

Ref No:1212

PLANNING:

DESIGN & ACCESS STATEMENT

FOR:

Extension & Alteration to No.7 Mount Pleasant, Arundel, West Sussex



Content

1.00	Introduction
2.00	Site Appraisal & Context
3.00	Heritage Statement
4.00	Design Proposal
5.00	Validation
6.00	Summary

1.00 Introduction

1.01 This design and access statement has been prepared by Thornton Architecture + Design in support of applications for planning and listed building consent to alter and extend No.7 Mount Pleasant in Arundel.

1.02 The proposal seeks to add 3m² of ground floor area and vary the layout of accommodation, so as to better meet the needs of family life, whilst conserving the existing property for future generations through the removal of adversely altered and redundant features which will facilitate the repair of restorable elements damaged previously.

2.00 Site Appraisal & Context

2.01 Site Appraisal

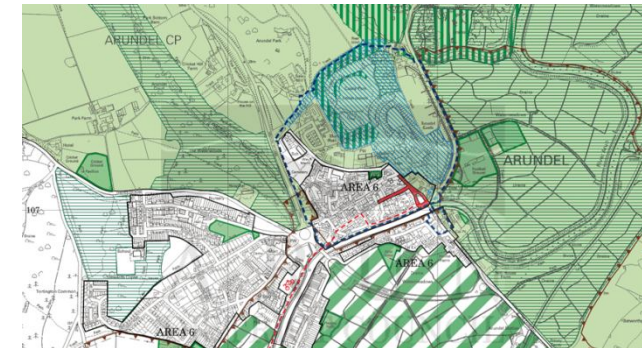
Mount Pleasant lies on the west side of Arundel town in a quiet residential street of terraced properties that slopes steeply towards the Arun river valley to the south. The house is set back from the carriageway and accessed across a broad raised verge, which is tended by residents and treated as a miniature park or public garden. The property has no rear garden, to speak of, and a small walled front garden overlooking the shared green space between the terrace and the road.

2.02 Context

The site lies within the build up area of Arundel, in the District of Arun and outside the South Downs National Park. The property was Grade II Listed in 1974 as part of a group forming a terrace, in which the property is located, and is within the Arundel town centre conservation area. The historic town of Arundel provides the nearest accessible amenities. This includes commercial, educational, leisure and retail facilities along with main line commuter access to the capital and south coast towns along with local bus routes.

2.03 Local Planning Policies

Relevant policies from the list of policies saved by the Secretary of State from 27th September 2007, include the following:-



GEN2	Settlement Policy Areas	The existing property and proposed extension are within the built up area of Arundel.
GEN7	Form of Development	The scheme displays a high quality of design and layout, and has no adverse impact on the existing character of its immediate setting, landscape and wildlife characteristics because of its size and rear garden location.
GEN22	Buildings or Structures of Character	The proposal does not adversely affect the appearance or setting of the building. Please note that the building has already been adversely affected by previous work, which this proposal aims to remedy, at least in part.
DEV14	Listed Buildings and Enabling Development	The property has been marketed for sale for many months through local estate agents, Sims William, without success. The size and layout of accommodation lacks sufficient appeal to the currently mobile population and suffers on-going decay from poor quality past alteration. Permission to carry out the proposal will enhance the value of the property sufficiently to enable the current owners to invest in rectifying its fundamental flaws rather than make do and mend.
AREA1	Areas of Special Character	The proposal will have no adverse impact on the special character of Arundel and its important buildings, including the Listed terrace, because of its size and rear garden location.
AREA2	Conservation Areas	The proposal will have no adverse impact on the Arundel town conservation area and the detailed development, although small, will enhance the setting of the existing building in a highly localized way.
AREA3	The Setting of Arundel	The proposal will have no impact on southerly views in the vicinity of the Old Poor House in Mount Pleasant.

AREA16	Ancient Monuments and Sites of National Archaeological Importance	The property is Grade II Listed. Therefore, this policy is not considered relevant.
AREA17	Sites of Archaeological Interest	The property is Grade II Listed. Therefore, this policy is not considered relevant. Please note that an inspection chamber and drainage runs dominate the remaining 3m ² of undeveloped rear garden.

NB. Deleted policies that might have been relevant have not been referred to nor have draft policies, which have not been formally adopted.

2.04 **National Policies**

Since March 2012 the National Planning Policy Framework has replaced almost all other national planning policies. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, including the following:-

- 9 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
 - **replacing poor design with better design;**
 - improving the conditions in which people live; and
 - widening the choice of high quality homes.
- 14 For decision-taking this means:
 - approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or **relevant policies are out-of-date**, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

- 17 The planning system should
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
 - conserve heritage assets **in a manner appropriate to their significance**, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
57. It is important to plan positively for the achievement of **high quality and inclusive design for all development, including individual buildings**, public and private spaces and wider area development schemes.
132. When considering the impact of a proposed development on the significance of a designated heritage asset, great **weight should be given to the asset's conservation**.
134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including **securing its optimum viable use**.
137. Proposals that preserve those elements of the setting that make **a positive contribution to or better reveal the significance of the asset should be treated favourably**.
169. Local planning authorities should have **up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets** and the contribution they make to their environment. Local planning authorities should either maintain or have access to a historic environment record.
187. **Local planning authorities should look for solutions rather than problems** and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should

work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

197. In assessing and determining development proposals, local planning authorities should apply the **presumption in favour** of sustainable development.

3.00 Heritage Statement

- 3.01 The Grade II Listing dates the original property as late Georgian and describes the design as typical of the time and location with coursed flint wall panels and sliding sash windows, surrounded by red brick quoins and arched soldier courses. The property is formally listed as part of a terrace; comprising seven dwellings in Mount Pleasant numbered 5 to 17, for the contribution they make to the street scene as a group and not as an individual building.

The emphasis of the listing is on the appearance of their frontage as a group and not on any individual facets either internally or externally, nor on their internal layout or historical significance as examples of their period. Indeed, this property is rather typical of the period and its contribution to the national heritage should not be overstated in the context of the national housing stock. Furthermore, the terrace of properties has seen mixed fortune, with an out of keeping porch extension to the front of one, a variety of different dormer windows to the front and single storey extensions to the rear. With the exception of the porch, none of these has a significantly detrimental impact on the street scene.

- 3.02 The property has a 1960s single storey flat roofed rear extension designed and built in the most cost effective materials of that time. Furthermore, it appears that no proper consideration was given towards the historic nature of the property when the extension was undertaken, as follows:-

- The chimney at the rear of the property has had its stack removed and capped over with a poorly detailed cat slide of the main slate roof. This has allowed rain water to penetrate the fabric for many years. The remaining external chimney breast has been rendered and painted to match the 1960s external walls. Internally, the original fire places & flues have been removed and altered to provide a cupboard for the boiler at first floor and modern open hearth at ground floor level with new brick lining and feature lighting.

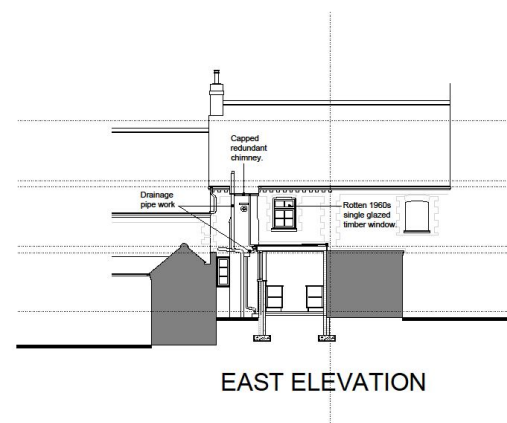


- o The rear chimney may not be original. Its location is out of character with the style of the property and inconsistent with the rest of the terrace, in which it is located. Records and building evidence indicate that this property was built as an in fill between the properties on either side. A chimney serving the rear ground floor pantry or kitchen would have been typical, but it is unusual for this not to have been via a flue to the main chimney stack, which exists on the party wall. Furthermore, an external chimney breast, along with the poor and haphazard quoins, indicates that it might have been added later.

- The rear elevation is littered with a jumble of foul and surface water drainage pipes that serve the drainage requirements of the internal and external work carried out. The internal first floor bathroom created in 1962, complete with toilet, bath and basin all have separate external waste pipes. The lower eaves formed by the cat slide roof over the chimney breaks the gutter line, thereby requiring three down pipes where one would have been sufficient previously.
- A modern off the shelf window from the 1960s with reed patterned obscured glazing and top hung opening fanlight appears to have been installed within the original period first floor rear window opening.
- The coursed flint work of the rear elevation has been poorly maintained over the years with inappropriate re-pointing, patch repairs and damage from past alteration.
- A loft conversion with flat roofed dormer to the front, containing a modern side hung casement window in a cottage style and a standard Velux roof light to the rear. There is also evidence that insufficient structural support has been installed during the conversion (to replace possible struts and purlins). There is a substantial concave bow in the front roof plane and set back in the stud wall under the dormer indicating that there is no purlin wall spanning from party wall to party wall. On the opposite side there is a feature purlin, which appears not to be original or installed correctly as it is not in the plane of the roof and the rafters sail over it without contact.

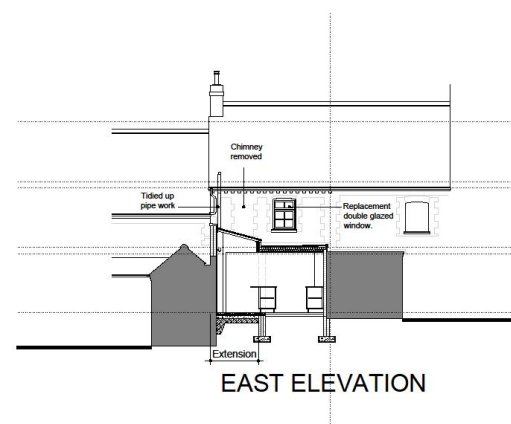
3.03 The proposal will enhance, conserve and protect this heritage asset in accordance with Local Policies and the National Planning Policy Framework, as follows:-

- Through the quality of the new design and execution of the proposed extension and alteration, including materials, components and their detailing.
- The extension and alteration of the existing single storey rear accommodation will



transform the current dark, introspective enclosure that envelops the period cottage. The new design introduces a dramatic glazed roof down the entire length of what was once the rear garden, thereby, restoring views of the original rear elevation and a feeling of open space behind the original cottage. The glazed abutment will be light in touch and allow the original building to be read more easily. In one bold stroke, this will establish a more respectful relationship between old and new.

- The glazed roof will have a light physical connection to the historic rear façade, which will be enhanced by the removal of the remaining chimney and restoration of the flint work panels to provide a new outlook from within the space created.
- The off the shelf windows installed to the first floor bathroom and dormer window will be replaced with new purpose made joinery frames and casements with double glazed units. Here, the work will be neutral in terms of visual impact but of significant benefit in terms of energy conservation.
- The removal of the remaining external chimney breast will resolve the long term damp issues that currently blight the property and take away what has become an eyesore of modern adaptation. This will allow the natural eaves line and gutter to be restored with a single down pipe, which along with a relocated soil stack and internal wastes, associated with the alterations to the bathroom and knocking through from the dining room, will complete the conservation of the rear façade.



- 3.04 Lastly, it is worth pointing out that No.13 within the Listed terrace group has recently been allowed to have its original ground floor rear wall removed so that the accommodation could be opened up into one large combined kitchen and dining space. This makes it unreasonable for this proposal to be resisted, given National Planning Policy for Local planning authorities to 'look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible'.



Knock through extension at No.11 Mount Pleasant

4.00 Design Proposal

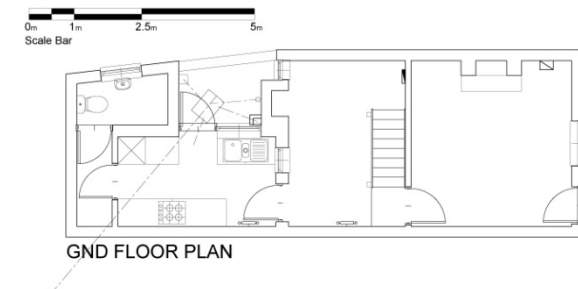
4.01 Use

The existing residential use will remain unchanged.



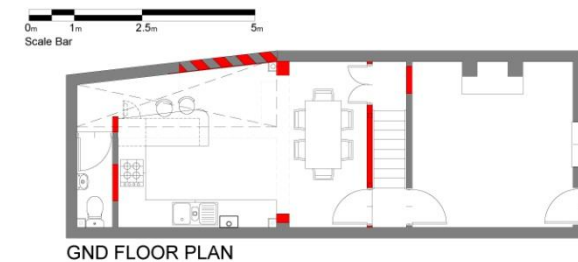
4.02 Amount

The proposed extension will add 3m² to the floor area of the building. This represents a 100% development of the rear garden. However, the existing undeveloped area to the rear of the property cannot reasonably be described as a garden, nor can it be accessed and used either practically or visually as an amenity to the property. Furthermore, the total enclosure of the rear garden as internal accommodation has already been allowed in at least one of the adjacent properties in the terrace.



4.03 Layout

The original property had a two up two down layout, which was extended in 1962 with a flat roofed extension covering 83% of the land locked rear garden. Despite most of the plot being enclosed as habitable accommodation the spaces provide remain small and cellular, which is out of step with modern family life.



4.04 Scale

The proposal is an alteration of the existing 1962 single storey extension to cut back an area of flat felt roof and fill in the remaining 3m² of existing external space at the rear of

the property with a fully glazed roof light. The new work will be no taller than any of the single storey pitched roof rear extensions to any other properties in the same terrace.

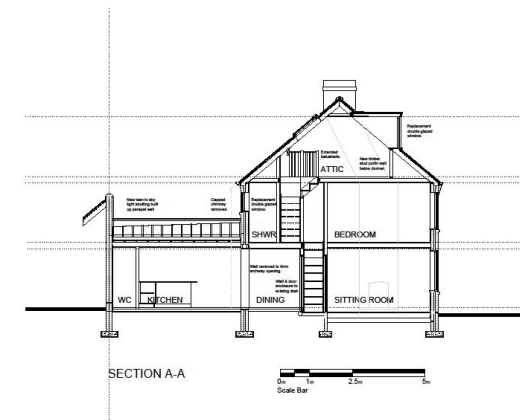
4.05 Landscape

The existing 3m² of shingle covered rear courtyard has no landscape value to the existing property and the proposal will not be visible from any other external vista. Therefore, no external landscape area or street scene will be affected by the proposal.

4.06 Appearance

The proposed alteration and extension, including removal of the remaining rear chimney, is intended to undo the physical and contextual damage of earlier work to the property. Substituting a substantial part of the existing 1960s flat roof extension with a fully glazed structure and extending this over the remaining external courtyard opens up the relationship between old and new to a new dialogue. A key part of the work will be to remove the already desecrated and redundant external chimney breast and restore the flint work panelling as a feature outlook through the new roof light below. The use of a modern, high quality, lightweight glazing system to enclose the new accommodation and abut the existing historic element of the building will preserve the integrity of the building's asset without competing with it.

At the same time, the replacement of two exiting windows, that received off the shelf windows units in 1962, with new carefully detailed, purpose made timber windows in a matching cottage style, albeit with double glazed units, is seen as having no further adverse impact and, if anything, an improvement in design and sustainability for the future benefit of the property.



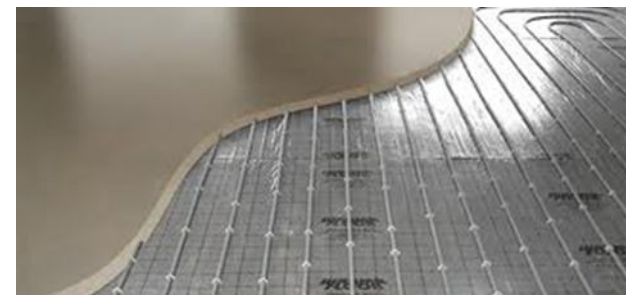
4.07 Sustainability

The extension would allow the property to be brought up to modern standards both in terms of the suitability and layout of the accommodation, and its overall environmental performance. The extension will be subject to statutory Building Regulation approval and the repair and replacement of two existing windows along with structural enhancements to the dormer window will allow thermal improvements to be made locally at the same time.

Given the introduction of a glazed roof to much of the single storey rear extension area along with disturbance of the ground floor slab through alteration to foul and surface water drainage in the course of the work, an under floor heating system will be entertained, if a



practical opportunity presents itself following further investigation.



4.08 Access

The extended property would continue to provide the same levels of internal and external accessibility. The extension will be subject to statutory Building Regulation approval.

5.00 Validation of Planning Applications

5.01 Local List

Please see separate checklist submitted with this document in support of any relevant planning or listed building application.

5.02 Drawings

1212.001	Existing Plan	Scale 1:50
1212.002	Existing Elevations	Scale 1:100
1212.003	Existing Section	Scale 1:50
1212.100	Location & Site Plans	Scale 1:1250 & 1:500
1212.101C	Proposed Plan	Scale 1:50
1212.102A	Proposed Sections	Scale 1:50
1212.103	Proposed Elevations	Scale 1:100

5.03 Application Forms & Certificates

Completed online.

5.04 Planning Application Fee

The fee applicable to this application is £172 and payment of this amount will be made directly by the applicant in accordance with the online application instructions. (No fee is applicable for any parallel Listed Building application.)

6.00 Summary

6.01 This application should be permitted because:-

- It is consistent with local and national planning policy.
- It has negligible impact on the appearance and character of the property and its setting.
- It has no impact on the amenity of neighbouring residents.
- It makes a positive contribution to the long term conservation of this Grade II Listed property.