

DESIGN & ACCESS STATEMENT

FOR

PLANNING APPLICATION

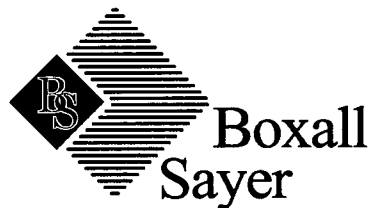
AT

**UNIT 2B, LITTLEHAMPTON MARINA.
FERRY ROAD, LITTLEHAMPTON**

ON BEHALF OF

LITTLEHAMPTON MARINA

DECEMBER 2007



Construction Consultancy

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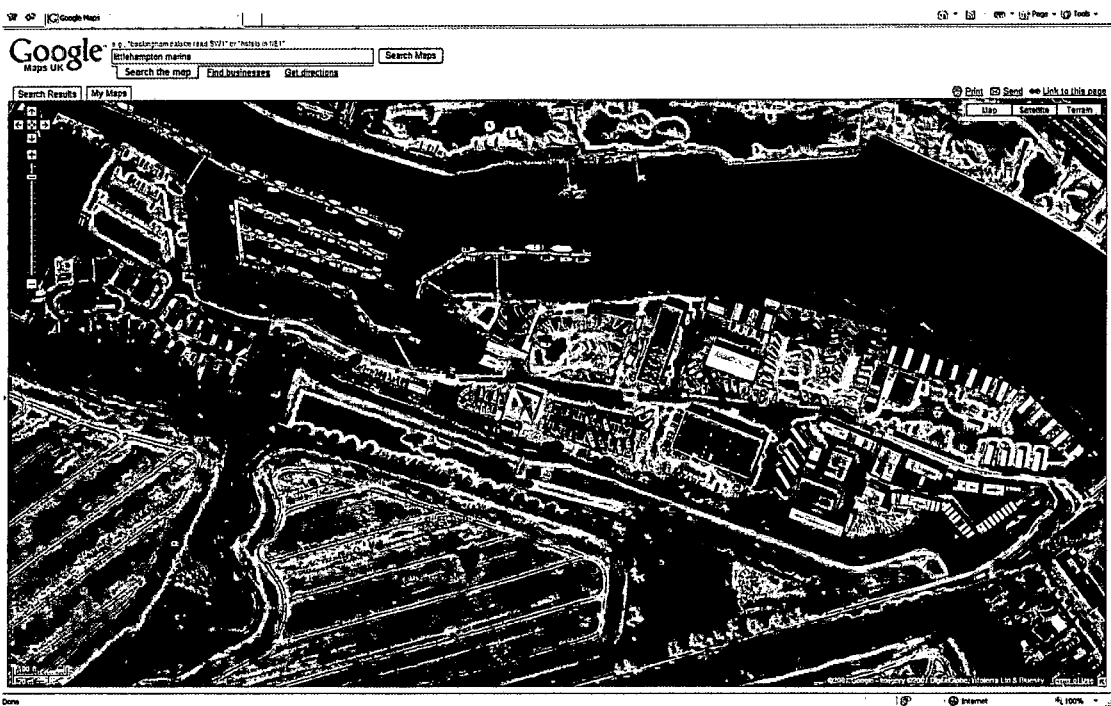
Introduction / Context

This Planning Statement is submitted in support of an Application for Full Planning Permission made on behalf of Littlehampton Marina Ltd for the subdivision of an existing unused industrial unit.

Site Location



*Red Arrow indicates location



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The site is approximately 4.8 hectares with the existing industrial unit approximately centrally on the site. To the north of the unit the land slopes up to the Marina Reception, Café, Car Parking and Marina View. To the east is the River Arun. To the south lie storage compounds and further boat enclosures and to west are further boat enclosures and further car parking.

Policy background

The unit at present is under utilised, the provision of three separate units will provide modern and varied units for potential tenants.

Design principles

The 1970's cladding needs a facelift. The proposed alterations fit in with the surroundings.

Amount

There is no increase in floor area; however the unit is to be split up into 3 self contained units.

Layout

The impact on the neighbouring properties is negligible due to the functionality of the site remaining unchanged.

Scale

There is no increase in volume. All new windows, roller shutter doors and doors are within keeping to the building and surrounding areas.

Landscaping

The existing hard standing area to the surrounding area is to remain. No further landscaping is submitted within this application.

Appearance

The style of the refurbished units is to reflect the surrounding units and characteristics associated with industrial buildings. The cladding is to match in with the adjoining unit. The roof finish is to be as existing as there are no alterations to the element of the building.

Access

All entrance doors will have level thresholds and be of Ambulant / Disabled compliant width. There will also be disabled WC's to rear of units.

Prepared By RTR
Approved By PJC

December 2007