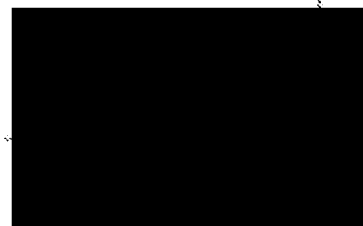




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Design and Access Statement

For

**14 South Terrace
Littlehampton
West Sussex
BN17 5 NZ**

Prepared For

Mrs L Gibbons

Ref: LG/MG/R10

Date: December 2017

Directors: **Michael Thorpe** BA (Hons) MSc MRICS **Stephen Thorpe** BSc (Hons) MSc MRICS Consultant: **Marlyn Gibbons** FRICS IMaPS

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14 South Terrace Littlehampton BN17 5NZ

1. Design Principles and Concepts

The proposals set out in the accompanying application have adopted the design principles and concept set out in Arun District Councils current planning and space standards for self-contained flats. Additionally, it proposes to improve the natural light and ventilation to the basement flat by following guidance set out in the Littlehampton Seafront Conservation Areas policy to restore original elements and replace those that are inappropriate.

2. Appraisal of Context

The existing Basement flat design has a reasonable floor area, but the layout is poor. The kitchen is provided with inadequate natural light and ventilation, and part of the rear room also accommodates a WC and separate bath/wash basin. This results in the front room forming a bed/sitting room. Additionally, there is no allowance for storage and restricted access to the rear garden.

This proposal has adopted the design principles set out by Arun District Council. This results in a large living/ dining/ kitchen, in line with modern day space standards and expectations. The rear door and window has also been altered to improve light and ventilation. This also provides access to a self-contained rear court yard, resulting in amenity space and storage.

The front room now accommodates a bathroom with window providing natural light and ventilation, together with storage cupboards, and a well-proportioned bedroom.

3. Access

The basement flat is accessed by steps to both the front and rear elevations. After careful consideration, little can be done to alter this due to the available space, and the property being Grade II listed and in a conservation area.

4. Consultation

We have not sought to enter into consultation regarding these proposals. However, the design principles of the local authority have been taken into account and incorporated where possible, bearing in mind the location and Listing of the property.