from Franciscan Way



3.0 USE AND AMOUNT

The application site will be used to provide two additional buildings, a community building to house group activities/events and a therapy building to provide additional therapy rooms. This will help the current facilities expand their services and offer a wider range of activities to the community.

The total site area is 0.08 hectare (880 m2), with the existing buildings occupying 85 m2 and 134 m2 respectively, a total of 219 m2 (approx. 25% of total site area).

The proposed scheme is for two new buildings: 1 x 25.6 m2 Therapy Space and 1 x 50.4 m2 Community Space (total 76 m2). This will increase the total built footprint to 295 m2 (approx. 33% of total site area), this density is considered wholly appropriate for the site location and its urban context.



Block Plan (NTS)

Application Boundary

Ownership Boundary

4.0 SITE LAYOUT

Two new outbuildings are proposed, one either side of the existing flint wall cutting across the rear courtyard.

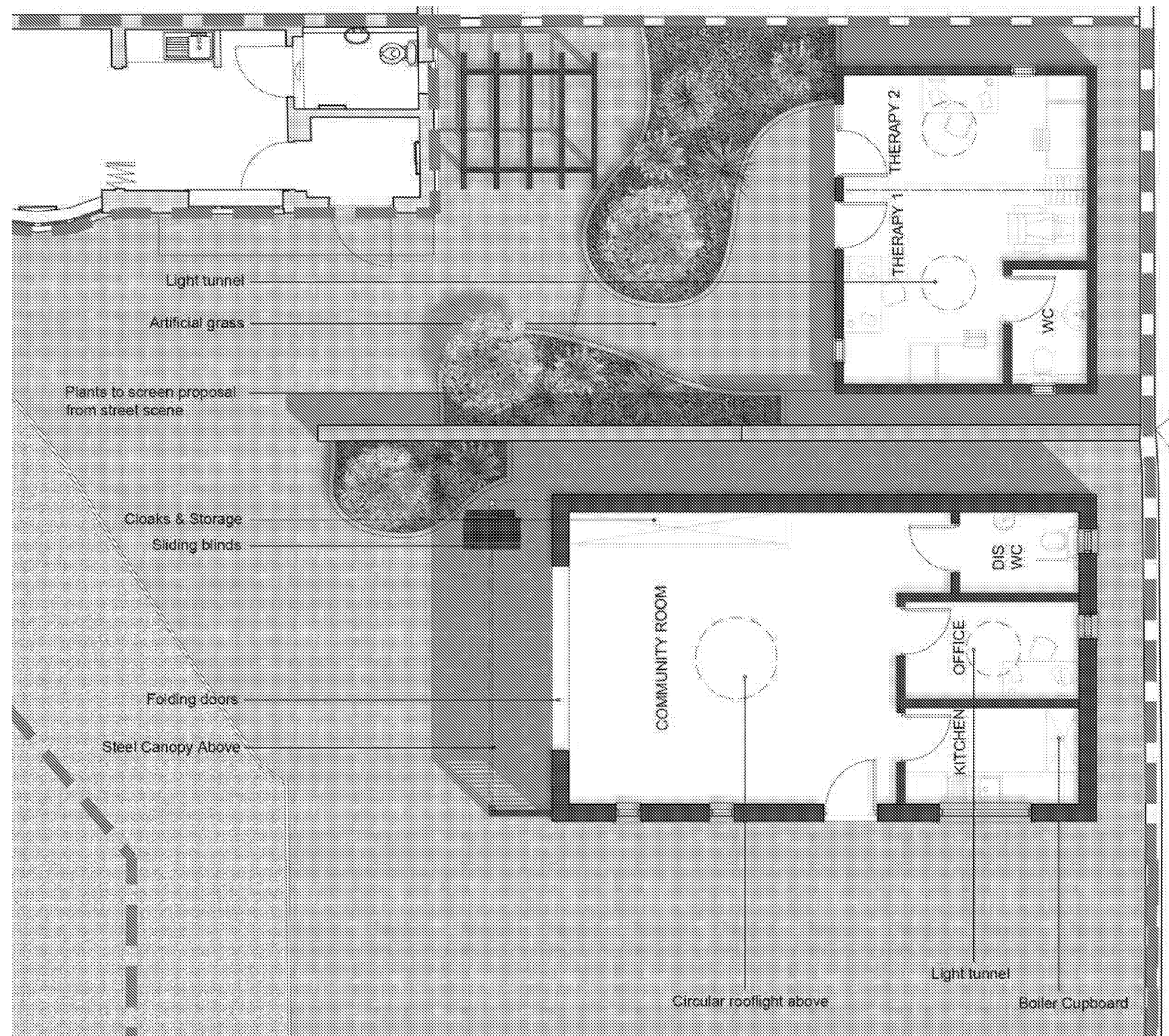
The proposal has been carefully designed to expand the current facilities while having minimal impact on its existing surroundings.

Green roofs and generous soft landscaping will greatly increase the permeability of the site, which will reduce the surface water flood risk of the site.

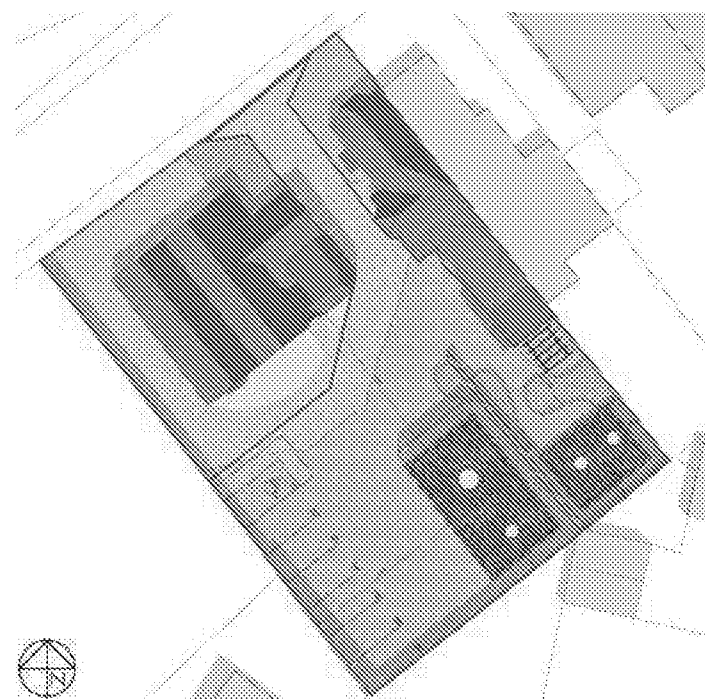
Proposed rooflights and light tunnels will maximise daylight in the new spaces, and the folding doors will enhance the community room's relationship with the courtyard & external folding blinds will provide privacy.

The therapy rooms are split with a moveable partition to provide flexibility to the users and ensure the space is utilized according to the facility's needs.

The development will generally not be visible from the surrounding streets and where it is visible it will have a minimal impact. The proposal is sitting at an acceptable distance from surrounding buildings and boundary treatments, therefore limiting the impact on neighbour amenity.



Proposed Site Plan (NTS)



Block Plan (NTS)



5.0 SCALE

The proposal is well screened from the street scene and public view due to its position at the rear of the site. The scheme is also screened through proposed planting which helps reduce any visual impact on the East Street elevation.



Proposed Street Scene (NTS)

5.0 SCALE

The image below demonstrates the minimal impact of the proposal on the local appearance. This view is from the junction of East Street with Franciscan Way looking towards the west of the application site.



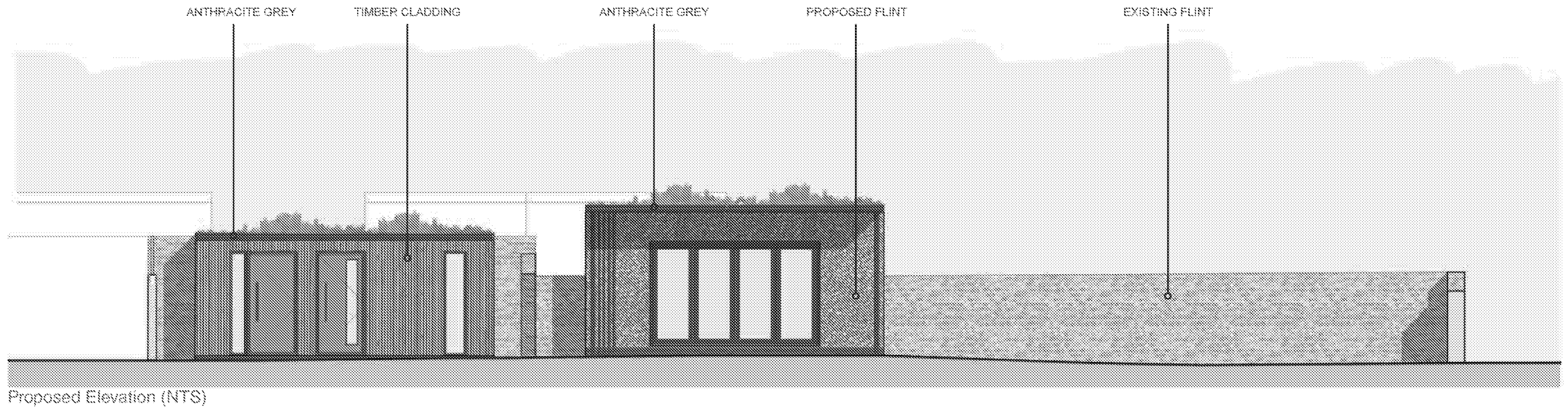
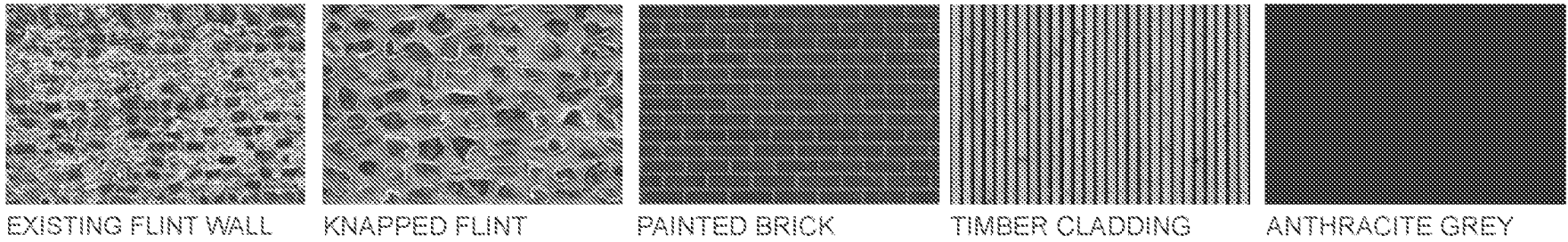
6.0 APPEARANCE

The proposed development is influenced by the surrounding context.

The proposed buildings have been designed in a considerate contemporary style, utilising traditional materials to create a development which responds successfully to its context.

Both buildings have a green roof which adds to the landscape screening effect and further disguises the proposal within its traditional context.

The materials palette has been carefully considered to both integrate and respond to the context, providing a design response that will blend in to its setting.



7.0 ACCESS

The existing vehicular access between numbers 20-22 will be retained and is not affected by this application.

A level approach and Independent access is proposed for both the community building and the therapy rooms, which is to be achieved by landscaping.

Parking is currently provided on site for both employees and customers, through 7 parking spaces, including a disabled bay.

It is likely that the building users will walk or cycle to the site or to local services/amenities, due to the site's highly sustainable location.

Please see Planning Statement relating to access and refuse collections.



Block Plan (NTS)



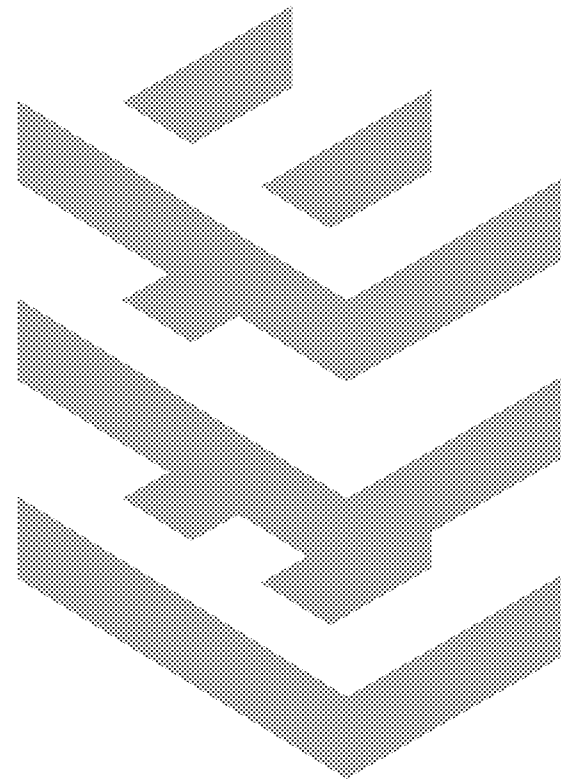
8.0 CONCLUSION

Overall, this application provides an opportunity for Lovelong House to expand its -essential community- facilities and improve the overall services it provides.

The design process resulting in this application has been rigorous and carefully considered, to create the optimum design solution, and presents site-appropriate buildings that pay reference to surrounding patterns of development and architecture whilst creating high quality and thoughtfully designed spaces.

We therefore believe consent should be granted for this application.





ECE Architecture

London Office: 78 Great Suffolk Street, London SE1 0BL, T 020 7728 5505

