

Project Name: 18-22 East Street, Littlehampton

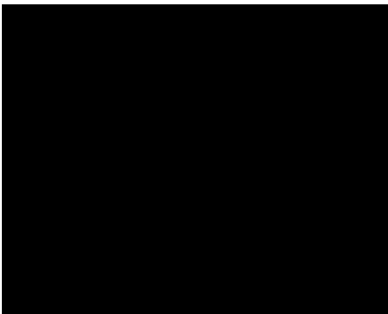
Design & Access Statement 2021

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Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

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Introduction

01

Introduction

This statement has been prepared by Co-Arch on behalf of our client, Jenny Andrew, in support of their proposal for the:

Proposed Change of Use from C2 to Sui Generis HMO Residential

This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the development proposed and assessment of the relevant planning and heritage considerations.

Site Appraisal

02

Site Location

The site is located in the centre of Littlehampton, and to the south of East Street. The site is situated within East Street Conservation Area, and is located within the built-up area boundary of Littlehampton. The site is located within Flood Zone 3 in the north and west and west corner of the site, Flood Zone 2 in the centre of the site and Flood Zone 1 in the south and east corner.

The site has a slight incline, rising from the north (front) to the rear (south) of the site. The buildings are not statutorily listed but are noted as being 'Buildings of Character' within the adopted Local Plan (policy HER DM2).

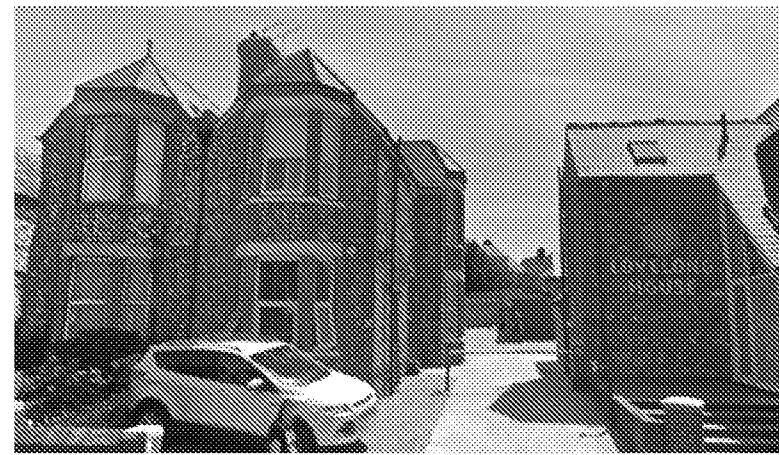
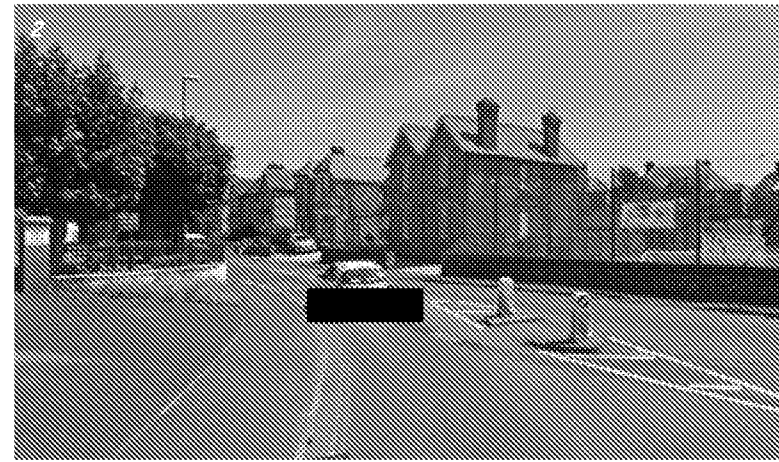
The former doctors surgery (D1 Use Class) occupies two adjacent properties, 18 - 22 East Street. These properties sit at an end to a group of similarly constructed two-storey properties characterised by flint with red brick quoins and course detail. Other features also include front gable barge boards with finial and brick chimney together with small front gardens separated from the public footpath by a flint boundary wall with red brick capping.



Site Context

A wide and deep stepped entrance has been created to the main entrance of the former doctors surgery (18/20 East Street) at the eastern side of the front elevation with the western side given over to parking for one vehicle. The rear gardens to both of these properties have at some point been covered with concrete hard-standing to create further parking spaces ancillary to the surgery.

To the west of the site is 'The Flintstone Centre', an alternative provision college. This site adjoins the tarmacadam playing area associated with this college.



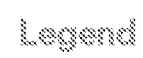
Site Context

To the rear of the site is a wedge shaped plot which was previously associated with the commercial properties (Dairy Community Centre) accessed from Church Street but which is now in the process of being developed for residential purposes. The rear boundary of the site backs onto the narrow part of the 'wedge' and then beyond onto the back gardens of properties in Goda Road, a residential street falling outside of the Conservation Area.

To the north of the property, on the opposite side of East Street is St Joseph's, a Franciscan Convent of relatively modern brick construction.



Site Key Features



-  Sun
 Directions
 Site
 Key Road
 Green
 Secondary Roads
 Existing Building Line



Image Credit: Google Earth

Local Facilities & Uses

River Beach Primary School

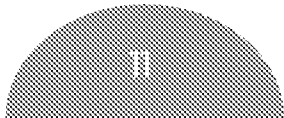
St Joseph's Convent

The Flintstone Centre

Littlehampton Jobcentre

Littlehampton Museum

Claridge House - Retirement Living Plus - McCarthy & Stone



Infrastructure & Movement



Image Credit: Google Earth

Legend

- | | | | |
|---|-------------------------|---|-------------|
|  | Bus Stops |  | Residential |
|  | Site |  | Green Areas |
|  | Key Road |  | Roads |
|  | Existing Building Lines | | |

There are many attraction points in the area as well as residential buildings. The site is central, It's close to bus stops. It is in 15mins distance from the beach.

Surrounding Approved Developments

A: Change of use to 8-bedroom HMO in 2021

B: LU/295/20/PL Full planning application incorporating permitted change of use of part of existing office (A2 Professional & Financial Services) & use to form 2 No. dwellings (C3 Dwelling houses) on the two upper floors. (2020)

C: LU/327/20/PL Application under Regulation 3 of the Town and Country Planning (General Regulations) 2015 for the change of use of single dwellinghouse to 2 No. residential apartments & associated external alterations. (2020)

D: LU/363/19/PL Change of use from 9 unit house in multiple occupation (HMO) to 10 unit HMO in 2019



A | Approved change of use to 8-bedroom HMO in Bayford Road



B | Approved change of use application in 15 Beach Road



C | Approved change of use in 38 Arundel Road



D | Approved change of use to 10 unit HMO in 51 Arundel Road

<https://www.l.arun.gov.uk/>

History of the Site



Image Credit: Google Earth



Image Credit: Google Earth



Image Credit: Google Earth



18/20 East Street
LU/97/89 Extension to provide additional surgery accommodation at ground floor level, extension and conversion at first floor to 3no. one bed flats. Approved April 1989

18/20 East Street
LU/294/89 Extension to provide additional surgery accommodation at ground floor level, change of use of first floor from flat to offices including external stair. Approved August 1989.

18/20 East Street
LU/490/89 Change of Use of first floor from residential to Doctors' Surgery and extensions to rear. Approved February 1990.



Image Credit: Google Earth-



Image Credit: Google Earth

2001

2017

22a/22b East Street
LU/95/01 Change of use from residential to form additional doctors accommodation including consulting suites. Approved 05 June 2001

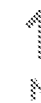
16/20 East Street
LU/65/17/PL Change of use from Doctors Surgery (D1 Use Class) to (C3 dwelling houses) comprising 1 no. 4-bed dwelling-house & 1 no. 3-bed dwelling house. Approved May 2017.

Evaluation

03



Image Credit: Google Earth



Legend

- | | |
|----------------------------------|-----------------------------|
| — SITE | ••• PEDESTRIAN ACCESS ROUTE |
| — LAND OWNERSHIP | — EXISTING BUILDING LINE |
| ● POTENTIAL AREA FOR DEVELOPMENT | ● EXISTING TREES |
| ◊◊◊ EXISTING VEHICULAR ACCESS | ▨ VIEWS OUT |
| ● MAIN ROAD | |

Opportunities & Constraints

Opportunities

- The area is suitable for residential use
- Location is good and has link to many attraction points
- There are many other HMO residential in the area
- There won't be any physical external alterations
- Has vehicular access and park

Constraints

- Site is on a busy road

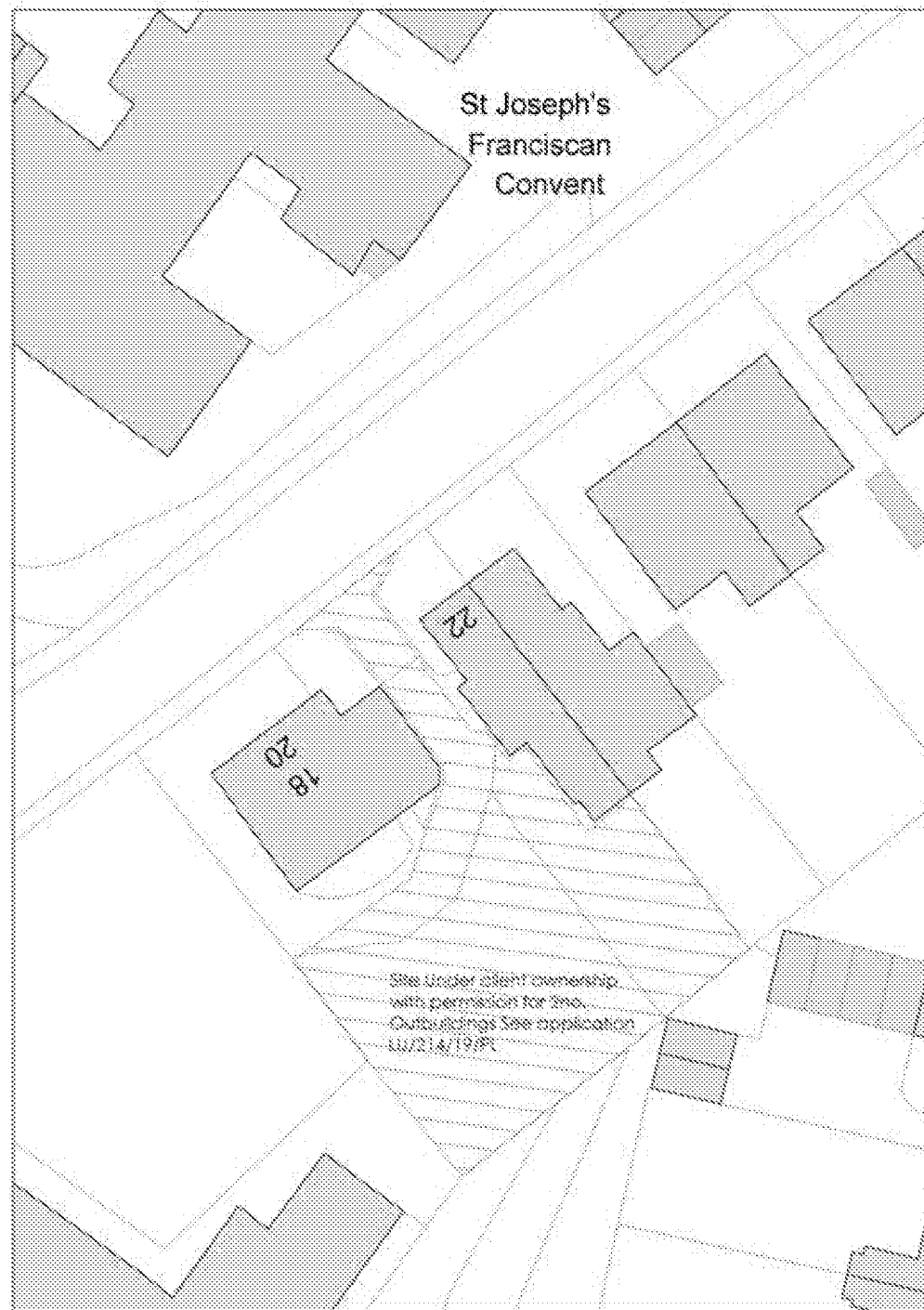
Design Proposal

04

Design Strategy

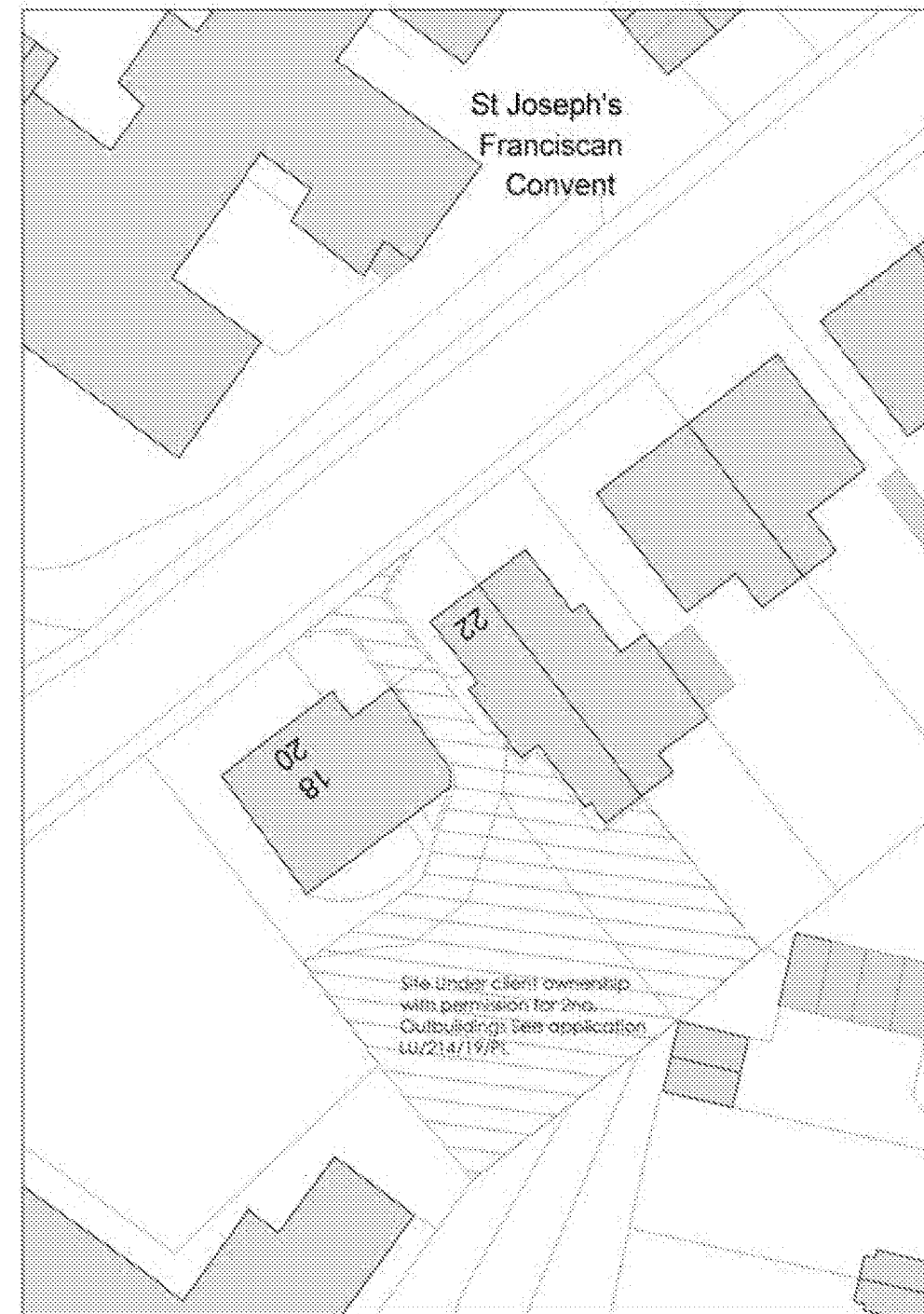
Existing Block Plan

No physical external alterations are proposed as part of this application.



Proposed Block Plan

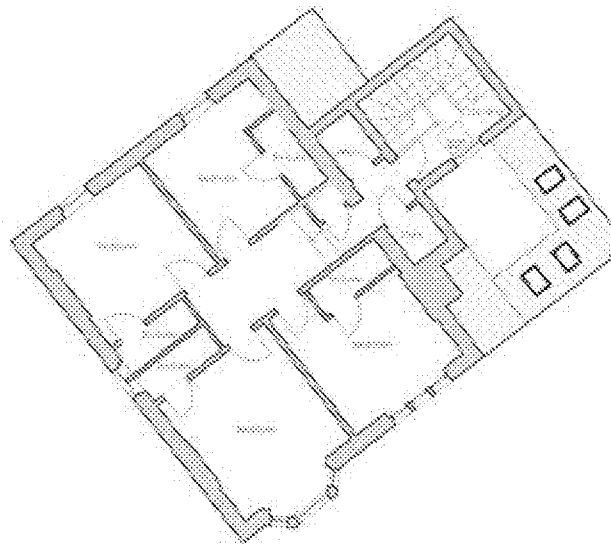
No physical external alterations are proposed as part of this application.



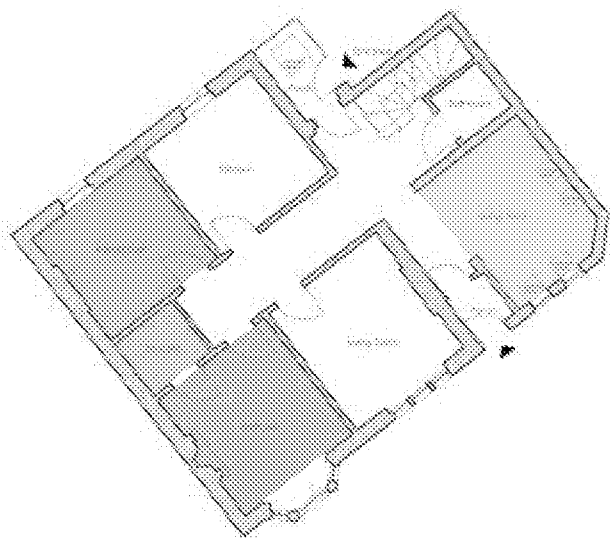
Design Strategy

Existing Floor Plans

Number 18-20 East Street existing ground floor has two living rooms, an admin room, a kitchen, an en-suite bedroom and a common bathroom. There are four en-suite bedrooms, a store and WC at the first floor.



Existing First Floor Plan



Existing Ground Floor Plan

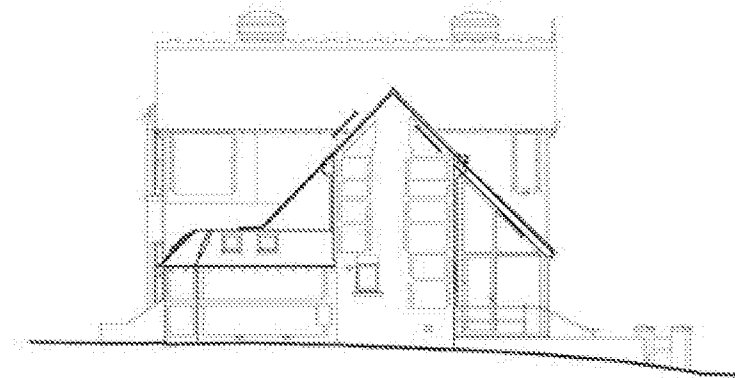
-  En-suite
-  En-suite Bedroom
-  Admin Room
-  Living Area

Existing Elevations

There will not be any physical external alterations to the building and elevations stays the same.



Front Elevation



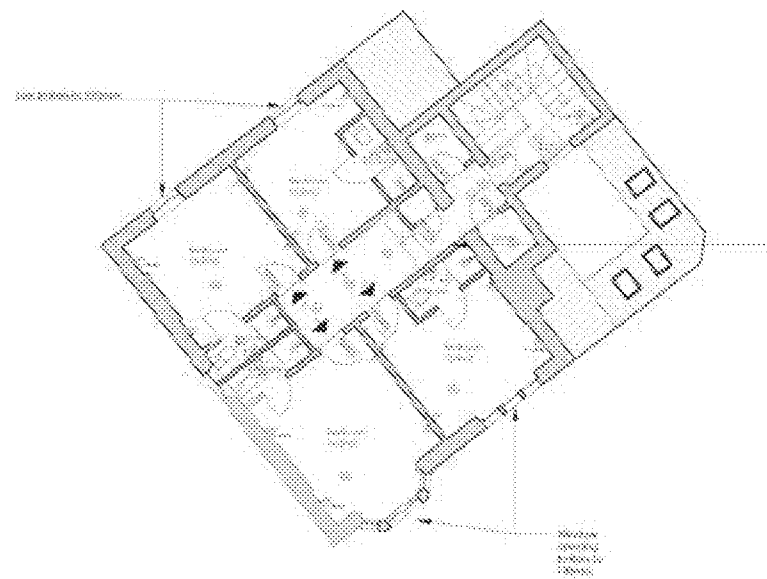
East Elevation



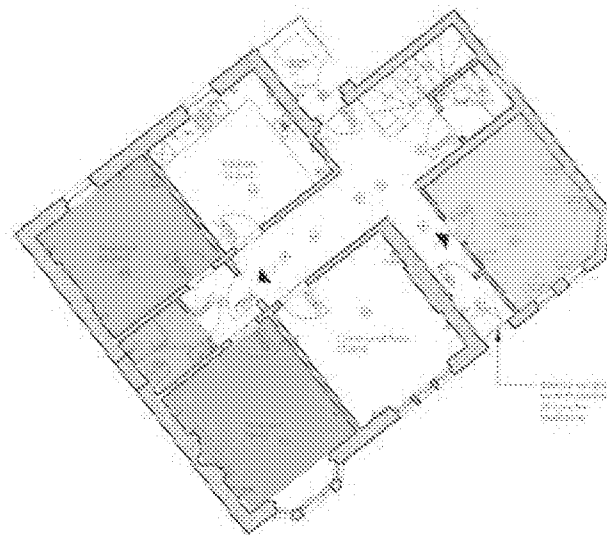
Design Strategy

Proposed Floor Plans

Number 18-20 East Street will provide the following accommodation: At ground floor it is proposed to have kitchen, communal area, 3 bedrooms and 2 bathrooms. At first floor, the accommodation provides 2 stores and 4 en-suite bedrooms which can either be used as single or twin rooms.



Proposed First Floor Plan

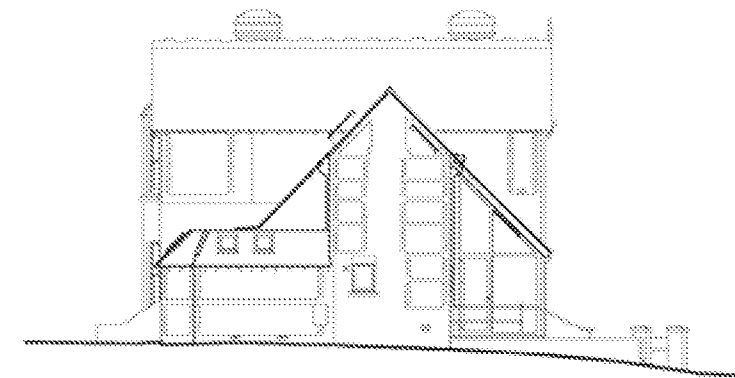


Proposed Ground Floor Plan

-  Bedroom
-  Bathroom
-  Bedroom
-  Bedroom

Proposed Elevations

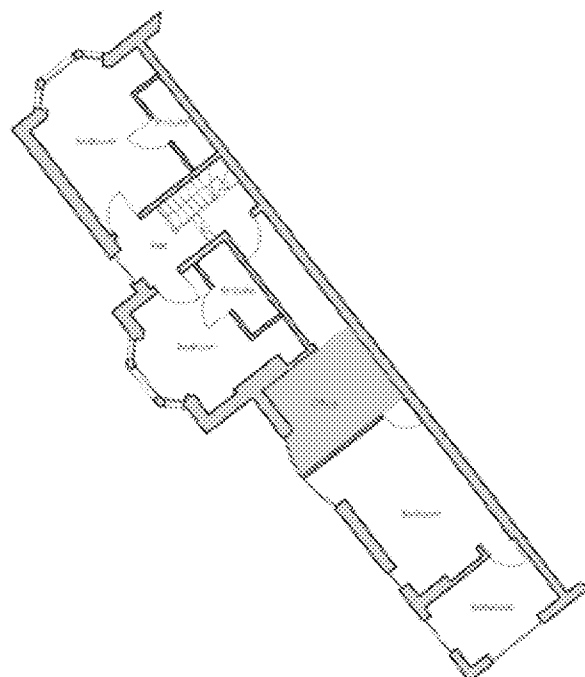
Since no physical external alterations are proposed as part of this application, there are no changes on existing elevations.



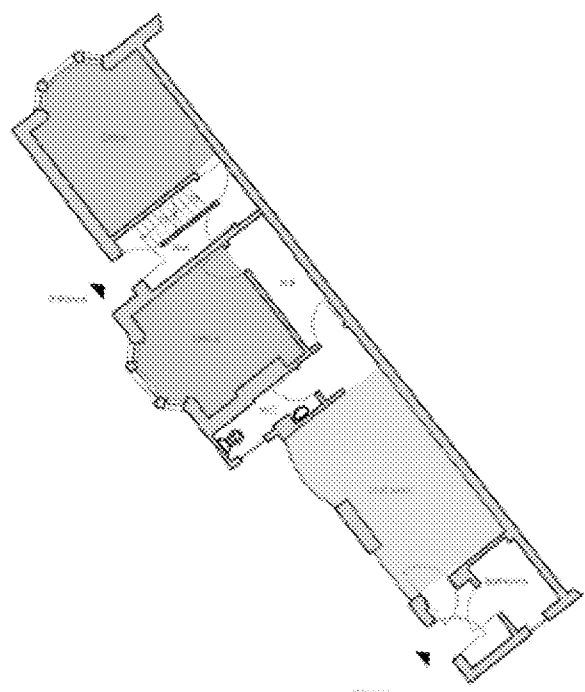
Design Strategy

Existing Floor Plans

Number 22 East Street has 2 offices, a bathroom, wc and a staff area at ground floor. At first floor, 3 en-suite bedrooms and an office.



Office



Office

Staff Area

Existing Elevations



Front Elevation



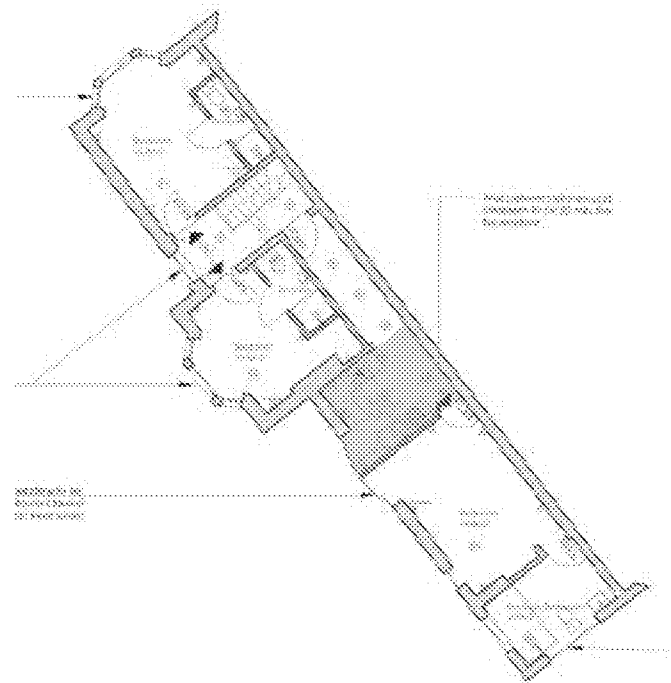
Side Elevation No.22



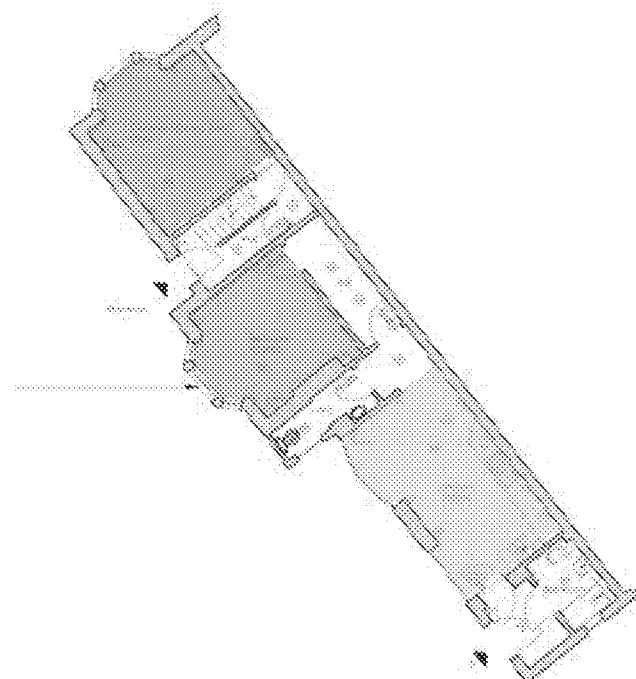
Design Strategy

Proposed Floor Plans

Number 22 East Street will provide 2 kitchens, a bathroom, wc and a bedroom at ground floor. At first floor, 3 en-suite bedrooms and a kitchen.



Kitchen

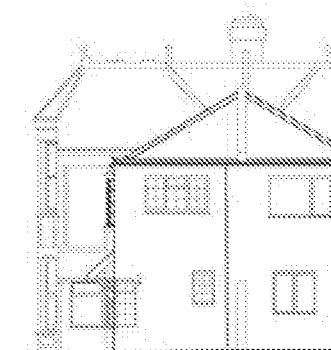
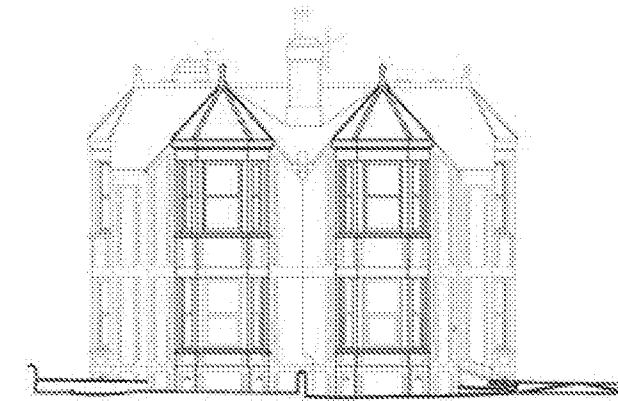


Kitchen

Living Area

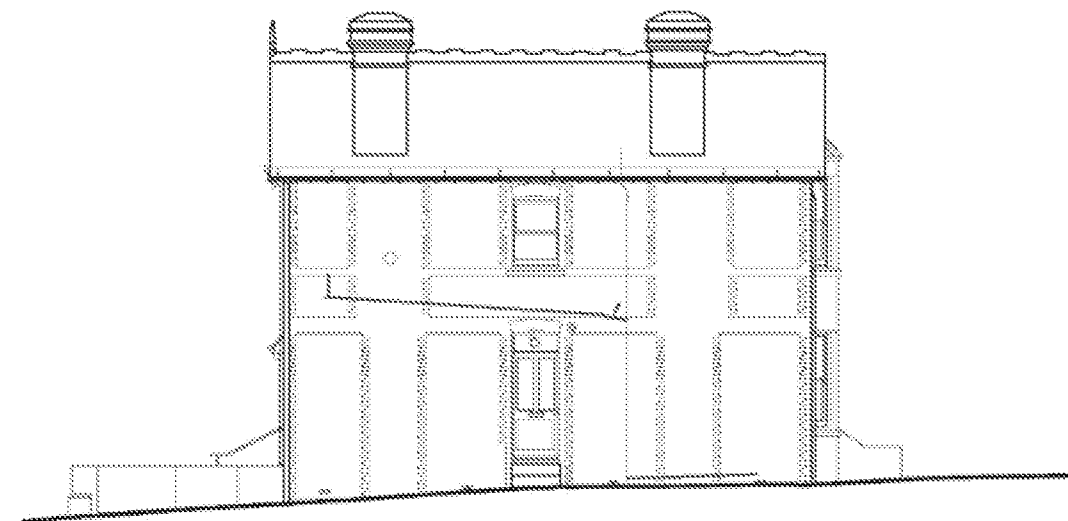
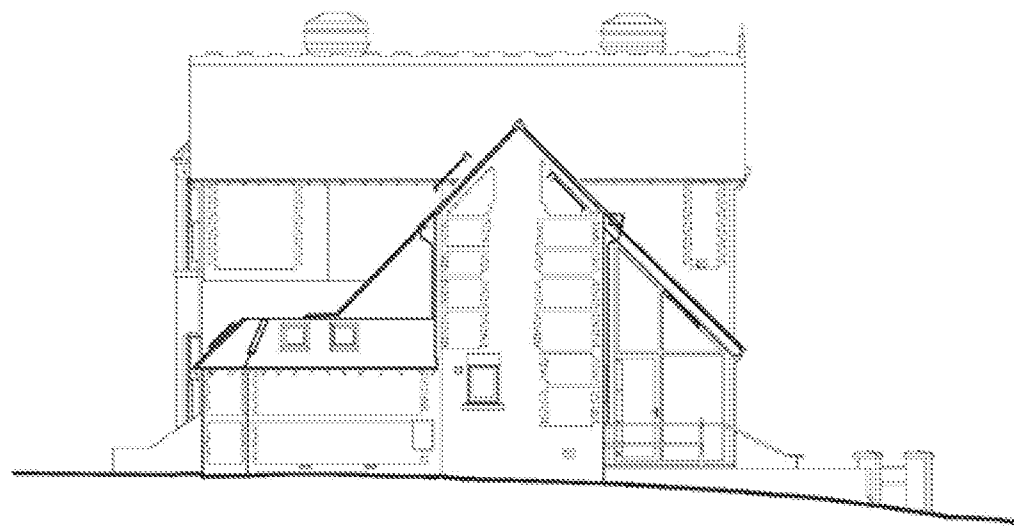
Bedroom

Proposed Elevations



Appearance

18-20 East Street Elevations



Appearance

22 East Street Elevations



Pedestrian & Vehicular



Both properties benefit from existing vehicular access points and parking. . In this proposal vehicular access and pedestrian access route will not be changed. Entrances to the buildings will stay the same.

Legend

- | | | |
|---------------------------|-------|-----------------------------|
| SITE | —— | ●●● PEDESTRIAN ACCESS ROUTE |
| LAND OWNERSHIP | —— | --- BUILDING LINE |
| VEHICULAR ACCESS RETAINED | o-o-o | ▨ VIEWS OUT |

Parking



Both properties benefit from existing vehicular access points and parking. Existing parking space will continue to be used.

The site is located within a highly sustainable location, and therefore it is most likely that occupiers will walk or cycle to the site, or to access local services and amenities.

As is clear from the accompanying site and block plans, both of these existing properties benefit from large amenity areas which would easily accommodate appropriate storage areas for refuse and recycling bins.

Legend

SITE	———	●●● PEDESTRIAN ACCESS ROUTE
LAND OWNERSHIP	———	--- BUILDING LINE
VEHICULAR ACCESS RETAINED	○●○	▨ VIEWS OUT
EXISTING PARKING SPACE	●	

Conclusion

05

Closing Statement

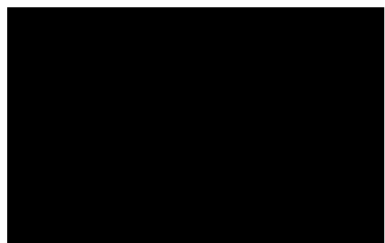
The proposed change of use to HMO Residential would provide much needed accommodation within the South.

The proposed change of use would preserve and enhance this part of East Street Conservation Area. Similarly, the proposal would not result in any adverse impact on the locally listed buildings.

Off-street parking is already provided on site and the existing vehicular access points will be retained. The site can readily accommodate areas for refuse and recycling storage.

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