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West Sussex BN18 9BJ

building design+technology

Planning Department
Arun District Council
Civic Centre
Maltravers Street
Littlehampton
Sussex

23.10.2018

**PROPOSED ALTERATIONS AND EXTENSION
1 ARCADE ROAD. LITTLEHAMPTON. SUSSEX
DESIGN STATEMENT**

SECTION 1 / History and Proposal:

The property consists of a single storey building currently in leisure use. It is proposed to change the current use to Office space and add a new First floor to form a one bedroom self-contained flat.

SECTION 2 / Scale: The addition of a new floor will naturally increase the height of the building, the front elevation to Arcade Road shows how this effectively bridges the difference in height between the buildings on each side.

SECTION 4 / Appearance: Existing brickwork and style of shopfront are to be retained so that at street level there is little change. The new floor is to be constructed with lightweight timber framing clad in profiled steel as is the replacement roof. It is assumed that the building had, at one time, a slated roof, the new roofing will therefore be slate coloured. The result will be a building that not only reflects the existing but presents a more contemporary face.

SECTION 5 / Use and Access: The office use will retain the same access from the street as currently exists and a new external stair will serve the new flat using the existing shared pedestrian right of way. A new gate at the Arcade Road frontage will provide additional security by deterring unauthorised access.

SECTION 6 / Consultation. NONE

SECTION 7 / Additional Statements:

7.1. Bio-Diversity: NOT APPLICABLE

7.2 Drainage: Minor alterations to the existing combined drainage system. Any existing manholes are to be re-fitted with sealed bolted down covers and consideration given to adding a non-return to the final discharge to Arcade Road

7.3 Bin storage and collection: Existing waste bins and new ones for the flat are to be located at the rear of the building as shown on the application plans.

7.4 Landscape Statement: NOT RELEVANT

7.5 Parking: NO CHANGE

7.6 Affordable Housing Statement: NOT APPLICABLE

7.7 Sustainable Development: NOT APPLICABLE

7.8 Flood Risk Assessment:

The site lies within a Code 3 Flood Zone however no additional risk is anticipated from the proposal but new electrical incoming supplies are to be placed as high as possible at ground floor level and above first floor level in the flat. In the event of localised tidal flooding, escape from the new flat will be effected via the staircase after the tide retreats.

Consideration will be given to the use of bolt down manhole covers and a non-return flap being fitted to the existing drainage system.

GRAHAM NICOLLS LIMITED

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