DESIGN AND ACCESS STATEMENT

12 High Street, Arundel

Introduction:

12 High Street is a shop front property comprising 3 storeys to the front, with later rear extension on 2 storeys. The shop is accessed from the High Street, but has a blocked entrance to the side alley and walkway. There is a right of way from the adjoining shop through an archway on the ground floor, and there is storage to the rear.

The front of the building is of C16th or C17th Century origins, timber framed, earlier with brick noggings much of which have been lost. The C18th frontage is stuccoed and was probably jettied. There is a pitched tiled roof with overhanging eaves of probably the late C19th, a shopfront with glazing bars and moulded cornice.

The first and second floors have replacement double hung sashes windows with glazing bars. Access to the rear is by a gated alley beneath the front flat accommodation.

At first floor to the rear there is an external timber stair providing access to the later part of the building currently in use as 2no self-contained flats.

There are 3no chimney stacks to the property, one within the front (older) part and 2 later stacks in the middle and to the rear of the 2 storey part of the building. None are in current use.

Location:

12 High Street is on the east side, to the bottom of Arundel High Street

Design

Use: Self contained shop with rear storage. 2no Self Contained flats with rear access and parking.

Amount: The overall size of the building is not proposed to alter, merely the use of the flats, and an increase of internal useable space.

Layout: The layout of the proposal remains the same, with the complete building able to be accessed from the front, side and rear.

Scale: There is no change in scale or massing of the building as the external fabric remains unaltered.

Landscaping: The external landscape and paving surrounding the building remains unaltered.

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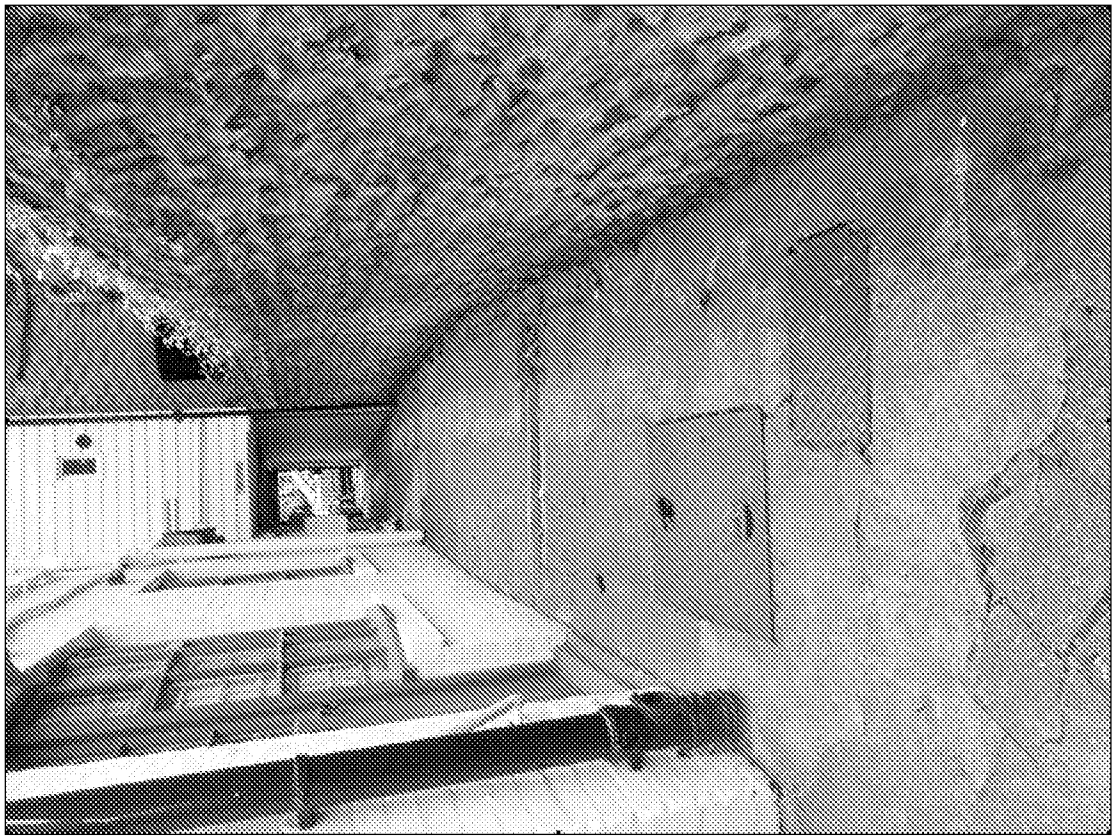
Appearance: The external appearance of the building remains unchanged. There have been approved changes to the fenestration recently, and no further changes are proposed other than the re-opening of the blocked in external doorway within the alley way that forms the right of way to the adjoining shop

Access

Access to the property remains unaltered, and means of escape provisions also remain unaltered. Access to the shop, to be extended to a showroom for within the existing flat area, will be increased by utilisation of their external doors for the proposal.

A Fuller 15.02.14

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