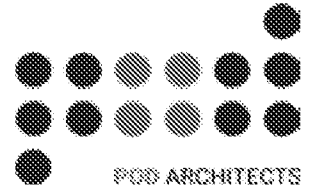
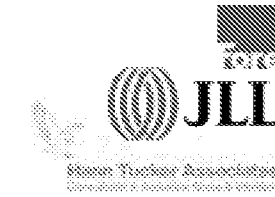


Anchor Springs, Littlehampton

Development of Former Waitrose Site



Design and Access Statement

Prepared by POD Architects
December 2018



Former Waitrose,
Avon Road,
Littlehampton,
BN17 6AT

December 2018

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This report has been prepared to illustrate design proposals and accompany the detailed planning application for the development of two residential blocks in Littlehampton, located on Avon Road. The detailed planning application has been drafted with the requirements CABE, Design and Access Statements: How to Read, Write and Use them (2006).

It should be read in conjunction with the Planning Drawings and other documents submitted with the Planning Application. Where images are used they are for reference only and are not to scale.

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PART 1

Site Analysis

1.1 Site Location

The Site is located in Littlehampton, within the administrative area of Arun District Council. Littlehampton is a town situated along the Southern coast of England between Bognor Regis to the West and Worthing to the East. The urban population of the town has been recorded as approximately 28,000, however with future housing developments the urban population could potentially increase by 20%.

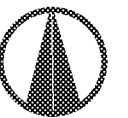
The Arun Local Plan (2018) sets out the vision and objectives for Littlehampton which will include: 'New housing and employment development, including well integrated new communities which bring tangible benefits for the town as a whole'

Littlehampton is situated on the East bank of the River Arun, which feeds into the English Channel. The neighbouring towns are Rustington, Wick and Lyminster. The A257 feeds traffic into the town centre via East Street, one of the major access roads within Littlehampton, providing quick links to neighbouring towns to the East such as Rustington. The A27 via the A284 connects Littlehampton to the major coastal roads and connections. Littlehampton train station is situated within the Town Centre along Terminus Road, with direct services to Brighton, Gatwick Airport, London Victoria, East Croydon, Portsmouth and Southampton. A seasonal ferry service (running between March - September) provides connections from East to West parts of the River Arun.

Gatwick Airport is easily accessible by train or is an hour drive away, Southampton Airport is within an hour and a half West, and Portsmouth Harbour services are just an hour away. Littlehampton has a good bus service with a large number of bus routes serving approximately 1000 passengers a day.

The A27 via the A284 connects Littlehampton to the major coastal links

The A284 connects Littlehampton to out of town developments and neighbouring coastal towns to the East such as Rustington



N

1.1 Site Location

The Site area is approximately 0.6ha and comprises a vacant retail unit (Use Class A1 formally occupied by Waitrose) situated to the South of Avon Road, and an associated car park located to the North of Avon Road.

The Site is enclosed by Franciscan Way to the North; East Street to the East; Anchor Springs to the South; and by a motor works and Carpetright unit to the West.

The Site is located within the town centre in close proximity to the pedestrianised High Street which is situated to the South. The High Street is characterised by a range of retail uses within a mix of building styles of differing heights and varying roof types. By contrast the surrounding area to the North and East is predominantly residential. To the West beyond the retail/commercial uses bounding the Site lies the St Martin's Car Park which is owned and operated by Arun District Council.

Directly to the East of the Site lies the East Street Conservation Area.

The Southern part of the Site lies within Flood Zone 3.

Key

 Site Boundary

1.2 Urban Setting



Urban Setting Diagram

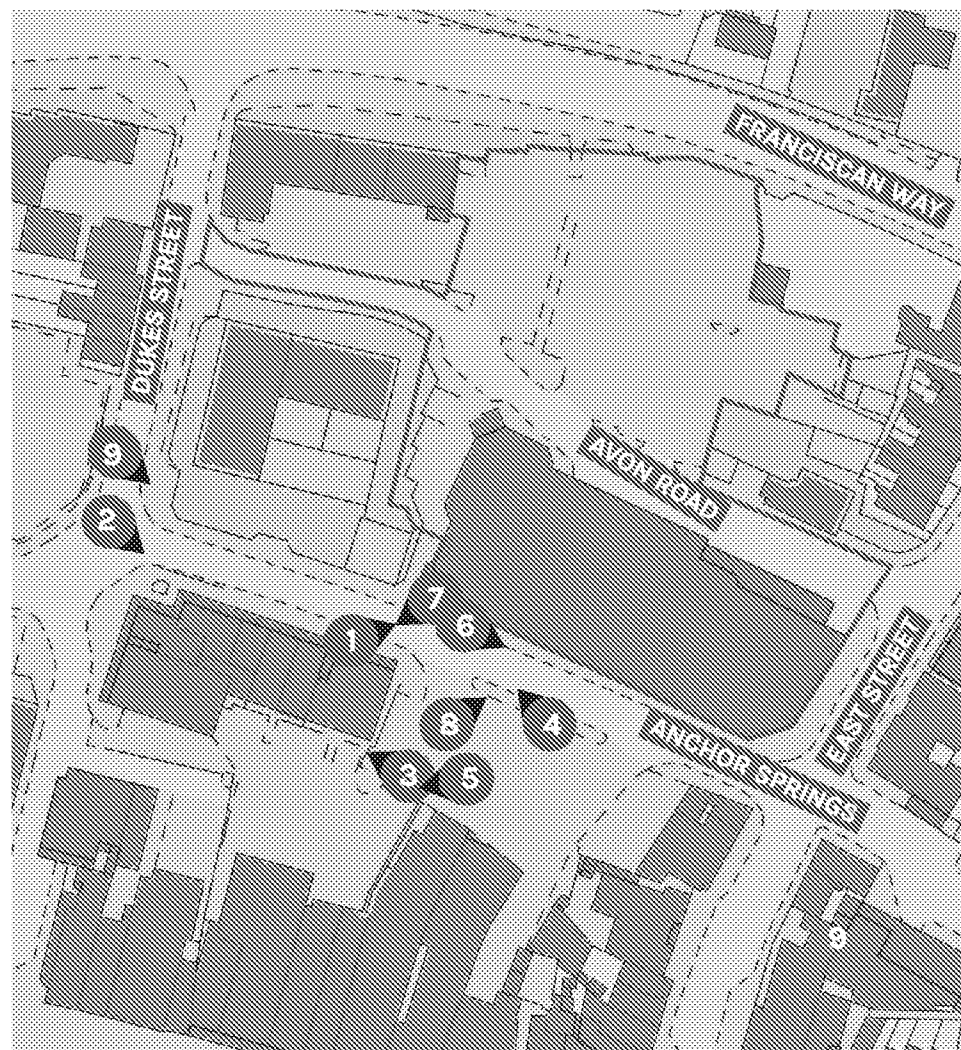
KEY

-  Littlehampton East Street Conservation Area
-  Littlehampton River Road Conservation Area
-  Pedestrianised High Street
-  Location of the Site

-  Previous Waitrose Building
-  Previous Waitrose Car Park
-  St Martins Car Park
-  Littlehampton Museum (Grade II Listed)
-  St Mary's Church
-  Littlehampton Train Station
-  Littlehampton seafront via Beach Road



1.3 Street-scape photographs



Top Left
View from Anchor Springs
of existing Waitrose

Top Centre
View from Duke Street
looking down Anchor
Springs at shops

Top Right
View from Anchor
Springs Car Park

Middle Left
View from Anchor
Springs Car Park

Middle Centre
View looking on to Anchor
Springs Car Park

Middle Right
View looking down
Anchor Springs from the
Waitrose building

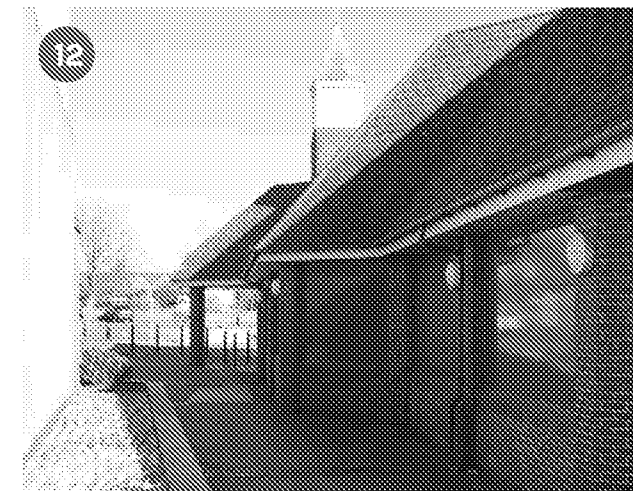
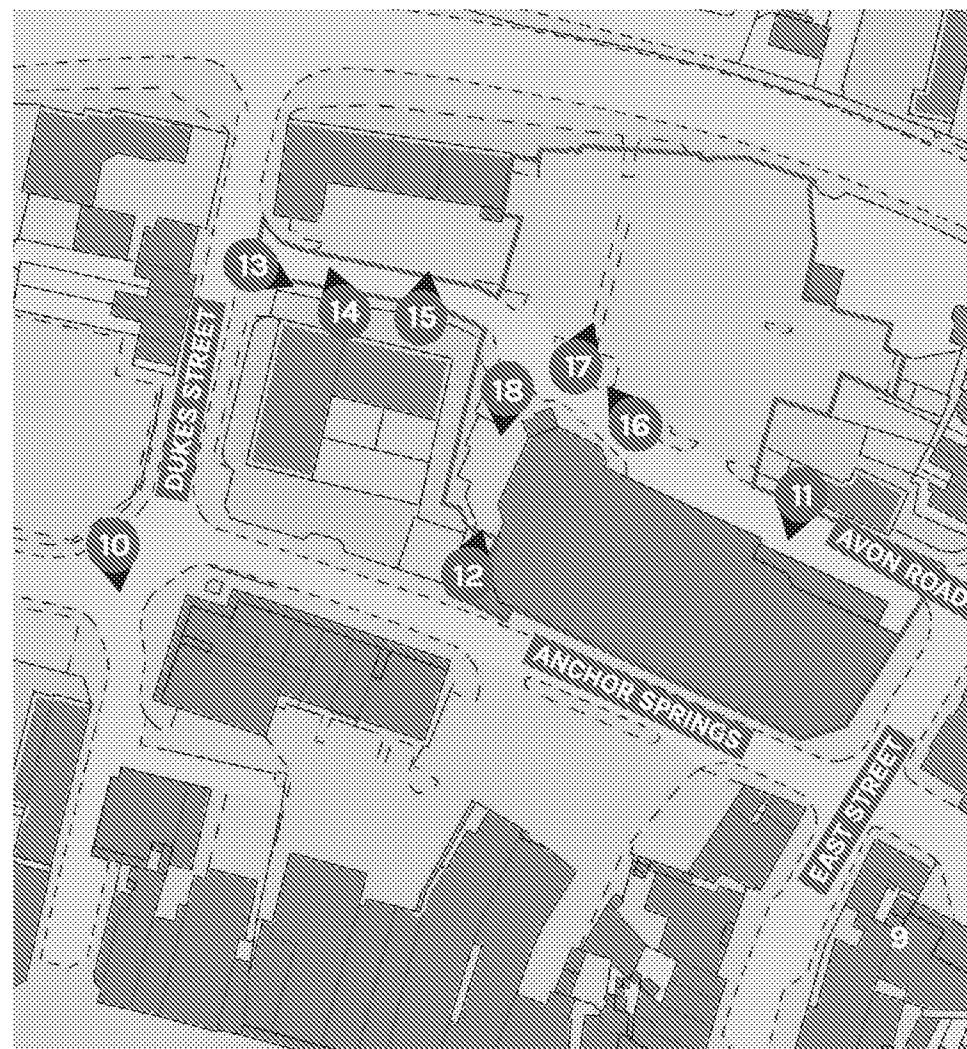
Bottom Left
View looking at the shops
on Anchor Springs

Bottom Centre
View from Anchor
Springs Car Park

Bottom Right
View from Dukes Street
looking down Anchor
Springs



1.3 Street-scape photographs



Top Left
View of Anchor Springs and Duke Street junction

Top Centre
View of the north elevation of the existing Waitrose building

Top Right
View looking at the public footpath next to the existing Waitrose.

Middle Left
View looking East along Avon Road

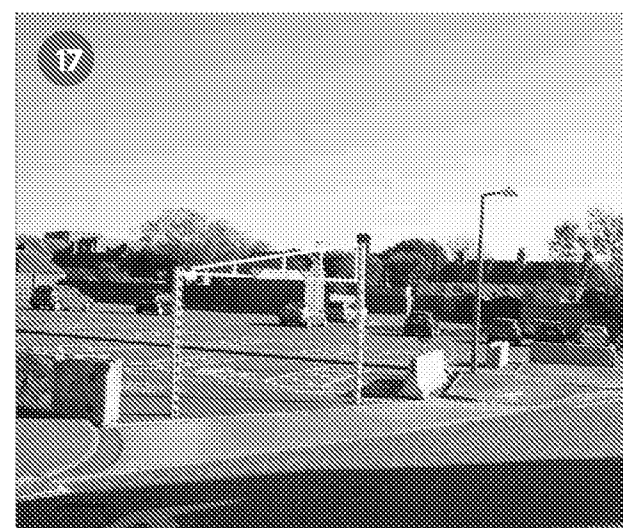
Middle Centre
View looking at the corner of Avon Road and Dukes Street

Middle Right
View looking at an existing retail premises on Avon Road

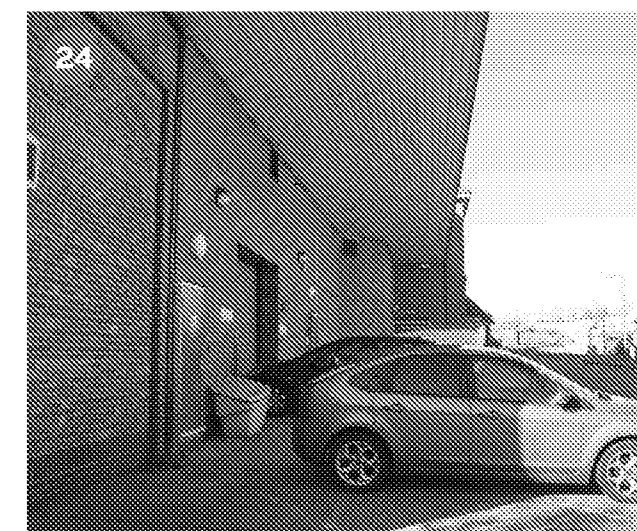
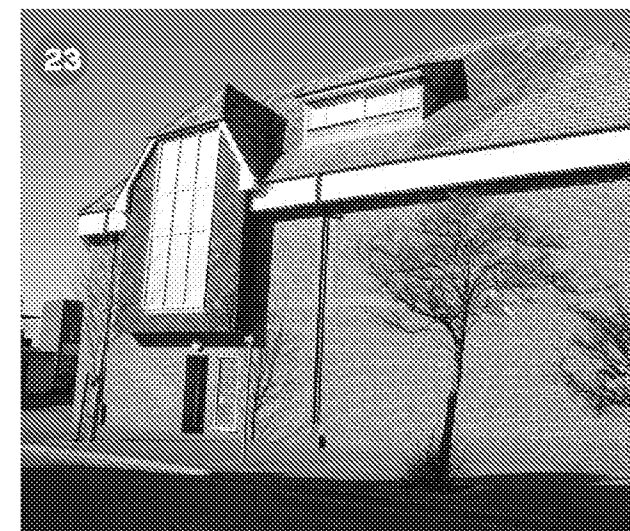
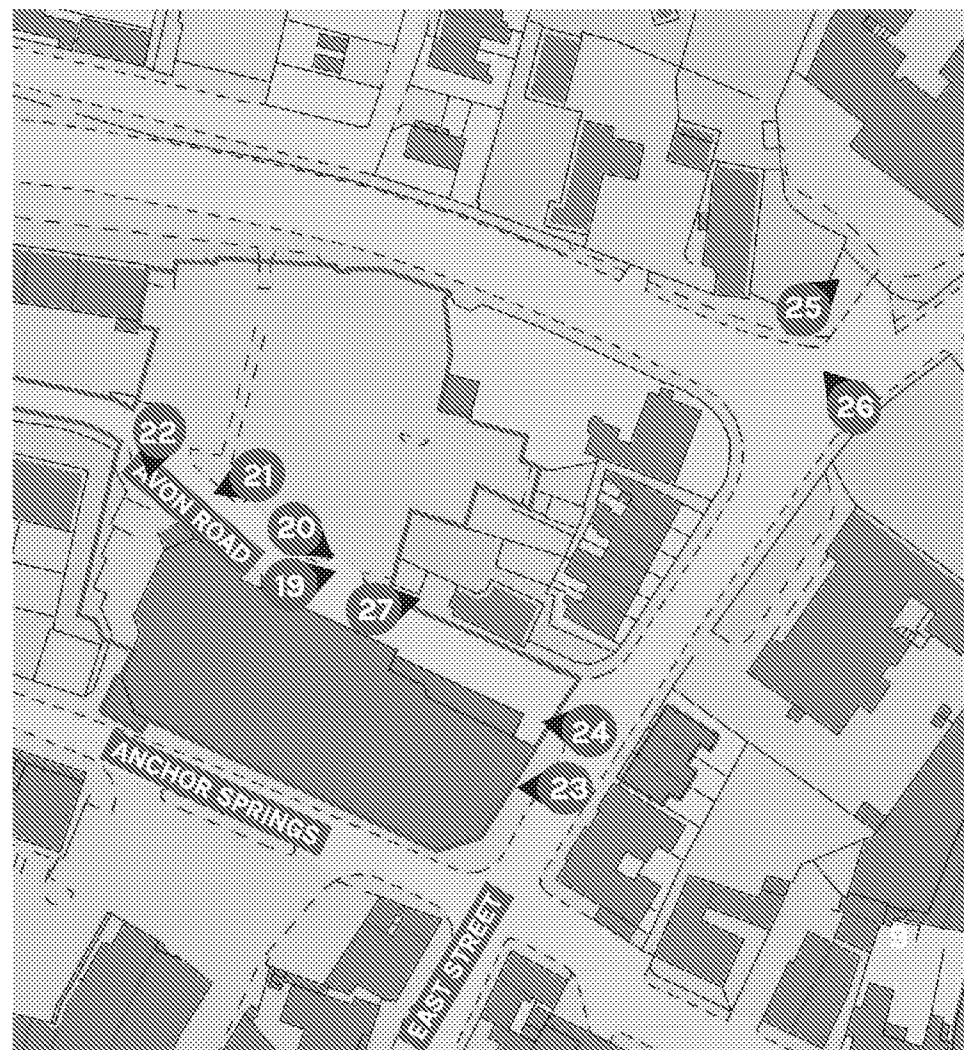
Bottom Left
View from Avon Road looking at a retail premises with pedestrian crossing in foreground

Bottom Centre
View looking at the Waitrose car park from Avon Road

Bottom Right
View looking South down the public footpath besides the Waitrose



1.3 Street-scape photographs



Top Left
View from Avon Road
looking at the Waitrose
car park and Avon House

Top Centre
View from Waitrose car
park looking along Avon
Road

Top Right
View from Waitrose car
park looking at existing
Waitrose

Middle Left
View from Avon Road
looking down the side
of existing Waitrose

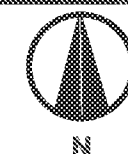
Middle Centre
View on East Street
of East elevation of
existing Waitrose

Middle Right
View from East Street
looking along North
elevation of Waitrose

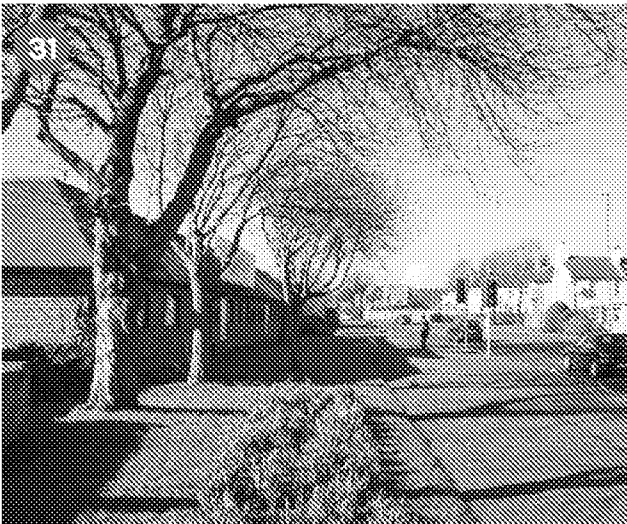
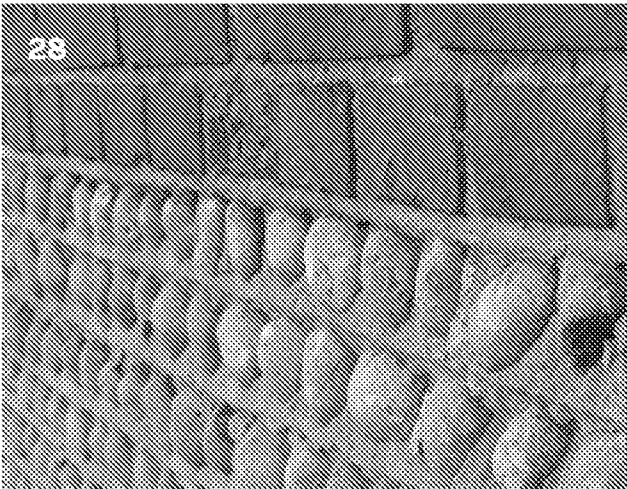
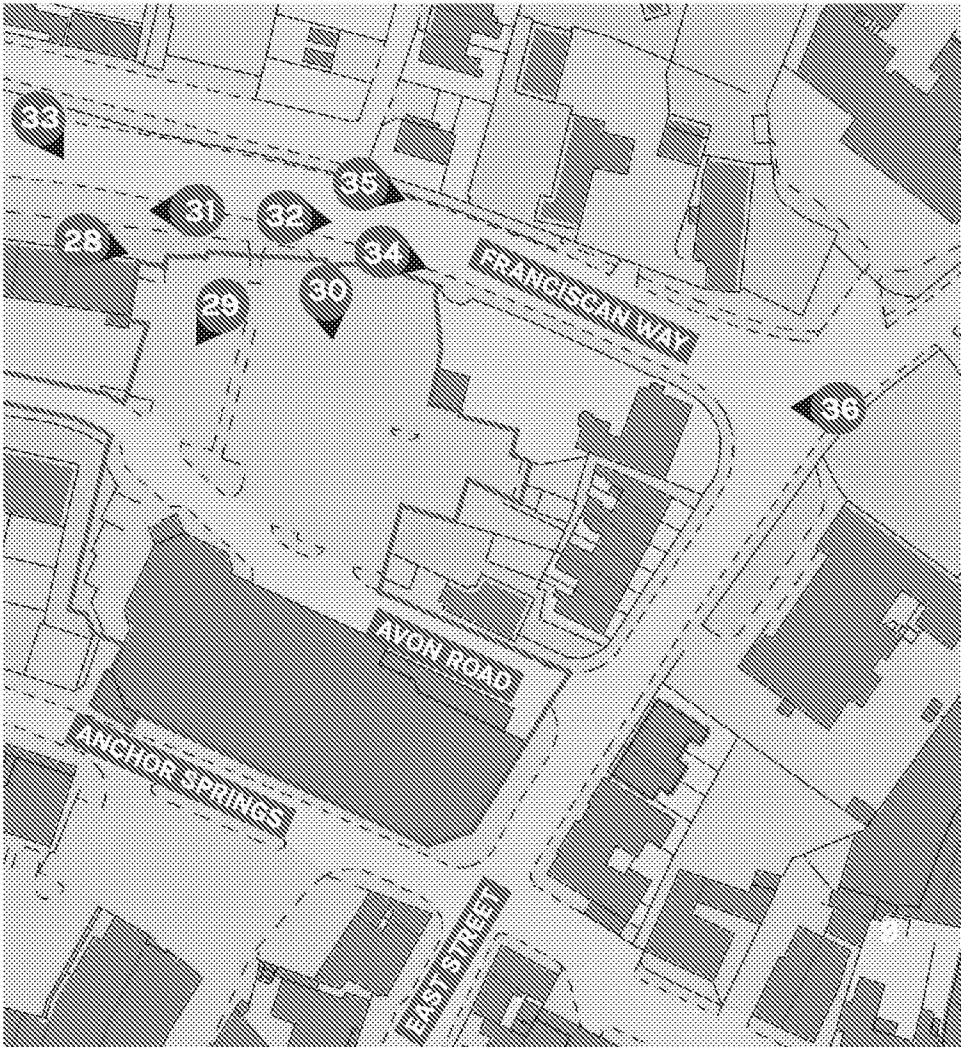
Bottom Left
View looking North on
East Street at existing
residential building

Bottom Centre
View from East Street
looking at Grade II listed
building

Bottom Right
View from Avon Road
looking at Grade II
listed Avon House



1.3 Street-scape photographs



Top Left
View from Franciscan Way showing typical materials (flint/brick)

Top Centre
View of Waitrose car park looking towards commerical building

Top Right
View from Waitrose car park looking at North elevation of Waitrose.

Middle Left
View from Franciscan Way looking West

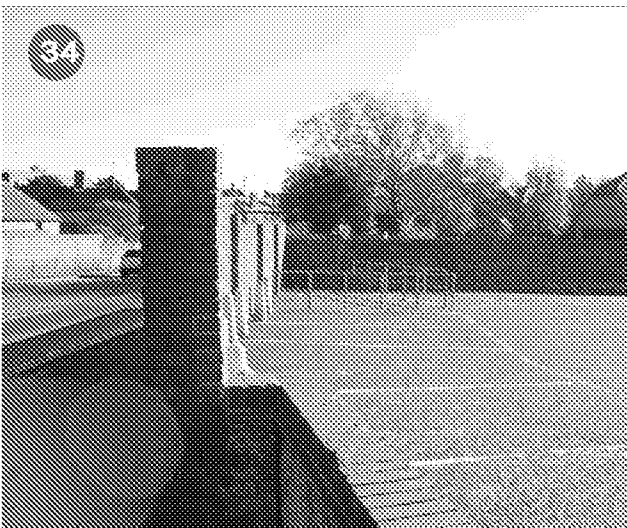
Middle Centre
View from Franciscan Way looking East along wide road

Middle Right
View of pedestrian crossing on Franciscan Way

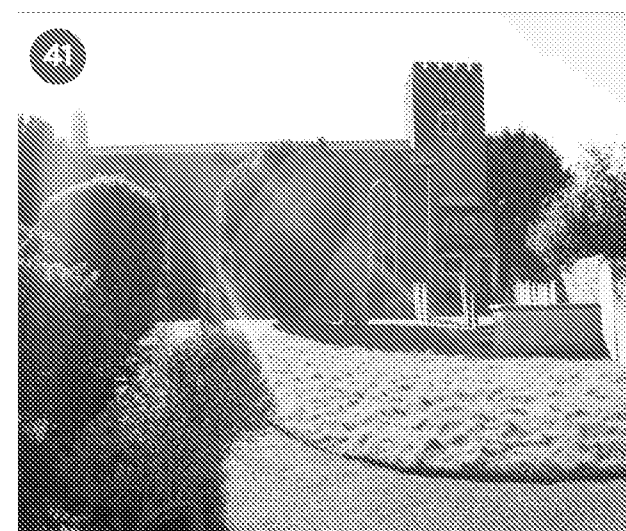
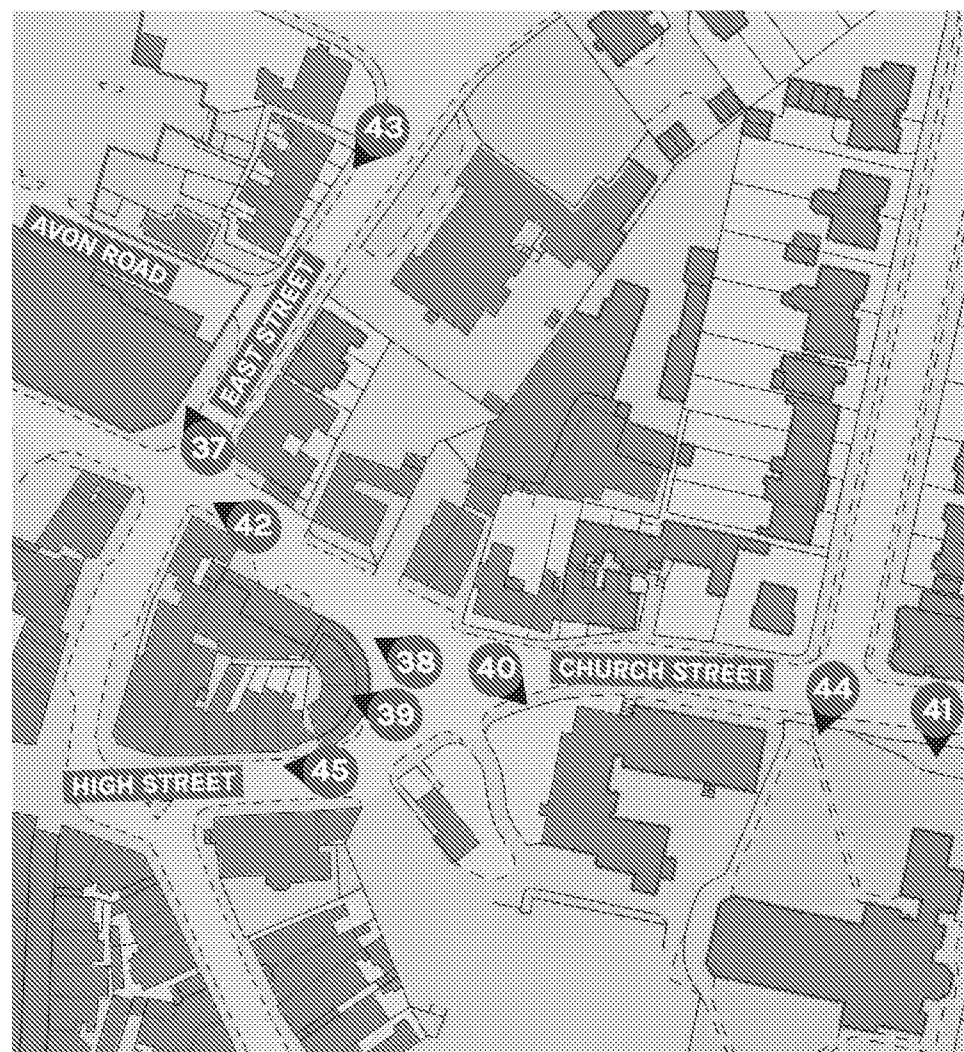
Bottom Left
View from Franciscan Way along pavement and Waitrose car park

Bottom Centre
View from Franciscan Way looking at road sign

Bottom Right
View of Grade II listed building on East Street



1.3 Street-scape photographs



Top Left
View from East Street
looking at Waitrose
building

Top Centre
View from Church Street
of Grade II listed Vine
House.

Top Right
View of the corner of
Church Street and High
Street

Middle Left
View of Grade II listed
Manor House.

Middle Centre
View from Church Street
of Grade II listed St
Mary's Church

Middle Right
View from Church Street
looking at Waitrose
building

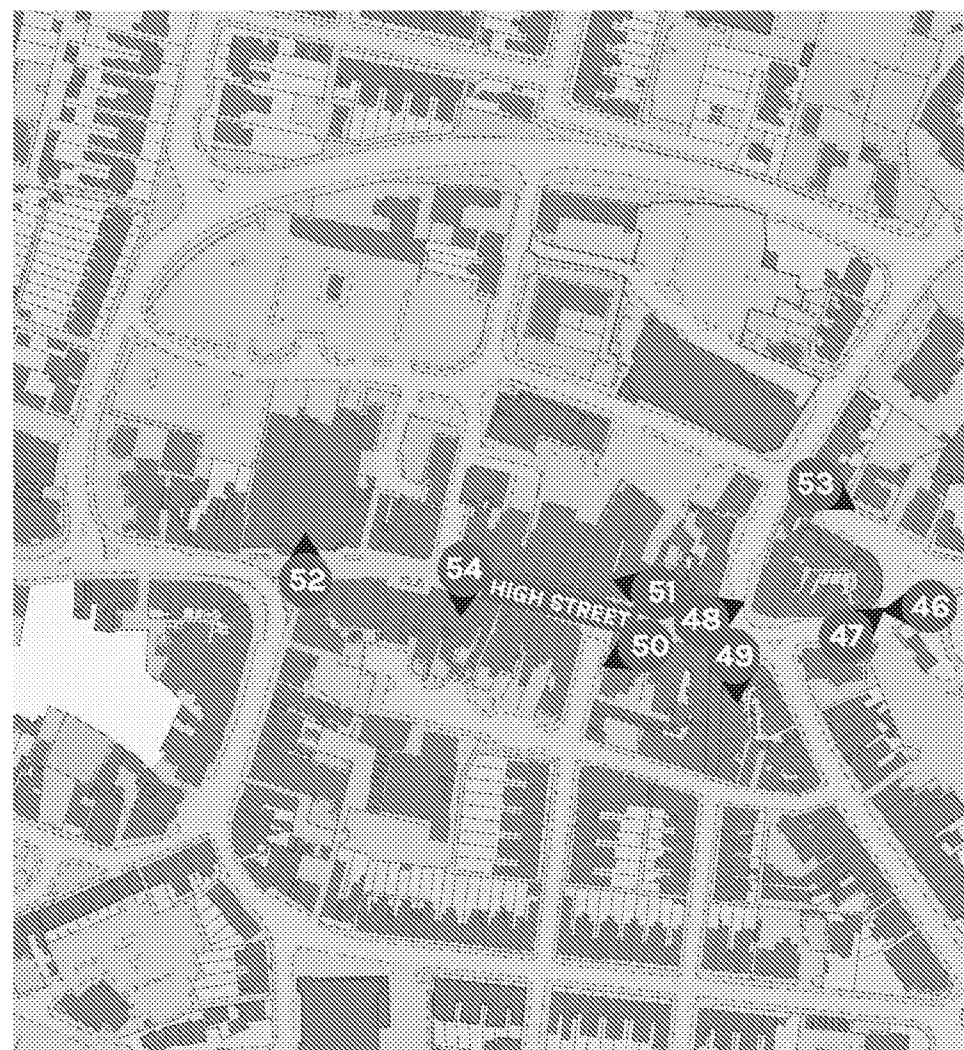
Bottom Left
View of terrace houses on
East Street

Bottom Centre
View of Grade II listed
Manor House

Bottom Right
View from High Street of
typical street facade



1.3 Street-scape photographs



Top Left
View from High Street of typical buildings and roof typologies

Top Centre
View looking at Church Street

Top Right
View from High Street looking at typical buildings

Middle Left
View from High Street looking at Arcade shopping centre

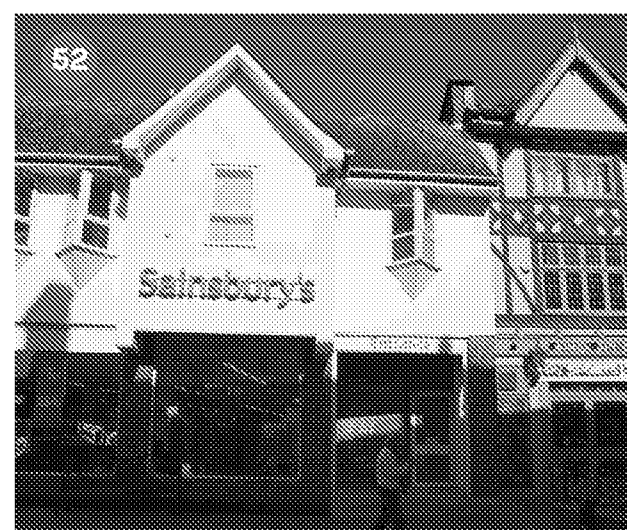
Middle Centre
View from High Street looking at brick building

Middle Right
View from High Street looking at typical frontages

Bottom Left
View from High Street looking at Sainsbury's

Bottom Centre
View looking along Church Street

Bottom Right
View from High Street of Natwest Bank.



1.3 Street-scape photographs



Top Left

View of mansard roof and white render building on Terminus Road

Top Centre

View from Terminus Road of Littlehampton train station

Top Right

View from Terminus Road of existing flat roof apartments

Middle Left

View from Terminus Road of existing buildings and roof typologies

Middle Centre

View of red brick apartments above retail unit on High Street

Middle Right

View of Littlehampton Church from High Street

Bottom Left

View of Sainsbury's on High Street

