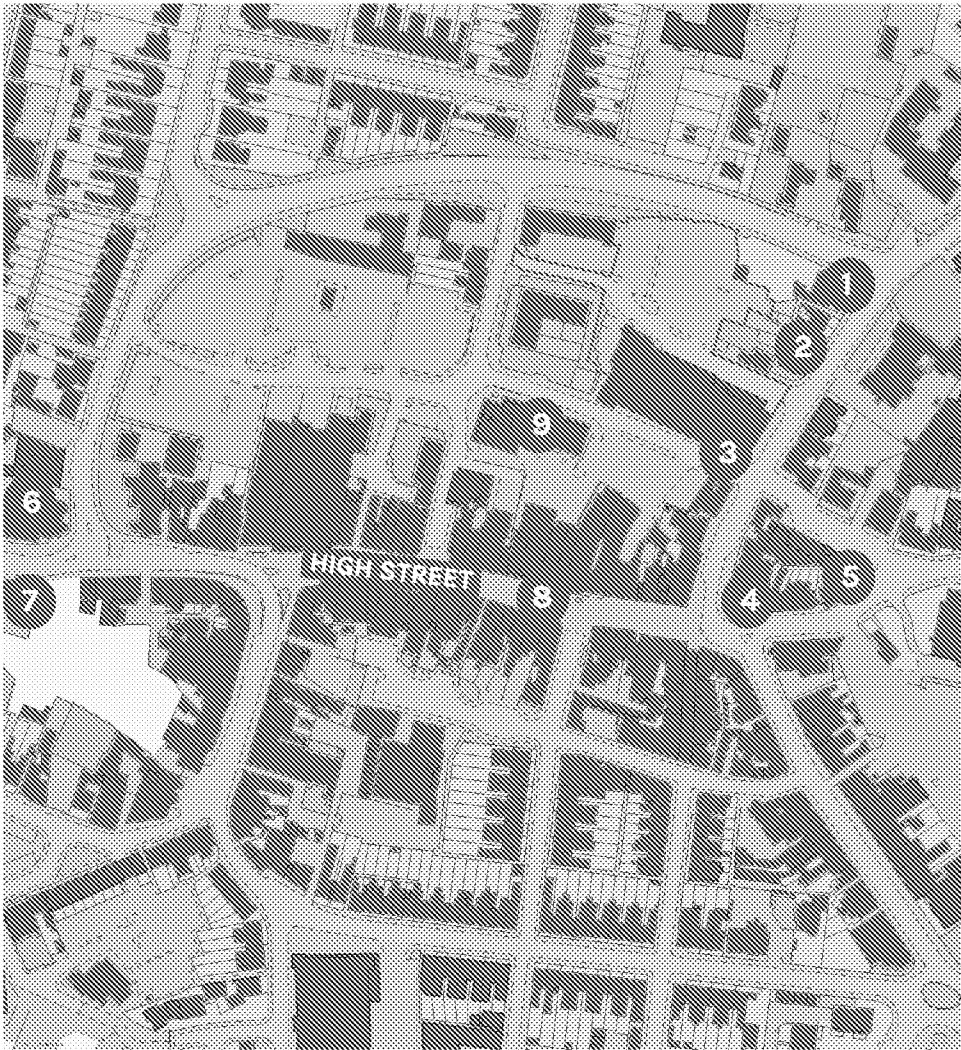


1.4 Building Height Analysis



Top Left
Grade II listed flint building on East Street. Height: 12M

Middle Left
Barclays Bank, High Street. Height: 10M

Bottom Left
Terminus Road. Height: 12.5M

Top Centre
Terrace houses on East Street. Height: 11.5M

Middle Centre
Church Street. Height: 11M

Bottom Centre
High Street. Height: 10-14M

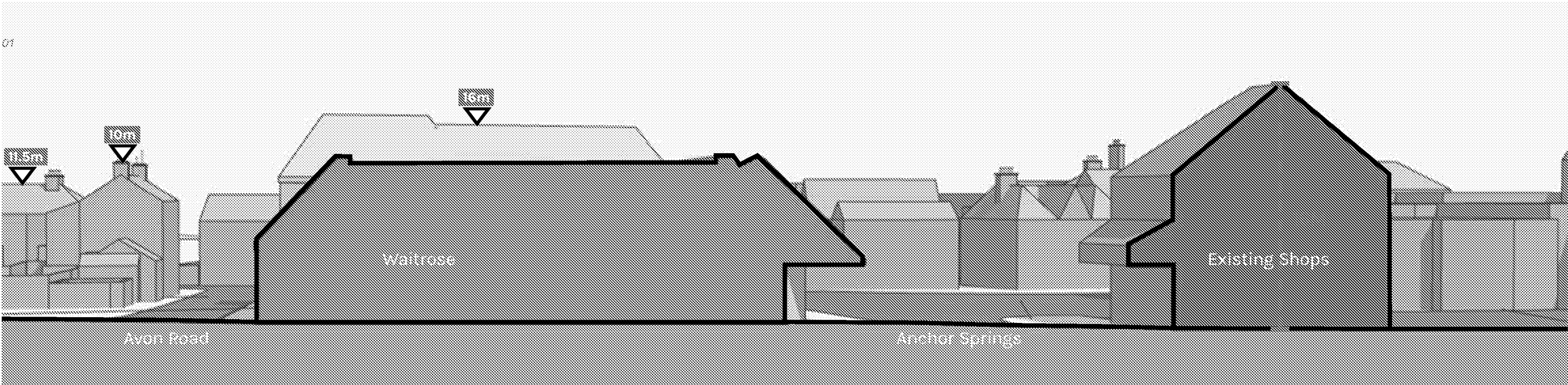
Top Right
Site Waitrose. Height: 16M

Middle Right
Arundel Road. Height: 12m

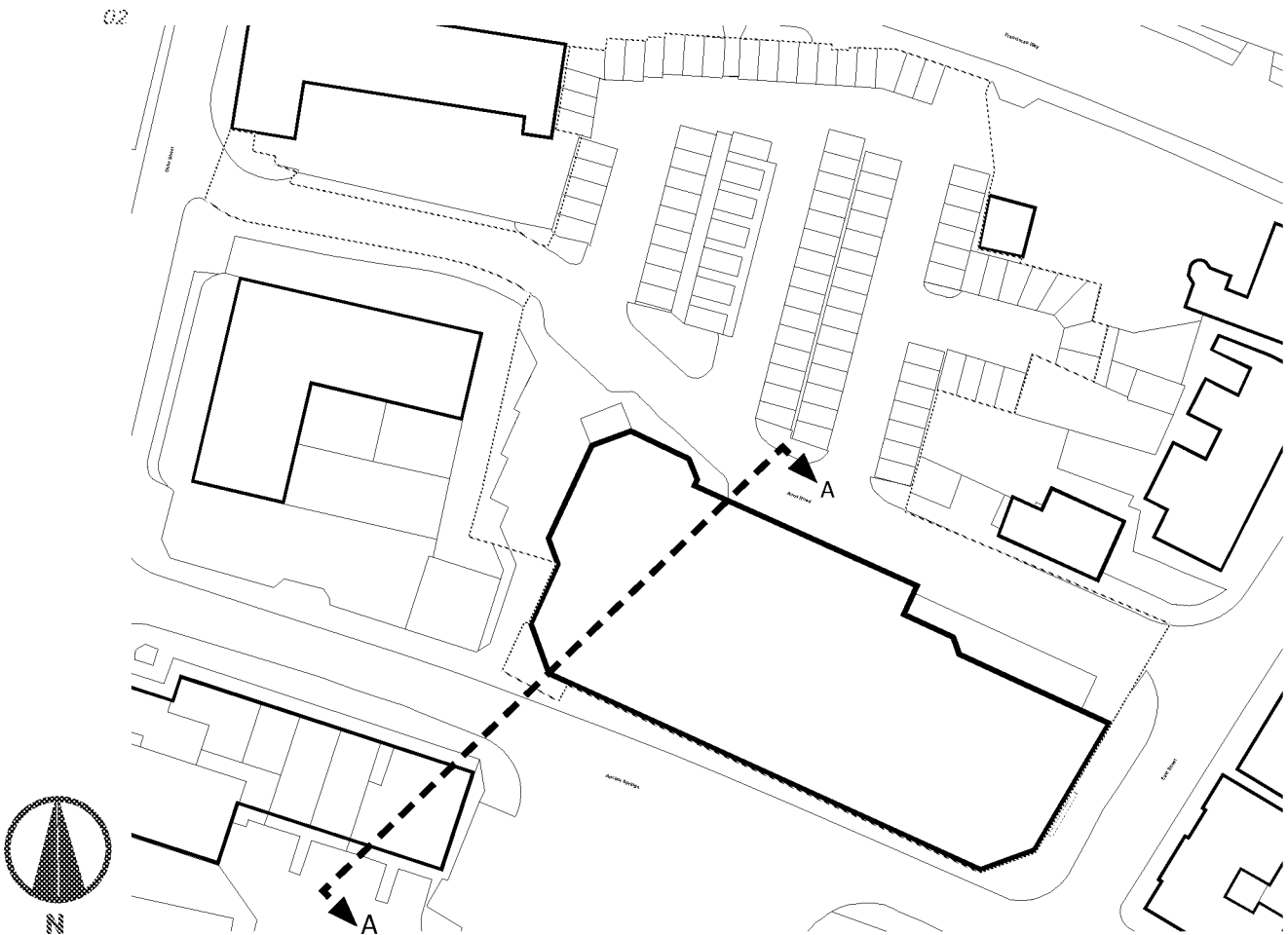
Bottom Right
Shops on Anchor Springs. Height: 16M



1.4 Building Height Analysis



The existing shops on Anchor Springs to the South of the existing Waitrose stand at 16m tall. The existing Waitrose ridge height is also 16m. The proposal will use these existing building heights as a yard stick for the overall height of the finished design. In order to help the proposal sit comfortably in the local context it will not exceed 16m.



01
Section AA
02
Existing Site Plan

Conservation Areas

The Site is positioned on the boundary of the East Street Conservation Area, with Avon Road partially within the conservation area.

The existing East Street elevation of Waitrose faces directly onto the conservation area. The current elevation does not provide a positive aesthetic to the street and the development proposals offer the potential to improve this.



KEY

- Existing Conservation Area Zones
- Site Boundary



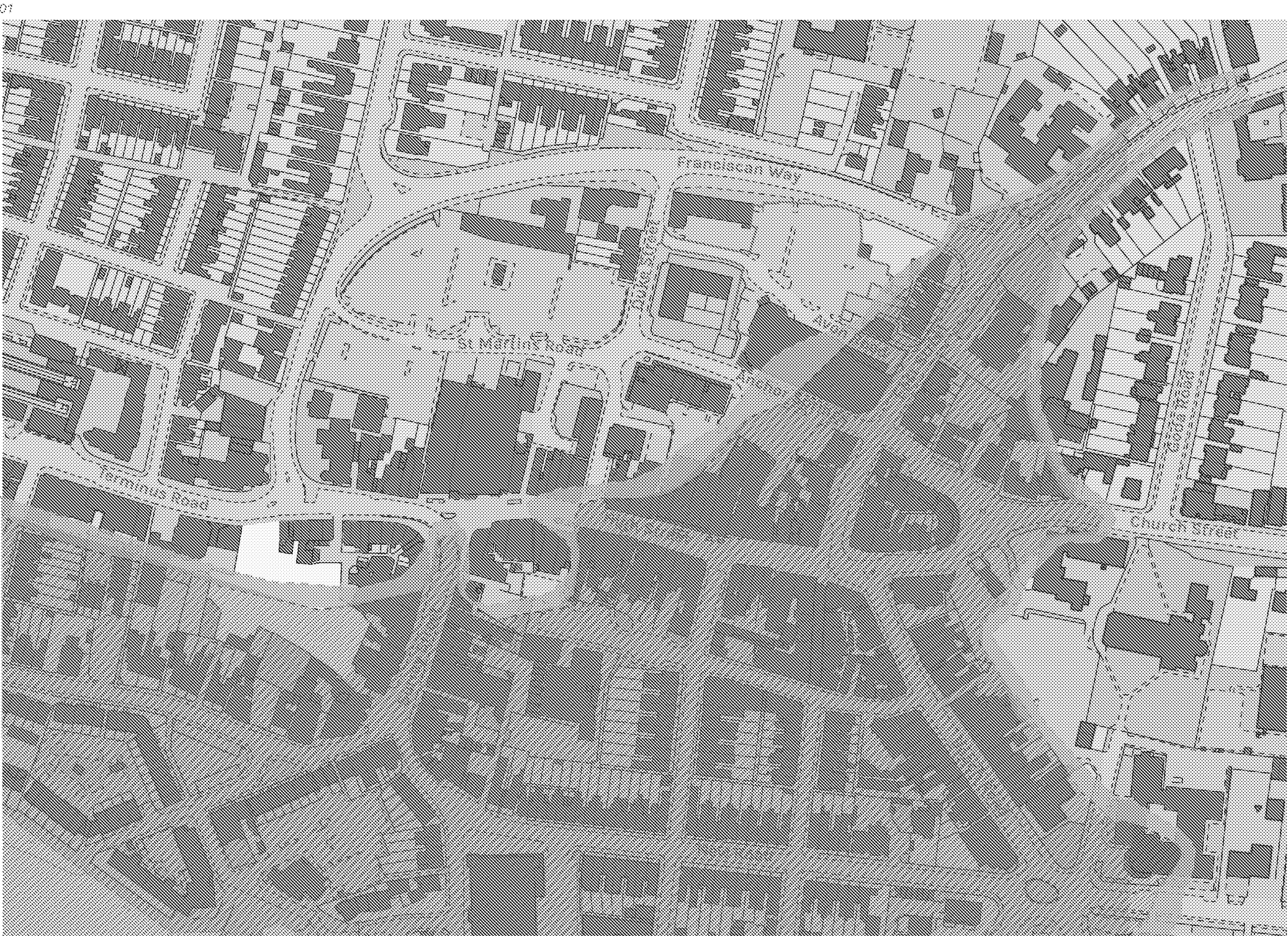
1.6

Flood Risk

The report from the Environment Agency states the Site is located in Flood Zone 3. The Southeastern portion of the Site is located within Flood Zones 2 and 3 as illustrated on the adjacent Figure 1.

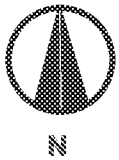
Flood Zone 2 is defined as land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding, or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year.

Flood Zone 3 is defined as land assessed as having a 1 in 100 or greater annual probability of river flooding, or a 1 in 200 or greater annual probability of flooding from the sea in any year.



KEY

-  River Arun
-  Flood Zone 2
-  Flood Zone 3
-  Site Boundary



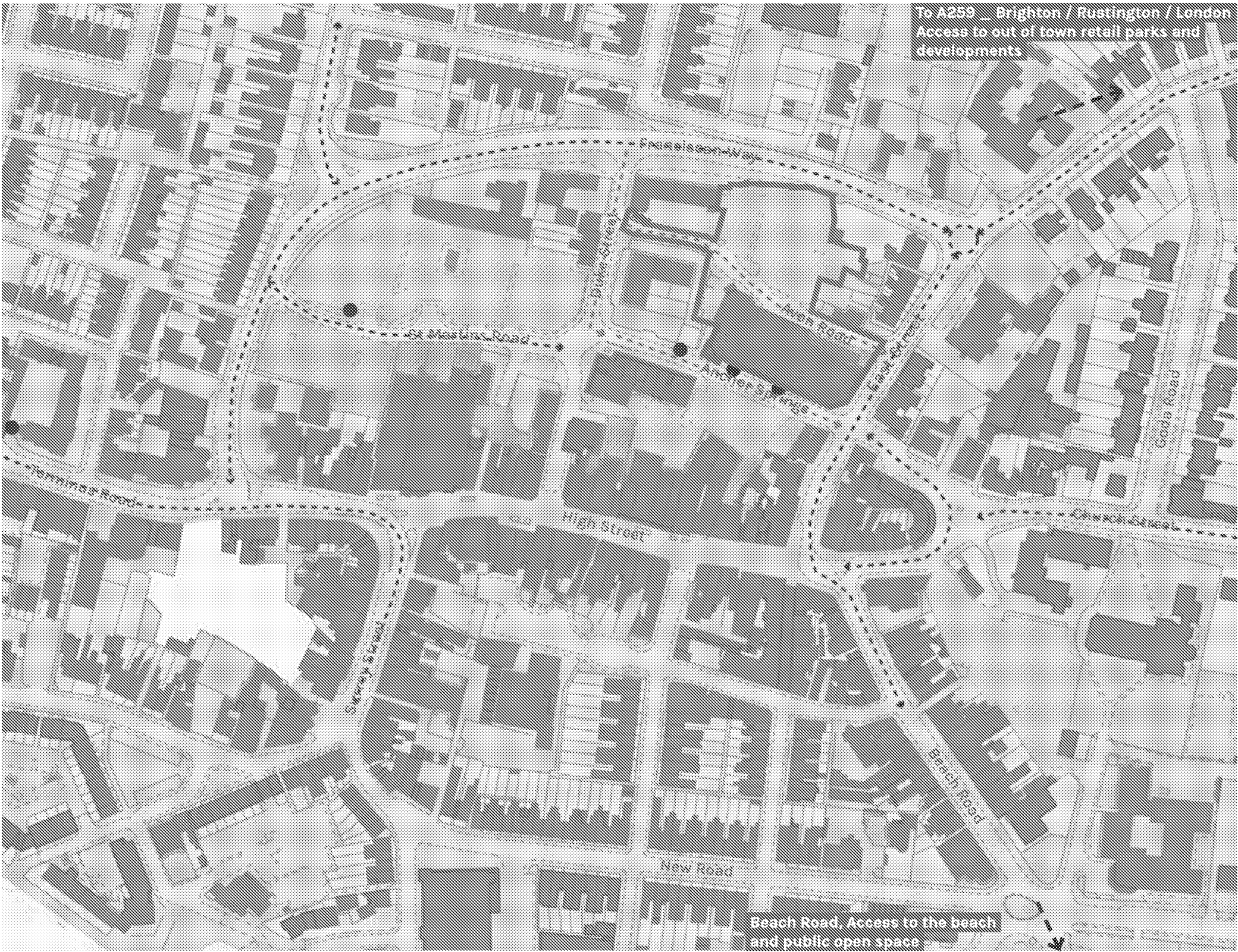
01
Location Plan. Flood Risk Zones.

1.7

Vehicular Movement

The Site can be accessed via Avon Road, which is a one way road, and is connected by Duke Street to the West and East Street to the East.

There are bus stops situated on Anchor Springs which many buses and passengers use.



KEY

- Car Parking
- Service Areas
- Site Boundary
- Primary Routes
- One Way Access
- Bus Stops



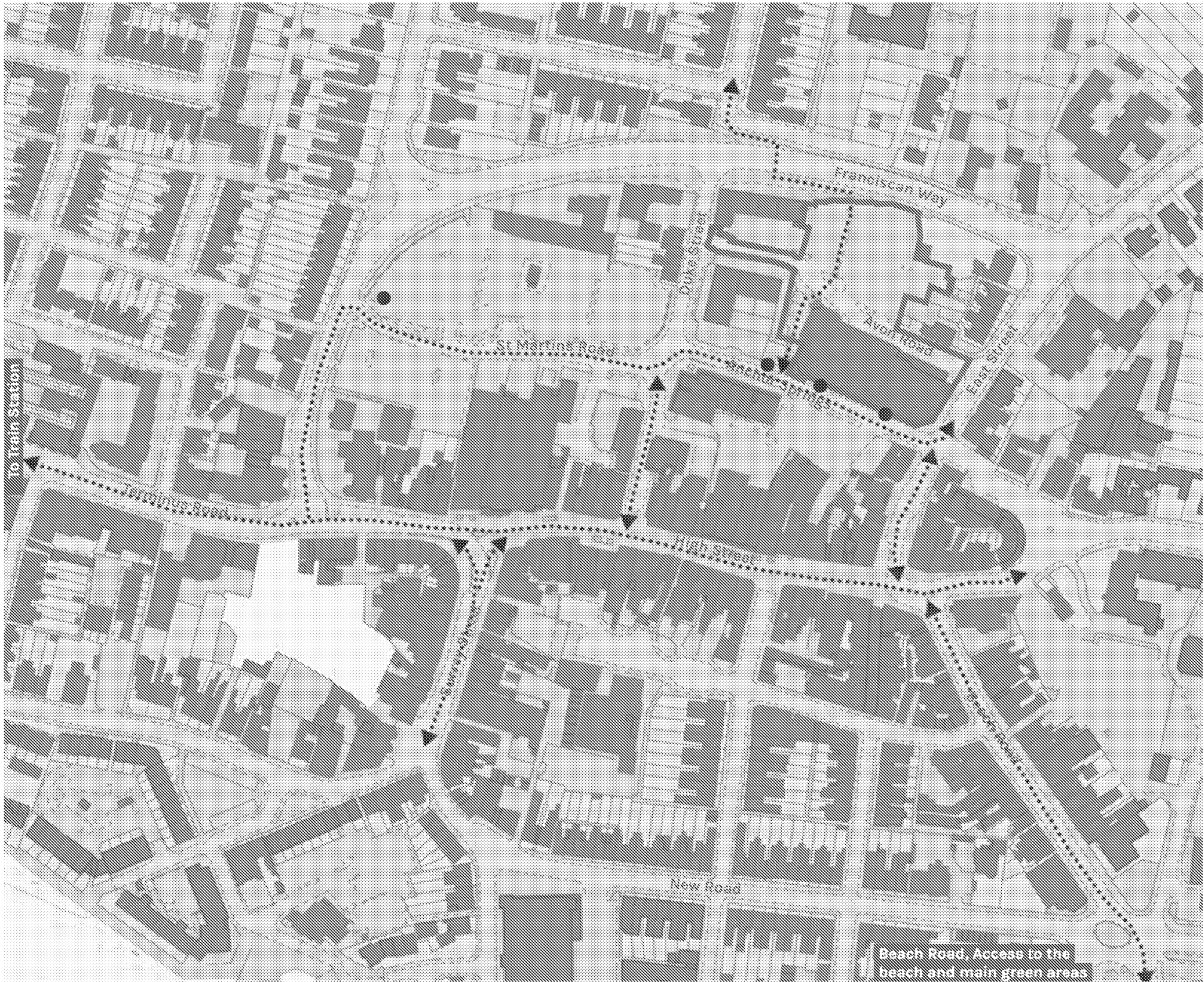
1.8

Pedestrian Movement

There is a high propensity for pedestrian movement along the High Street areas and surrounding areas including East Street and Anchor Springs given the proximity to the High Street and bus stop facilities.

With public transport connections within 5 minute walk from the high street, there is a noticeable pedestrian activity along Anchor Springs (primary bus stops for High Street) and West of the High Street towards the train station.

Beach Road links the High Street to the seafront. Several landscaped spaces connect the two areas creating a pleasant pedestrian route through the town.



KEY

← → Primary Pedestrian Flow

● Bus Stops

□ Site Boundary

01
Location Plan. Pedestrian Flow.

1.9

Buildings and Structures of Character

- 1. Train Station
- 2. Littlehampton United Church
- 3. St Joseph's Convent
- 4. Winterton Lodge Retirement Housing
- 5. Littlehampton Museum
- 6. St Mary's Church
- 7. Arun District Council
- 8. Littlehampton Fire Station
- 9. War Memorial
- 10. Littlehampton Medical Centre
- 11. Barclays Bank
- 12. Natwest Bank
- 13. 70 High Street (former HSBC), 62 High Street
- 14. 34, 36, 39, 44 High Street
- 15. 38, 40, 62 High Street
- 16. 57, 61, 63, 65 High Street



KEY

- | | | | |
|---|-----------------------------|---|---------------|
|  | Buildings of Local Interest |  | Site Boundary |
|  | High Street | | |
|  | Listed Buildings | | |
|  | School | | |

