

Biodiversity Enhancement Statement

In accordance Local plan policy ENV DM5, we confirm the following:

The listed building occupies approximately 60% of the application site area. The location is urban in nature with 100% of the remaining site area hard landscaped. The hard landscape in the form of a block paved courtyard on two levels with access stairways.

The building and its external environment for many years has been in commercial use or vacant. In recent years the external areas of the surrounding properties, a number of which were historically also in commercial use, have been converted to residential use and their external areas utilised as residential gardens. It is proposed within this application, that these existing areas also adopt a residential use as courtyard gardens serving each of the proposed three residential units. Inevitably therefore, these gardens will become softer in nature with significantly more diverse planting and biodiversity enhancement, consistent with the surrounding properties forming the existing urban, central Arundel, environment.

There are no enclosed roof spaces within the existing building providing homes for bats etc. There are however two town pigeons currently roosting on a disused air conditioning unit beneath the open lean-to entrance area structure at the eastern end of the building. The proposal includes the enclosure and small extension of the existing building footprint [13.5 sq.m.], in the form of a two storey extension to the existing lean-to structure at the eastern end of the building, which will displace the pigeons. If it was considered desirable, and we remain unclear whether or not it would, a pigeon loft could be included within the proposal affixed to or free standing adjacent to, the high retaining wall forming the northern boundary of the courtyard area.

Given the nature of the existing environment we therefore suggest that the most significant enhancement will be created by the proposed residential use and resultant 'green enhancement' of the existing external areas and their connectivity with existing surrounding gardens.

Thorpe Architecture
On behalf of Terrier Firma Ltd 17.01.25