



Design & Access Statement:

19-21 Connaught Road, Littlehampton

Assessment and Physical Context

The building is located in Connaught Road set in a predominantly residential area and has former history of retail, office and more recently private healthcare clinic. The buildings comprise single storey, pitch roof property in good order. Elevational treatment is tile roof covering above brickwork interspersed with modern windows and doors.

Social, Economic and Planning context.

The existing accommodation has until recently been occupied as private healthcare clinic, but is no longer trading and has not been able to be sold as a going concern. The property is located outside the principle shopping areas and has not been sustainable in its former use and will not be a significant community loss. The change of use to residential will provide ground storey accommodation suitable for elderly or disabled person, with easy access to the town centre. Removal of trade vehicles should nominally improve access to

Involvement of Local Interests

No consultation.

Evaluation

As an existing building there is no physical change to the external appearance. Change of Use class will not materially affect the context of the local environment.

Design Principles

The site has been business premises for a variety of uses. The property will allow simple conversion to residential and will not affect the street scene appearance of the building. The shop windows have low-level sills that provide good internal lighting levels to the principle rooms.

Amount of Development

No new construction is proposed and the Change of Use is unlikely to create any greater occupancy or use of the floor spaces.

Layout

As described on the accompanying site and location plans and floor plan drawings. The building location does not impinge adjacent developments. There is no parking provision on site with local on street or, local pay and display parking is available.

Scale

No change in size of buildings is proposed.

Landscaping

The property boundaries are restricted to the line of the front wall so it is not possible to incorporate planting.

**Appearance**

No changes are proposed to the building façade other than removal of the fascia signage board.

Access

Access for ambulant disabled persons is via step access at the front entrance as existing, local raising of the footway would be subject to highway authority consent to achieve ramp access. Footpaths and roads link the property to the town centre and associated services.