

**5 THE POOR HOUSE,
MOUNT PLEASANT,
ARUNDEL,
WEST SUSSEX BN18 9BD**

**DESIGN AND ACCESS / HERITAGE STATEMENT
TO ACCOMPANY
PLANNING / LISTED BUILDING APPLICATION
FOR INTERNAL ALTERATIONS AND INSTALLATION OF ROOFLIGHTS**

FEBRUARY 2014

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INTRODUCTION

The application briefly comprises various internal alterations including the formation of a new bedroom within the existing loft, together with the provision of two conservation type rooflights at 5 The Poor House, Mount Pleasant, Arundel, West Sussex.



Principal elevation

HISTORY OF THE BUILDING

The property is a Grade II listed building, and has a listing description as follows:

1. 5401 MOUNT PLEASANT (East Side) ----- Arundel Youth Centre. Outhouse to South-west. Wall bounding north side of courtyard, and railings bounding west side of courtyard. TQ 0107 1/211 II 2. 1851 (dated). Formerly the poor house. Nodular flint. Red brick dressings, with some grey headers in window jambs. Rubbed brick voussoirs. Ashlar sills. Late C19 brick chimneys. Hipped slate roof in front, pitched tile roof behind (probably earlier). 3 storeys. Brick string courses between. Brick modillion cornice. 5 bays, central one with planked door now masked by modern porch. All windows segment-headed, double-hung sashes with glazing bars, except for central window of 1st floor which is modern. 4 windows on 2nd floor are blocked. Internally joists run unsupported from wall to wall, and are apparently cased in wooden planks. It is not clear what this casing encloses; if the joists are iron, and if they date from 1831, the building is of major importance. 2 storey brick extension to north. Red brick. Hipped slate roof. 1 planked door with 1 double-hung sash window

with glazing bars above. Outhouse (formerly bath house) to south-west, set at right angles to front. 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. Courtyard bounded to north by nodular flint retaining wall with red brick dressings; to west by iron railings with prominent ornamental finials. (1 missing). No gates. Railings set on nodular flint retaining wall with brick chaining and ashlar coping, which, together with the retaining wall of the outhouse, borders the east side of Mount Pleasant.

The property was listed on 7 October 1974. The property was converted into a number of residential units in around 1985.

DESIGN PRINCIPLES AND CONCEPTS (RELATING TO LISTED BUILDING STATUS)

The Poor House is clearly of some architectural and historic interest. We believe our proposals for the formation of a new room within the loft space are a sensitive and sympathetic approach to improve this property in an appropriate manner, and would not harm any areas of the building which are of particular historic or architectural interest. The proposals would not increase the footprint of the property and would not have any effect on the front (west) elevation. There would not be any changes to the external appearance of the building except for the addition of two conservation type rooflights.

ASSESSMENT OF PHYSICAL CONTEXT

The building is located in a urban area on the south west edge of the historic part of Arundel, and is set within communal gardens.

A number of other residential units have previously been granted consent for rooflights along the same roof plane, and some of these are evident in the photograph on page 2 of this statement.

There would not be any issues relating to overlooking between the site or any possible issues relating to loss of privacy.

DESIGN PRINCIPLES - THE USE

The Poor House comprises a large building which has previously been subdivided to form a number of residential units. The existing use would be unaffected as a result of the proposals.

AMOUNT OF DEVELOPMENT

There would not be any increase in the external footprint of the property. The converted loft space would have a floor area of approximately 15.1m².

INVOLVEMENT OF LOCAL INTERESTS

No consultations or discussions have been held with any parties regarding the proposals.

SCALE

This heading is not relevant as there would not be any increase in the external footprint of the property. .

LAYOUT

The existing layout of the site including access arrangements shall be entirely retained.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

Arun District Local Plan 2003

Policy Area 2 – Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

The proposals include the provision of two conservation type rooflights to the rear roof slope. This roof is not readily visible from within the Conservation Area. A number of other properties within The Poor House have previously been granted consent for the provision of rooflights along this roof slope.

There are a number of policies within the Local Plan which specifically deal with the treatment of Listed Buildings. However, these are no longer saved as part of the Local Plan and accordingly are not valid. These policies are;

Policy DEV9 – Demolition of Listed Buildings

Policy DEV10 – Alterations and Extensions to Listed Buildings

Policy DEV11 – Setting of Listed Buildings

Policy DEV12 – Protection and Reinstatement of Original Features in Listed Buildings

National Planning Policy Framework (2012)

Chapter 7 – Requiring Good Design

This deals with general principles of good design but does not provide specific guidelines. We believe the proposals follow sound design principles.

Chapter 12 – Conserving and enhancing the historic environment

This refers to the fact that local planning authorities '*should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*' and goes on to state that local planning authorities should refuse consent where it would lead to '*substantial harm*' to a designated heritage asset. It is our view that the proposals would not lead to '*substantial harm*'. The proposals clearly preserve the fabric of the original portion of this historic building and would not have any negative impact on the appearance of the existing property.

South East Plan 2009 Policy BE6 – Management of the historic environment

When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

We believe the proposals would not have any negative impact on the appearance of this Listed Building, and accordingly, we believe we comply with this policy.

DETAILED DESIGN STATEMENT

The design solution is set out in a statement below. To summarise this, we have adopted a relatively straightforward approach of utilising unused space currently within the property by converting the existing loft space to a bedroom and installing two rooflights. This would have no impact on any features of architectural or historic interest.

Landscaping and Planting

No new planting or landscaping is proposed as part of this application, and no existing planting shall be removed.

Appearance

The proposed rooflights would be of a conservation type to complement the appearance of the existing building.

ACCESS

Existing access to the site shall be entirely retained as existing.

EVALUATION

The importance and significance of this Grade II Listed building has been fully evaluated, and we believe the extent of the proposals would not result in any damage to the integrity of the historic structure or fabric.

SUMMARY

In conclusion, we believe there would not be any negative impact on the appearance or setting of the existing building as a result of these proposals, and no area of architectural or historic importance would be affected.

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