

DAVID BENNETT ARCHITECT

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PROPOSED ALTERATIONS TO 7 THE OLD POORHOUSE MOUNT PLEASANT, ARUNDEL, BN18 9BD TO PROVIDE FIRST FLOOR BEDROOM AND SHOWER ROOM AND INTERNAL ALTERATIONS TO GROUND FLOOR

DESIGN, ACCESS AND HERITAGE STATEMENT

- This statement is made on behalf of the applicant Mr P Baron.
- The building is a listed building, Grade 2.

LISTING

- The listing reference is 1248268.
- The subject building was an outhouse (formerly a bath house) to the Poorhouse, which is adjacent to the north and east. The main building is dated 1851, and the subject building is set at right angles to the southwest.
- The listing contains the following description: *"nodular flint, red brick dressings, ashlar sills and keystones. Hipped and gabled tile roof, modillion cornice of bricks set diagonally to form zig-zag pattern. 1 storey with attics, 1 planked door, 2 segment headed double hung sash windows with glazing bars, 2 large gables, each with 1 narrow round-arched casement window"*.

PLANNING BACKGROUND

- Records do not show when the former bath house was converted to a dwelling
- On 11 October 2007 planning permission and listed building consent was granted (reference AB/133/07) for a loft conversion to provide 3 bedrooms, bathroom and en-suite. This scheme was not implemented and the permission has now expired.
- An application to renew the above approval (references AB/36/16/L and AB/37/16/HH) was refused in May 2016 on grounds of loss of historic fabric, principally the roof of the building.
- The purpose of the present application is to gain approval for a much reduced scheme, retaining the form of the existing roof with its internal valley but creating a bedroom and shower room at first floor level within the roof voids.

PROPOSALS

- None of the elements described in the listing are affected or changed in any way by the proposals, save for the introduction of a small dormer window to the southwest elevation. The principal elevation to the northwest is unaffected by this change.



- The internal roof slopes facing the internal valley will have a small conservation rooflight lighting the proposed shower room at first floor level. The only visible alteration to the building is therefore the dormer window referred to above.
- The existing modern ceiling structure to the living room is to be removed and a new floor structure inserted at a lower level to provide a first floor bedroom and shower room, with a small staircase leading from the living room.
- The rear part of the ground floor will be re-planned to remove modern partitioning and create a kitchen, bathroom and bedroom of more suitable proportions than the existing.

ACCESS PROPOSALS

- The access to the property is unchanged.
- The vehicular access to the property and car parking arrangements are unaffected by the proposals.

