

Graham Nicolls Limited

building design+technology

21 King Street Arundel
West Sussex BN18 9BJ

Planning Department
Arun District Council
Civic Centre
Maltravers Street
Littlehampton
Sussex

02.07.2018

PROPOSED ALTERATIONS: 70 HIGH STREET. LITTLEHAMPTON. SUSSEX DESIGN STATEMENT

SECTION 1 /

History and Heritage:

The property is included on the local list of Buildings or Structures of Character, it was until very recently a local branch bank.

The entire Ground Floor was used for banking services with the First Floor used for staff facilities and storage, the Second Floor was unused.

Two recent planning applications have been approved as below:

LU/171/16/CLP Approved Certificate of Lawfulness for two flats over the bank.

LU/50/17/PL Approved new dormer window.

Proposal:

This is in three parts:

[a] Removal of existing dormer on South elevation and replacement with a full width dormer as currently existing on the adjoining property at 68 High Street. Impossible headroom restrictions meant that space standards for the bedroom could not be met otherwise. The dormer will be the same size as at number 68.

[b] Alteration to the high Street elevation to facilitate an elevation better suited to retail use by replacing the central high window cill with one to match the ones on each side, all to match the stonework detailing and a reduction in retail floor area.

[d] Central part of the Ground Floor change to Office use together with alteration to side street elevation.

[c] Change of use of Southerly section facing the side street to form a two storey dwelling along with alterations to elevations.

SECTION 4 / Appearance:

It is proposed that the new windows match the pattern of the existing windows, the face of the new dormer will be slate hung to match the existing roof coverings.

SECTION 5 / Use and Access:

As stated above this is a mixed development, access is directly from the street in all cases.

SECTION 6 / Consultation. NONE

SECTION 7 / Additional Statements:

7.1. Bio-Diversity: NOT APPLICABLE

7.2 Drainage: NO CHANGE

7.3 Bin storage and collection: Communal bin store for all occupants, see Ground Floor plan. Commercial waste by private contracts.

7.4 Landscape Statement: NOT RELEVANT

7.5 Parking: NO CHANGE

7.6 Affordable Housing Statement: NOT APPLICABLE

7.7 Sustainable Development: NOT APPLICABLE

7.8 Flood Risk Assessment:

The site lies within a Code 3 flood zone. See attached flood map
Residential escape is by refuge on the First Floor and await tidal retreat or rescue.

Office and retail escape will remain as for previous bank use.

In all cases electric meters and distribution shall be placed as high as possible within the Ground Floor or upper floors where appropriate.

All occupants will be advised to arrange advance flood warning with The Environment Agency.

7.9 Retail and Economic Statement:

The loss of very many High Street banks and other retail outlets is very disruptive and can lead to derelict properties. It is considered that the form of this development is flexible and can achieve a good future for the town and street scene. It is anticipated that employment will flow from the scheme.

7.10 Transport links and local Facilities:

Trains and buses are available very close to the property and there is a wide range of Public open spaces within easy reach and a selection of leisure opportunities.

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