

DESIGN AND ACCESS STATEMENT

Arden Guest House, Queens Lane, Arundel

Introduction:

Arden Guest House is a detached family house on three floors that has been converted into a Guest House, and is situated in Arundel on Queens Lane. It originates from the late 19th Century and is constructed of a mixture of rendered masonry walls under a pitched roof of slate and flint with brick quoins to the East face of the lower part to the Southeast, under a pitched roof of plain clay tiles. The windows are a mixture of PVCu double glazed units throughout. There is a concrete panel Garage adjacent to the East side of the property.

Location:

Arden Guest House is located in Queens Lane, which lies within and to the South of the Arundel Conservation Area.

Design

Use: Guest House.

Amount: The overall size of the building will increase by a total of 24m². This comprises the extension of 12m² to both the first and second floors.

Layout: There is reasonable alteration to the layout internally in order to adequately partition and create 4no. independent residential units.

Scale: The overall scale of the building will increase by a total of 24m². This comprises the extension of 12m² to both the first and second floors.

Landscaping: The external landscape is altered to provide adequate parking for each unit plus a visitor space in line with guidance from West Sussex County Council Highways. The Garage and the Garden walls to the Southeast and Southwest of the property will be demolished to enable this.

Appearance: The building currently comprises a mixture of rendered masonry and flint and brick walls. The 3-story part of the building to the North is under a pitched roof of slate and the 2-storey part to the South is under a pitched roof of plain clay tiles. There are a mixture of PVCu double glazed windows throughout.

The proposal is to erect a two-storey side extension to the first and second stories on the East Elevation to provide independent access to the newly created units. The extension will comprise rendered masonry walls under a pitched roof of slate and PVCu windows to match the existing.

The alterations will have minimal impact visually, only slightly changing the appearance externally, whilst providing useful habitable space internally.

Access

The existing entrances to the East and West remain unaltered, although the rear access into the existing Utility Room on the West is to be removed. There are to be new entrances that provide independent access into the new units on the first and second floors. These will be accessed through the new extension on the East side.

The means of escape provision is altered. Half hour separation will be ensured between the units and egress windows provided to ensure adequate means of escape and building regulations compliance.

D Fuller 07/01/14

