

DESIGN & ACCESS STATEMENT

Ref: 17279
36-38 Surrey Street
Littlehampton
West Sussex
BN17 5BH



Caldotec
Architectural
design

21st June 2018

BACKGROUND & PLANNING HISTORY

The Property is a two storey, semi-detached Listed building with basement situated on Surrey Street, Littlehampton. The building is believed to have been built in the early 19th century and was granted its Grade II listing in 1975 for its special architectural and historical interest. Surrey Street is located in Littlehampton town centre adjacent to the River Arun, and sits within the Littlehampton River Road Conservation Area.

There is only one Planning Application associated with the property on Arun District Council's Planning Register:

🏠 LU/180/16/L – REFUSED

Application for listed building consent for the retention of railings & gate at front of property.

AMOUNT

It is proposed to convert the pre-existing bookshop and basement office in to 3 self-contained holiday let apartments across the ground and basement levels, whilst retaining the existing ground floor hairdressers. Internal partition walls have been required to reconfigure the space to create the holiday lets and there has been no external alteration to the exterior of building. Internal alterations are proposed as detailed in the submitted existing and proposed drawings 17279/01 and 17279/02 respectively in order to apply for retrospective Planning & Listed Building Consent under Compliance Case ENF/85/18.

LAYOUT

The proposed layout of the property includes a two-bedroom studio apartment at basement level which is accessible from the external staircase. While the ground floor will be reconfigured to create two separate one-bedroom holiday apartments. Both ground floor apartments will have separate private access, one to the South at the 'front' of the building and one the West at the 'back' of the building. This will amount to 3 spacious holiday let apartments, each complete with their own kitchen, lounge and bathroom facilities.

APPEARANCE & ORIGINAL FEATURES

All works affecting the appearance and original features of the property are described in the submitted Heritage Statement, accompanying the Application.



NEIGHBOURING PROPERTIES & STREET SCENE

It is not proposed to impact the neighbouring properties as a result of the works. No proposed works detailed in this Application will affect the street scene.

VEHICULAR, CYCLE & PEDESTRIAN ACCESS

All access to the property will remain unchanged.

Russell McCourty MCIAT
Acting as Agent on behalf of
Mr P Bedford