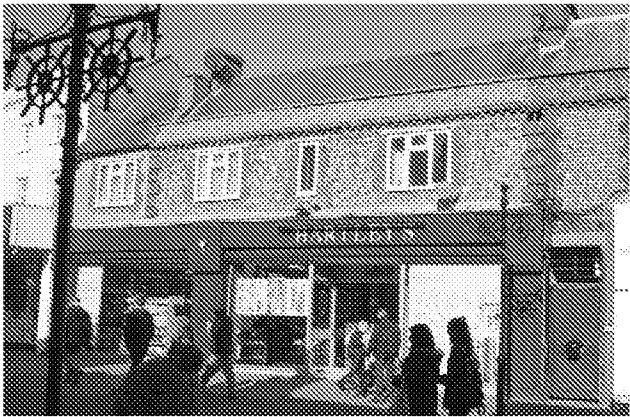


1.10

Street Frontage Analysis



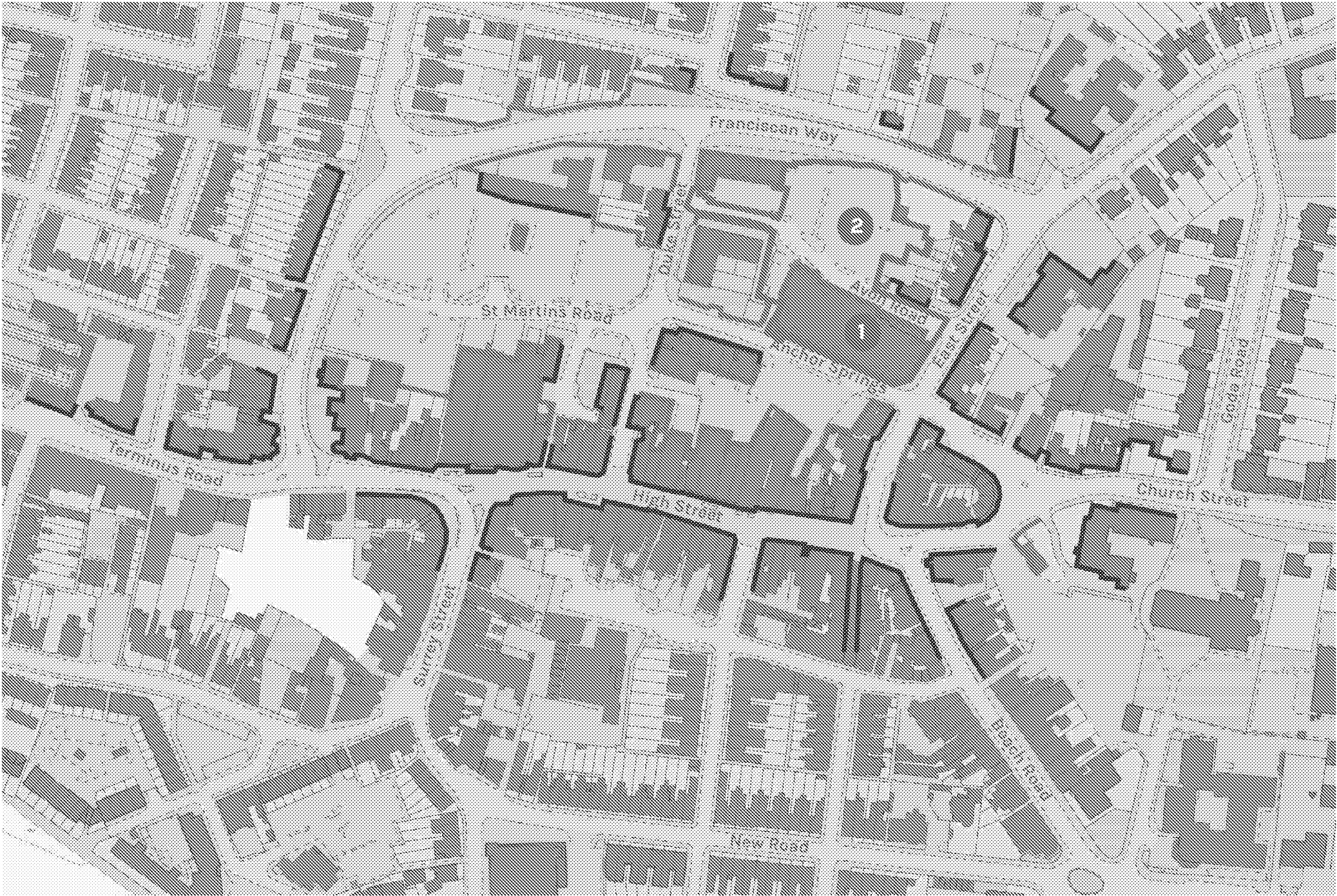
Example of an existing weak street frontage that does not positively respond to the East Street Conservation Area.



Example of an existing strong street frontage situated on the High Street.

- 1. The existing building and site conditions do not respond positively to the adjacent East Street Conservation Area. There is an opportunity to create an active street frontage and enhance the local context.
- 2. The existing car park creates a large break in the existing street front along Franciscan Way. There is an opportunity to help 'repair' the fragmented street-scape by introducing a strong scheme to the area.

01



- KEY
-  Weak Street Frontages
 -  Strong Street Frontages
 -  Site Boundary



1.11

Roof Typology



High Street. Mixed roof types



East Street. Pitched roof



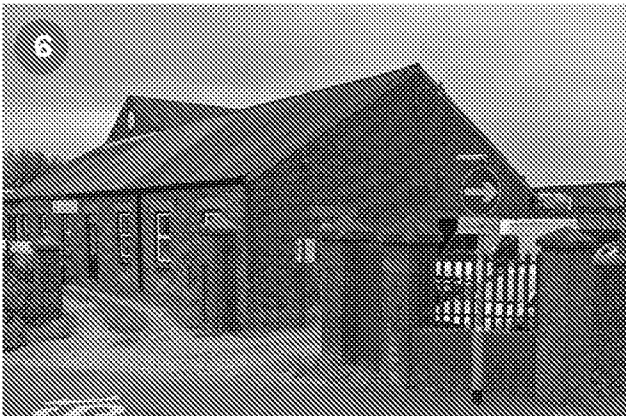
East Street. Pitched roof



Flintstone Centre. Pitched roof

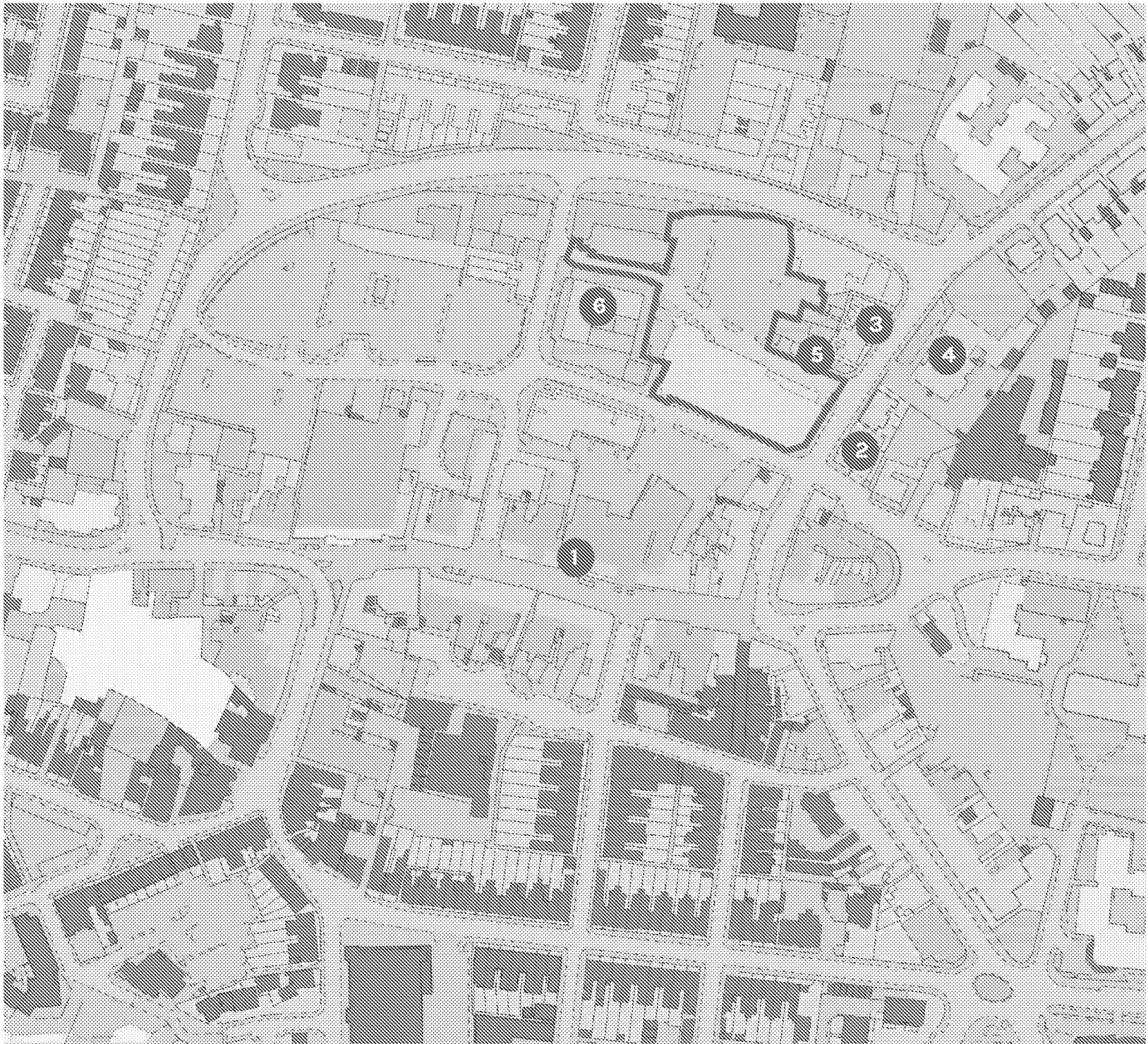


Avon Road. Pitched roof



Duke Street. Pitched roof

01



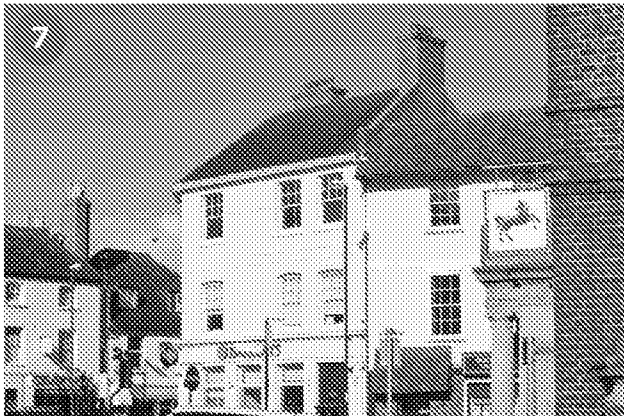
KEY

- | | | |
|--|--|---|
|  Flat Roof |  Pitched Roof |  Site Boundary |
|  Mansard Roof |  False Pitched Roof | |



1.11

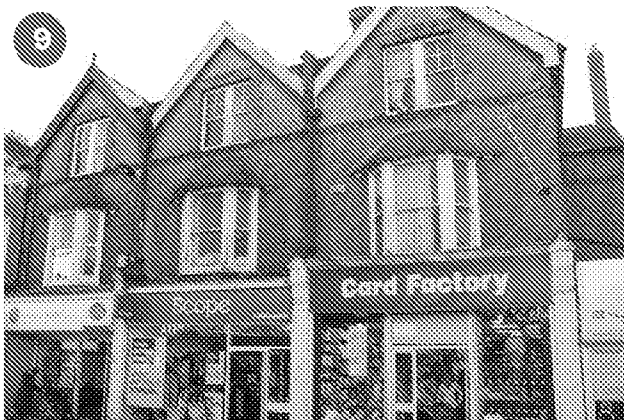
Roof Typology



East Street, Pitched Roof



High Street, Pitched roof



High Street, Pitched roof

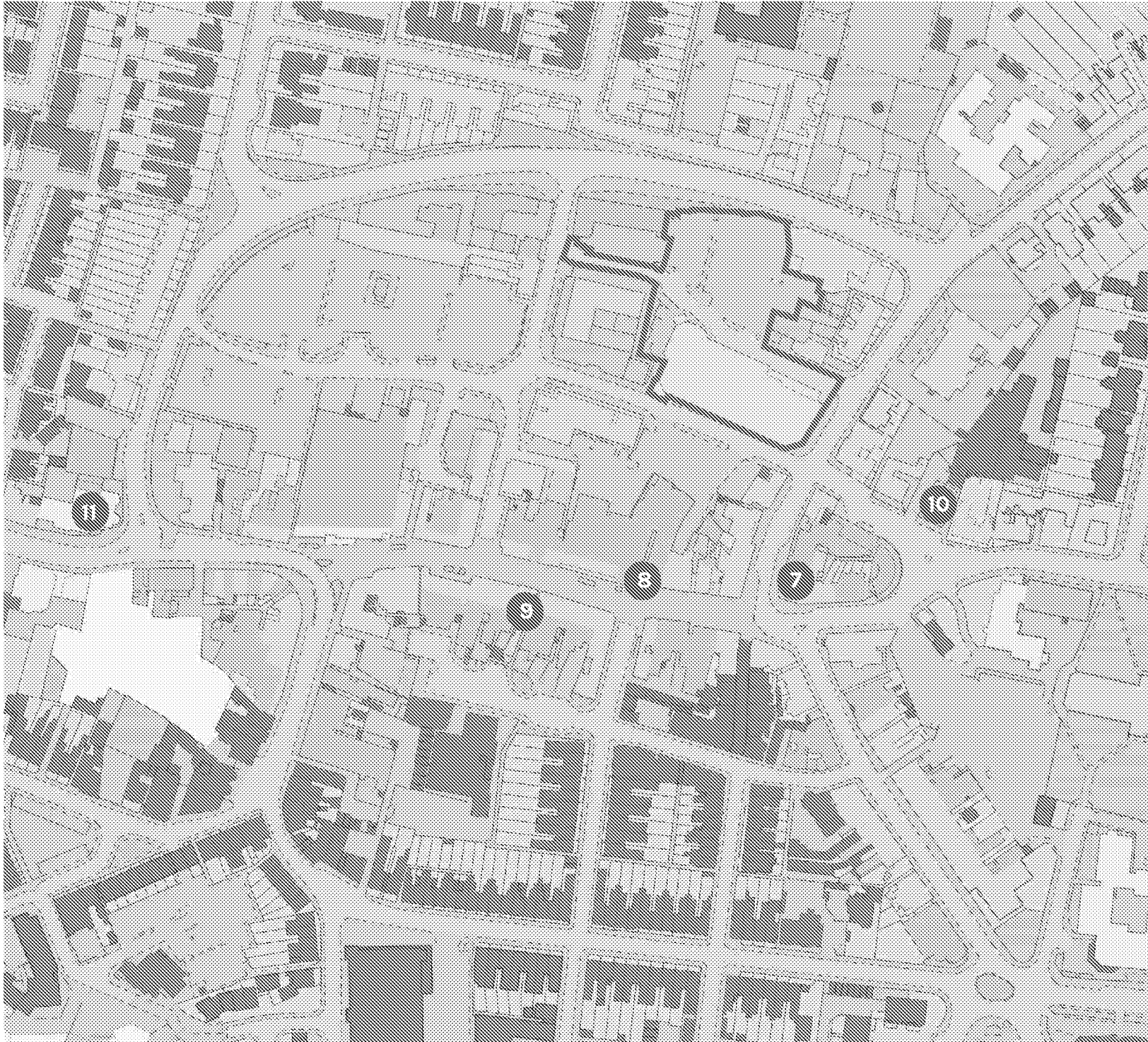


Church Street, Pitched roof



Terminus Road, Mansard Roof

Throughout Littlehampton it is apparent that pitched roofs are the most common roof typology. Generally it is newer builds which have a flat roof construction and are numerous along the High Street. The existing buildings around the site have a pitched roof construction - the Carpet Right commercial building to the North West of the site being the only exception.



1.12

Opportunities & Constraints

Key

- Flood Risk Zone
- East Street Conservation Area
- Pedestrian Routes
- Private Owned Parking Areas
- Car Parking Areas
- Service Areas
- Change in Levels
- Two Way Traffic Access
- One Way Traffic Access
- Bus Stops
- Site Boundary
- Listed Buildings
- Existing Weak Street Frontage
- Existing Strong Street Frontage
- Landscape and Trees
- Existing Sub Station
- Care Home
- Local Health Services
- Residential
- Motor Servicing Business

01
Location Plan. Constraints Diagram.



- Local Museum
- Existing Retail
- High Street Shopping Area
- Ancillary / Garages Buildings
- Offices

Constraints:

- Proposal kept below existing building heights
- The South East of the site sits in a Flood Zone 3 area.
- The site has a 1.8m level change.
- Careful consideration of the local context and adjacent properties.
- Noise pollution from the bus stops on Anchor Springs.
- Public footpath to running alongside the West frontage of existing Waitrose and across the car park.

Opportunities:

- Replace the disused Waitrose with high quality and thoughtful residential units.
- Provide a quality space to enhance the community.
- To provide a new public realm and improve the existing public footpath.
- Design a rich and engaging landscape which will enhance the local ecology.
- Use local materials to enhance the character of the town centre.



1.13

3D Site Analysis

2. An existing alleyway which links Avon Road and Anchor Springs. The alleyway is currently unlit at night which poses an unsafe area.

3. The south facade is an inactive frontage which negatively impacts the local context.

4. Stepped up false pitched roof which rises to 16m.

5. The existing Waitrose car park sits on a desire line for pedestrians walking between the High Street and the residential neighbourhoods to the North.

6. Avon House is a Grade II listed building and sits to the East of the site. It is important that any proposal does not overlook the residential building.

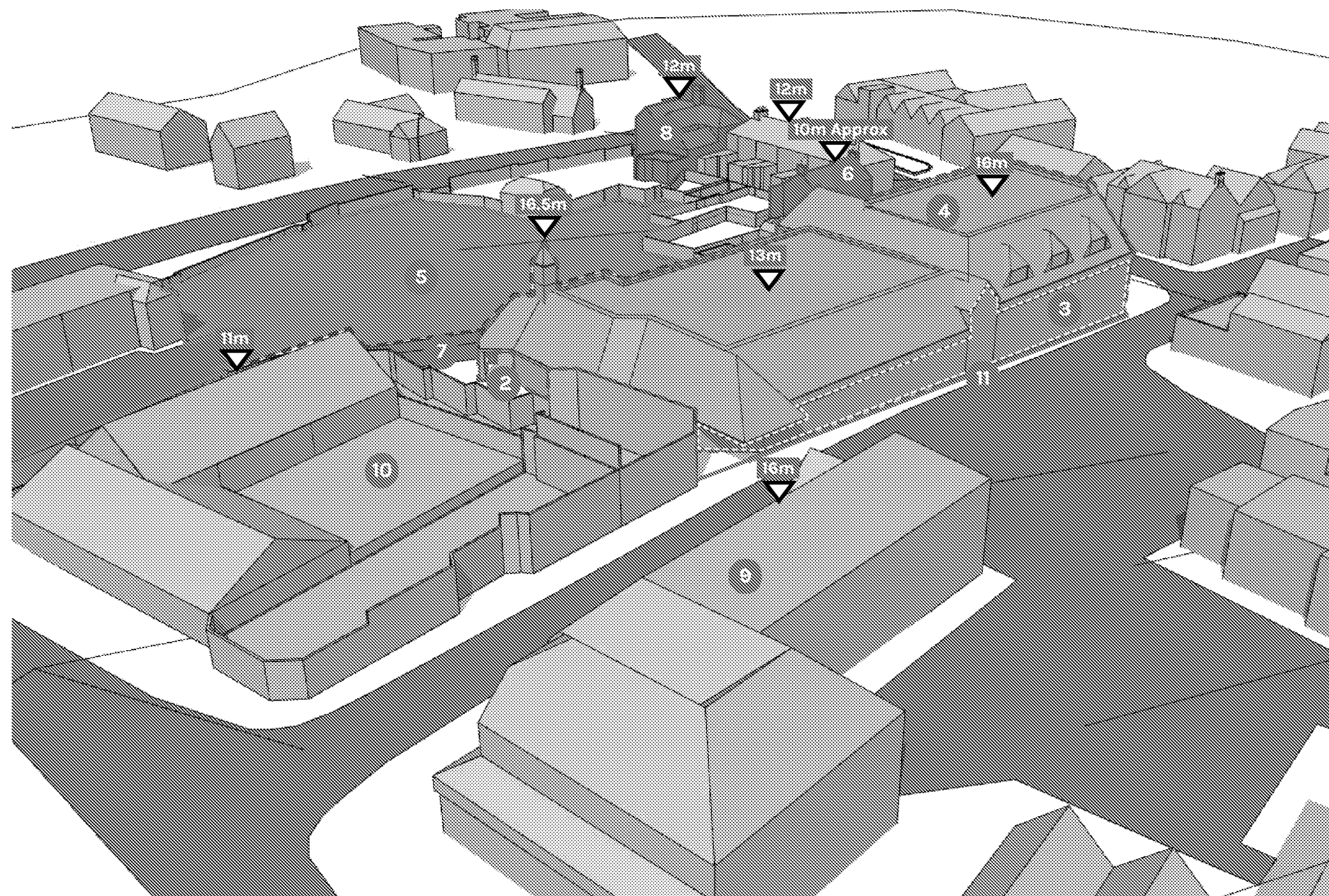
7. Avon Road is one-way access from West to East. It has a pedestrian crossing halfway along to connect the passageway down the side of the Waitrose building with a path cutting across the car park.

8. The Old House is a Grade II listed building constructed from typical flint and red brick. The ridge height is 12m.

9. There are a number of shops on street level with residential units on top on Anchor Springs. The ridge line is 16m.

10. The substation surrounded by high walls and is gated shut at all times.

11. There are a three bus stops along Anchor Springs which serve a large number of passengers every day.



KEY



Existing vacant retail unit, formally occupied by Waitrose



Weak street frontages



Existing private car park for adjacent retail unit



Grade II Listed Building



Site boundary

