ARUN DISTRICT COUNCIL:AB/133/08/ 22/09/2008

6 ARUN STREET,
ARUNDEL,
WEST SUSSEX

ARUN DISTRICT COUNCIL
No. [redacted]
RECEIVED

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR CHANGE OF USE OF OUTBUILDING TO RESIDENTIAL ANNEXE

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INTRODUCTION

The proposals briefly comprise the change of use of an existing detached outbuilding to a residential annexe at 6 Arun Street, Arundel.

HISTORY OF THE BUILDING AND PLANNING HISTORY

The outbuilding is likely to have been constructed as stables or a smithy (given the presence of the chimney) for use in association with the principal property at 6 Arun Street.

The main property is Grade II listed as being of special architectural or historical merit, and is described as follows:

1. 5401 ARUN STREET (West Side) ---------- No 6 TQ 0107 1/100 II GV 2. Late C18. Red brick. Gauged and rubbed brick voussoirs. Brick gable parapets. Red brick chimneys. Pitched slate roof. End walls tarred. 3 storeys. Brick modillion eaves cornice. 2 ranges of double-hung sash windows with glazing bars. 1 6-panelled door with semi-circular fanlight. Nos 4 to 18 (even) and Nos 1 to 13 (odd) form a group with Nos 67, 69 & 69A Tarrant Street

The outbuilding is clearly within the curtilage of the main house, and is accordingly listed by default.

There is no planning history relating to this site.

DESIGN PRINCIPLES AND CONCEPTS

The property is currently used as ancillary accommodation to the main house, mostly for storage. The proposed new use would retain the general character and appearance of the property and will ensure a long term use for the building.

The proposed new use would comprise a small residential annexe including a shower room, kitchen and sitting room at ground floor level, and a bedroom at first floor level.

The property would probably have originally been constructed as an open plan area, with exposed rafters up to ridge height. A ceiling has previously been inserted throughout the property which results in the ridge no longer being visible from ground floor level. These proposals would seek to remove part of this floor to restore part of the original layout and internal appearance including having a full height void to part of the internal area.

No element of demolition is proposed apart for the removal of part of the existing ceiling which does not form part of the original structure.

The rear and side elevations shall be entirely retained as existing.

We believe these proposals are a sensitive approach which shall help preserve this historic building.

ASSESSMENT OF PHYSICAL CONTEXT

The building is located within a built up urban area within Arundel. There are a number of neighbouring properties within close proximity to the site, but the side and rear elevations of the property would not be altered as a result of these proposals and there would therefore be minimal impact on neighbouring properties.

The setting and context of the existing outbuilding would be entirely retained and we believe the existing external appearance and general street scene would not be compromised as a result of this proposed work. The proposed residential annexe would remain subordinate in scale and appearance to the existing main house and surrounding properties.

Access to the property would be via the rear garden of 6 Arun Street which has direct street access.

DESIGN PRINCIPLES - THE USE

The existing property would be converted to a residential annexe, and the overall site would continue to be used as a single domestic residential property. Accordingly, this proposal effectively forms the equivalent of an application for a domestic residential extension.

AMOUNT OF DEVELOPMENT

The gross internal floor area of the proposed residential annexe would be 37.3m^2. The ground floor area would be 26.3m^2, and the first floor mezzanine area would be 11.0m^2. No demolition of extension of the footprint of the property is proposed.

The proposed annexe accommodation would comprise a shower room, kitchen, sitting room, and first floor mezzanine bedroom.

INVOLVEMENT OF LOCAL INTERESTS

No correspondence or communication has been carried out with any local bodies or individuals regarding these proposals.

SCALE

No extension work is proposed to the existing building, and the scale and bulk of the property would accordingly remain unchanged. The property is not visible from Arun Street.

LAYOUT

The overall footprint of the proposed rear annexe is identical to the existing building, as the existing building would be retained and converted to the new use. There would not be any windows, rooflights or new structural openings to the rear or side elevations.

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 is set out in a statement below. To summarise this, we have adopted a sensitive approach to entirely complement the existing appearance.

Landscaping and Planting

No planting would be removed as a result of these proposals, and no new planting is specifically included as part of the proposals.

Appearance

Details of the specific materials being proposed for the external treatment of the annexe are as follows:

Roof - Natural slates to match existing roof and black 'conservation' type rooflights

Walls - Flintwork and brickwork to match existing

Windows and Doors – painted timber units

Rainwater Goods - PVC gutters and downpipes



ACCESS

The building and general site area are located on relatively level ground, and level access would be provided to the main entrance door.

The building would form an annexe to the main house and therefore normal parking standards for new residential units would not be applicable.

SUMMARY

We are not proposing any form of extension or demolition which would compromise the original appearance of the building.

The setting of the building in the urban context would be entirely retained.

We consider the proposals fully respect the nature and scale of the existing and adjacent buildings including using complementary materials. We believe our proposals are a sensitive and sympathetic approach to help secure the long term future of this building in an appropriate manner whilst retaining the general character, appearance and setting of the building.

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