

**ST WILFRIDS ARUNDEL PRIORY,
2 LONDON ROAD,
ARUNDEL,
WEST SUSSEX**

**DESIGN AND ACCESS STATEMENT
TO ACCOMPANY
LISTED BUILDING APPLICATION
FOR
FORMATION OF ENSUITE WC TO ROOM 21 AND
RELOCATION OF INTERNAL ROOM ACCESS**

OCTOBER 2010

**Cluttons LLP
Project & Building Consultancy
44-46 Old Steine
Brighton
East Sussex
BN1 1NH**

INTRODUCTION

These proposals comprise internal alterations to form a new ensuite WC to Room 21 together with relocation of the bedroom access door at St Wilfrids Arundel Priory residential care home.

HISTORY OF THE BUILDING AND DESCRIPTION

The Priory is an historic property which was converted in approximately 1977 for use as a residential care home. The property comprises individual bedroom accommodation, communal sitting room and dining facilities, kitchen, laundry, offices etc. There are also 6no. self contained one bedroom flats on the ground and first floors, and a one bedroom residential flat for the Manager. The property comprises of lower ground floor (used mainly for stores/workshop) the ground and first floor residential accommodation and second floor attic storage.

Part of the southern wing of the property has also been converted to a small theatre, together with entrance vestibule, bar area, WCs and a changing room.

The property is constructed of load bearing walls of stone and flint construction with traditional pitched timber roof construction covered with natural slates. There are extensive lead valleys and lead parapet gutters together with lead covered flat roof areas.

The property is listed Grade II* being of special architectural or historic interest. The listing description is as follows:

"Rebuilt in early 19th century (not marked on 1785 map therefore presumably ruinous at this date, appears in present form on engraving by T Allum d.1842). Former college of Holy Trinity attached to and contemporary with the Fitzalan Chapel. Dissolved at Reformation, abandoned then re-established in 19th century as Convent of Servite Nuns. Now an orphanage.

Nodular flint. Fulborough stone dressings in medieval parts and some early 19th century parts. Ashlar dressings elsewhere, some random Pulborough stone, upper gresand, and clunch in mediaeval parts.

Two storeys. Crenallated parapet (machicolated on west elevation at south range), two ranges set at 90° and one 14th century wall to another, non existent range; thus forming three sides of a courtyard of which the 4th is the south wall of the Fitzalan Chapel. South elevation of south range

has low tower at west end. Thirteen ranges of two light, cusped, pointed arch casement windows with diagonal lead glazing bars, set in oblong surrounds with moulded reveals. Two doors with pointed arched heads set in oblong panels with moulded reveals and with steps up flanked by iron railings with urn finials, two buttresses. West elevation of south range has one range of 4 light cusped pointed arched windows set in square recessed panels with moulded reveals and four quatrefoil panels between storeys. 14th century wall is pierced by unglazed 2 light windows with cusped trefoil heads and embrasures splayed internally."

DESIGN PRINCIPLES AND CONCEPTS

The building is clearly of special architectural and historic interest. However, the majority of the building is currently used as a residential care home which results in the application of various legislation relating to care standards and layout. The provision of ensuite facilities is very desirable as it provides a degree of independence and privacy for residents, and some ensuite facilities have previously been provided to some of the other bedrooms. The provision of the ensuite WC to room 21 would provide these very desirable facilities whilst retaining an adequate bedroom size. Bedrooms without ensuite facilities are becoming increasingly difficult to let, and the provision of ensuites will help to ensure the Home remains operationally viable.

These proposals only affect a small part of the first floor of property, and would have no impact on the external elevations. The current configuration of this part of the property is not of any historic significance and we do not believe these proposals would compromise the historic layout or character of the property. The new internal partitions would be of studwork and would be entirely removable on a future occasion.

New internal doors and joinery shall match existing styles and detailing within the building, and any existing features and joinery of a historic nature shall be fully retained. No special architectural or historic features shall be lost or damaged as a result of these proposals.

We are not proposing any form of demolition or removal which would compromise the original appearance or layout of the building, and we believe this solution would have minimal impact on the overall character and nature of the property.

Bedroom 21 is currently accessed via a step of approximately 160mm, and the opportunity would be taken to relocate the entrance door to the opposite side of the room where a recently installed gentle ramp would be used to access the bedroom. This would clearly aid accessibility, and make the room available to a greater range of potential residents.

ASSESSMENT OF PHYSICAL CONTEXT

The setting of the Listed Building would be entirely unaffected as a result of these proposals as no external changes are proposed. There would not be any detrimental effect on other adjacent Listed Buildings or the Arundel Conservation Area.

DESIGN PRINCIPLES – THE USE

The overall general use of the property shall continue to be a residential care home together with a number of self contained flats.

AMOUNT OF DEVELOPMENT

A single new ensuite WC is proposed which would be formed within a space currently occupied by part of Bedroom 21. No additional useable floor area would be created as a result of these proposals.

SCALE

No extension work is proposed to the existing building, and the scale and bulk of the property would accordingly remain unchanged.

LAYOUT

The overall external footprint of the building shall not be affected, as the proposal comprises internal alterations only. The main internal communal areas of the property shall be entirely unaffected. Some alterations shall be required to the internal layout, but these shall not adversely affect the overall character or appearance of the building.

LANDSCAPING

No new landscaping would be provided, as the work entirely comprises internal alterations.

APPEARANCE

The existing external appearance of the property shall be entirely unchanged from the current appearance.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

We believe these proposals comply with the various planning policies of the Arun District Council Local Plan.

DETAILED DESIGN STATEMENT

The design solution involved removing or altering various internal partitions to form a new ensuite WC and relocate the bedroom access door. These partitions are not of any historic interest or importance. Existing external walls and window positions would be unaffected by the proposals. New joinery etc would match existing adjacent areas. To summarise the design solution, we have adopted a sensitive approach which would have no impact on the existing external appearance and would fully retain the integrity of historic fabric.

ACCESS

The existing access points to and within the building at ground floor level shall continue to be utilised. There is an existing internal passenger lift that provides easy access to most of the existing first floor bedrooms. There is currently a change in level at first floor level to access Bedroom 21, and this would clearly not be acceptable for frail, elderly residents and may discriminate against the type of resident who could potentially use or access this room. Therefore, it is proposed to relocate the entrance door to this room to utilise a recently installed first floor ramp to provide easy access to this bedroom.



SUMMARY

A sympathetic design approach has been taken with this historic building to generally retain the character, appearance and general qualities of the property whilst providing desirable new ensuite facilities for the benefit of residents of the residential care home.

**Cluttons LLP
Project & Building Consultancy**

**44-46 Old Steine
Brighton
East Sussex
BN1 1NH
Tel 01903 715177**