

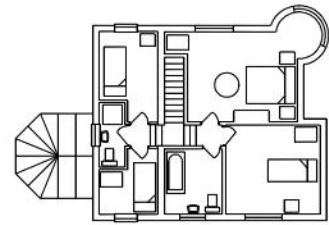
Surveyors and Designers

Building design

Planning

Surveys

Glazed structures



Bryceson Shaw Associates

Flat 3 10A Norfolk Road,
Littlehampton, West Sussex BN17 5PL

Design and Access and Heritage Statement

Project Reference: 3238

December 2025

Address: 7A Selborne Road BN17 5NN & 25C Western Road BN17 5NP, Littlehampton

Design:

1 The proposal:

The proposal is to convert the existing light industrial building and an existing flat into 7 flats. This will be achieved by dividing the ground floor and extending the first floor.

It is believed that the rear elevation was originally stables which is borne out by the different masonry infill to the vernacular brickwork.

The building is not listed but is in a conservation area, the site is in flood risk area 1

2 Layout:

The site layout is dictated by the existing building and constraints and no additional building is proposed thus retaining the same footprint.

3 Scale:

There is no change of scale arising from this proposal except with the additional height to create the larger first floor. Due to existing ceiling heights the extra height is less than a full storey.

4 Appearance:

Materials in the proposal will be as described on the drawings but essentially will be all to match existing. The new first floor will be constructed in timber framing to keep the weight increase down so as not to require excessive creation of new foundations.

Given that the upper parts of the existing walls will have to be altered this again removes weight and allows the creation of a seamless exterior. Windows have been chosen to match the general area and date of buildings.

Any local structural reinforcement needed can be accommodated inside the the buildings so there is no effect on the external appearance or disturbance of the highway.

To comply with energy rules solar pv panels are proposed for the flat roof. The total required has not been calculated yet and depends on the insulation levels that can be achieved within the structure. A single bank of panels is shown but given the size of the roof they will not be as visible from the ground as they are in orthographic projection.

5 Landscaping:

There is no change to landscaping.

6 Context

The site is in the Beach Town area of Littlehampton which is residential, earlier commercial and retail units have, with the exception of these buildings and two others, been converted to residential.

7 Amount

There is no change in amount other than the conversion itself.

Access:

8 Externally:

There is no change to access to the building.

Emergency services access is considered adequate to all parts of the buildings and site.

9 Flood risk:

The building is in flood zone 1 and over 20m from a water course.

10 Heritage:

With being in a conservation area the design has been careful to retain existing features particularly the fielded panels on the front elevation and the band courses/parapet at the top of the walls. At the rear as no cladding is proposed the existing infill masonry panels will still be visible to give context to the building and its development.