

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 to the north of the shop front.

At first floor to the rear there is an external timber stair providing access the first floor.

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 and workshop.

Amount: The overall size of the building is not proposed to alter.

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. The existing landscape is to be maintained.

Appearance: The external appearance of the building remains unchanged.

Access

Access to the property remains unaltered, and means of escape provisions also remain unaltered.

A Fuller 15.03.15



