

DESIGN AND ACCESS STATEMENT
FOR
12 RIVER ROAD, LITTLEHAMPTON,
WEST SUSSEX BN17 5BN

Proposal to remove an internal non loadbearing 1st floor partition

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/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

While the property is generous in overall size the rooms are typically small and increasingly these small rooms do not lend themselves to a modern family and their needs. There is not a large enough sitting room to meet their needs. By creating the one large room at 1st floor it will achieve this.

2. Amount

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

3. Layout

The ground floor layout of the building will remain unchanged. There are bedrooms across the first floor and at 2nd floor in the roof. The loss of the 2 small bedrooms into 1 large sitting room are considered reasonable.

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 partition in question and deemed it non loadbearing and not requiring any form of structural support.

The partition is lightweight and may not even be original. Every effort will be taken to match and make good materials wherever possible including, skirting's and floor boards.

The existing second door into the room will remain in place to give the appearance, from the landing; of its being two separate rooms. This will also lend itself to easy reinstatement should this be considered in the future.

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
98 Durrington Lane, Worthing, West Sussex BN13 2RQ

