

APPLICATION FOR RETENTION OF DETACHED MARINA WORKSHOP

DESIGN AND ACCESS STATEMENT

1. DESIGN

This document provided information relating to the application that has been made for the retention of the Marina workshop at Littlehampton Marina. The building, which was constructed in 2011, comprises a detached industrial structure comprising a steel portal frame and clad with profile steel sheeting. It is positioned in a central location within Littlehampton Marina, immediately to the south of the internal access road. The building sits within and serves the Marina complex. Immediately to the east and north are similar buildings, all constructed within the 1970's.

Consideration in design was given to the style (copying adjacent structures) but also height. The ridge height is 6500, matching units 1 (a-h) and 2 (a-d) which are in close proximity.

When viewed from Ferry Road and the south the building sits within the skyline in similar way as those structures but also the Marina café (constructed in 2008)

2. ACCESS

Littlehampton Marina is reached by vehicle via Ferry Road and the Marina workshop has the same, shared, means of access that has existed since the Marina was constructed in the early 1970's

The building, which forms a number of buildings used by Marina staff shares facilities including:

- a. Shared access by vehicle or foot via an internal access road.
- b. Numerous area of parking, both adjacent to the workshop but also, elsewhere within the Marina complex.
- c. Toilets and showers, including an accessible toilet, within the administration building (located about 50m from the workshop).

3. MEANS OF ESCAPE

The building, relatively small in size, benefits from a large loading door providing access to the front. In addition, there is a rear pedestrian door available in the event of emergency

During the course of construction details were provided to an authorised Building Inspector and approval was obtained by way of a Final Inspection and corresponding Certificate (copy provided).

4. LANDSCAPING

No additional landscaping was provided.