

Design & Access / Waste Minimisation Statements

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Proposed Alterations at:

5 River Road, Littlehampton, West Sussex BN17 5BN

Alterations to Grade II Listed Building

Design and Access Statement

This short statement explains the design thinking regarding the proposed internal alterations and external decorations.

A USE - EXISTING AND PROPOSED

- 01 i) 5 River Road had been divided into two flats previously.
ii) There is a plastic clad link between the rear ground floor kitchen and the original garden located WC, the WC is roofed with an unoriginal corrugated asbestos cement roof.
iii) It is proposed to return the building to a single house, restoring the bulk of the original features and historic plan layout.
iv) In addition it is proposed to remove the plastic clad link and adjacent corrugated roof - the original window opening to the rear ground floor room will be reinstated with flint work to match the existing below the window and the corrugated roof will be replaced with a traditional timber roll lead clad roof.

B AMOUNT

- 01 The proposed alterations will not affect the the amount of the listed building.

C LAYOUTS

- 01 The proposed layout will echo the original historic layout of the original house in all major respects.

D SCALE

- 01 The scale of the restored single dwelling matches the original building.

E LANDSCAPING

- 01 The existing rear garden is massively over grown and will be restored to a layout along the lines of the original house garden.

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F APPEARANCE

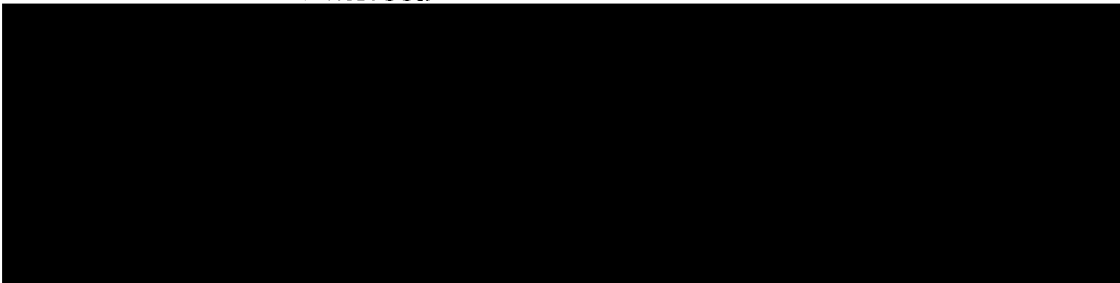
- 01 The proposed extensions are mainly internal, the proposed external decorations are intended to allow number 5 River Road to sit within its context as part of the terrace of houses of which it is part.

G ACCESS

- 01 The existing street access is stepped and will remain unaltered. There is a rear level access to the garden, this will be maintained.

H DEVELOPMENTS WITHIN or AFFECTING CONSERVATION AREAS, A LISTED BUILDING or its SETTING.

- 01 The proposals involve:
- a) Removal of internal flat alterations so as to restore the original single dwelling.
 - b) Removal of the unoriginal rear WC link and WC corrugated asbestos roof.
 - c) Removal of unoriginal ceiling overboardings at basement and first floor levels, repairs to damp damaged and rotted timberwork and restoration of the ceilings with plasterboard and skim. The salvageable original lathe and plaster ceilings at ground floor and elsewhere in the building will be repaired and retained.
 - d) One original fireplace and surround remains, this will be retained and the subsequently installed unoriginal fireplaces will be replaced with period secondhand fireplaces and similar surrounds.
 - e) The proposals will constitute no significant interference with either historic or architectural interest.



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April 2013

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Waste Minimisation Statement

For materials arising during demolition and construction.

NOTE: ALL MATERIALS REMOVED FROM SITE WILL BE BY A REGISTERED
WASTE DISPOSAL FIRM - ALL MATERIALS AND ITEMS CAPABLE OF
RECYCLING WILL BE SENT TO A SPECIALIST COMPANY.

A MASONRY

- 01 All masonry demolition arising will be cleaned and set aside for reuse as hardcore and the like.
- 02 Any old plaster and other deleterious materials will be removed, bagged and skipped for disposal.

B TIMBER / JOINERY

- 01 Timber waste where arising will be reused on site where practicable, where unfit for reuse it will be bagged for disposal.
- 02 All joinery, door frames, doors, windows fittings and the like will be reused as far as practicable, otherwise sent for recycle.
- 03 All new timbers will be sourced from sustainable plantations.

C TOP SOIL / SUB SOIL

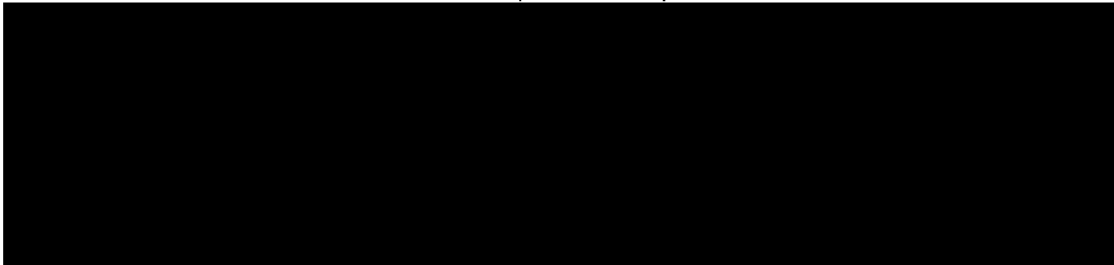
- 01 Top soil will be set aside for future use or for re cycling. Surplus sub soil arising will be bagged for disposal.

D ROOFING MATERIALS

- 01 All existing slates which are removed will be set aside for reuse - additional slates required will be secondhand, chosen to match the existing slates.

E SUNDRIES

- 01 All items arising unusable on site will be offered for sale ahead of being bagged and skipped for recycle or disposal.



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