AB/87/12/L.

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Dear Mrs Honney-Bayes

Application for Listed Building Consent to remove ground floor walls, to install a shower room and install new French doors to the rear elevation
Dove Cottage 13 Mount Pleasant Arundel

AB/87/12/L

Design and Access Statement

The Design Component

1.The property is a mid terrace period cottage
2 The only external alteration is to the rear elevation ground floor where an existing window opening is lowered to accept French doors
3 The doors at 2 will be constructed to match an existing period window moulding [although most are of modern design] and painted in white finish.
4 The property is existing so there is no change to ease of movement or the local transport network
5 The property is listed Grade 2 but the works at 2 are within a modern [circa 1980] extension with modern casement frames . The doors will be an improvement to the period setting of the building.

Context

The subject of this application is to simply make better use of the current property for new owners moving into the area. The doors directly to the garden would improve safety in the event of a fire. It would be unnecessary to pass through another room for escape.

Access component

All existing access is retained and likewise access for emergency services and public transport is similarly unchanged.

Amount

There is no change in volume to the property, all work is contained within existing dwelling

Layout

The proposal provides better living area, the resiting of the showeroom is simply placing back to the position it was removed from in 2005 . [see plans]

Scale

The building is existing

Landscaping

The landscaping is as existing

Appearance

The alterations will be carried out with period and matching materials. Particular care will be taken to prevent damage to any other areas of the Listed building

Schedule of internal alterations

The existing ground floor bathroom, formed in 2005 under a previous application will be removed and an internal wall removed with appropriate support. It is believed, referring to pre 2005 plans [included] most of the wall to be removed was constructed in 2005
A new ground floor showeroom will be installed in an existing room which was formerly a bathroom prior to 2005.
New French doors are to be installed in a modern rear extension by deepening an existing modern casement window opening, no structural alteration.