



Michael Pearce & Associates Ltd

Orchard House, 47 Sea Lane Gardens, Ferring,
Worthing. West Sussex. BN12 5EQ

**Chartered
Surveyors**

**Architectural
Consultants**

DESIGN & ACCESS STATEMENT

ALTERATIONS,

TROY HOUSE EAST,
83 TARRANT STREET,
ARUNDEL,
WEST SUSSEX.
BN18 9ND.





Rear Elevation

BACKGROUND INFORMATION

Troy House East, is believed to date back to the middle of the 18th century and was previously one detached house. The property has been extended to the left hand side to form the current sitting room with master bedroom above. This extension is assumed to have been formed in the late Georgian era.

The property has also been extended to the rear to form an enlarged basement, dining room and kitchen at raised ground floor level and bedroom and bathroom at first floor level. These extensions are assumed to have been formed in the Victorian era.

At some time in the past, the property was sub-divided into two semi-detached houses. The nature of the sub-division is somewhat irregular resulting in several areas of flying freeholds and creeping freeholds from both sides. Sub-dividing the property naturally involved altering the front façade to form two separate entrances. The property was Listed in 1974 as being of Grade II architectural or historical interest. Alterations were later undertaken to provide convert part of the basement area into a garage. The listing is as follows:-

"2. Mid C18 [marked on 1785 map]. Formerly one house. North elevation of red brick and grey headers (Flemish bond). East elevation tarred beach flint. South elevation rendered. West elevation tile-hung. Hipped tile roof. Red brick chimneys. 2 storeys. Brick modillion eaves cornice. Plain brick cornice above the ground floor. 4 double-hung sash windows with glazing bars on 1st floor. 1 casement window with glazing bars on ground floor. 1 late C19 4-panelled door with oblong fanlight. 1 mid-C19 porch with pitched tile roof, glazed sides, wooden front with chamfered stiles, elaborate bargeboard and door with 2 round-arched panels. 1 mid C19 oblong bay with tripartite double-hung sash window with glazing bars at west end. 2-storey late C19 extension masking south-elevation. Nos 83 and 85 form a group with Nos 91 to 101 (odd), and Nos 36 to 64 (even), and Nos 70 to 74 even)."

RESPONSE TO CONTEXT

In accordance with the Local Plan Area Policies, the proposed alterations will preserve the character and appearance of the surrounding area. Where possible, the alterations have been sympathetically designed to maintain the physical and social characteristics of the building.

AMOUNT OF DEVELOPMENT

Basement Works.

The main proposal is to upgrade the basement area for habitable use, including the reversion of the garage back to living accommodation, removing two internal walls (with the installation of steel beams) and lowering the basement floors in some areas by 200mm and 400mm. The basement floors are to be damp proofed and tanked with a non-intrusive Delta MS 500 tanking system. A light well will be formed externally at the front to serve the games room.

There is very little historic fabric in the basement area. The ceilings are either un-lined or finished with modern ceiling boards. The floors are predominately finished with concrete. The garage floor is tiled, which is not thought to have any historic value. There is some older brickwork to the basement hallway floor and wine cellar area. It is the intention to replace the existing floors so that they can be lowered and to insulate and damp proof in line with current standards. The ceilings will be boarded with plasterboard. The existing garage door opening will be replaced with a French door set with side sash windows. The window and external door to workshop 2 will be replaced with two small sash windows.

The head height to workshop 2 area will be improved further by replacing the timber floor structure above with shallower timber joists, combined with some steelwork.

The staircase leading to the basement will be replaced to allow for extra depth of tread and headroom. It will terminate in roughly the same place as before, but will extend into part of the existing hallway at raised ground floor level.

Raised Ground Floor

The alterations to the raised ground floor area are fairly modest and involve altering part of the hallway to accommodate the new basement staircase, as previously described, enlarging the existing WC to form an en-suite shower room and reassigning the kitchen as a bedroom.

There is little in the way of existing period features. The existing ceilings consist of modern plasterboard, with the exception of a lath plaster ceiling to the existing kitchen, (bed 4), which will be repaired or over boarded with plasterboard.



Typical Internal room - lounge

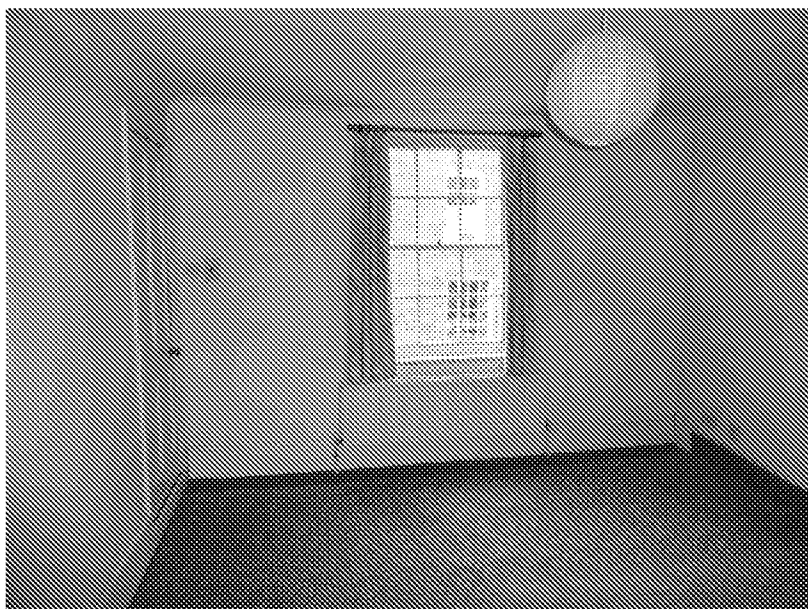


Entrance hallway

First Floor

The alterations to the first floor area are again fairly modest and involve enlarging the existing en-suite shower room to bedroom 1, strengthening the floor joists to bedroom 1, enlarging the rear facing window opening to bedroom 1, altering the entrance to bedroom 3 and subdividing the existing bathroom to form two en-suite shower rooms.

Again there is little in the way of existing period features. The existing ceiling to bedroom 1 consists of modern plasterboard, elsewhere the ceilings are of lath plaster, which will be repaired or over boarded with plasterboard.



Typical Internal room – Bedroom 1.

Replacement of Windows

There are no remaining original windows. The windows to the front have previously been replaced with poor quality single glazed sliding sash windows, with friction stays and large Georgian glazing bars. The windows to the rear have been replaced with aluminium framed double glazed units, with large and cumbersome frames.

It is proposed to replace all of the windows with high quality, bespoke made, heritage, hardwood timber sliding sash windows, which incorporate thin gap double glazing, including sash chords and counter weights . The double glazing will consist of two 4mm planes of glass, with a 6mm air gap. This will enable slender glazing bars, which are only 26mm thick.



Existing aluminium framed windows to rear.



Existing aluminium framed windows to rear.



Existing timber sash windows to the front.



Existing timber sash windows to the front, with thick glazing bars.

Minor External Works

Other minor external works will include provision of boiler flue through the rear facing roof coverings and ducting of extract fans through external walls to the rear and via tile vents to the front.

LAYOUT/SCALE/STREET SCENE

The relationship with the neighbouring properties will not be adversely affected. The scale of external alterations are relatively small and incidental to the existing dwelling. The impact on the street scene is also small to non-existent.

LANDSCAPING

Not applicable.

APPEARANCE

The external materials will comprise of :-

Windows and doors – Hardwood timber, with thin gap double glazed, painted white.

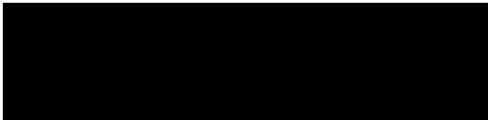
ACCESS

The existing access arrangements are unaffected by the development. Off road parking for one car remains available.

CONCLUSIONS

The character of the listed building and surrounding area will not be adversely affected by the proposed development and additionally, the proposal will have no adverse effect on the amenities of adjoining occupiers.

Date of Report: 29th July 2020



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Chartered Surveyor, Registered Valuer, Chartered Building Engineer.