

Peter Davey Ltd
construction consultants

49 Park Drive
Rustington
West Sussex BN16 3DY



Design, Access and Heritage Statement:

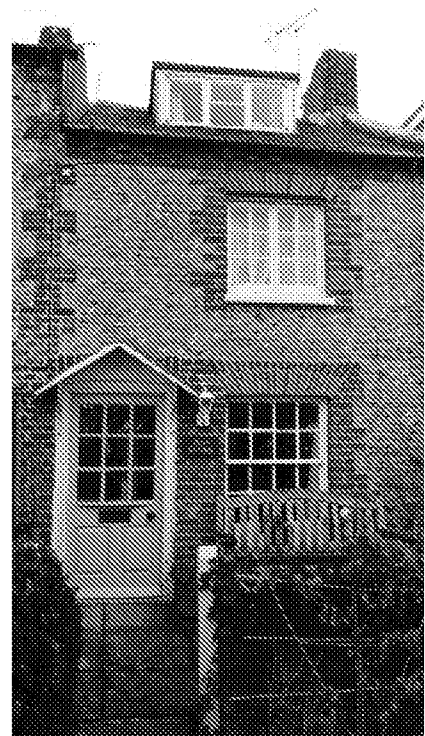
By:

Christine Fowler

Site at:

**Dove Cottage
13 Mount Pleasant
Arundel
BN18 9BD**

January 2019



1. Introduction

- 1.1. This statement is submitted in support of the application for Listed Building Consent for replacement windows, doors and flat roof covering to rear single storey extension and the installation of discreet low level lighting to provide safe access to rear garden.
- 1.2. The application comprises the following documentation:
 - 1.2.1. Drawing 0273 / 100, 101, 102A & 103A.
 - 1.2.2. Design, Access & Heritage Statement

2. The Site

- 2.1. Dove Cottage, 13 Mount Pleasant, Arundel, BN18 9BD.
- 2.2. List entry Number: 1278046.

5401 MOUNT PLEASANT (East Side) Nos 1 to 17 (odd) TQ 0107 1/78B.

Early C19. Terraced cottages. Flint (Nos 1-5 nodular, Nos 7-17 beach) with red brick dressings (Nos 1-7 have grey-headers). Brick chimneys. Pitched slate roofs. 2 storeys. 1 window range each. All windows double-hung sash with glazing bars (except for 1st floor window of No 13 which has a casement). Doors of Nos 11 and 13 have gabled hoods, supported on wooden consoles. No 15 has an oblong fanlight. Brick modillion eaves cornice. Red brick garden wall in front of whole range.

3. The Use

- 3.1. The property is residential (C3) use.

4. The Proposal

- 4.1. The proposal is for the installation of replacement windows, doors and flat roof covering to rear single storey extension including new eaves profile and the installation of discreet low level lighting to provide safe access to rear garden.

5. Amount

- 5.1. The proposal does not affect the floor area.

6. Layout

- 6.1. The proposal does not affect the layout.

7. Scale

- 7.1. The proposal does not affect the scale.

8. Landscaping

8.1. The landscaping remains unchanged in the proposal.

9. Appearance

The proposals are designed to enhance the historic character of the property by replacing some of the more modern detailing with traditional design features, in-keeping with the original.

- The new dormer windows are designed to better replicate the original style by replacing the incongruous crittal windows with traditional flush timber casement windows.
- The back door is a like-for-like replacement and does not change the character.
- The casement windows in the rear ground floor bedroom are typically modern in style with a high level fanlight in the central pane. The enlargement of the openings and new french doors will improve the link into the garden and enhance the external appearance. A similar proposal was approved in 1987 (application ref: AB/87/12/L) although not implemented.
- The ground floor bedroom extension is a modern addition and therefore enlarging the window openings to create french doors will not result in the loss of any historic fabric.
- The changes to the fenestration will not materially impact upon the amenity of the neighbouring properties.
- The felt waterproofing layer of the flat roof has reached the end of its useful life and is due for replacement. The use of a grey single ply material is deemed appropriate as it will appear similar to lead in colour.
- The Building Regulation for renovation of a thermal element, stipulates that an upgrade in the thermal performance of the roof must be included. Normally this would be done with 120mm PIR insulation laid over the deck. It is felt this might have an adverse effect on the appearance by bulking up the height of the eaves. Therefore, to mitigate this, the proposal is to install 50mm PIR insulation over the deck and fully pack the void between the joists in mineral wool. The eaves detail (which is currently a simple fascia board affixed directly to the wall, will be extended with cornice eaves detailing.

10. Access

10.1. Access remains unchanged in the proposal.

10.2. The proposal low levels lights are designed to enhance safety when accessing the rear garden but without causing any loss to amenity with neighbouring properties.