

Heritage, Design and Access Statement

Statement by: Apropos Conservatories Ltd.

On behalf of Mr Gray

Site: Mews House, London Road, Arundel, BN18 9BH

Council: Arun District Council



TABLE OF CONTENTS

TABLE OF CONTENTS	2
1.0 INTRODUCTION.....	3
1.1 BACKGROUND	3
1.2 PROPOSAL	3
1.3 LOCATION	4
1.4 PLANNING CONSIDERATIONS	5
2.0 DESIGN	7
2.1 SITE APPRAISAL	7
2.2 AMOUNT	8
2.3 LAYOUT.....	8
2.4 SCALE	8
2.5 LANDSCAPING	8
2.6 APPEARANCE	9
3.0 Heritage.....	10
3.1 BUILDING FEATURES	10
3.2 DESIGN CONSIDERATIONS	10
4.0 ACCESS.....	12
4.1 SITE ACCESS	12
5.0 CONCLUSION.....	13

1.0 INTRODUCTION

1.1 BACKGROUND

- 1.1.1 This statement has been prepared by apropos conservatories LTD on behalf of the applicant, Mr Gray of Mews House, London Road, Arundel, BN18 9BH. The statement is submitted in support of the planning application for the introduction of a bespoke single storey lean-to, a 1st storey balcony conversion, a ground floor (under the balcony) conversion and provides details regarding the design principles and considerations that have influenced the proposal.

1.2 PROPOSAL

- 1.2.1 The proposed development is to create a bespoke lean-to to the rear face of Mews House. Accompanying the lean-to structure will be a bespoke 1st storey balcony apex structure with bi-folding doors located on the ground floor under the balcony. The aluminium and glass structure will create a light space for the family to enjoy all year round, the bi-folding doors enable the family to open up their house to their garden to appreciate their beautiful surroundings whilst celebrating the original features of their house without trying to recreate them.

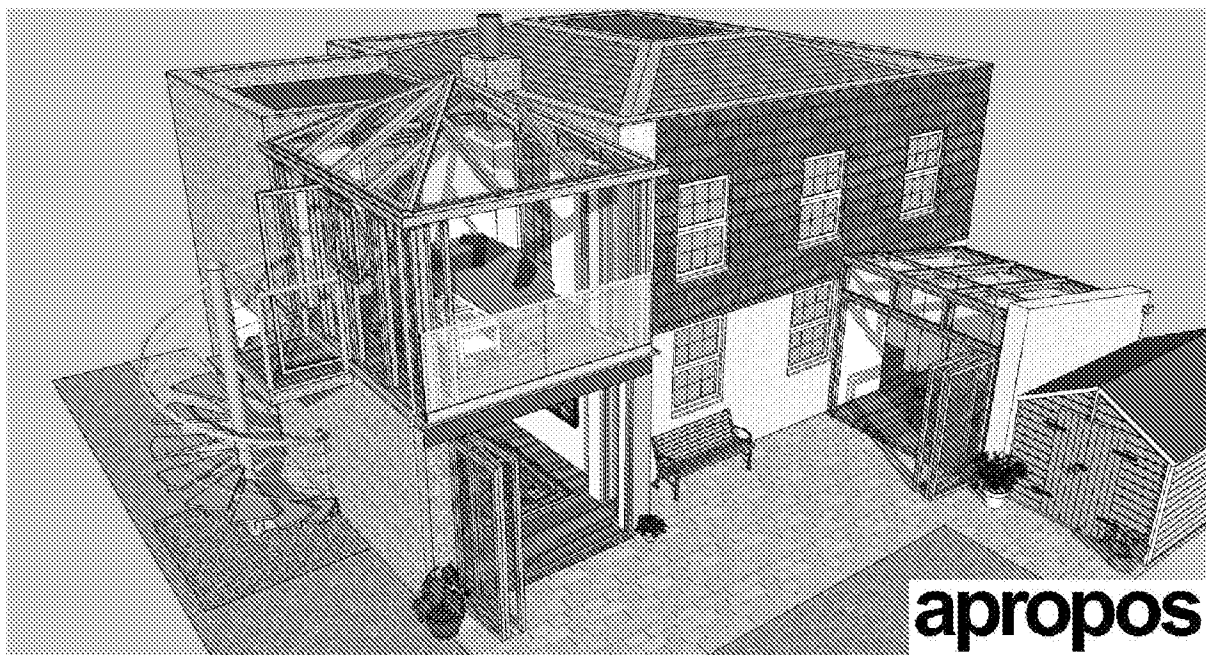


Figure 1: Representation of proposed lean-to and balcony conversions

1.3 LOCATION

- 1.3.1 The Mews House is located on London Road, Arundel. It is in the curtilage of a listed building due to the listed status of its boundary wall. Arundel is an area with lots of heritage associated with it. Some of the architectural heritage features which give the area its character include Arundel castle, Arundel Cathedral and the Botanical gardens, all of which are located near to Mews House.
- 1.3.2 The proposed lean-to is to be built on the rear elevation of Mews House opening up the kitchen to the garden. The apex structure and bi-fold doors will convert the existing balcony and ground floor respectively, providing more space for the family to enjoy whilst also providing ample natural light.



Figure 2: Existing Elevation where bespoke lean-to is to be constructed

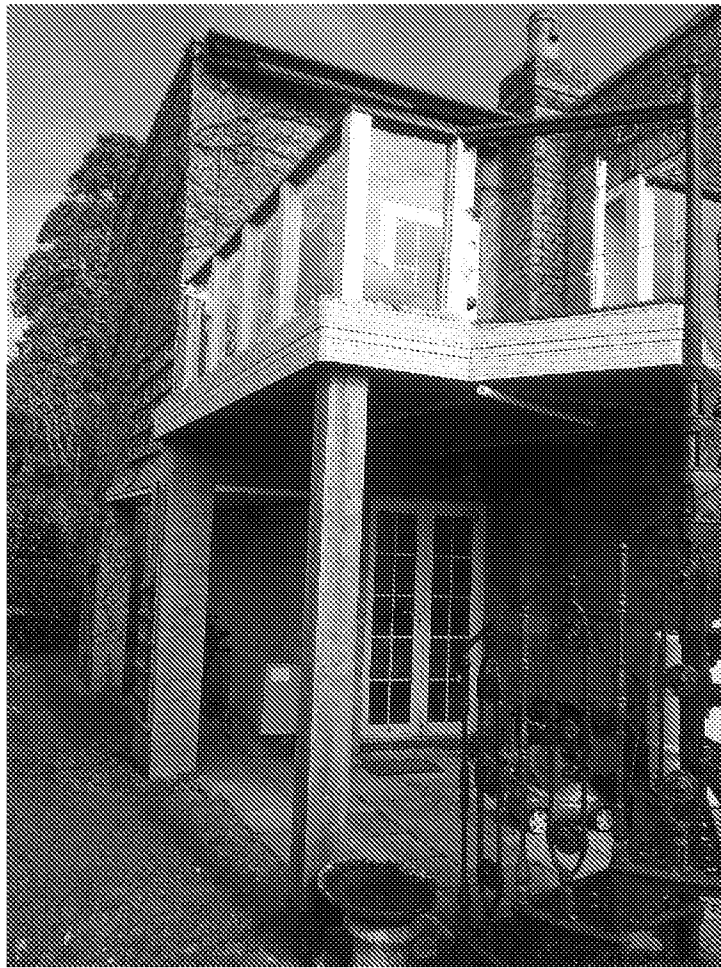


Figure 3: Existing balcony to be converted

1.4 PLANNING CONSIDERATIONS

1.4.1 The relevant local plan policies include the Adopted Arun Local Plan 2018. Focussing on Heritage & conservation. It is important to preserve or enhance the historic character, qualities and special interest of listed buildings.

1.4.2 Arun Local Plan 2018 states that to be considered, a development should:

1. Successfully integrate with the District, creating attractive places to live, whilst protecting and enhancing the character of Arun's Environment
2. The special qualities of the Districts natural, built and historic environment which makes up Arun's towns, villages, coasts and countryside will have been protected and enhanced
3. Incorporate Sustainable Drainage techniques.

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4. To plan for climate change, to work in harmony with the environment to conserve natural researches and increase biodiversity.

- 1.4.2 It is intended to demonstrate that the proposal complies with these requirements in this report.

2.0 DESIGN

2.1 SITE APPRAISAL

- 2.1.1 Mews House is situated next to Arundel Cathedral on London Road. It is a detached dwelling with a private road running along one side of it. Located on the other side of the house is a driveway for car parking.
- 2.1.2 Surrounding Mews house is a stone built boundary wall, the house is a 2 storey, flat roof structure with a single storey kitchen area. The house is constructed using Purbeck Stone Walls, a reflection of the local architecture. The rear of the house is finished with a white render and red tile cladding. The right elevation of the house, as seen from the private road, incorporates a green wall on the second storey of the structure.



Figure 3: Existing main elevation as seen from London Road

2.2 AMOUNT

- 2.2.1 If the existing sun deck is already counted as internal floor space. The new structure will create 11.44m² new internal floor space as part of the scheme; from the lean-to structure and ground floor bi-folding door exit to the garden, this is an overall increase in footprint of approximately 10.5%, and taking up 3% of the plot overall. One wall, 2.4m high is to be built parallel to the boundary wall, this will not go over the boundary and will not be seen from the private road.

2.3 LAYOUT

- 2.3.1 The layout is dictated by the existing property with the internal access to the lean-to structure coming from the bedroom area. The extension has been sited and proportioned to minimise the impact on the existing house/area (for example, the structures ceiling level will be constructed to the same height as the existing kitchen ceiling level using a low 9 degree pitch). The ground floor folding doors located under the balcony, will open up the living area to the garden allowing for more natural light to the ground floor. Above this lies the existing sun deck, the sun deck is to have a thermally broken aluminium and glass apex structure to provide the house with an extended all year round living space. The use of glass in the new structure keeps the houses architectural features in mind.

2.4 SCALE

- 2.4.1 The massing of the house is already substantial and broad. The lean-to structure and ground floor folding doors will have little to no effect on the properties overall scale. The lean-to structure will be relatively hidden and unnoticeable from behind the boundary wall keeping the buildings conservation status in mind. The 2nd storey apex extension will have a ceiling height to match the existing interior ceiling heights as to not overshadow or hide the architectural characteristics of this building.

2.5 LANDSCAPING

- 2.5.1 Views to the site are from London Road, and Tower House Gardens (adjoining private Road). The proposed alterations are to the rear of the property, relatively unseen from public roads. No landscape features are intended to be removed as part of the proposed development.



Figure 4: Mews House as seen from London Road and adjoining private road (google maps 2017)

2.6 APPEARANCE

- 2.6.1 The proposed ground floor wall to make space for the folding doors is to be made using matching or similar materials to the existing dwelling. The ground floor comprises of a thermally broken powder coated aluminium folding door set in RAL 7039. The Apex and lean-to structures will be thermally broken aluminium and glass structures, which will also be powder coated in RAL 7039 to keep consistent. The roof glass will be Activ Blue double glazed sealed units. The 2nd storey apex structure is to have a spiral staircase leading to the exterior ground floor. The doors to the lean-to structure will be a 3 pane folding door set opening to the right as viewed from outside.

The overall effect will be a more balanced rear elevation, celebrating the existing features. The proposed glass structure with minimal brick/block walls will accentuate the beauty of the house by leaving this brick exposed within the structure. The wall glass is to be clear double glazing to not block the view of the existing Purbeck stone walls.

- 2.6.2 Aluminium is a modern, lightweight, and maintenance free building material which should ensure that the lean-to and apex enhances the character of the building. Aluminium is a durable material that is less likely to deteriorate than many of its alternatives, and it offers the benefit of being recyclable. The new bespoke structures will be finished to a high standard, taking in mind the sustainability and efficiency of the overall building. The thermally broken aluminium will keep the rest of the house unaffected by any minimal temperature difference. Aluminium and glass extensions are very sustainable and both materials can be recycled at the end of their life cycle.

3.0 Heritage

3.1 BUILDING FEATURES

3.1.1 2. South section: nodular flint. Middle section: beach flint with red and yellow brick dressings and Pulborough stone coping. North section: continued along south side of London Road as far as Tower House: Purbeck stone, with Pulborough stone coping. Wall to garden of Tower House, London Road

3.1.2 The Mews House features that are of note are; the Purbeck stone wall, stone window cills, stone window arches, green wall.

3.2 DESIGN CONSIDERATIONS

3.2.1 As mentioned in the design section, the proposed structures will aim to enhance and respect the original features of Mews House. The proposed lean-to will be relatively hidden to the rear of the property, while the 2nd storey apex structure will respect and not obscure the original features of the building.
The new structures will remain relatively unseen from public roads.
The proposed structures will not encroach on the eaves of the original house, leaving the roof line the same.

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4.0 ACCESS

4.1 SITE ACCESS

- 4.1.1 Access to Mews House is via a driveway and a courtyard just off London Road. The proposed development will have no additional impact on the access arrangements to the site.

5.0 CONCLUSION

- 5.1.1 The proposed development is considered to comply with the relevant local development framework policies, the adopted Arun local Plan 2018, notably the Arun district council local development scheme. Area appraisal guidance has been reviewed and adhered to, no heritage assets are to be lost as part of the scheme, and no views to key features are being obstructed. Further, we feel the scheme provides a sympathetic and positive contribution to the character of Mews House by virtue of the scale and nature of the design and the materials chosen, as discussed above.
- 5.1.2 Our clients want a structure that will complement the existing dwelling, and enable them to make greater use of their own home. It is our strong belief that their requirements have been met with the design of this new structure; we therefore request that planning permission be granted for the proposed development.

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