

Graham Nicolls Limited

building design+technology

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Planning Department
Arun District Council
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DESIGN STATEMENT

RE: PROPOSED REPLACEMENT OF SINGLE STOREY REAR EXTENSIONS TO
TWO SHOPS AND STRUCTURAL REPAIRS TO MAIN ROOF PLUS ANCILLIARY
WORKS

AT: Nos: 2-6 BEACH ROAD. LITTLEHAMPTON. SUSSEX

SECTION 1 / History and Proposal:

The property consists of three retail shops at Ground Floor level incorporating sub-standard outbuildings at the rear. A common stairway gives access to three flats above the shops, each with two bedrooms.

It is proposed to take down and re-build the rear single storey parts of two shops to provide improved space and potential, the floor area will be almost the same as existing but in a new plan form.

One flat has a kitchen located in a First Floor extension which is in very poor condition and has been propped externally until it can be taken down, a new kitchen will be formed within the existing flat.

The main roof of the whole building is spreading, this can be seen especially at the back. The existing main pitched roof is to be structurally repaired, this will necessitate removal of some if not all roof tiles. All sound tiles are to be set aside for reinstatement primarily to the front and end elevations. Any replacement tiles are to match the existing as closely as possible and ideally be limited to the rear elevation.

SECTION 2 / Scale:

The main existing building volume will remain very much as it is now but the rear single storey extensions will be altered and slightly enlarged.

SECTION 4 / Appearance:

The proposed alterations at the rear of the site will be very greatly improved, some of the existing outbuildings are in a very poor condition and the area does not offer a good working environment, the replacement buildings will be built in brickwork with a simple flat roof incorporating rooflights. The main tiled and pitched roof structure is to be strengthened as described in Section 1 above. The rear elevation will be

improved by the removal of the first floor kitchen extension currently propped due to its poor condition and inadequate construction.

SECTION 5 / Use and Access:

The current use of mixed retail and residential will be continued, there is no change of use.

Access remains as existing.

SECTION 6 / Consultation:

6.1 All tenants have been consulted and notified of the proposed works

SECTION 7 / Statements:

7.1. **Bio-Diversity:** See enclosed Biodiversity Checklist.

MITIGATION: In respect of breeding birds, none are currently nesting. During the installation of temporary emergency structural support to the rear kitchen extension at first floor level a nest was seen to be active some months ago but is currently abandoned, it is proposed that demolition of this structure will take place during the winter and therefore prior to the next breeding season.

7.2. **Demolition:** See attached drawings numbered 030417/D1A/D2/D3A/D4A and D5A together with Demolition Statements and Structural Report

7.3. **Flooding:** The site lies within Flood Zone 3, the proposals consist of alterations and re-building of existing uses.

7.4. **Refuse Bins:** Existing bins areas are to be either retained or re-located as shown on the application plan.

7.5 **Transport.** No change

7.6 **Drainage.** To the existing combined drainage system in the rear yard area.

7.7 **Retail Impact Statement.** No change..

7.8 **Parking Statement:** One existing space will be retained [on adjoining land in the same ownership].

7.9 **Design and Access Statement.** See above.

7.10 **Affordable Housing Statement:** Not applicable.

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