ARUN DISTRICT COUNCIL LU/349/20/HH

Design and Access Statement for Balcony extension at 32 and 33 Mariners Quay, Littlehampton BN17 5DA

1. This application proposes extending the pair of rear balconies at 32 and 33 Mariners Quay by 1.07m.
2. These two balconies are set back from the “downstream” property at #31 Mariners Quay and this proposal would move the outer balustrade out to line up with the neighbouring properties at #30 and #31.
3. The proposal would not affect the rear elevation. The existing balcony balustrade would be reused. The effect would be to give a single continuous balcony balustrade run from #30 to #33 inclusive.
4. Changes would be made to the separating partitions as shown in the drawings. These have been designed to give a suitable degree of privacy without obstructing views.
5. The balustrade and partitions would be constructed in white metal work with glass panels to match the existing.
6. The decking would be constructed from suitable material to match the existing.
7. The only visual change (apart from the deck extension) would be the rear supports. The current balcony is supported on 45 deg wooden struts attached to the face of the building. Supporting the extended deck will require three vertical posts, one on each side of the balcony span and one in the middle. These would be square metal section and finished in black. These will resemble existing fence posts in similar locations. The existing 45 degree struts may be retained for non-structural cosmetic purposes to retain harmony with the neighbouring balconies.
8. There would be no changes to the lower balconies or any other aspects of the existing building (including drainage).
9. Pre-application advice has been sought for this proposal (ref PAA/77/20/) and was considered by Case Officer Zac Denton on 9th September 2020. In his report the Case Officer comments:

   “The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies.”

   “The proposal can be considered to be subservient to, and well integrated with the host buildings.”

   “It is considered that the proposed development would have an acceptable *{impact}* on the residential amenities of neighbouring properties in that the proposal includes screening which removes any direct views into neighbouring dwellings.”

   “Given the similar materials used elsewhere in balconies and its alignment with these the proposal is not expected to harm the character of the Conservation Area.”

   The Case Officer concludes “that were an application for planning permission to be submitted it would be likely to be approved subject to any harmful impact upon the designated heritage assets in the locality.”

P. Mattey 15/12/20

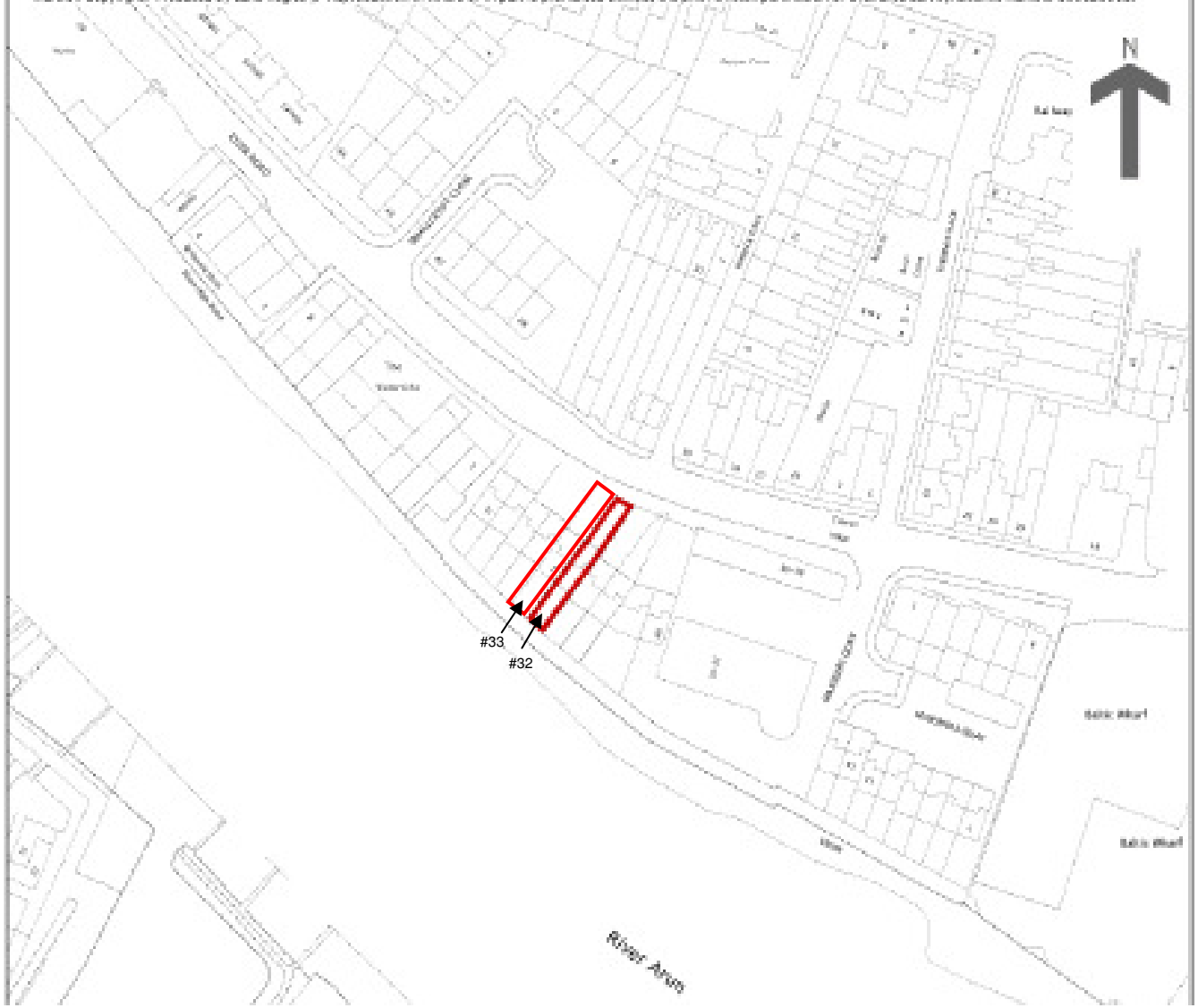
Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA	
Date: 15-12-2020	Sheet: 1
Issue: 2	Ref: MQ3233

ARUN DISTRICT COUNCIL LU/349/20/HH

Land Registry
Current title plan

Title number **WSX257417 and WSX257015**
Ordnance Survey map reference **TQ02025W**
Scale **1:1250**
Administrative area **WEST SUSSEX : ARUN**

©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



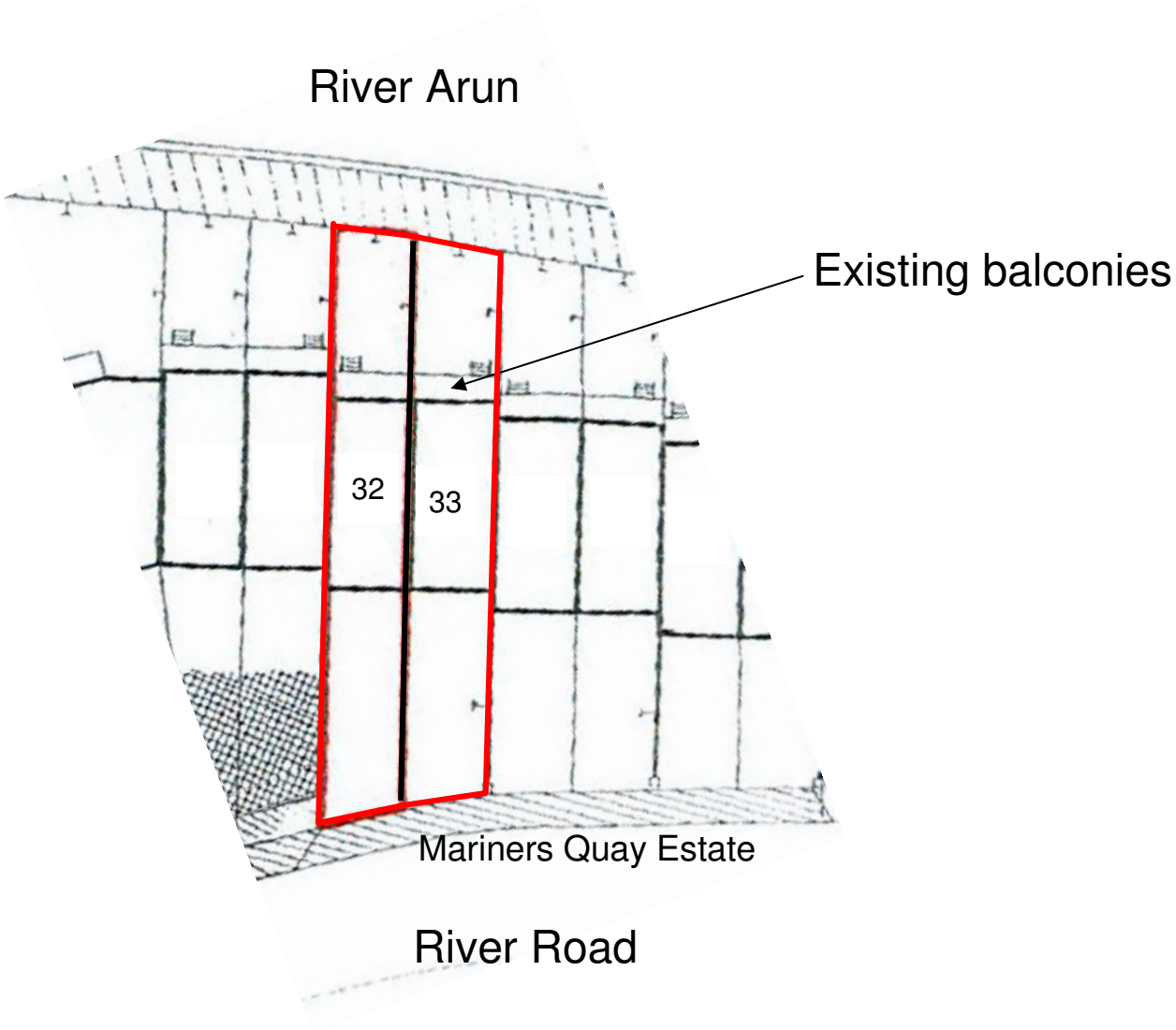
Location Plan

Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA

Date: 15-12-2020 Sheet: 2
Issue: 2 Ref: MQ3233

ARUN DISTRICT COUNCIL LU/349/20/HH

Site/Block Plan



Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA	
Date: 15-12-2020	Sheet: 3
Issue: 2	Ref: MQ3233

ARUN DISTRICT COUNCIL LU/349/20/HH

Existing Elevations

#32 Existing Front Elevation #33

#33 Existing Rear Elevation #32

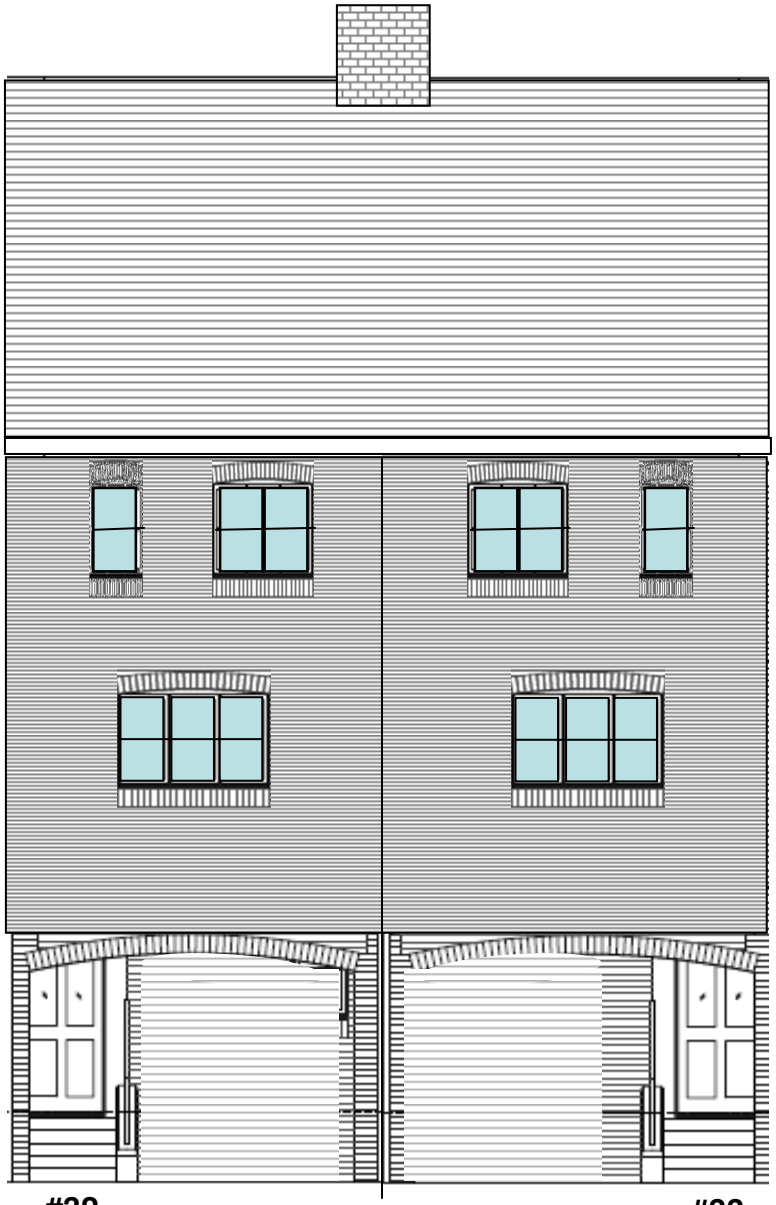
Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA

Date: 15-12-2020 Sheet: 4

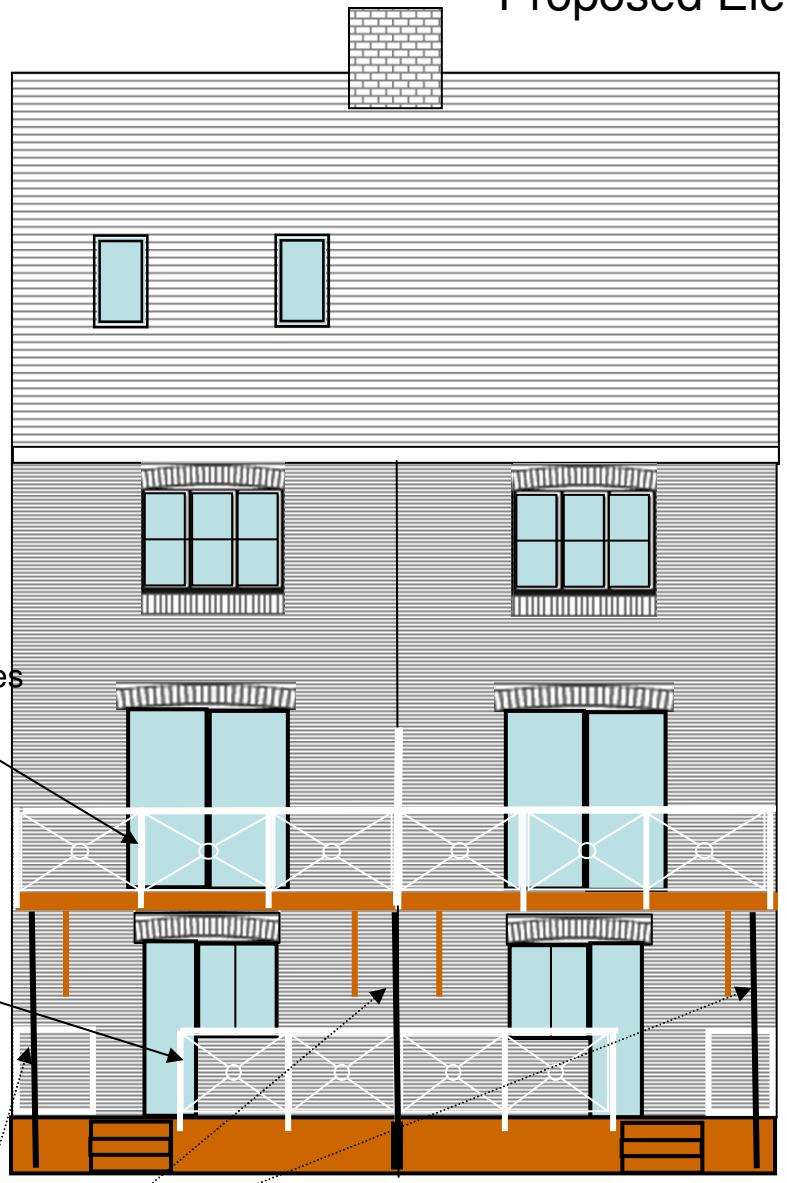
Issue: 2 Ref: MQ3233

ARUN DISTRICT COUNCIL LU/349/20/HH

Proposed Elevations



Proposed Front Elevation
(no change)

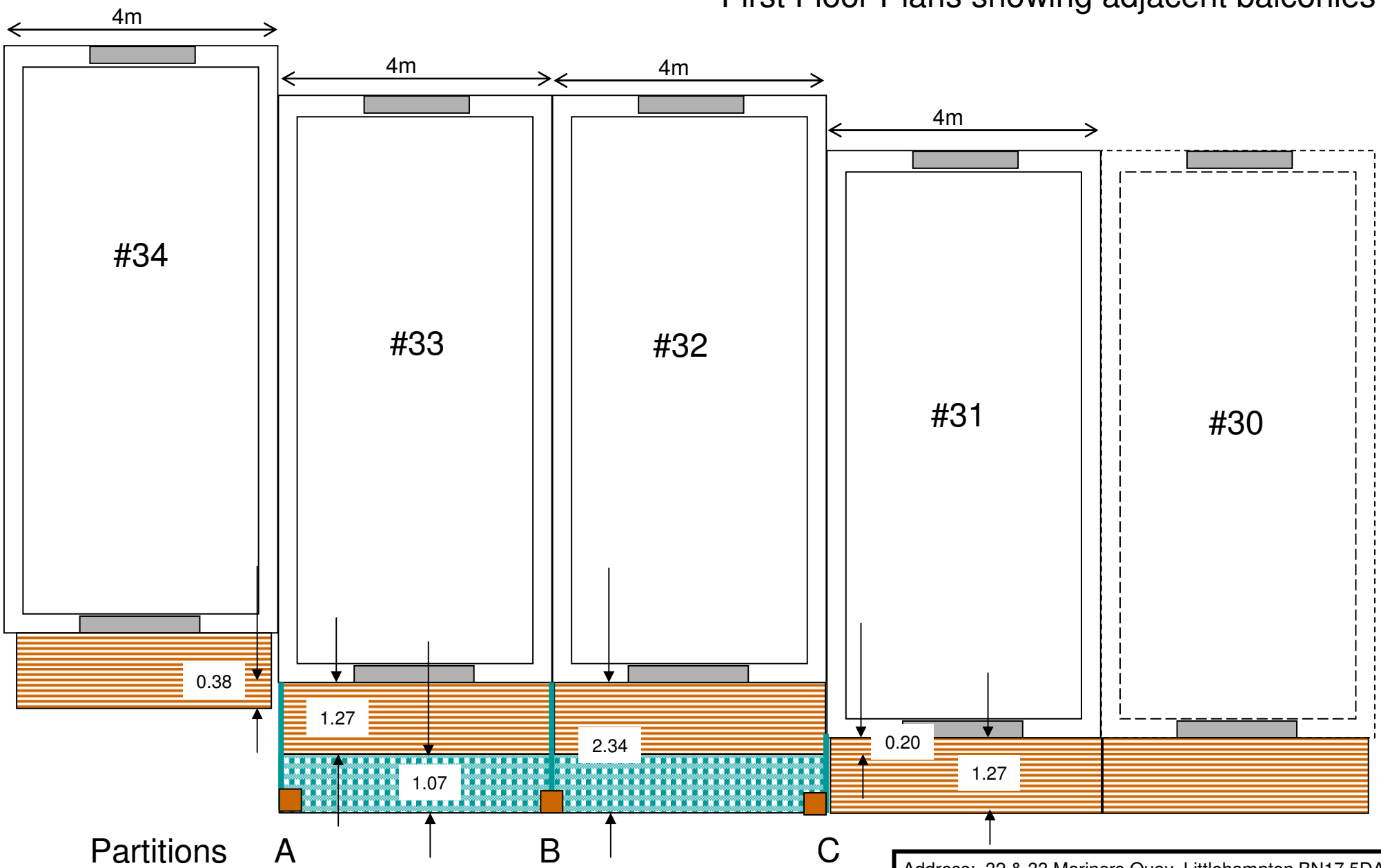


Proposed Rear Elevation

Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA	
Date: 15-12-2020	Sheet: 5
Issue: 2	Ref: MQ3233

ARUN DISTRICT COUNCIL LU/349/20/HH

First Floor Plans showing adjacent balconies



Existing balcony decks
Proposed balcony decks

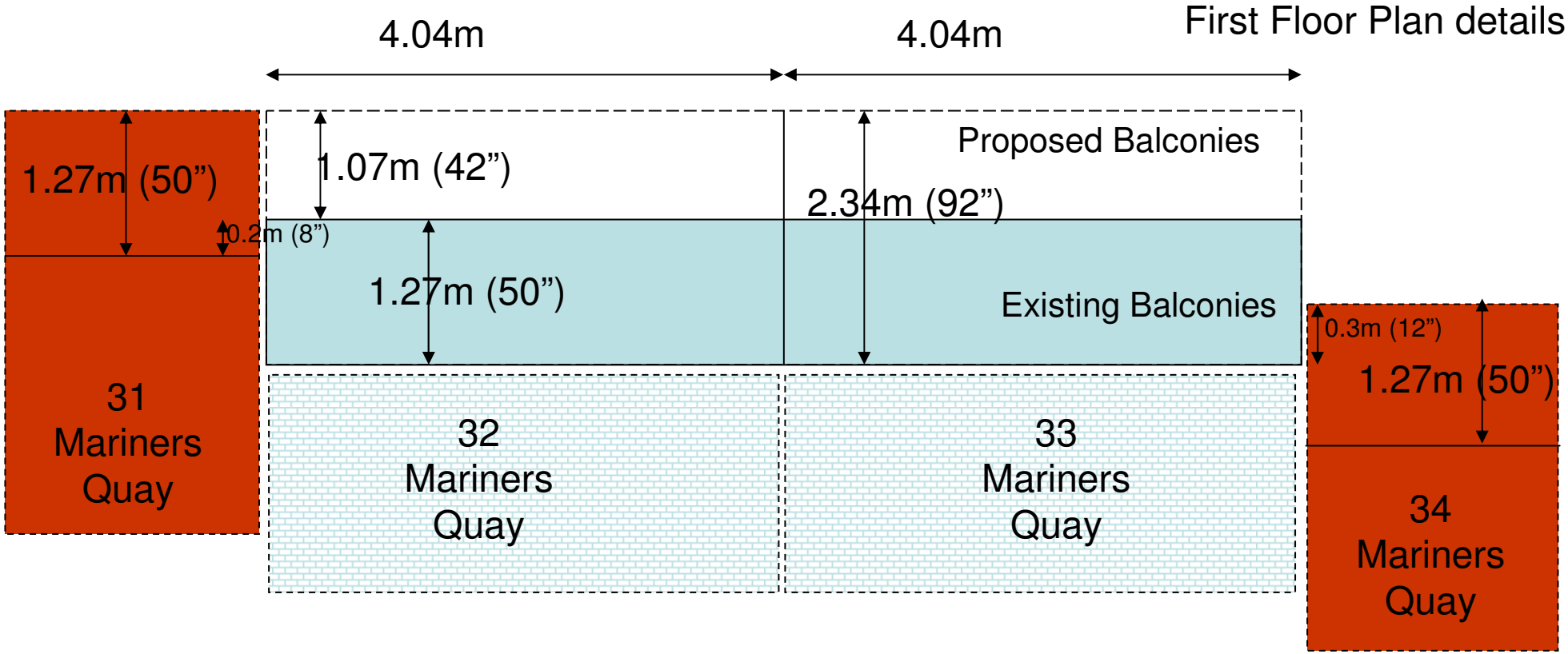
Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA

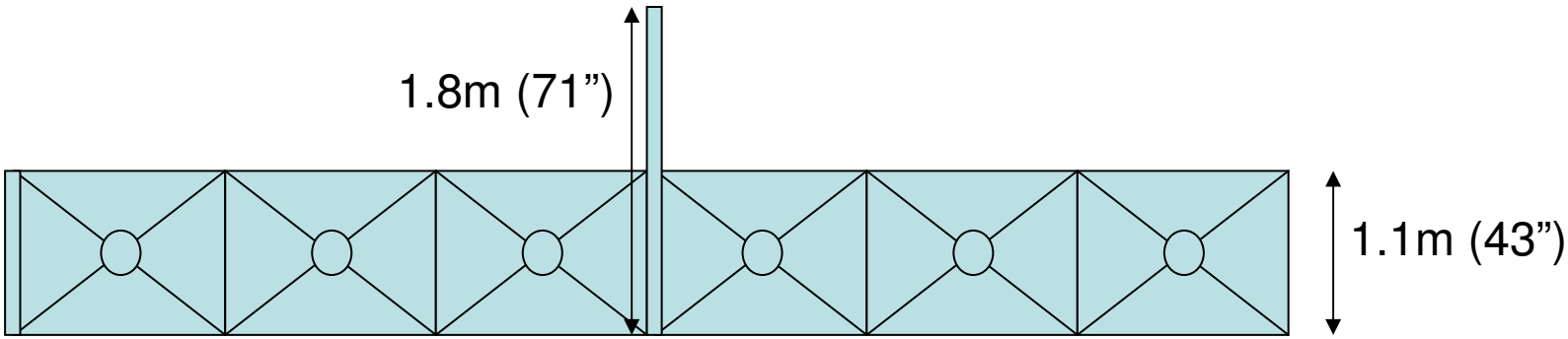
Date: 15-12-2020 Sheet: 6

Issue: 2 Ref: MQ3233

ARUN DISTRICT COUNCIL LU/349/20/HH

First Floor Plan details



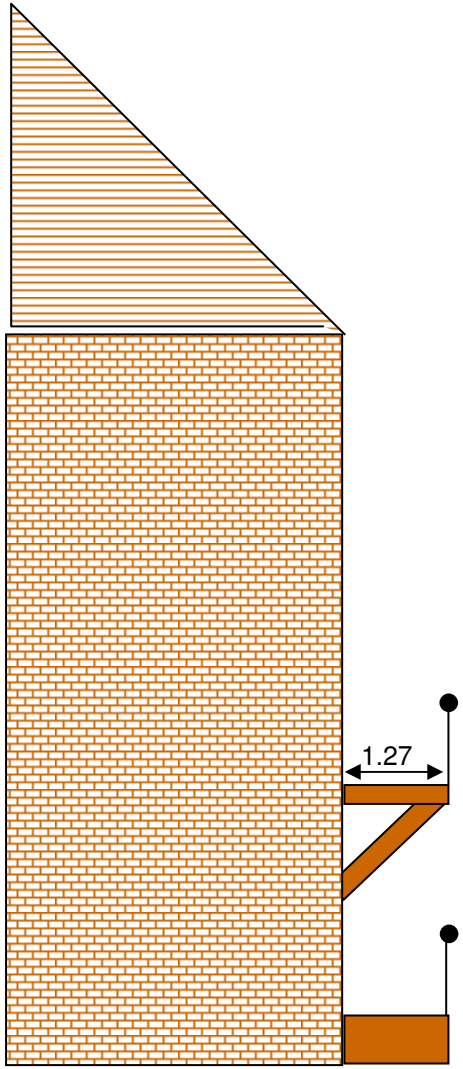


Front Elevation (as viewed from inside)

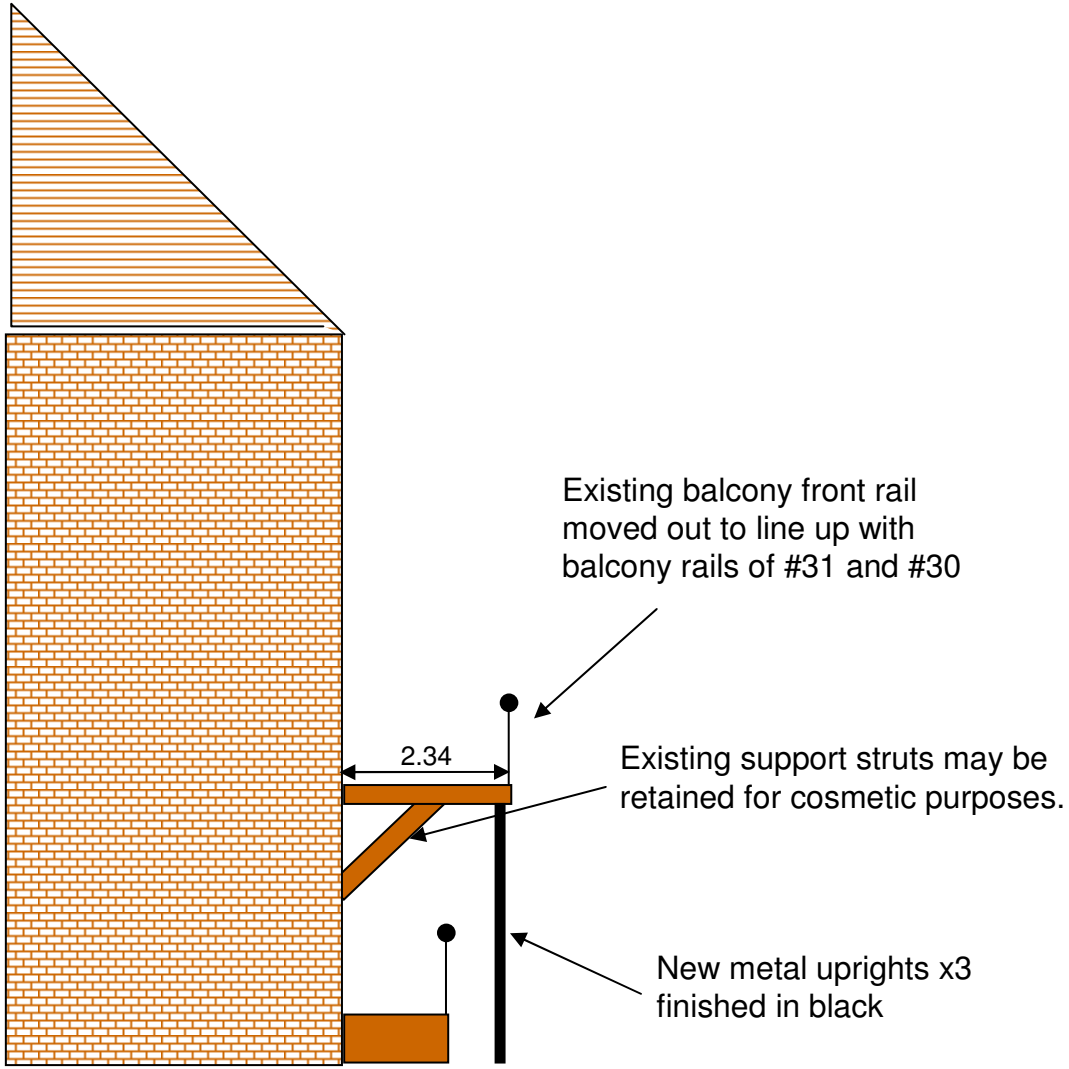
Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA	
Date: 15-12-2020	Sheet: 7
Issue: 2	Ref: MQ3233

ARUN DISTRICT COUNCIL LU/349/20/HH

Side Elevations



Existing Side Elevation

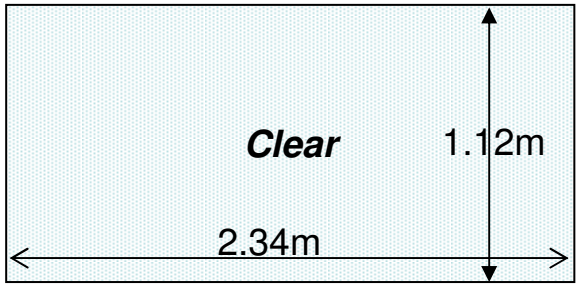


Proposed Side Elevation

Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA	
Date: 15-12-2020	Sheet: 8
Issue: 2	Ref: MQ3233

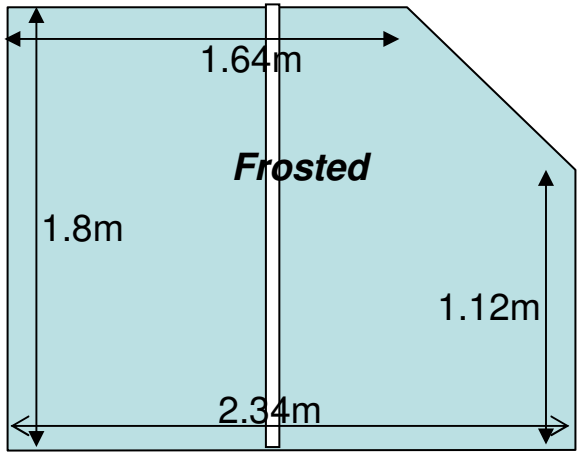
ARUN DISTRICT COUNCIL LU/349/20/HH

Partitions between first floor balconies

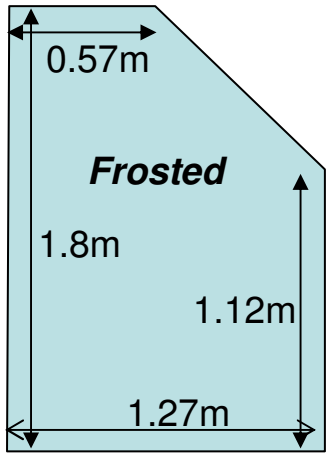


Partition A
Between 34 & 33

(no lattice design to minimise visual obstruction)



Partition B
Between 33 & 32
Constructed as two connected panels



Partition C
Between 32 & 31

Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA	
Date: 15-12-2020	Sheet: 9
Issue: 2	Ref: MQ3233

ARUN DISTRICT COUNCIL LU/349/20/HH

31 to 32 boundary

32 to 33 boundary

33 to 34 boundary

Support to 32 Balcony

Supports to 32 and 33 Balconies

32 and 33 Balconies (32 on right and below)

Address: 32 & 33 Mariners Quay, Littlehampton BN17 5DA

Date: 15-12-2020 Sheet: 10

Issue: 2 Ref: MQ3233