

**DESIGN AND ACCESS STATEMENT**  
**FOR**  
**12 RIVER ROAD, LITTLEHAMPTON, WEST SUSSEX BN17 5BN**  
**Proposal for refurbishment works to outbuilding - LU/307/14/L**

**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 out-building subject to this application has been in existence for some considerable time and may even be when the house was originally built however in recent years has deteriorated somewhat and at some point has had the original roof replaced with a flat roof. The building is sound but currently in a poor condition. The proposal will be to refurbish the building and improve its thermal characteristics and dampproofing measures to make it suitable for a hobby room.

**2. Amount**

The building is existing and obviously it is not intended to be enlarged in anyway. This out-building is nominal in size when compared with the remainder of the house or the overall plot.

**3. Layout**

The layout of the building comprises one large area which was probably just used as a store. At one end there is an area which is used as a boiler room. The building has its own access from the garden and these openings will be retained as part of the works. The internal works will comprise of reinstatement of part of the 1<sup>st</sup> floor which is currently missing, refer to proposed drawings and structural engineer condition report.

**4. Scale**

The structure is existing and considered totally in proportion to the main property and typical of building of its type for a property of this age.

**5. Landscaping**

Not applicable.

**6. Appearance**

The main elevations will be retained in its current brickwork façade albeit the existing brickwork which has previously been painted will be rubbed back to the original brick face to expose its natural condition. The existing timber sash windows will be retained as will the current doorways as these all reflect the style of the main house. No other external works will be planned to the building so it will be left untouched as much as possible; to retain its character.

**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.