

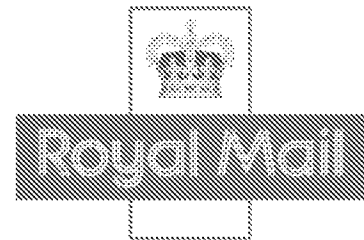


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INDEPENDENT CHARTERED SURVEYORS
& CONSTRUCTION CONSULTANTS

Design, Access & Heritage Statement:

Boiler Replacement Works at Arundel Delivery Office at
2 High Street
Arundel
BN18 9AA
17281





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1.0 Introduction

1.1 Project Background

This Design & Access Statement is in support of boiler and flue replacement works at Royal Mail Arundel Delivery Office.

The existing boiler installation is unreliable and obsolete, and in need of replacement.

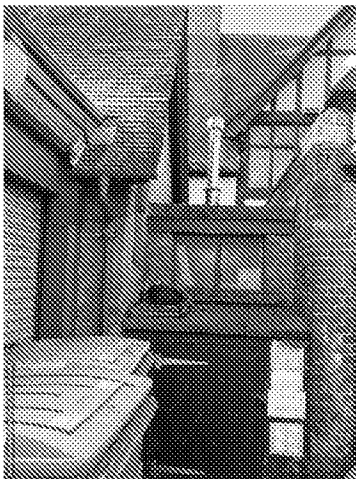
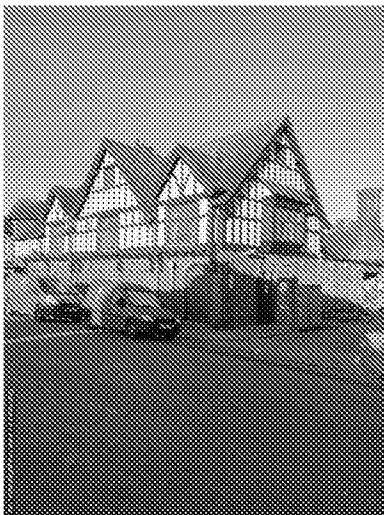
2.0 Site Analysis

2.1 Site Location, Description & Existing Uses

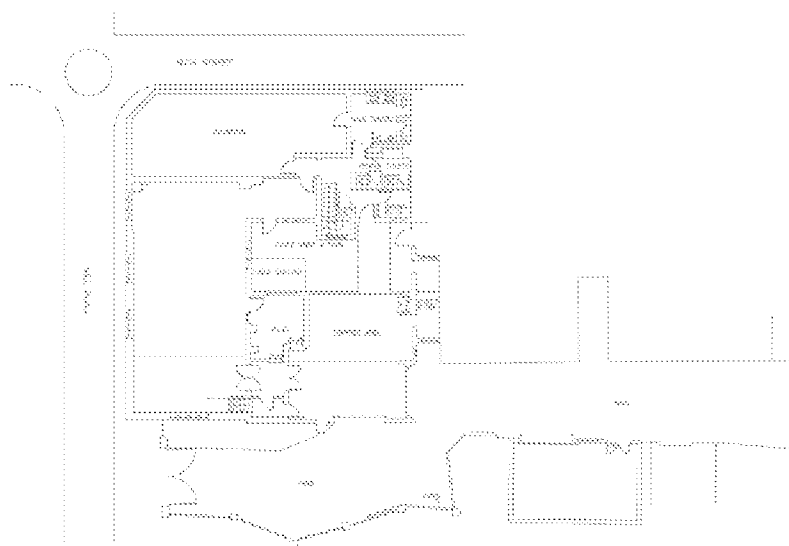
Royal Mail Arundel DO is located on the corner of High Street and Mill Road, BN18 9AA. It is a Grade 2 listed two storey late 1800's ornate building, with adjoining Post Office branch fronting on to the footpath.

The Royal Mail demise is currently used as a Delivery Office, primarily for the sorting and despatch of mail.

The site is generally bordered by small independent retail outlets.



Existing stainless steel boiler flue to be removed and replaced.



3.0 Design/Method Statement

3.1 Scope of the works

The works are the replacement of an existing unreliable and obsolete boiler providing heating to the Royal Mail Delivery Office. The works are required to maintain heating and subsequent operational continuity of the facility.

3.2 Building Appearance

The boiler flue will need to be bigger in diameter and height than the existing in order to satisfy current regulations. The Boiler Room is located towards the centre of the demise and is not visible from the street; it is concealed by the principal elevations of the main structure. The new flue is designed such that the street views will be unchanged by the proposal.



4.0 Access Statement

4.1 Access to the Building and Land

Both pedestrian and vehicular access will remain unchanged by this work.

5.0 Heritage Statement

We have noted the numerous Grade 2 listed buildings and features along High Street to the South and West of the subject site, and along both Mill Lane and Mill Road to the North and East respectively. For the reasons outlined in 3.2 believe that the works have an inconsequential visual impact on all of them.

