

DESIGN AND ACCESS STATEMENT
for
Alterations to Coach House
Adjacent to
4 Park place, Arundel

Introduction

This statement has been prepared in support of the application for listed building consent for the alterations to the coach house at adjacent to No.4 Park Place Arundel.

The building is a early nineteenth century stable building/ coach house, which was converted into a dwelling in the mid twentieth century.

There is currently a kitchen, bathroom and garage at ground floor level and bedroom / living area at first floor level. There is access to a small garden area from the first floor. There is a vehicle access from Park Place, which is shared with No. 4, providing access to a courtyard parking area.

The proposed alteration will include stripping out the existing twentieth century partitioning at ground floor level, forming a new bedroom and bathroom and converting the garage into a second bedroom. The works will include removing the existing garage doors and replacing with a new timber window and forming a new kitchen at first floor level. The aluminium patio doors on the south elevation at first floor level will be replaced with a painted timber French window.

The work will also include stripping out the existing dry lining, damp proofing repairing the original structure and repairing the roof and valley gutters.

Heritage Statement

The building is a nineteenth century stable building / coach house, constructed mainly with red brick work with some flint work within the North elevation. The building is two storeys with a double pitched roof, with two gables on the front elevation (West). To the front elevation there is a double door opening, stable door and window at ground floor level and two arched windows at first floor. The building was converted into a habitable dwelling in the mid twentieth.

The proposals do not include any structural alterations to the original structure other than forming an internal door opening within the central wall at ground floor level. The existing windows will be retained other than aluminium patio door to the south elevation which will be replaced by a painted timber single glazed French window. The existing timber double doors will be replaced with a new painted timber window.

Amount

The total floor area is currently 75 sq. m, of which 59 sq. m. is habitable floor space. It is our clients intention to convert the existing garage space to increase the habitable floor area to 75 sq. m.

Layout

The proposed layout will provide two bedrooms and a bathroom at ground floor level and a living room and kitchen at first floor level. The living room will have direct access into the garden area on the southern side of the site. The proposed layout will retain original internal wall along with all existing windows and the existing stairs. The layout will allow all new plumbing to be connected into the existing stack.

Scale and Appearance.

The scale and appearance of the building will not change other than the removal of the new window in place of the garage doors. The aluminium patio doors on the south elevation at first floor level will be replaced with a painted timber French window. All other windows will be repaired and redecorated as necessary.

Landscaping.

The existing courtyard area providing parking will be unchanged. The existing garden at first floor level, which is currently overgrown, will be cleared and leveled, new patio area laid and retaining walls made good as necessary.

Access

The existing vehicle access from Park place will be retained along with the existing parking area.