

REVISIONS

Revision Date By

ARUN DISTRICT COUNCIL

No. LU 257/07

RECEIVED 28.6.07

1. Summerlea Gardens, a flatted development at the junction of Fitzalan Road and Church Street, opposite the site.



2. Summerlea Gardens, opposite the site.



3. The site viewed from across the roundabout at the junction of Fitzalan Road and Church Street.



4. No. 34 Fitzalan Road (The Vicarage) on the site.



5. No. 32 Fitzalan Road, on the site.



SITE ANALYSIS

Site Location

The site is located at the junction of Fitzalan Road and Church Street within the urban settlement of Littlehampton. The National Grid Reference for the site is TQ 033 020.

Fitzalan Road forms the western boundary to the site and Church Street forms the northern site boundary. To the east of the site on Church Street are residential properties and to the south on Fitzalan Road is a Veterinary Surgery.

Site Description

The site is an irregular shaped piece of land, 0.51ha in area. The site slopes down from north east to south west. (Site Survey drawing PP/2482)

The site is occupied by five residential properties with plot widths ranging from 13m being house number 14 Church Street to 16m being house number 32 Fitzalan Road. The properties have a plot depth of 46m on Fitzalan Road and 74m on Church Street and are at a density of 11 dwellings per hectare. The site has a combined frontage of 122m and the existing houses are set back from the back of the footpath by between 9m and 11m. There are some mature deciduous and coniferous trees within the site.

Historical Context

The site history has been researched with reference to old editions of the County Series and National Grid Ordnance Survey Plans obtained from the British Library, London.

The County Series Plan, dated 1876, shows the site to be undeveloped. The surrounding area consisted of open land with occasional buildings.

In 1912, the site remained unchanged but, to the southwest, the area was beginning to be development for mainly residential purposes.

By 1933, five large, detached houses had been constructed on the site. The majority of the surrounding area to the south, west and east was occupied by large, detached housing. No significant development had taken place to the north.

The site remained unchanged since 1933 apart from some minor building additions and extensions to the rear of the houses. Development of the surrounding area, for mainly residential purposes, has continued since this time and by 1995 the area was in its present-day layout.

CONTEXTUAL ANALYSIS

The site is surrounded by residential development which has occurred over the last century. The houses are predominantly detached of one and two storeys. Pitched tiled roofs predominate, with a variety of elevation treatments including, brickwork, render and tile hanging.

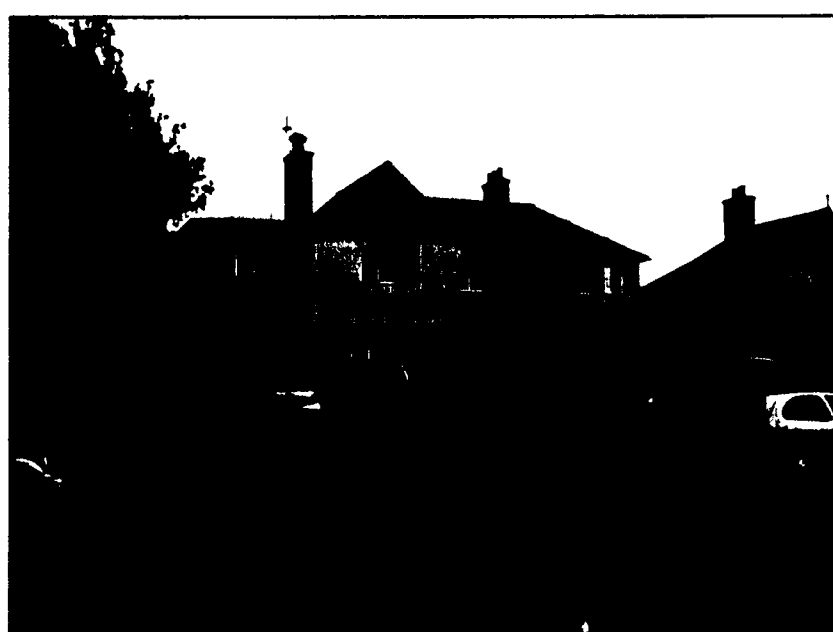
On the opposite side of Fitzalan Road there are non-residential developments, including the library, offices and health centre.

On the opposite corner to the site, on Church Street, is a three storey development of flats built in the late twentieth century. Other flatted developments occur further along Church Street, interspersed with detached houses.

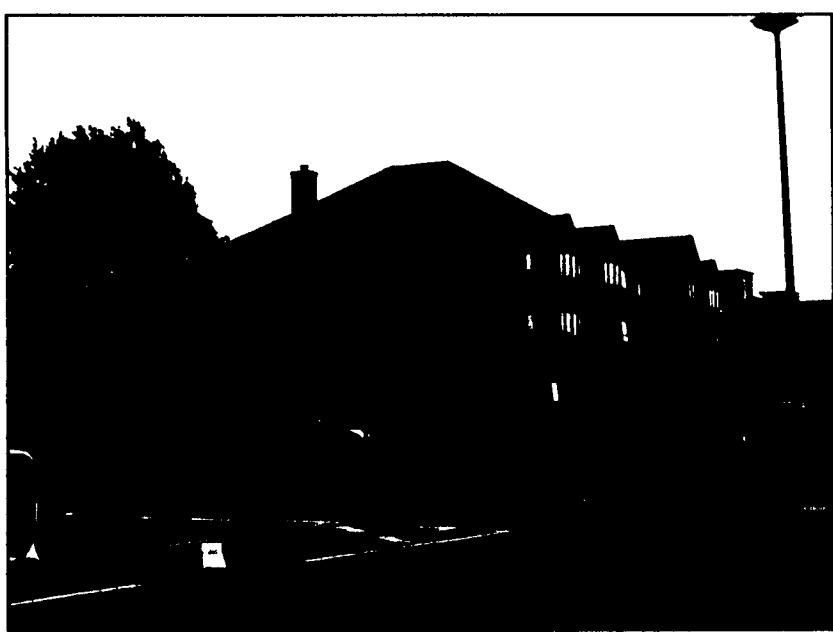
To the south of the site, on Maltravers Drive, are detached houses which form part of an area designated as of 'special interest'. These are of traditional styles of the early twentieth century, some of a vernacular style and many having balconies on their frontages.



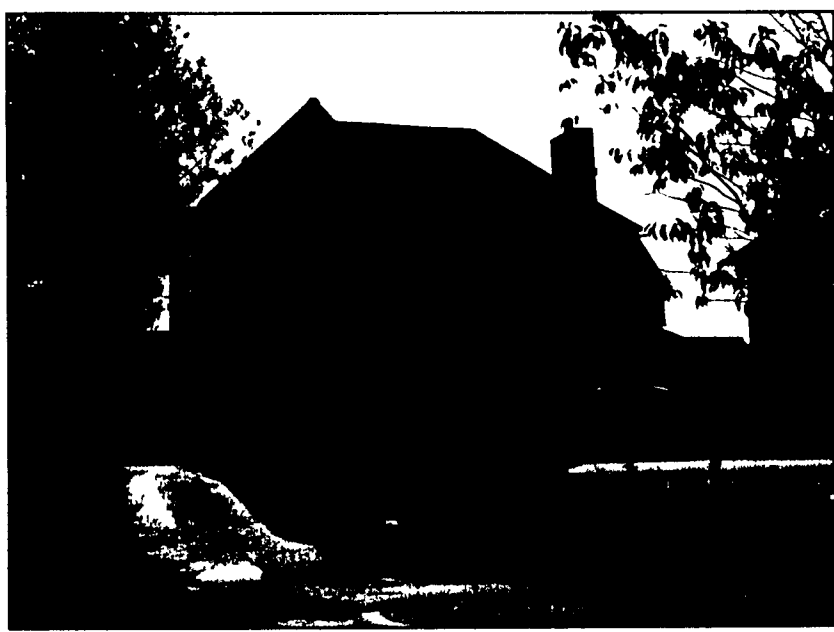
6. No. 31 Fitzalan Road, adjacent to the site on the left.



7. Nos. 26-28 Fitzalan Road, viewed from across the roundabout. 8. View to the south east of Fitzalan Road.



9. No. 18 Church Street, adjacent to site.

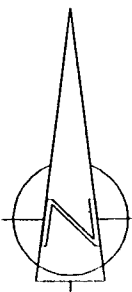
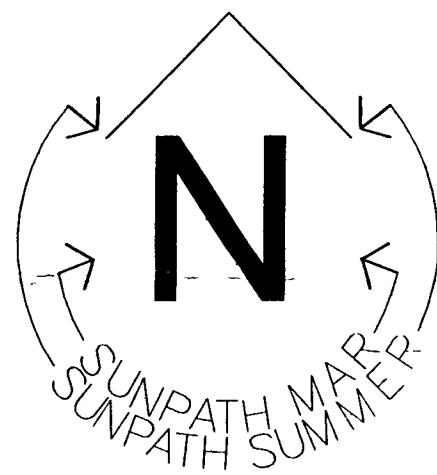


10. No. 16 Church Street, on the site.



CONTEXTUAL ANALYSIS

SCALE 1/1000



ALL DIMENSIONS TO BE CHECKED ON SITE
WORK TO FIGURED DIMENSIONS ONLY
REPORT DISCREPANCIES TO THE ARCHITECT
AT ONCE BEFORE PROCEEDING

THE PLANNING BUREAU
LIMITED

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Project Title
FITZALAN ROAD
LITTLEHAMPTON

Drawing Title
CONTEXTUAL ANALYSIS

Scale 1 1000@A1 Date 28 06 07

Drawn RMV Checked

Drawing No Rev

P2-07

Digital details of this drawing displayed in bottom left corner of sheet.