

Design and Access Statement

Loft Conversion at No1 Old Poor House, Mount Pleasant, Arundel. BN18 9BD

Access:

Vehicular and transport links are generally not adversely affected by the proposed scheme. Access within consists of ascent via existing stairs from the main house at ground level. The proposed stairs that will access the new bedroom from the study forming a proposed 3 bedroom dwelling.

The property benefits from two off road parking spaces

Use:

The conversion within the roof space provides 1 additional double bedroom, with an en suite bathroom/shower room to the property in accordance with the clients needs, to provide a 3 bedroom family unit and retaining the existing study to enable the client to work occasionally from home. The client has researched the market by contacting local Estate Agents and they have assessed that there is a demand and need for such units in this locality.

Amount:

The proposal is for a loft conversion within the roof space of the property, with a floor area of 13m².

Layout:

The proposed loft conversion provides a good sized bedroom, with an en suite W.C. and convenient safe staircase access thereto.

Loft conversion is at the rear of the building within the non listed location.

Scale:

The proposed loft conversion is totally within the roof space, with no projection to any elevation. The proposal includes 2no conservation Velux roof-lights at the rear.

The proposed loft conversion is similar in size to previously approved schemes in the Borough, including the adjoining property at No. 9 and 10 Old Poor House.

Adjoining:

No 9 and 10 Old Poor House have built there loft conversions including conservation roof lights within the last 6 years.



Fig 01 No. 9 and 10 Old Poor House

Conservation roof-lights will match that of No. 9 and 10 Old Poor House (See Fig01) and will not impede on the privacy of light of adjacent neighbours.

Landscaping:

No issues relating to hard or soft landscaping are affected by this proposal.

Appearance:

The design chosen was decided upon to keep proposals sympathetic to previously approved schemes in the vicinity. The materials used will fully match and be sympathetic to the existing house construction, with conservation style Velux windows to the rear roof slope.

Heritage Statement

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Introduction:

The following Heritage Statement is submitted to Arun District Council as part of the Planning Application for the property noted above. The statement should be read in conjunction with the existing drawings 5012-P-101 and proposed drawings 5012-P-102 and the 'Design & Access Statement' produced by Alex Bailey.

Site Context, History and Appearance:

The site lies within the Arundel Conservation Area and the front red brick and field flint beach pebble façade is Grade II listed. The brickwork is a mixture of Flemish bonded brickwork and is juxtaposed with English bond to provide a decorative feature. Other brick features are the red brick quoins, emulating stone ones by repeating two long bricks followed by one long and one short brick to the corner of the building. The original style sash windows also include red brick lintels to form arches.

The original poorhouse dates from 1682 when it was recorded as housing poor children and widows, in 1985 The Old Poor House was converted into residential units.

The House is an end of terrace and is built over three floors, with the ground floor housing the main entrance and stairs to the first floor living room, kitchen and dining room. The second set of stairs takes you to the second floor where we have two double bedrooms, bathroom and study.

The front and side elevations are, architecturally, of a high quality and are to remain unaltered. The rear elevation with the inclusion of a single storey addition and timber double-glazed windows, which is assumed to be included when the building was converted to residential units in 1985, so is not of the existing character of the existing front façade.

In summary we believe the proposed inclusion of conservation roof lights matching those of previous approved schemes within the terraces, does not detract from the character and appearance of the existing property or the visual amenities of the surrounding area.

Justification:

By using the loft space to create an additional bedroom with en-suite, the accommodation in the house will be greatly improved. By converting this under-used asset, the improvement will add value to the property.

The proposal provides a valuable improvement to the existing building within the built environment of Arundel.