

- 6 JAN 2011

RECEIVED

DESIGN AND ACCESS STATEMENT:**SEATING SHELTER, THE PROMENADE, SEA ROAD, LITTLEHAMPTON.****The use;**

The proposed use is for a kite surfing centre in place of the existing dilapidated shelter.

The amount;

The proposal is to provide a single storey detached kite surfing centre, which has been developed with consultation with officers from Arun District Council.

The site will be accessed from Sea Road and the Promenade.

The floor area of the new building is 45.5m², which is the same footprint as the existing building.

The layout;

It has been decided to proceed with this development as we feel the site proportion and scale will accommodate the proposal without harm to the general area and provide a good form of development and none harmful to the neighbouring activities or area in general.

Pedestrian access is direct to the front entrance doors.

Access to the site is easily achieved as the site lies within the existing built up area of Littlehampton, where there is good access to the local area together with major road links to Brighton, Worthing, the east coast and London.

Scale;

The proposed building is sympathetic to other seafront buildings and has been kept as low as possible having regard to the minimum room heights required under the latest Building Regulations and will be respectful of the seafront theme of sport and leisure. The fenestration has been designed to be of a high standard and be sympathetic to the area.

The mass of the replacement building is considered to be reasonable and non harmful having regard to the proximity of other local uses and the seafront in general.

Landscaping;

The building is right on the edge of the beach shingle and as such, there will be no need to offer landscaping.

Care will be taken to ensure the natural amenity of the beach will be retained.

Appearance;

The form and design of the building has been determined by the character of its location and proposed use in this sensitive area.

All materials have been selected to reflect the character of the area using well established vernacular styles and methods combined with a sympathetic design.

The scale and mass of the new building is sympathetic to the existing buildings along the seafront.

Design details such as the stained timber boarding have been incorporated into the new building to help integrate it into the character of the area.

Careful thought has been given to the impact upon the visual amenity and character of the area when designing the proposed new building, resulting in a design to reflect the quality of other new buildings, which we feel is entirely suitable for the site and locality.

Assessment;

We feel the proposal accords with all relevant planning policies and guidelines and will be a good form of development to the area with good access to the local shops and to public transport.

Policy states 'it is essential to ensure all new development is of a high quality of design and landscaping and takes full account of other appropriate requirements, including energy conservation, opportunities for the disabled as well as private open space provision.'

The proposed new building fulfils these requirements and presumption should be in favour of the development.

Involvement;

The proposal will accord to the latest Building Regulations with particular regard to access for the disabled and if necessary full consultation will be completed with the council's access officer from Building Control.

Evaluation;

The proposal accords with local policy having regard to all material consideration and forms a good development, sympathetic to other local buildings.

The proposed new building including its scale, mass, siting and orientation has been designed to meet this policy whilst providing a positive contribution to the street scene and general character of the area.

The Access Content;

Front access is to an illuminated front door.

All doorway widths are 800mm wide.

All shop areas have a turning circle min. 15500mm with circulation space for wheelchair elsewhere.

The shower room is capable of providing level access for a shower and side transfer is possible to W.C.

Switches, sockets, ventilation and service controls to be at a height of between 450mm and 1200mm from the floor.

The property has easy access for emergency services.

Ongoing obligation for owners and future occupiers:

An up to date Access Statement will form part of the 'sellers pack' to inform future owners/ occupiers of the access provision in the building.