

Planning/design statement for the conversion of a mixed use space to a one bedroom flat at: 55 High Street, Arundel

Context

The proposal as stated above is for the conversion of an existing mixed use space into a one bedroom flat.

Approval was granted under reference AB/48/17/PL for the conversion of this space into a one bedroom quest annexe.

This proposal is for a similar conversion but as a separate dwelling retaining the existing fire escape corridor.

This space has been unoccupied since 2015 when the bank closed and this is an opportunity to bring redundant space back into use.

Amount

As discussed above, this proposal does not involve the loss of any part of the building nor does it require an increase in the floor area, other than for a glazed covered way..

Layout

The dwelling will consist of a lounge/dining room, kitchenette, a shower room, an en-suite bedroom and a study. Due to current situations it is felt that the provision of a study to provide home working is becoming a necessity.

The size of the rooms and the size of the dwelling as a whole is in excess of the requirements of the Department for Communities and Local Government's technical housing standards – nationally described space standard.

Appearance

The main differences to the appearance of the building will be the installation of French doors to the bedroom together with the infilling of one bedroom window. One of the windows to the study will be replaced with a door/window under the same opening. The existing vertical means of escape ladder will be replaced with a spiral staircase adjacent to the bedroom.

New fencing will be installed to separate the dwelling from the other ground floor flat.

The new doors and door/window will be in timber and all the existing Crittall windows will have the glazing replaced with 12mm sealed units.

Access

Access to the site and into the flat will be as existing following the previous opening up of a doorway.

Scale

The scale of the building will not be altered and is considered acceptable.

Landscaping

It is not proposed to carry out any landscaping as the rear and side are laid to slabs and the total area is above the Council's minimum requirement for amenity space for a flat.