



Town and Country Planning Act 1990 Planning and Compulsory Purchase Act 2004

New first floor windows and external fenestration and new enclosed stair to rear (eastern) elevation. 51 Pier Road, Littlehampton, West Sussex. BN17 5LP

PLANNING, DESIGN AND ACCESS STATEMENT

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1. INTRODUCTION

This Design Access Statement has been prepared in support of a full planning application for the installation of new first floor windows and external fenestration and the construction of a new enclosed stair to rear (eastern) elevation at 51 Pier Road, Littlehampton, West Sussex. BN17 5LP

In accordance with the requirement to formally state how design and access issues have been considered (under section 62 of the Planning Compulsory Purchase Act 2004), this document addresses the design principles and concepts that have been applied to the development in relation to the quantum of floor space, layout, scale, landscaping and appearance in relation to the site's context.

2. SITE DESCRIPTION

The application site comprises the first and second floors of 51 Pier Road. The ground floor and basement currently trade as an A3 Restaurant and Take Away facility. The first and second floors of are currently used as a C3 Residential dwelling.

The property is entered via an external circular staircase. This is accessed solely from the rear of the site from Clifton Road.

The development area is an existing mixed use commercial and residential property with surrounding hard standing area and existing garage building to be demolished as part of the works.

The arrangement of the existing building comprises of restaurant and associated kitchen facilities at ground floor level. From the restaurant there are stairs down to the basement with storerooms and toilet facilities. There are steps at the rear of the property which provide access to the rear of the site. From the ground floor there is an external staircase up to a single residential flat at first and second floor levels.

3. USE. What buildings and spaces will be used for?

There will be no change of use at first and second floor level.

4. AMOUNT. How much would be built on the site.

At the front of the property a new inwardly opening triple bi-fold door is to be installed at first floor level and the external render to either side of the new opening is to be covered in with a new external cladding system to improve the external appearance of the building to help modernise its appearance.

To the rear the small external circular staircase will be removed, and a new staircase structure erected to provide a safer access to the first floor flat. An external access door to the first-floor flat roof area will be provided for roof plant access. An existing unattractive external fresh air duct will be incorporated within the stairwell and so will cloak this from external views to the from the east. There will be no increase in built areas, all alterations will be internal within the structure of the existing building.

5. **LAYOUT.** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

The new internal layout is shown on drawing P-03A. The access points will remain as existing. The proposed stairwell will allow the residential unit to remain accessed from the rear, there will be no alterations to the access or exit from the restaurant area.

6. **SCALE.** How big the buildings and spaces would be (their height, width and length).

At the lower ground level, the new stairwell will be 4.030m long and 3.340m wide. It will link back to the rear of the main property at ground and first floor level. At its highest point it will measure 7.803m high from the lower ground floor level to the ridge level of the flat roof.

7. **LANDSCAPING.** How open spaces will be treated to enhance and protect the character of a place.

There are currently no soft landscaped areas with this application site, and it is not intended to incorporate any new areas. The single storey rear garage building will be removed, and two new parking spaces provided. This is to assist in the parking issues at the rear of the property in Clifton Road where there is very limited parking available.

8. **APPEARANCE.** What the building and spaces will look like, for example, building materials and architectural details.

Element	Existing materials and finishes	Proposed materials and finishes
Walls:	Painted brickwork	Painted render on new blockworks walls. Colour grey.
Roof:	Sloped slate roofing	New pitched roof to be artificial slate, new flat roof areas' to be 3 ply built up roofing system. Existing slate roofing to west to be replaced with artificial slate.
Windows:	1no Velux rooflight to roof, white coloured UPVc windows to first floor	3no. velux roof lights to western facing roof slates. New PPC aluminium bi-fold windows to first floor western facing opening. New PPC aluminium window to new stairwell at rear, colour grey
Doors:	White UPVc door to first floor flat entrance door.	New PPC aluminium door to new stairwell at lower ground floor level, colour grey.

9. **ACCESS** - Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

There will be no alterations to the entrance and exit points on the site.

10. CONCLUSION

This proposal has been developed in consideration of relevant town planning. The principle of the site as a C3 residential dwelling is well established and the current proposals take this as a starting point.

Overall, it is considered that the proposal represents a sustainable and appropriate design, which relates directly to the sites permitted use and to its physical, social and environmental context reflecting the requirements of national and local planning policy.

DAS prepared by Funnell Design

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