

August 2021

Land at Unit 4, Hawthorn Road, Littlehampton

Design and Access Statement (DAS)

Introduction

This Design and Access Statement accompanies an application for the construction of a two-storey office building at land at Unit 4, Hawthorn Road, Littlehampton.

The description of development being applied for is as follows:

"The construction of a two-storey office building (Use Class E)".

Use

The proposed use of the new two-storey building will be office (Use Class E(g)(i)).

Amount

The application proposes to erect a two-storey flat roof office building which will have an overall height of 7.4m.

Layout

The proposed office building will be square in shape and comprise of two stories.

Scale

The proposed office building comprises 340.8m² (GEA) of E(g)(i) (Office) floorspace.

Appearance

The office building will be a two-storey building that has been designed to be in keeping and almost replicate the design of the existing building on the site that has since had prior approval to convert to residential.

The proposed building will be constructed of brick walls and metal wall panels which will match the existing building on site. Two clear rows of grey windows are also proposed at ground floor and first floor level in a design that is in keeping with the window pattern on the existing building. The roof will be constructed of pitched metal roofing sheets and a flat roof will be provided on top.

There will be a double door located on the east elevation for the office entrance and a metal roller shutter door will also be provided on the east elevation.

Access

Vehicle access will remain unchanged and will be made from the single vehicular access, located at the south eastern corner of the site. This access serves all of the parking afforded to the site, which is located to the front and rear of the main building via an internal access road which runs along the eastern boundary of the site.

Conclusion

In conclusion, the proposed application is for the construction of a two-storey office building on land at Unit 4, Hawthorn Road.