

SITE ADDRESS:
57 River Rd, Littlehampton,
BN17 5BF

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SUMMARY

REVISION No.	P_02
DOCUMENT TYPE:	PLANNING DRAWINGS
PROJECT ADDRESS:	57 River Rd, Littlehampton BN17 5BF
PROJECT TYPE:	RESIDENTIAL
SITE AREA:	475 M ²
PROJECT BUDGET:	£TBC
PROJECT START DATE:	TBC
SCOPE OF WORKS:	

SITE ADDRESS:
57 River Rd, Littlehampton,
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CONTENTS

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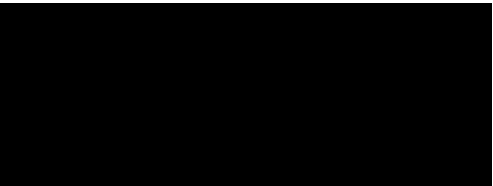
DEMOLITION D_000 SERIES

GENERAL ARRANGEMENT..... A_100 SERIES

ELEVATIONS..... A_200 SERIES

SECTIONS..... A_300 SERIES

FIRE STRATEGY..... A_400 SERIES



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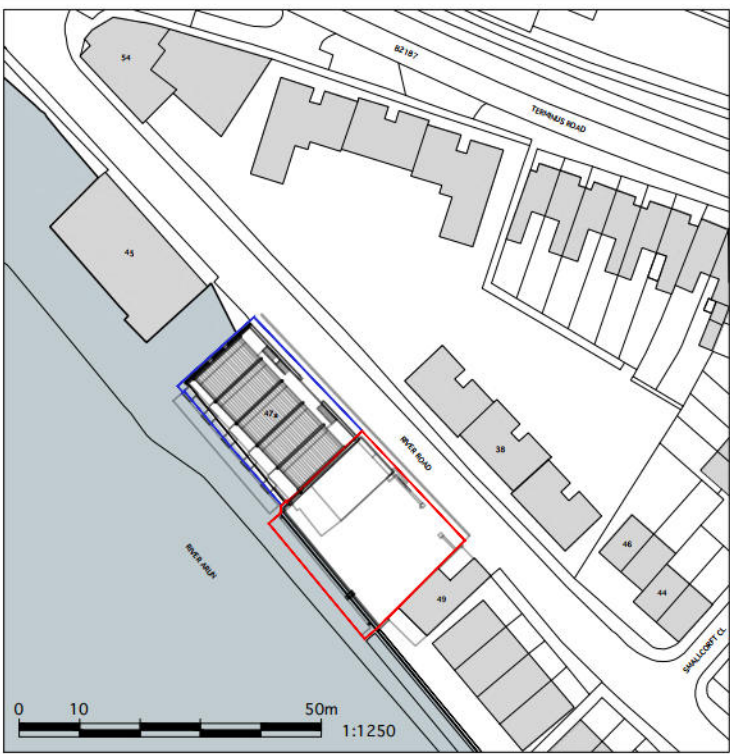


DRAWING SCHEDULE

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Existing Setting out (000 Series)			
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A_103	1_100	PROPOSED SECOND FLOOR PLAN	
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A_105	1_100	PROPOSED ROOF PLAN	
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A_202	1_100	SOUTH WEST ELEVATION	
A_203	1_100	SOUTH EAST ELEVATION	
A_204	1_100	NORTH WEST ELEVATION	
GA Sections (300 Series)			
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A_301	1_100	PROPOSED GA SECTION BB	
Fire Strategy Drawings (400 Series)			
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A_401	1_100	PROPOSED FIRST FLOOR FIRE STRATEGY PLAN	
A_402	1_100	PROPOSED SECOND FLOOR FIRE STRATEGY PLAN	
A_403	1_100	PROPOSED THIRD FLOOR FIRE STRATEGY PLAN	
Diagrams and Schedules			
A_600	1_250	PROPOSED SWEPT PATH ANALYSIS - CAR PARK	



SITE PLAN
1:500



LOCATION PLAN
1:1250

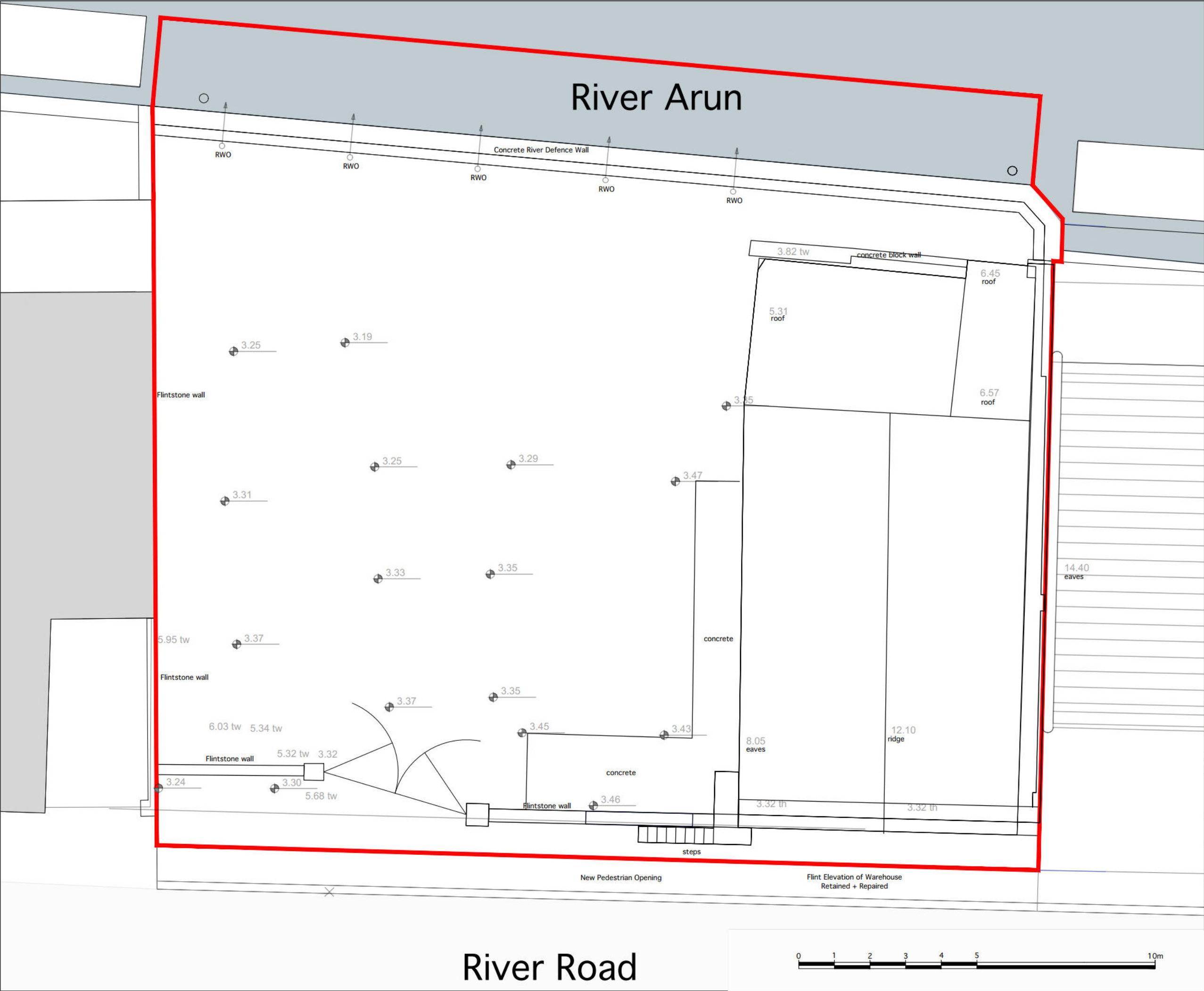
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- TITLE DEED OWNERSHIP
- SITE BOUNDARY

Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION
North Arrow		
 North		
Project		
57 River Rd, Littlehampton BN17 5BF		
Drawing Title		Drawing Number
Existing Site Plan & Location Plan		E_000
Scale	1.500, 1:1250 @ A3	Date
Status	PLANNING	Revision
		P_02

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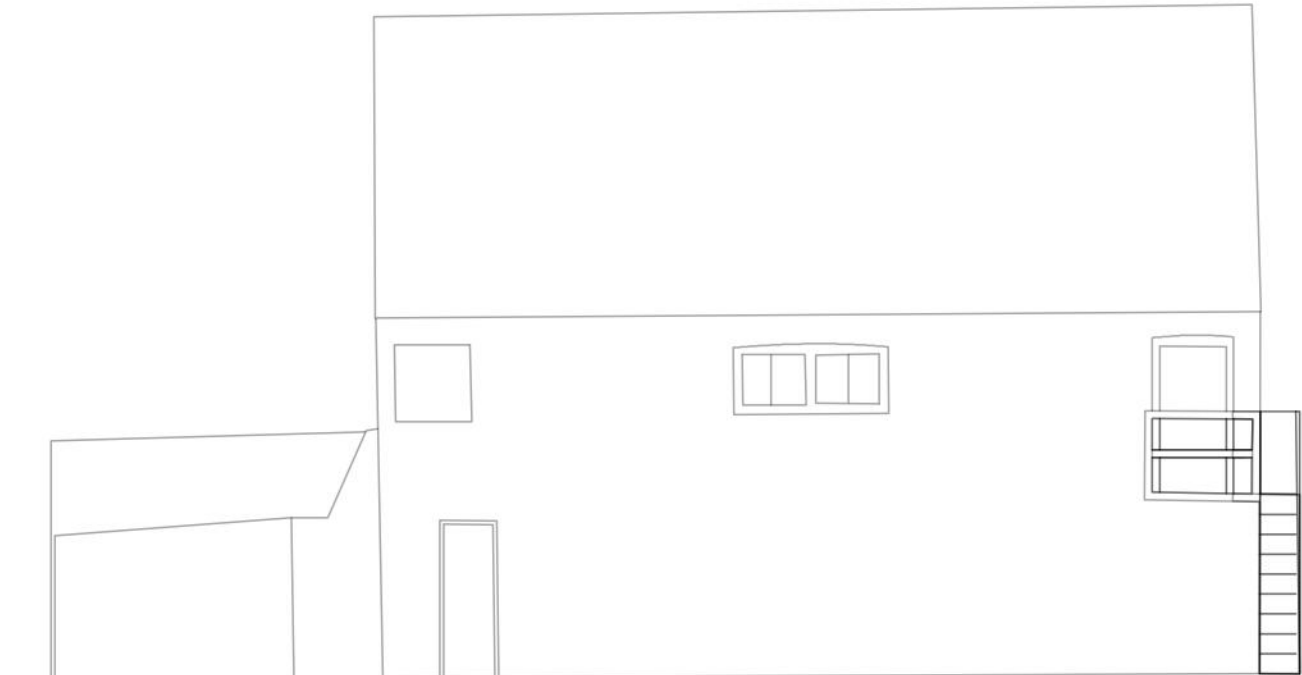
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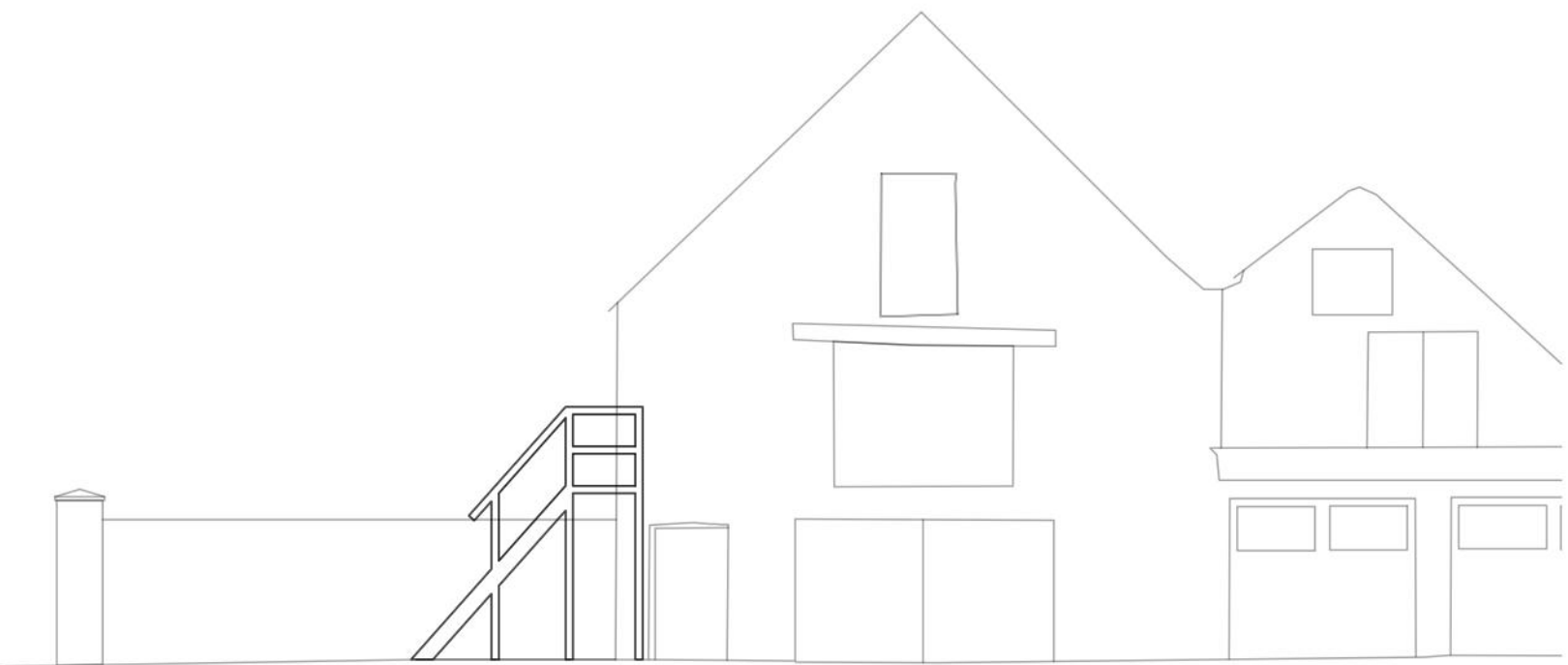
Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
Existing Ground Floor Plan	E_001
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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SOUTH EAST ELEVATION



NORTH EAST ELEVATION

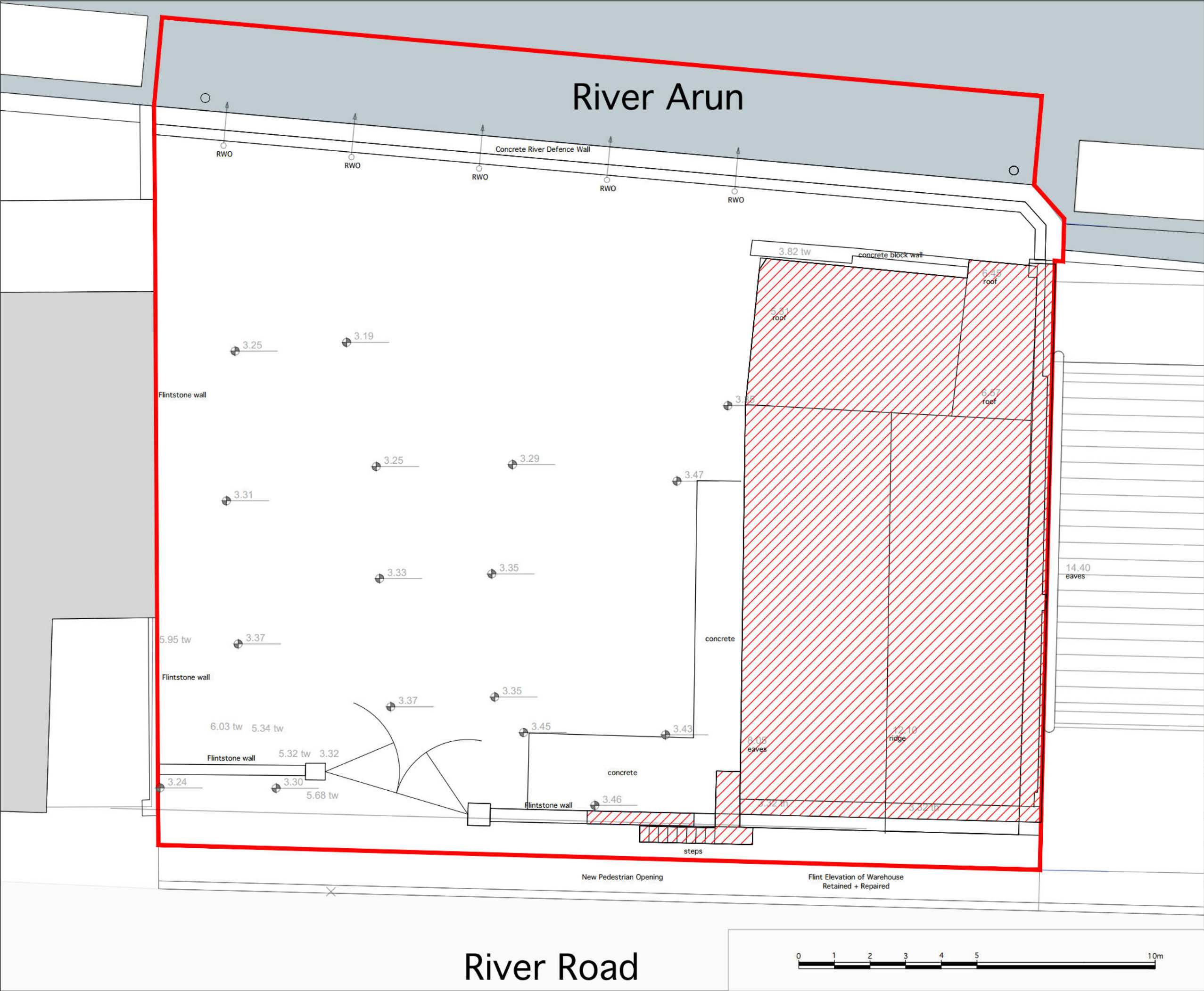


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Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
EXISTING ELEVATION	E_002
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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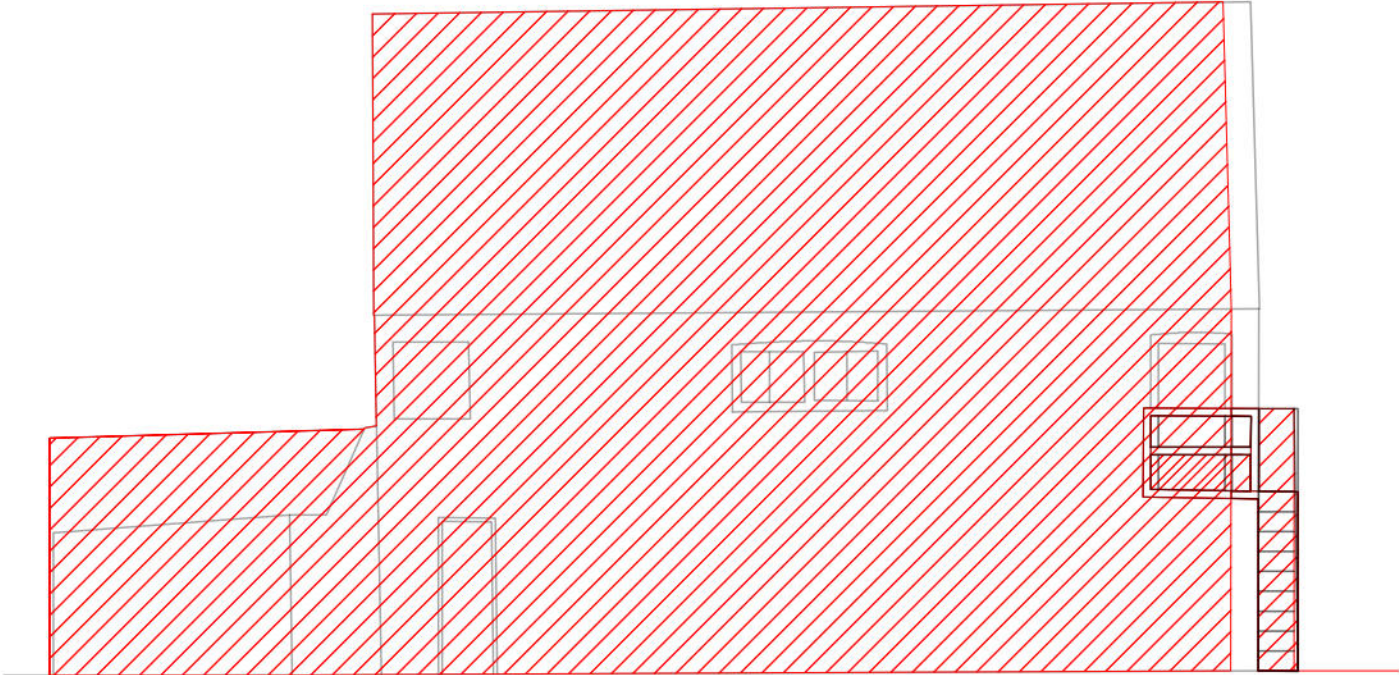
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Demolition

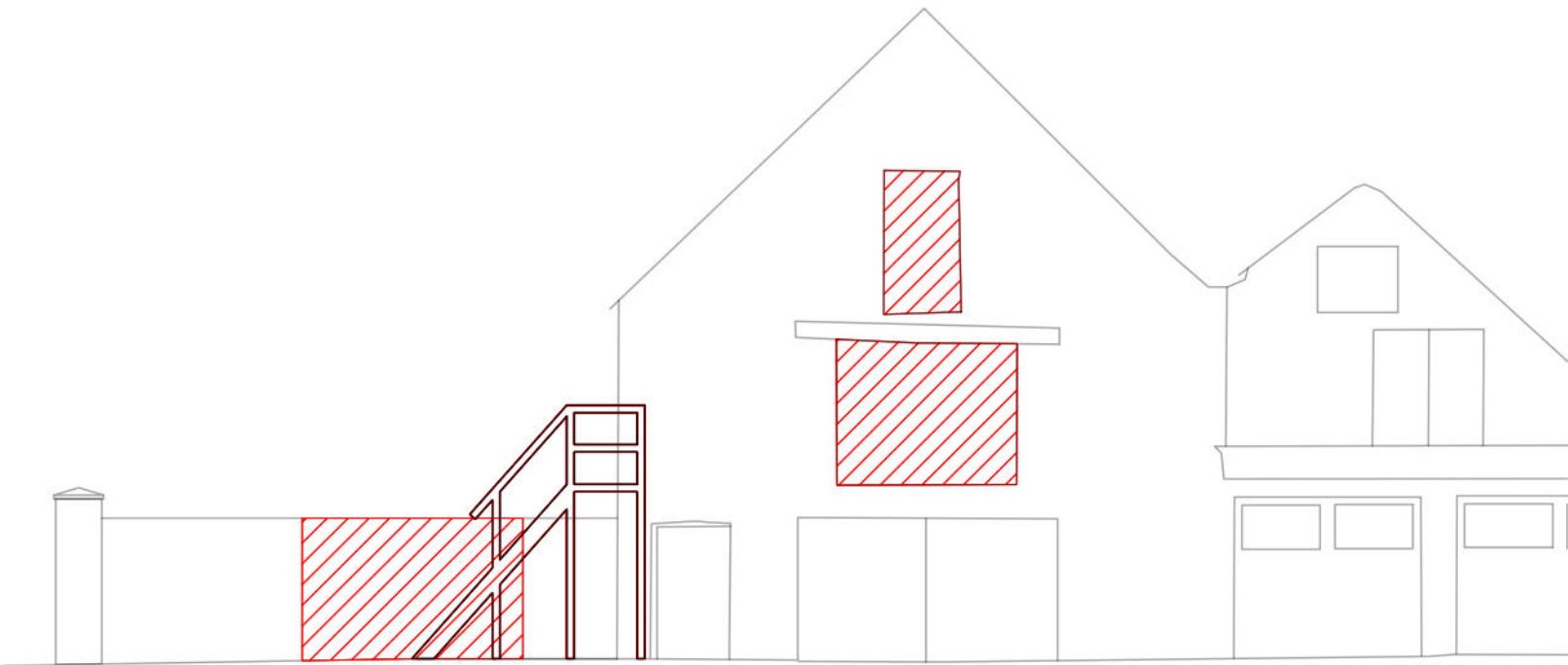
Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
DEMOLITION GROUND FLOOR PLAN	D_050
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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SOUTH EAST ELEVATION



NORTH EAST ELEVATION

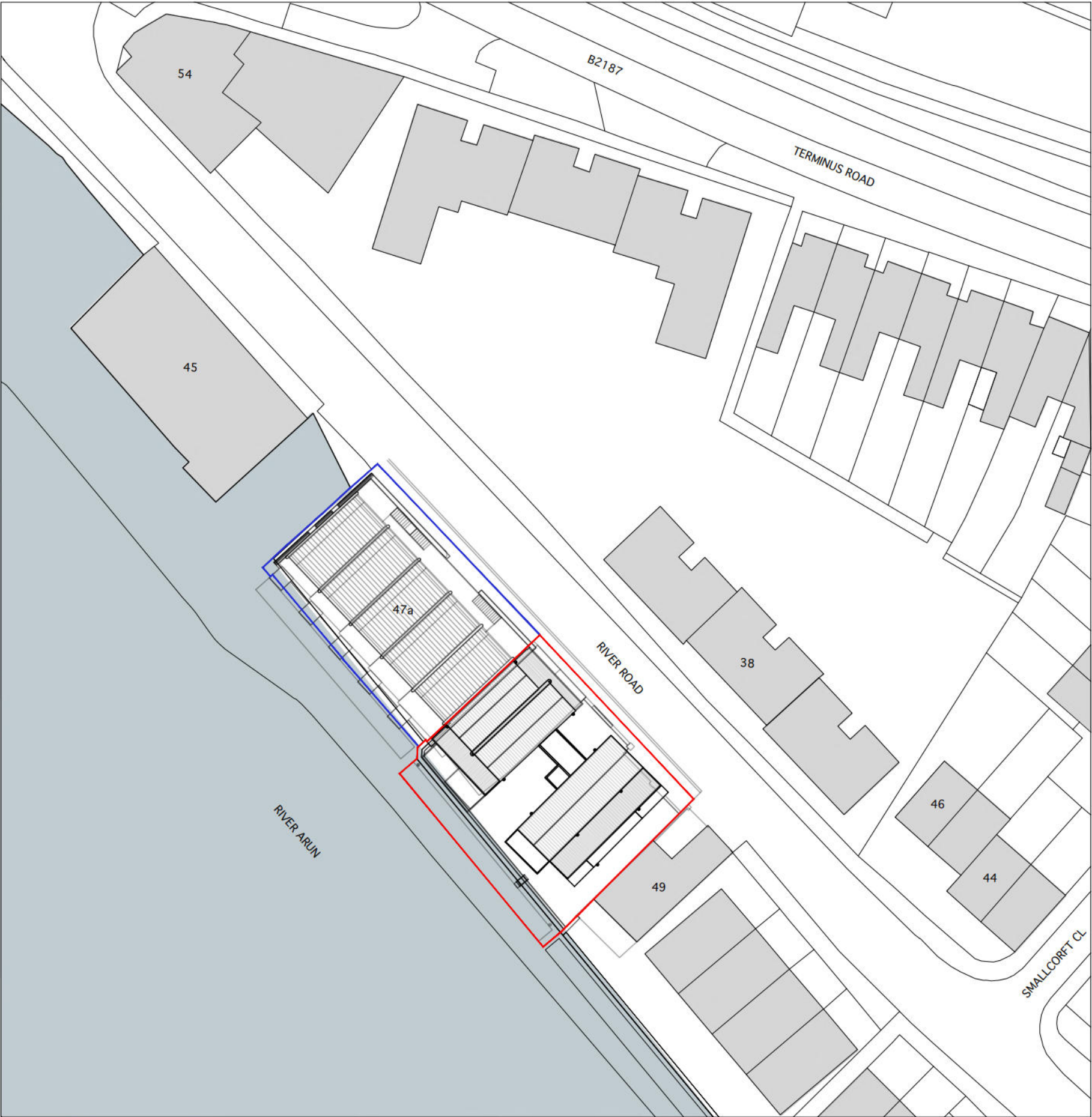


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 Demolition

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P_01	24/07/2025	PLANNING RESUBMISSION
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North Arrow		
Project 57 River Rd, Littlehampton BN17 5BF		
Drawing Title		Drawing Number
DEMOLITION ELEVATION		D_051
Scale	1:100 @ A3	Date 26/04/2024
Status	PLANNING	Revision P_02

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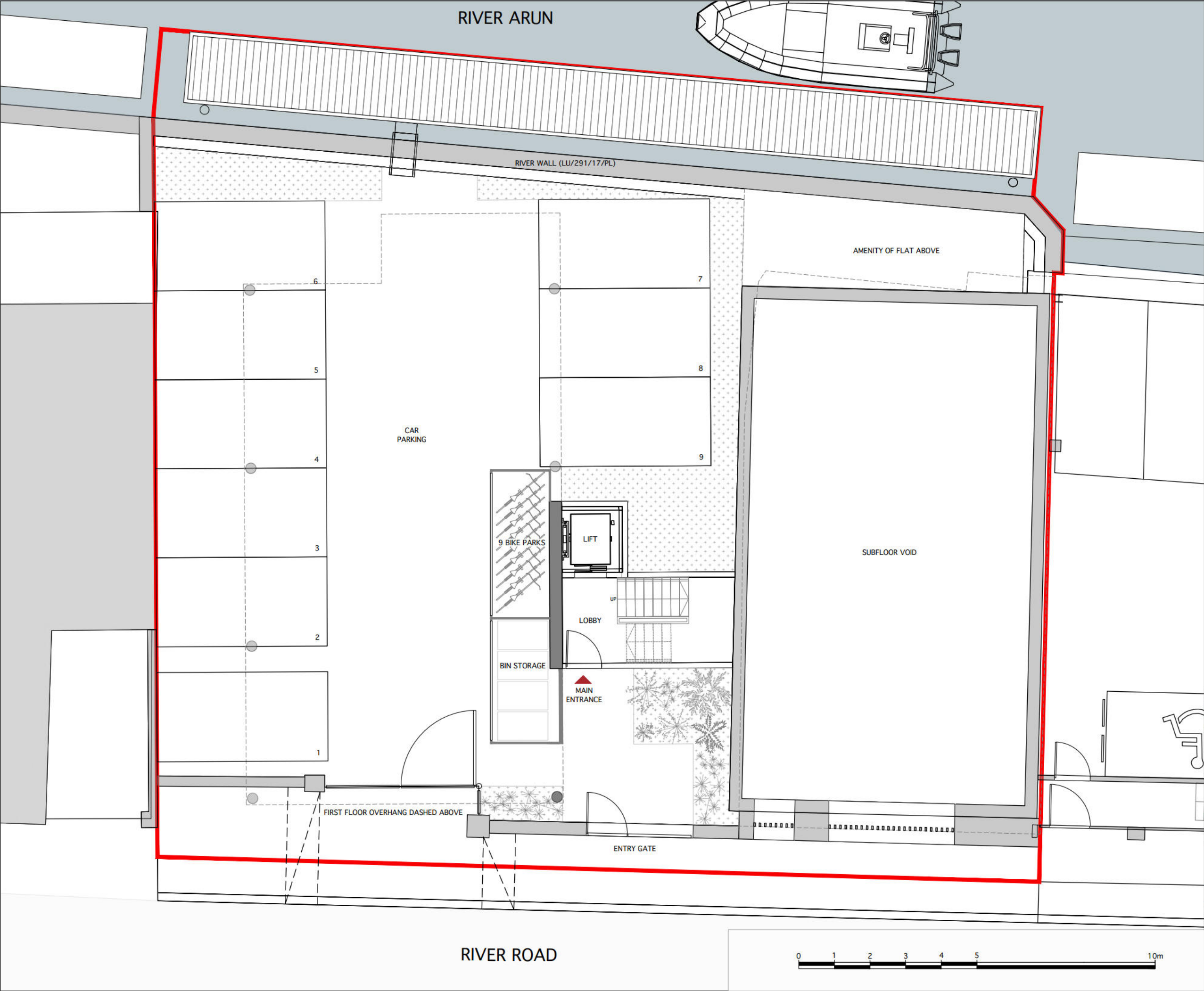


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P_02	12/08/2026	PLANNING RESUBMISSION
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Project		
57 River Rd, Littlehampton BN17 5BF		
Drawing Title		Drawing Number
PROPOSED SITE PLAN		A_090
Scale	1:500 @ A3	Date
		26/04/2024
Status	PLANNING	Revision
		P_02

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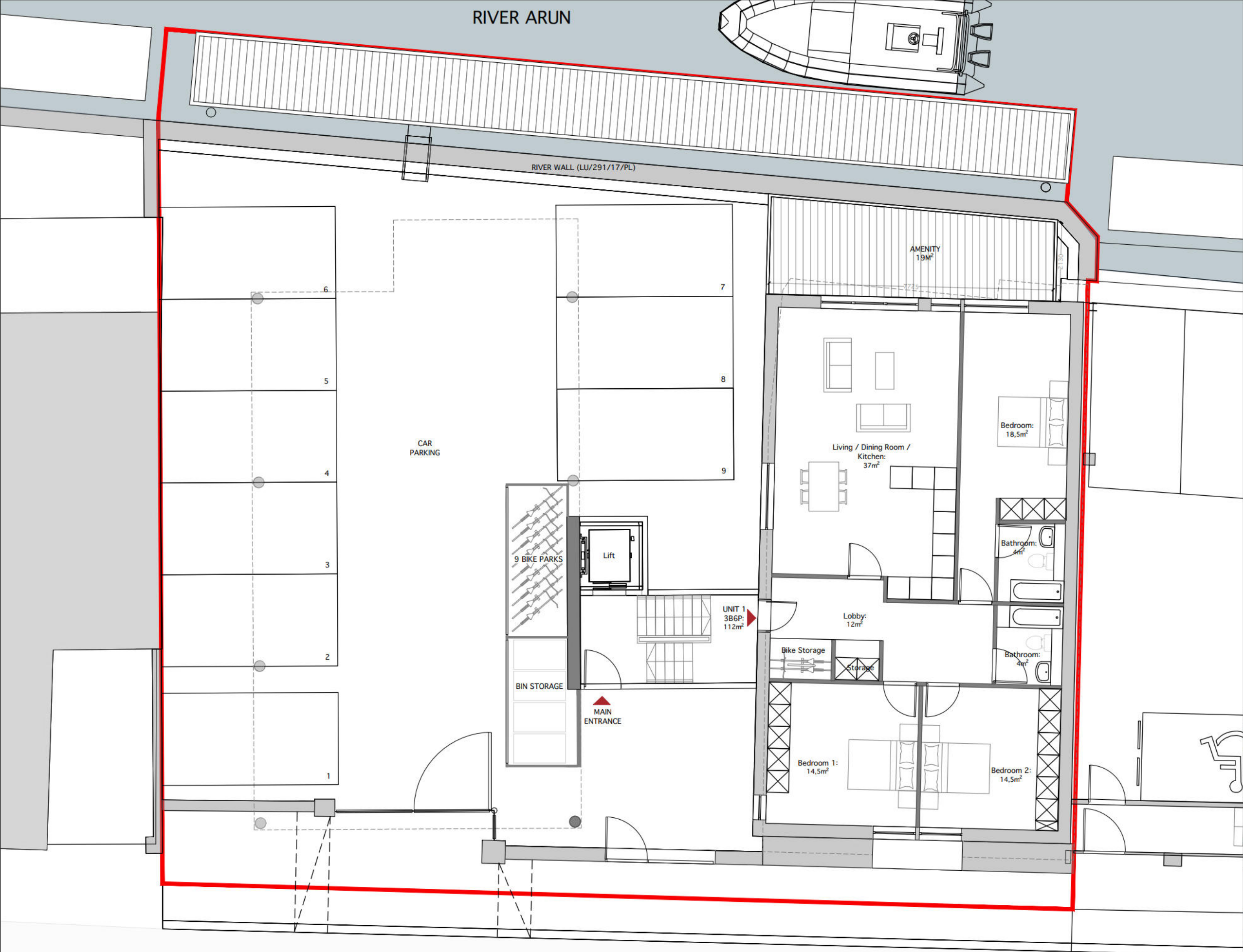


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P_01	24/07/2025	PLANNING RESUBMISSION
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North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
PROPOSED GROUND FLOOR PLAN	A_100
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
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Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
PROPOSED UPPER GROUND FLOOR PLAN	A_101
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow

Project

57 River Rd, Littlehampton
BN17 5BF

Drawing Title	Drawing Number
Proposed First Floor Plan	A_102

Scale	Date
1:100 @ A3	26/04/2024

Status	Revision
PLANNING	P_02

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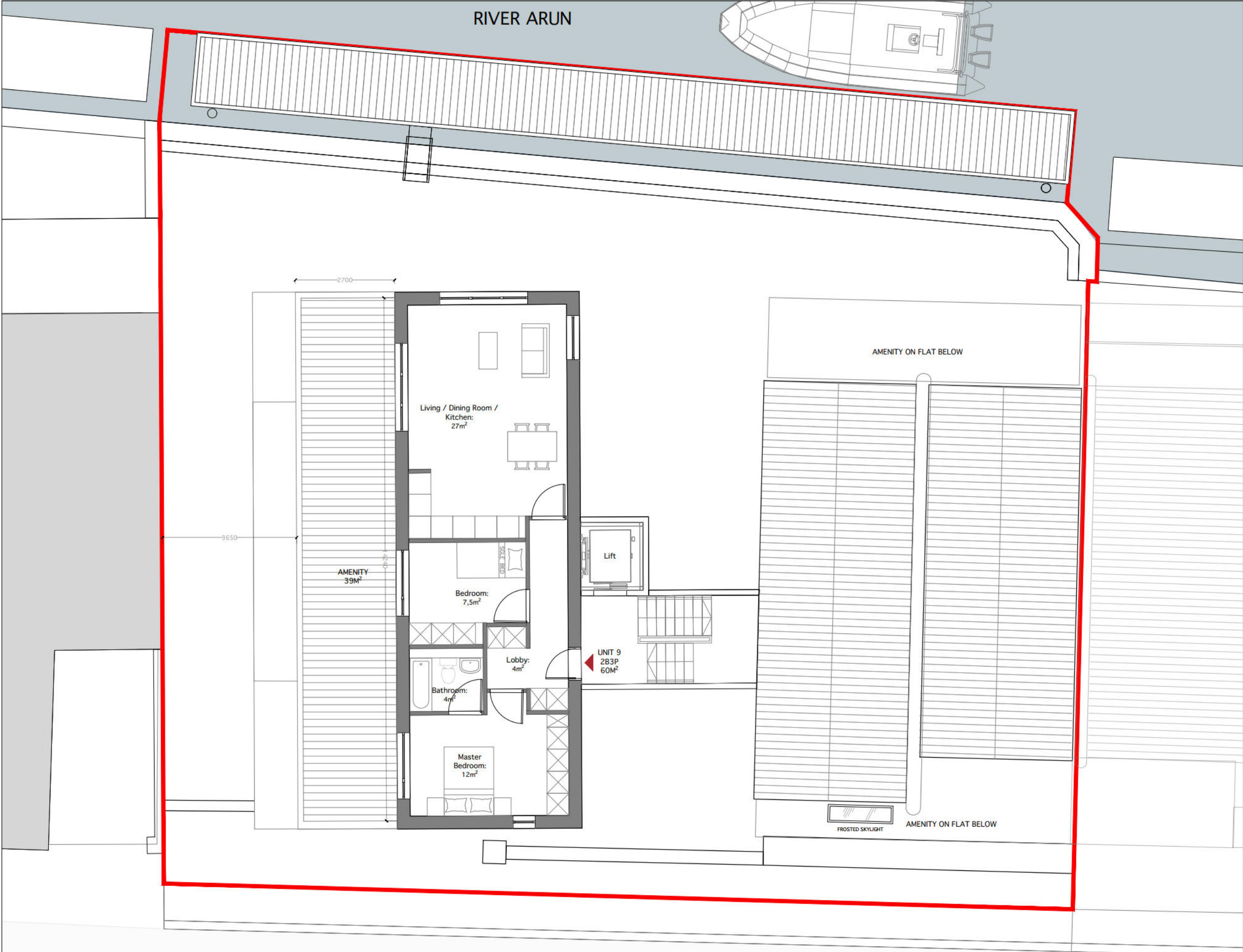


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North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
Proposed Second Floor Plan	A_103
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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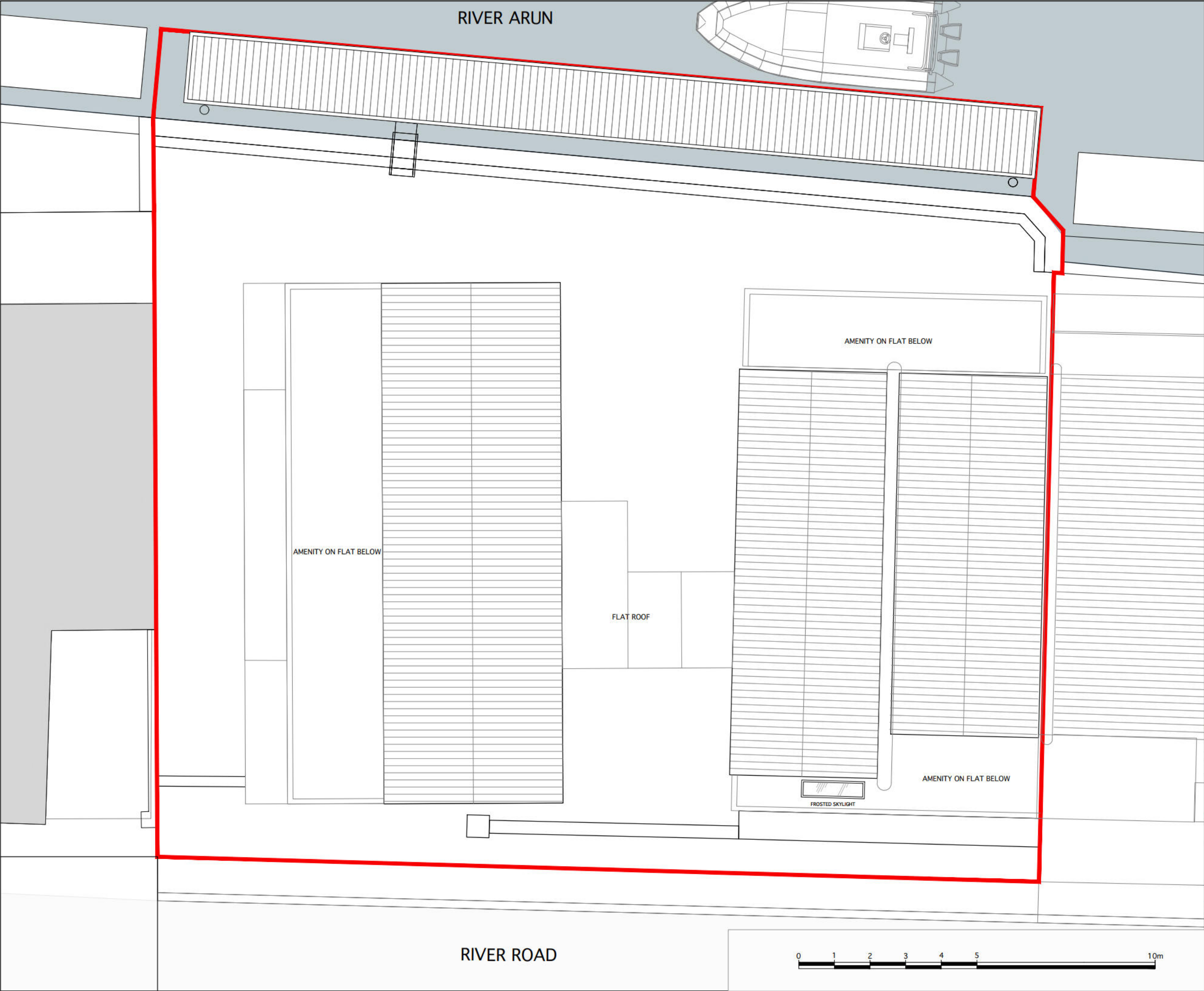


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P_01	24/07/2025	PLANNING RESUBMISSION
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North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
Proposed Third Floor Plan	A_104
Scale	Date
1:100 @ A3	26/04/2024
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Project

57 River Rd, Littlehampton
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Drawing Title		Drawing Number	
Proposed Roof Plan		A_105	

Scale	Date
1:100 @ A3	26/04/2024

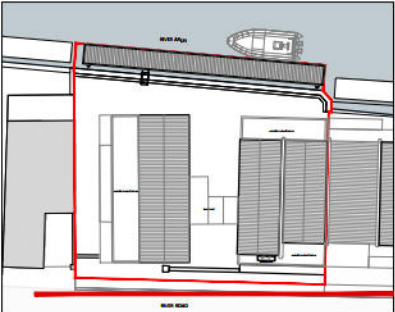
Status	Revision
PLANNING	P_02

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Key Plan

Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow

Project 57 River Rd, Littlehampton
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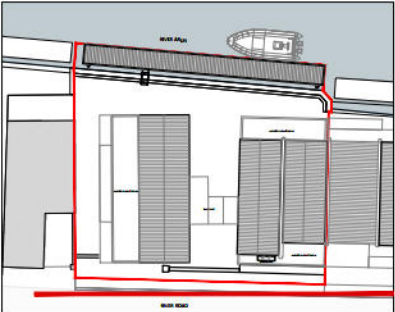
Drawing Title		Drawing Number	
Proposed North East Street Elevation		A_200	
Scale	1:200 @ A3	Date	26/04/2024
Status	PLANNING	Revision	P_02

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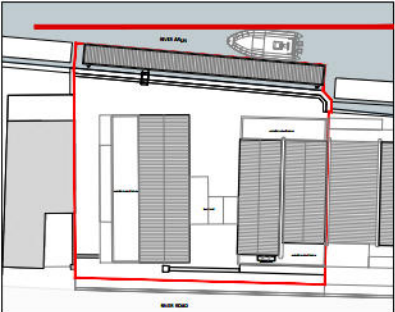
North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
Proposed North East Elevation	A_201
Scale	Date
1:100 @ A3	26/04/2024
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PLANNING	P_02

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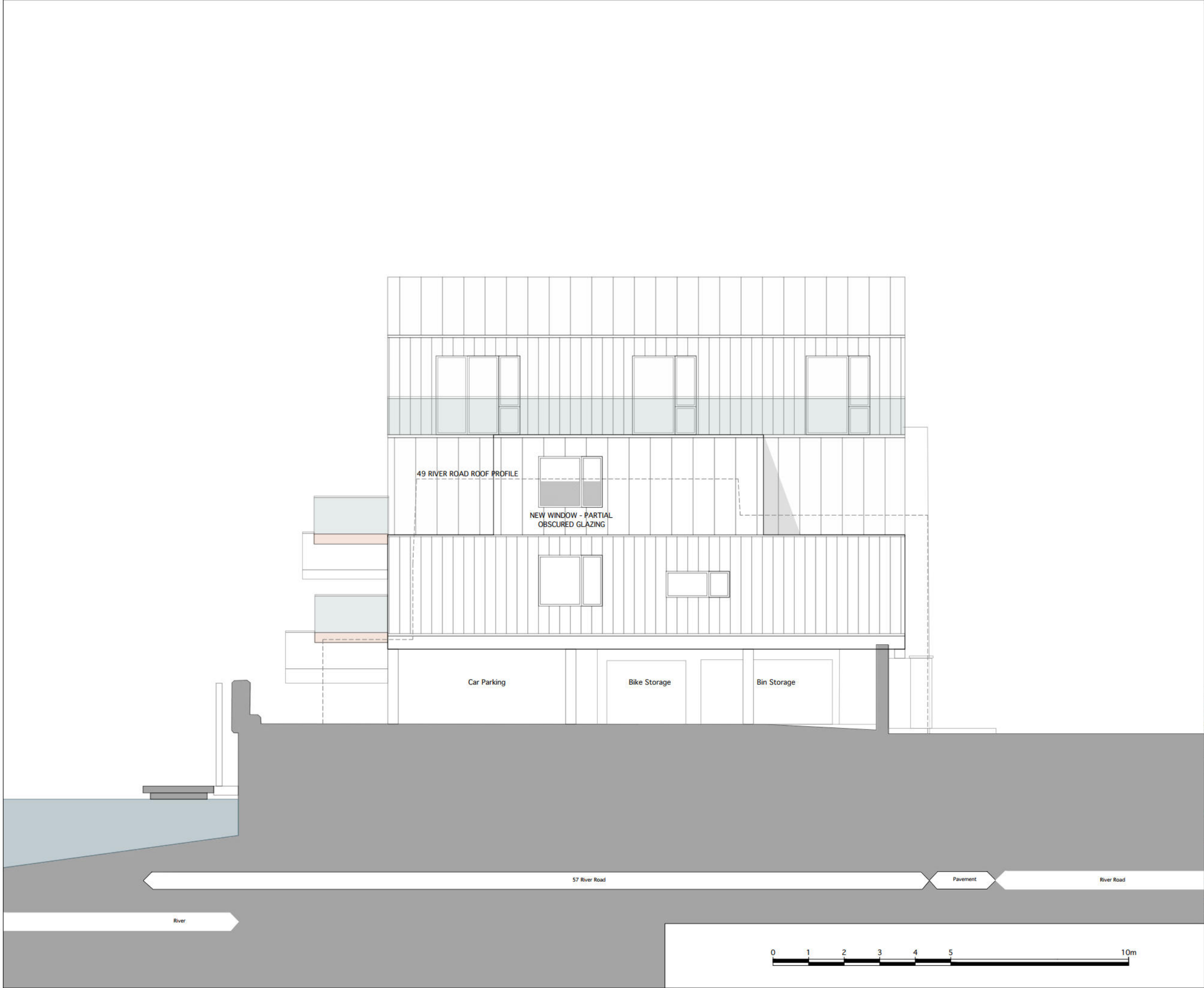


Key Plan

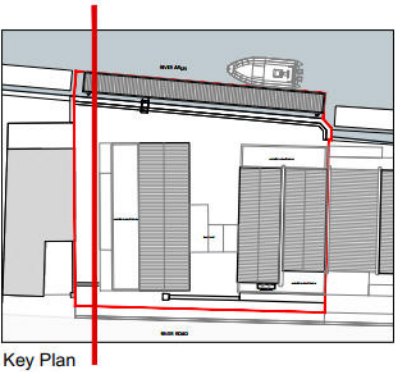
Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION
North Arrow		
Project 57 River Rd, Littlehampton BN17 5BF		
Drawing Title Proposed South West Elevation		Drawing Number A_202
Scale	1:100 @ A3	Date 26/04/2024
Status	PLANNING	Revision P_02

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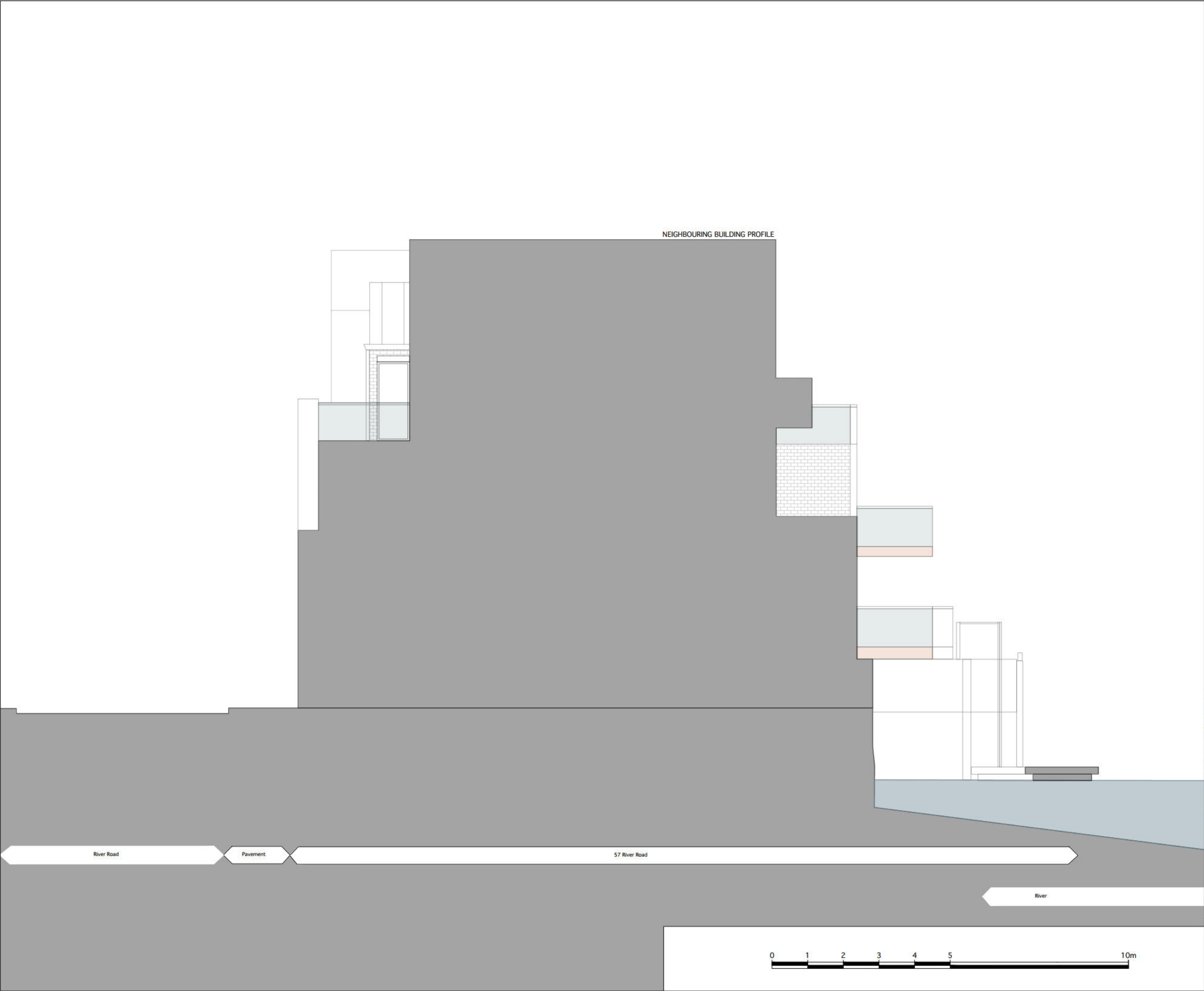
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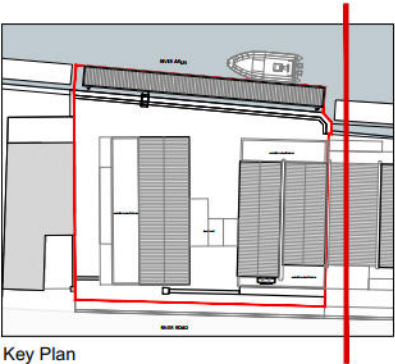
North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
Proposed South East Elevation	A_203
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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Notes

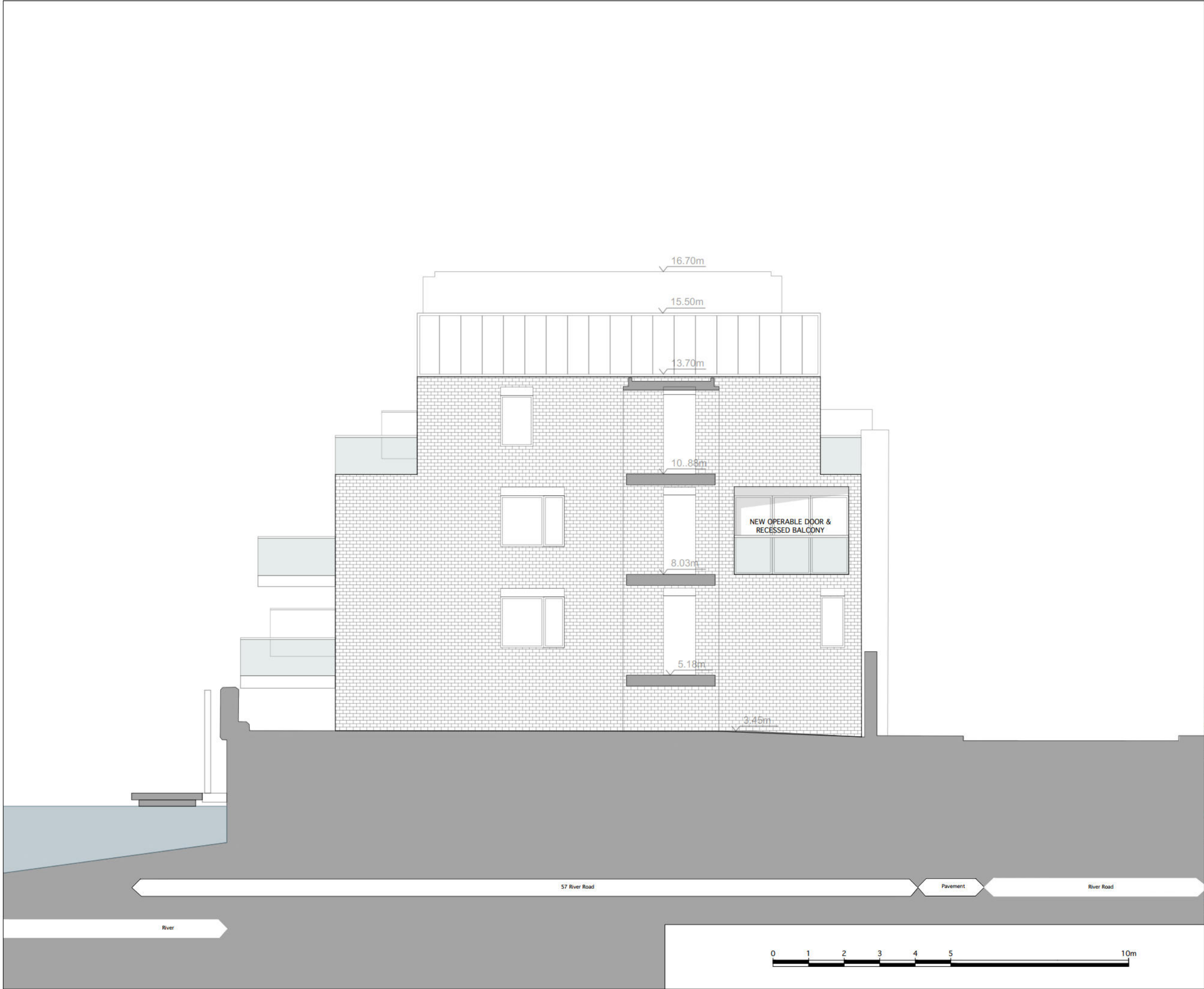
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Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

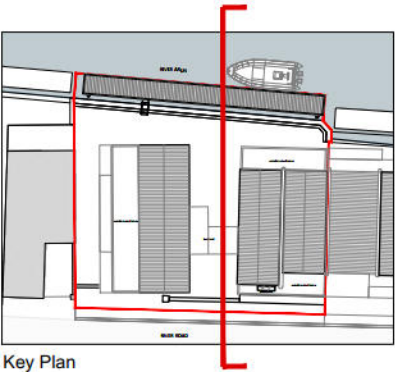
North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
Proposed North West Elevation	A_204
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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Notes

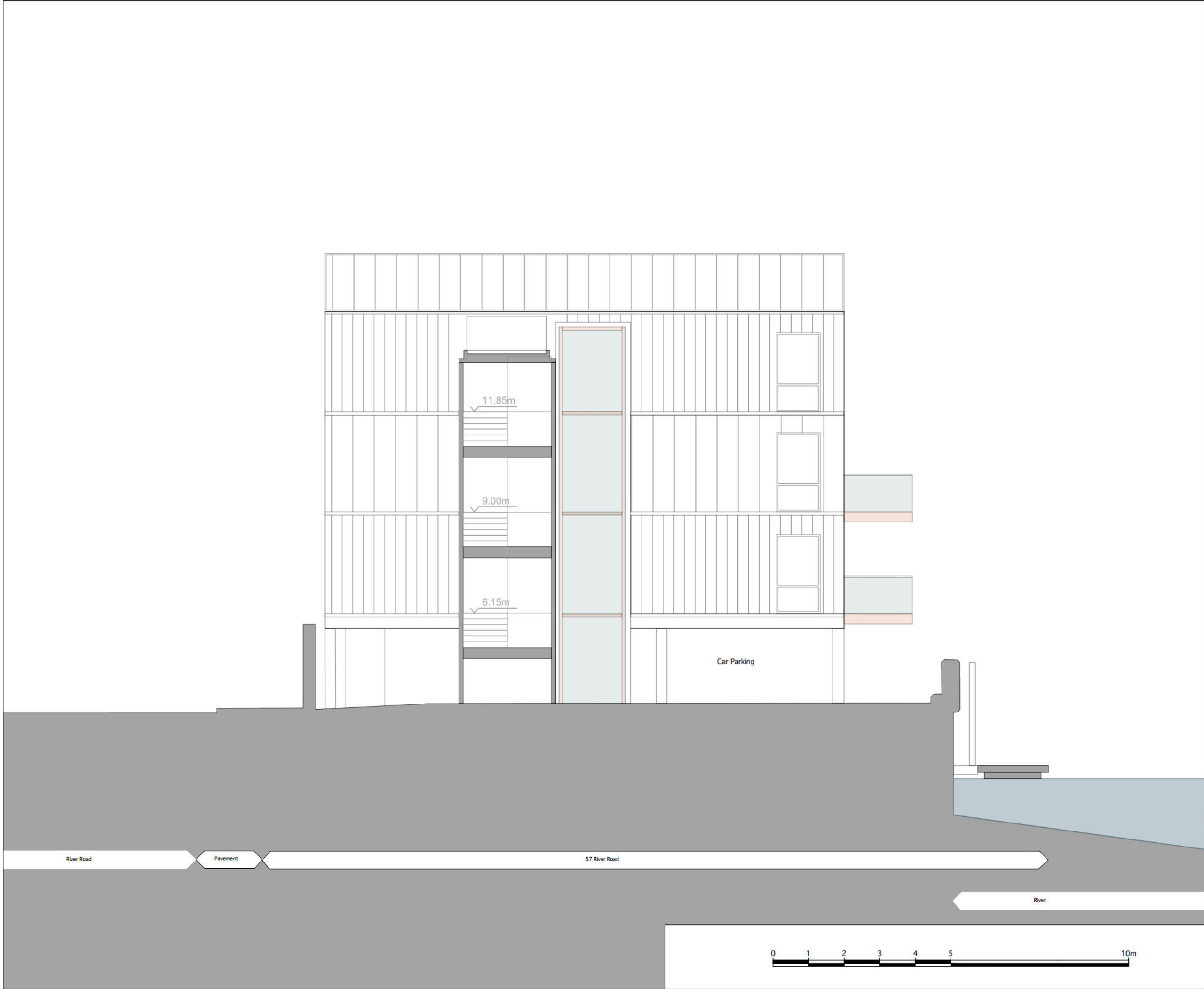
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Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

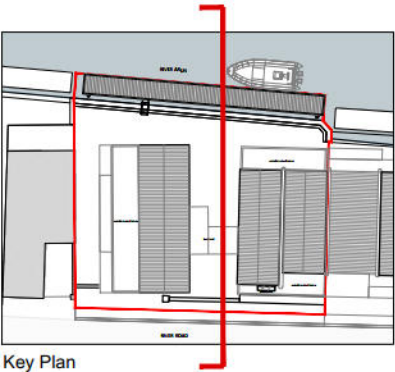
North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
Proposed Section AA	A_300
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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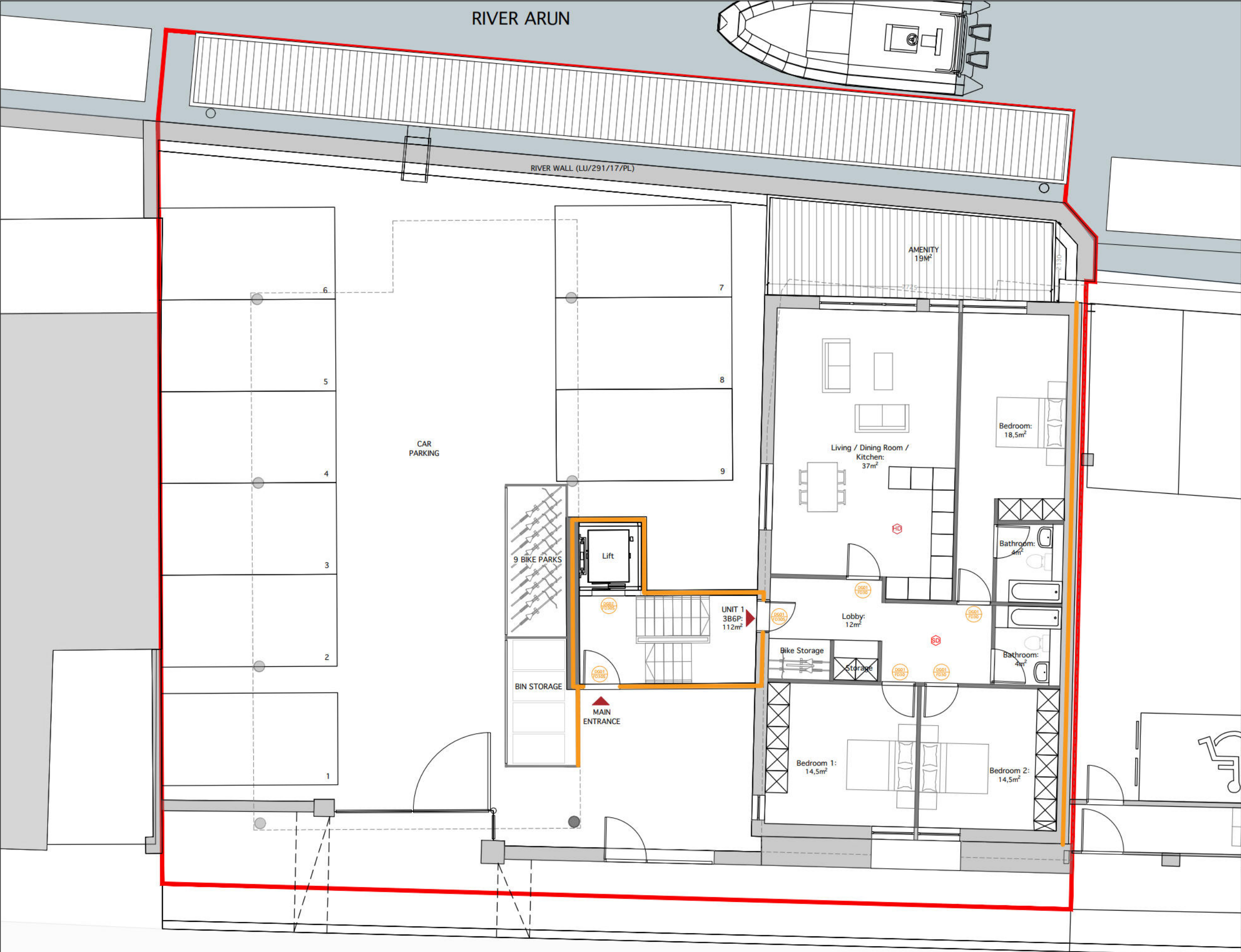
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Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
Proposed Section BB	A_301
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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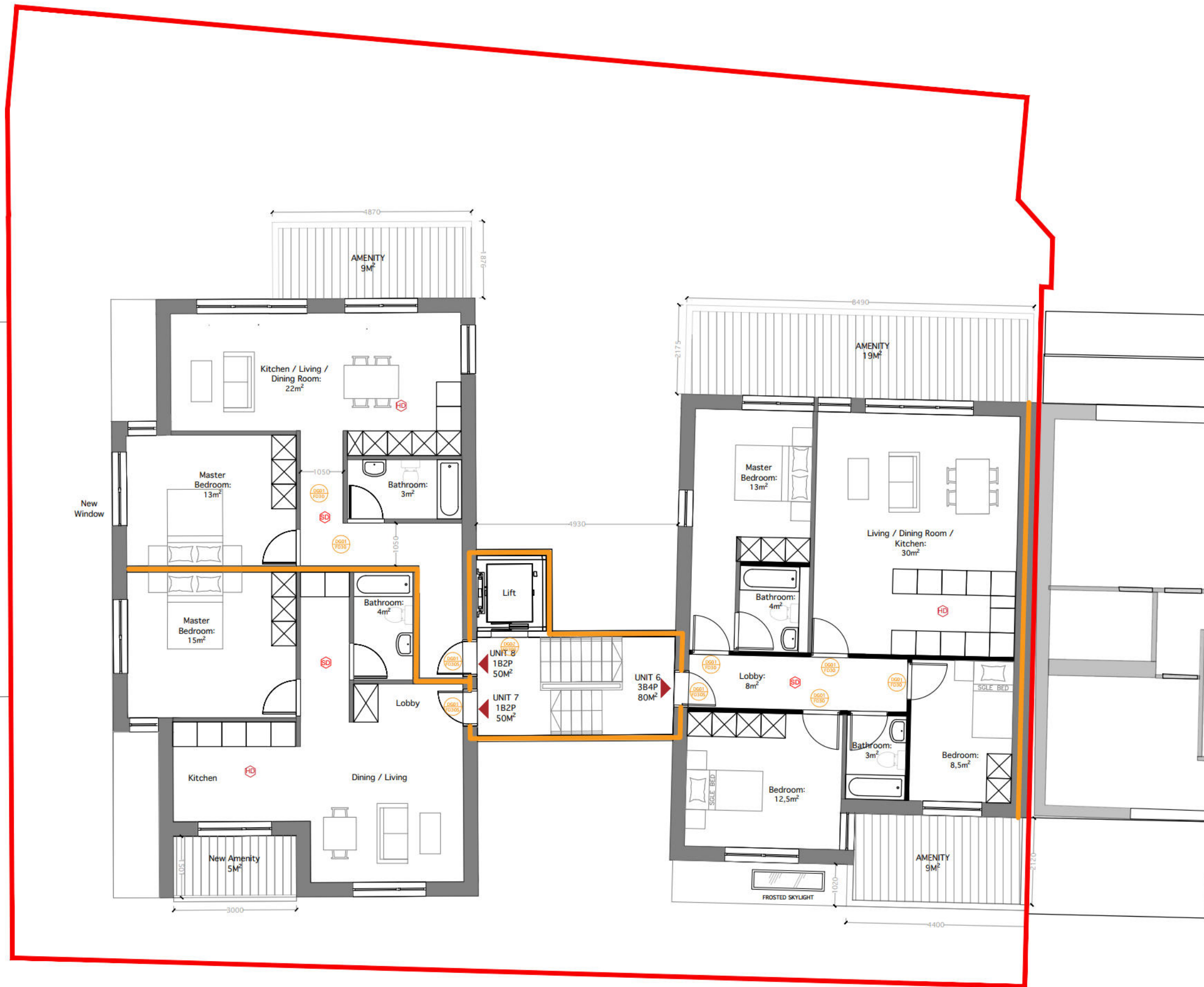
- FIRE STRATEGY PLAN KEY:
- FR RATING WALLS 60MINS
 - FD30S FIRE DOOR (SELF CLOSING)
 - E30 LIFT DOOR
 - FD30 FIRE DOOR - HABITABLE ROOMS
 - SMOKE DETECTORS CATEGORY M/L4
 - HEAT DETECTORS CATEGORY M/L4
 - AOV TO HEAD OF STAIR (1SQ.M - ACTIVATE ON FIRE ALARM)

NOTE: THIS PRELIMINARY FIRE STRATEGY IS FOR PLANNING PURPOSES ONLY AND MUST BE REVIEWED AND UPDATED FOR COMPLIANCE DURING DETAILED DESIGN AND CONSTRUCTION. RESPONSIBILITY FOR MEETING BUILDING REGULATIONS AND COORDINATING WITH AUTHORITIES RESTS WITH THE PRINCIPAL DESIGNER, CONTRACTOR, AND CLIENT.

Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow		North	
Project		57 River Rd, Littlehampton BN17 5BF	
Drawing Title		GROUND FLOOR FIRE STRATEGY PLAN	
Drawing Number		A_400	
Scale		1:100 @ A3	Date 26/04/2024
Status		PLANNING	Revision P_02

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FIRE STRATEGY PLAN KEY:

- FR RATING WALLS 60MINS
- FD30S FIRE DOOR (SELF CLOSING)
- E30 LIFT DOOR
- FD30 FIRE DOOR - HABITABLE ROOMS
- SMOKE DETECTORS CATEGORY M/L4
- HEAT DETECTORS CATEGORY M/L4
- AOV TO HEAD OF STAIR (1SQ.M - ACTIVATE ON FIRE ALARM)

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Revision Schedule

Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow

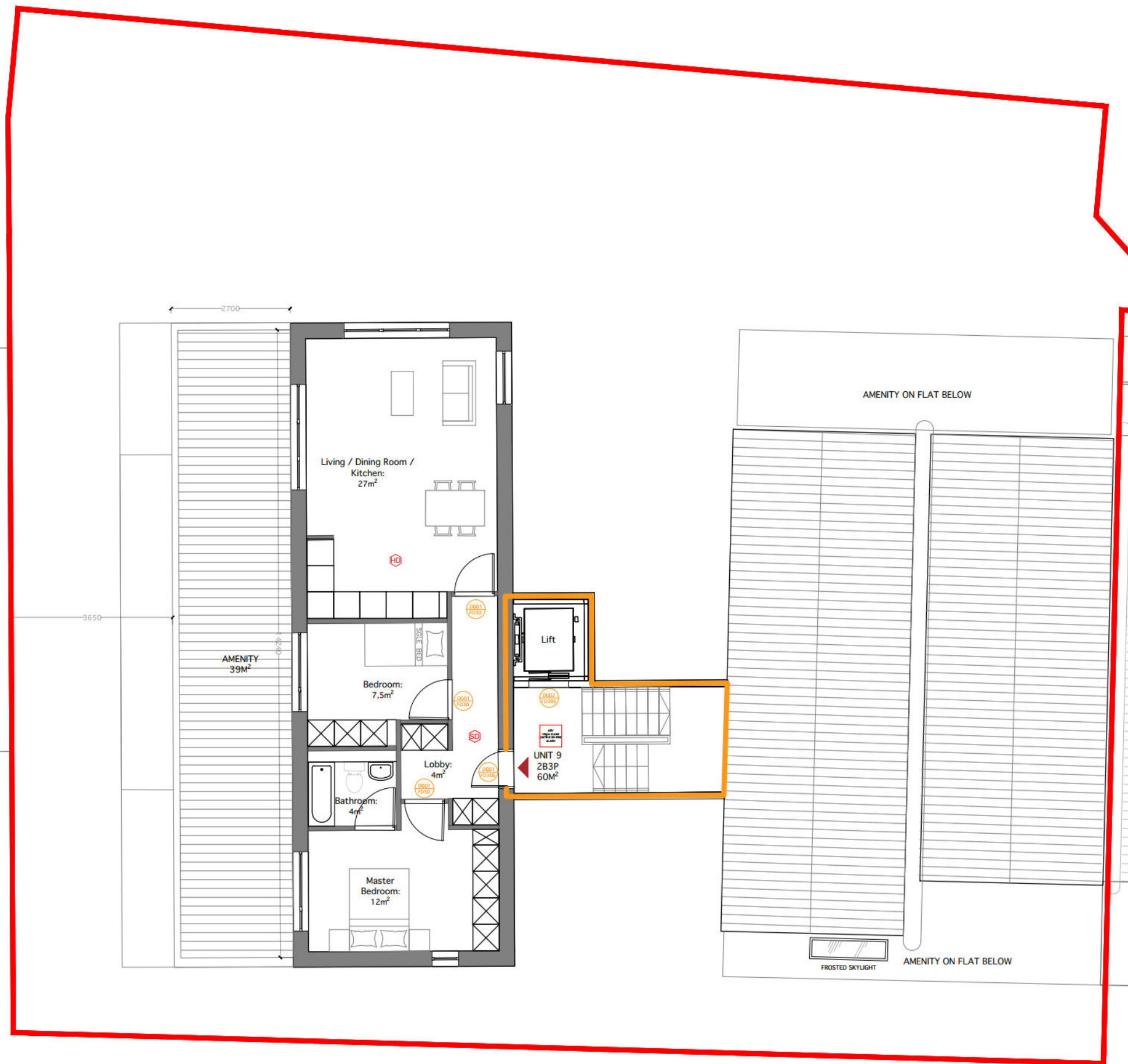


Project 57 River Rd, Littlehampton
BN17 5BF

Drawing Title	Drawing Number
SECOND FLOOR FIRE STRATEGY PLAN	A_402
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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FIRE STRATEGY PLAN KEY:

- FR RATING WALLS 60MINS
- FD30S FIRE DOOR (SELF CLOSING)
- E30 LIFT DOOR
- FD30 FIRE DOOR - HABITABLE ROOMS
- SMOKE DETECTORS CATEGORY M/L4
- HEAT DETECTORS CATEGORY M/L4
- AOV TO HEAD OF STAIR (1SQ.M - ACTIVATE ON FIRE ALARM)

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Revision Schedule

Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow

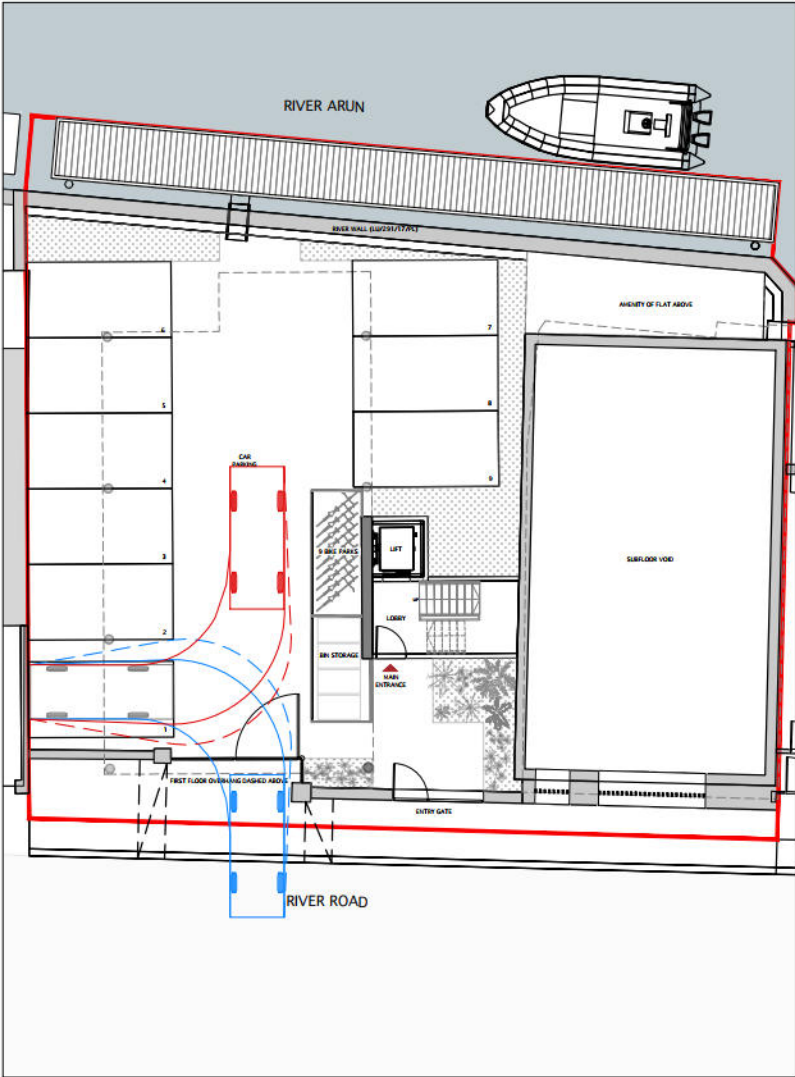


Project 57 River Rd, Littlehampton
BN17 5BF

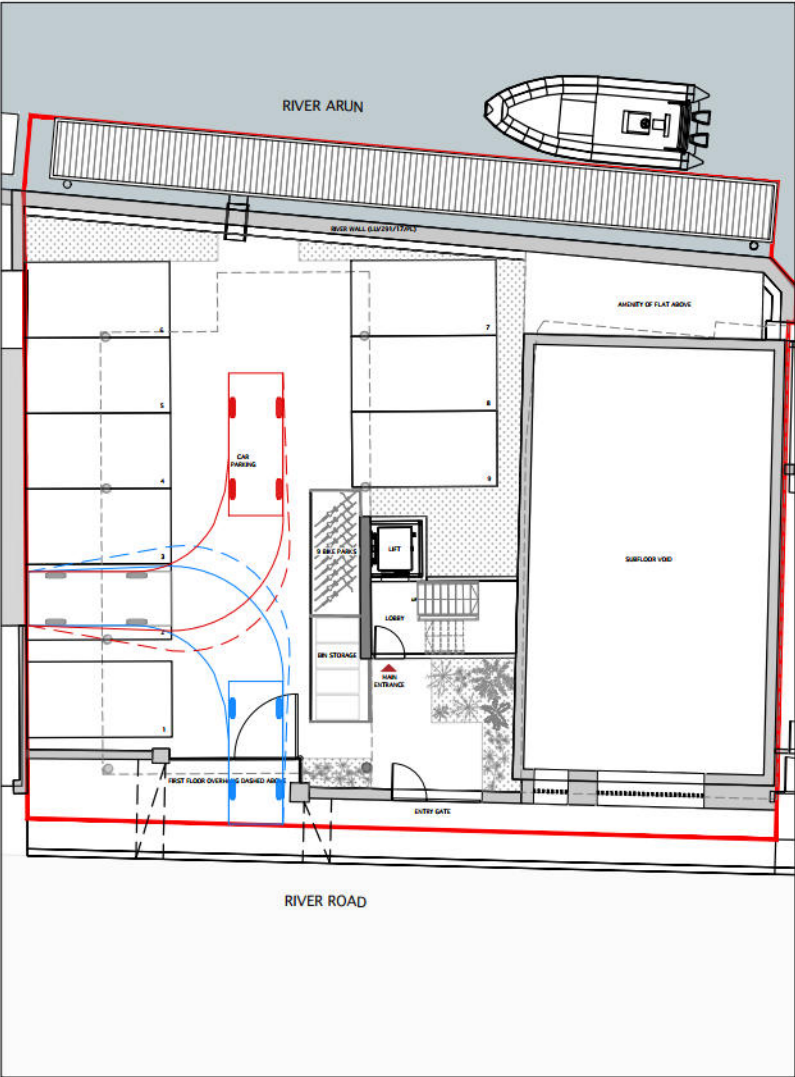
Drawing Title	Drawing Number
THIRD FLOOR FIRE STRATEGY PLAN	A_403
Scale	Date
1:100 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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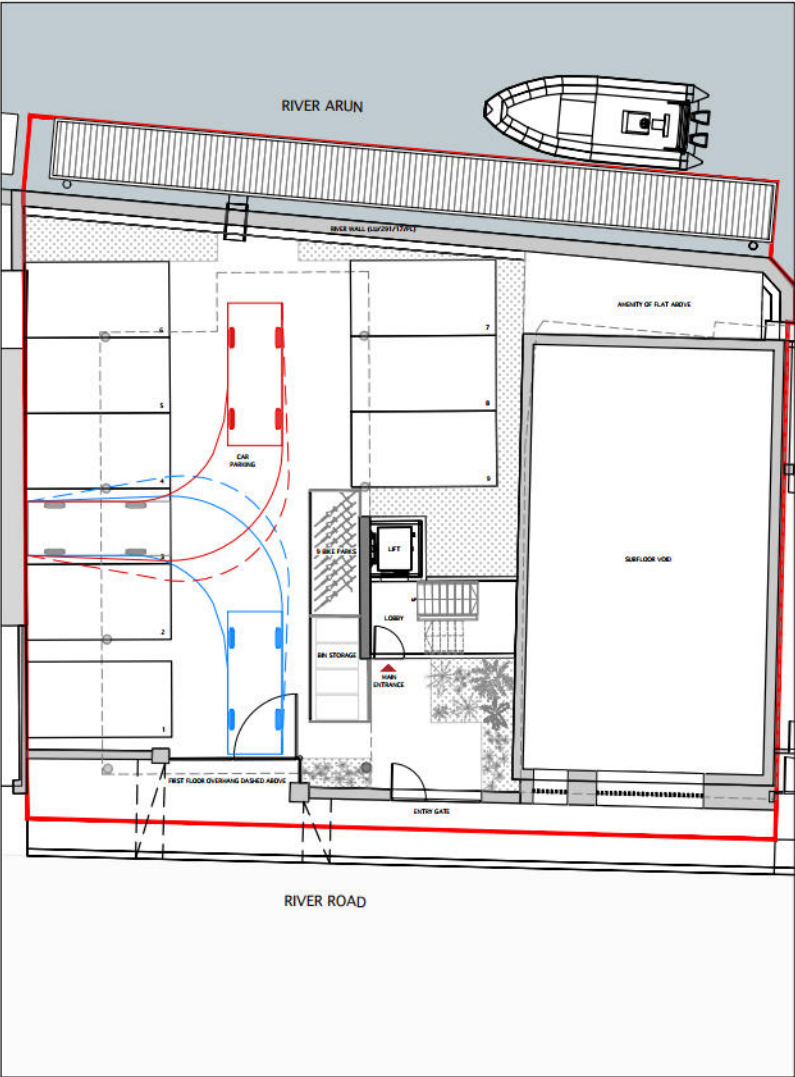




SWEPT PATH ANALYSIS
- CAR PARK 1



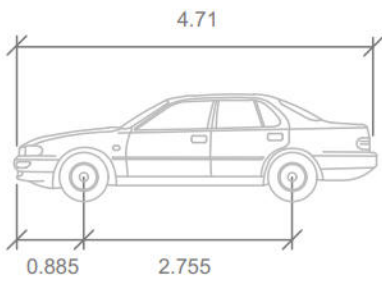
SWEPT PATH ANALYSIS
- CAR PARK 2



SWEPT PATH ANALYSIS
- CAR PARK 3



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Swept Path Analysis - Car Park

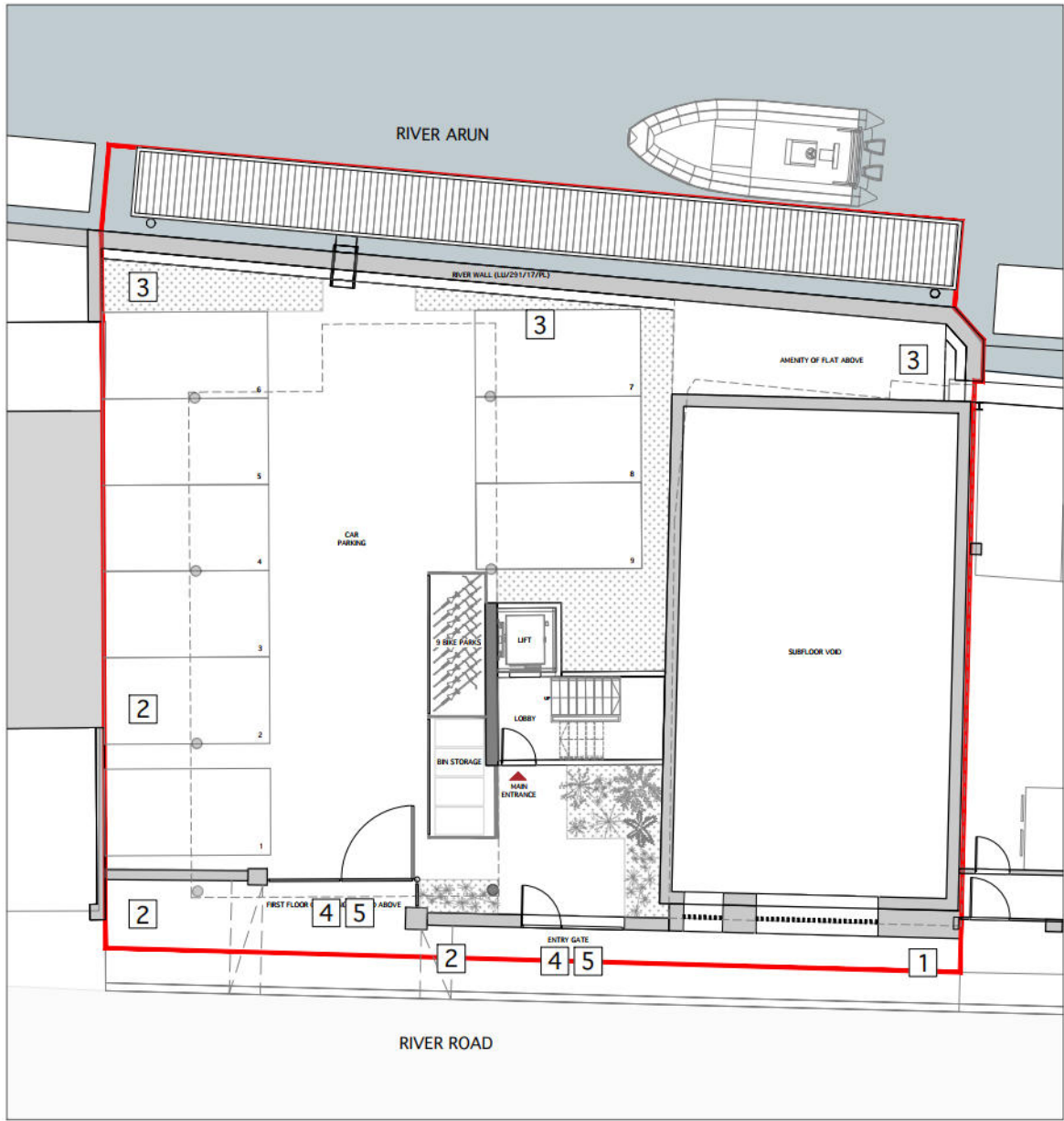
Estate Car (2006)

Overall Length	4.710m
Overall Width	1.804m
Overall Body Height	0.207m
Min Body Ground Clearance	0.207m
Max Track Width	1.756m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.90m

Revision Schedule		
Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION

North Arrow	
Project	
57 River Rd, Littlehampton BN17 5BF	
Drawing Title	Drawing Number
PROPOSED SWEPT PATH ANALYSIS - CAR PARK	A_600
Scale	Date
1:250 @ A3	26/04/2024
Status	Revision
PLANNING	P_02

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PROPOSED GROUND FLOOR PLAN



PROPOSED STREET ELEVATION



PROPOSED RIVER ELEVATION



1. EXISTING ELEVATION WALL TO MAINTAIN

Warehouse flint cobble wall with brick dressings to be retained, repaired & structurally reinforced.



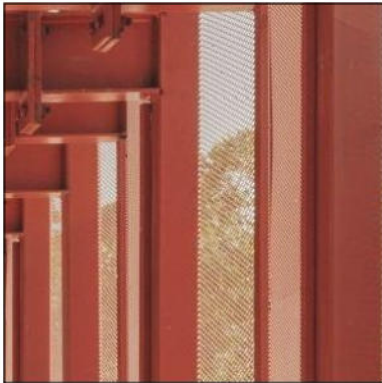
2. EXISTING FLINT & BRICK WALL

Flint cobble front boundary wall with brick piers to be maintained and made good to accept new pedestrian & vehicle access gates. Side south-east boundary wall also consists of flint cobble construction with some brick sections, to be maintained accordingly.



3. EXISTING STONE & CONCRETE RIVER WALL

River wall to be maintained & made good to suit as per structural and drainage engineer's requirements.



4. RED OXIDE PAINTED GATE METALWORK

Proposed gate frame to utilise the same finish as both main building balconies and neighbouring development at 47 River Road, having taken inspiration from the nearby bridge crossing.



5. VERTICAL METAL SCREEN GATE PANELS

Proposed gate panels to utilise vertical screening in grey metal to complement zinc elements of the main building.

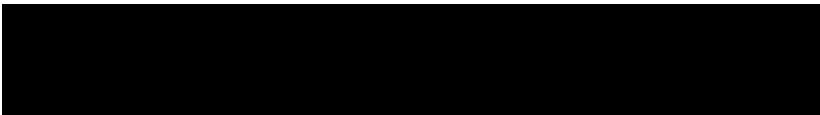
NOTE:
MATERIALITY ALIGNS WITH PREVIOUSLY APPROVED PROPOSAL, APPLICATION REFERENCE LU/251/21/PL (NO CHANGE). REFER ACCOMPANYING DESIGN & ACCESS STATEMENT AND DRAWINGS.



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Rev	Date	Description
P_01	24/07/2025	PLANNING RESUBMISSION
P_02	12/08/2026	PLANNING RESUBMISSION
North Arrow		
Project 57 River Rd, Littlehampton BN17 5BF		
Drawing Title Proposed Boundary Treatment		Drawing Number A_605
Scale 1:200 @ A3	Date 26/04/2024	
Status PLANNING	Revision	P_02

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