

DESIGN AND ACCESS STATEMENT FOR 12 RIVER ROAD, LITTLEHAMPTON, WEST SUSSEX BN17 5BN
Proposal to carry internal strengthening works at 1st floor level

1. Context

The existing property is located within the conservation area of River Road in close proximity to the River Arun. The house is Grade 2 Listed and was probably built around 1840. The property has various additions and out-buildings which have been built at various stages. There is a large long narrow addition to the rear of the main house which has been finished with a flat roof.

The property has been subject to various alterations carried out under a Listed Building Consent, the most recent being;

LU/256/17/L : Application for listed building consent to remove 1st floor partition to create large sitting room

LU/307/14/L : Application for Listed Building Consent for refurbishment works to out-building to create hobby room & include internal works

LU/215/10/L : Application for Listed Building Consent to remove section of internal non-load bearing ground floor wall and associated remedial works to create 'protected' staircase.

LU/160/09/L : Application for Listed Building Consent for provision of new en-suite bathroom to existing 2nd floor loft bedroom including internal and external drainage

LU/252/08/L : Application for Listed Building Consent for new pitched roof over existing out building

Historically it is believed the upper pitched roof second storey was added on top of the original flat roof where there are signs of its existence. This was carried out in an unconventional way. While the wall previously removed under LU/256/17/L was not a traditional load bearing wall in the true sense of the meaning, it is believed it may have offered some degree of support to the upper structure as there are signs of movement since the wall was removed. These remedial works will address any potential concerns.

2. Amount

The building is existing and it is not intended to be enlarged in anyway.

3. Layout

The layout of the building will remain unchanged.

4. Scale

The proposal is considerable reasonable in terms of its proportion to the rest of the property.

5. Landscaping

Not applicable.

6. Appearance

There will be no external impact on the property as a result of these works. A structural engineer has assessed the structure and designed the scheme to address any concerns, namely a horizontal beam supported on a vertical post down to the basement. This offers the most discreet way of concealing any components within the structure. Any remedial works to adjacent structure, partition, floor boards etc will be reinstatement in materials to match existing.

7. Access

Whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposal will remain the same as the existing arrangement.

I commend the merits of this application to the local planning authority.

Wayne Gander MCIAT
Chartered Architectural Technologist

