

April 2021

66 The Street, Rustington, Littlehampton

Heritage and Design and Access Statement (DAS)

Introduction

This Design and Access Statement accompanies an application for a proposed single-storey upwards extension at 66 The Street, Rustington.

The description of development being applied for is as follows:

“The construction of a single-storey upwards extension to provide an additional four residential units (Use Class C3)”.

Use

The lawful planning use of the property is Use Class B1(c) (Light Industrial). However, the property has been granted prior approval for the change of use from B1(c) (Light Industrial) to Use Class C3 (Dwellinghouses) to provide six self-contained flats (4 one-bed flats and 2 two-bed). A single-storey upwards extension is now proposed to provide a first floor to accommodate an additional four residential units.

Amount

The application proposes to erect a single storey flat roof extension bringing the overall height of the property to 5.4m. This will provide an additional four residential units on the proposed first floor.

Layout

The building is single storey.

Scale

The existing building comprises 181m² of B1(c) (Light Industrial) floorspace, however, this has now received prior approval for the conversion into six residential units. The proposed first floor will provide an additional four residential units.

Landscaping

The application does not include/propose any areas of landscaping as part of the development and is therefore not applicable. The proposal does, however, include the provision of four balconies, one for each of the proposed residential units on the proposed first floor.

Appearance

66 The Street is a single storey commercial building with no architectural interest. The proposed alterations will provide a single storey roof extension to provide a flat roof, additional windows and four balconies.

The proposed extension will be constructed of steel and floor joists and the walls will be white render to match the existing ground floor. The proposed flat roof will be constructed of wooden joists, insulation and felt.

The proposal also includes the installation of an additional 32 windows and four first floor balconies, double glazing is proposed for the additional windows.

Access

Access to the property will remain as existing with a proposed staircase to access the first floor.

Heritage

The site is located within the Rustington Conservation Area, however, the existing building does not positively contribute to the character and appearance of the Conservation Area. The proposed upwards extension will be in keeping with the existing property through matching the existing materials of the single storey building and it would have no detrimental harm on the established character of the building or its locality. The proposed works are deemed to be in accordance with HER DM3, D DM1 and D DM4 of the Arun Local Plan. Policy D SP1 of the Arun Local Plan requires all development proposals to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy 2 of the Rustington Neighbourhood Plan requires new development to reflect the architectural and historic character and scale of the surrounding buildings and landscape and to comply with Arun's adopted parking standards. It is proposed to construct a single storey upward extension with a flat roof. The proposed has been designed using a similar material palette to the surrounding buildings and matching the existing.

Conclusion

In conclusion, the proposed application is for the alterations to the building to provide a single storey flat roof to provide an additional floor to provide four residential units.