ARUN DISTRICT COUNCIL LU/32/09
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No. LU 32 09
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Design & Access Statement

Proposed Alterations at 5-7 East Street

Littlehampton

Proposed Use

The proposals are for the conversion of the existing four bedroom first floor flat over this former Public House, into two self-contained two bedroom flats. The use of the ground floor will be changed from Public House to Licenced Fish Restaurant.

Amount

The existing four bedroom flat totalling approx. 134 sq.m will be divided into two individual two bedroom flats of 68 sq.m and 66 sq.m. There are no proposals to increase the floor areas of either the ground or first floors.

Layout

The proposals seek to self-contain the first floor by way of removal of the existing internal stairs and the erection of an external access stair to the existing extensive rear flat roof area. From this flat roof access into each of the flats will be provided via two new entrance doors. Each flat will then have all rooms served by a traditional central hallway and all accommodation will have natural light and ventilation from the existing windows. External amenity space will be provided on the existing flat roof areas which are presently guarded by existing balustrades. The internal layout of the existing ground floor will change little from the layout of the former Public House other than the internal extension of the kitchen area and the provision of a disabled w.c. facility. An external extract flue system is proposed to replace the existing unsightly system which presently is highly visable across the rear flat roof area.

Scale

The proposals do not alter the scale of the building in any way. The provision of a replacement extract flue, of smaller proportions and largely internally mounted, will reduce the visual impact of the external elements.

Landscaping & Appearance

The proposals have no impact on landscaping. The removal of the existing external flue will significantly improve the external appearance of the building. The proposed steel access stairs will be hidden from view in the side passageway. The only other external changes will be the introduction of two entrance doors to the rear elevation, and this will have no impact upon the overall appearance of the building.

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Context

The proposals will effectively release two additional self-contained flats within the existing built environment in a highly sustainable location, where there will be no reliance upon the motor vehicle. The change of use of the ground floor to a family orientated Fish Restaurant will remove the previous Public House use which has, in the past, been a significant source of anti-social behaviour. The proposed external replacement flue will be fully filtered and discreetly position in the side passageway and the proposed external stairs will raise no issues in respect of overlooking.

Access

The provision of the external stairs will significantly enhance the fire safety of the first floor and the subsequent removal of the internal stairs will remove any conflict with the ground floor use. The rise/going of the proposed stairs will provide access for the ambulant disabled and, once within the flats, all facilities are available at one level. Access into the existing ground floor public areas will remain unchanged and disabled facilities will now be provided complete with wheelchair access.