



PHILIPS SURVEYORS

BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

SITE:

**ST PHILIP'S CATHOLIC
PRIMARY SCHOOL
LONDON ROAD
ARUNDEL
WEST SUSSEX
BN18 9BA**

PROJECT:

**INTERNAL
REFURBISHMENT AND
REMODELLING**

**1985/15/DAS
[REV A]**

09 JULY 2015

**PHILIPS SURVEYORS LLP
THE OLD COACH HOUSE
78 LOWER STREET
PULBOROUGH
WEST SUSSEX RH20 2AA**

DESIGN & ACCESS STATEMENT

[INC. HERITAGE STATEMENT]



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1.0 Introduction

1.1 This application refers to;

- Internal refurbishment and remodelling affecting existing non-original partition walls, floor finishes and decorations;
- Internal refurbishment of an existing PE Store to form a new Boys WC.

1.2 Please refer to and consider all application documents when reading this statement. Please note that the Heritage Statement is contained within this document.

2.0 Assessment [Use]

Physical context

2.1 *General* – The property is a Primary School, located in Arundel market town, West Sussex. Arundel is a market town and civil parish in a steep vale of the South Downs, West Sussex, England. It lies 49 miles SSW of London, 18 miles WNW of the English Channel town of Brighton and 10 miles east of the county town of Chichester.



2.2

Fig.1 Location of St Philips Catholic Primary School, Arundel

2.3 *Site* – The site is located parallel to London Road. The front, which is the main entrance to the School building for staff, pupils, parents and visitors, includes grassed areas along with an outside play area and a small staff car park at either end. The rear, which is not visible from London Road, has a playground and sports field.

- 2.4 *Typography & Landscaping Features* – The site has a significant slope from front to back and the School building is therefore built into the slope and comprises an upper and lower level. The playground is also built into the slope at the rear of the site with the sports field a further level down the slope.
- 2.5 *Flood risk* – Given the elevated nature of the site, it's not located within a flood zone and is therefore not liable to flooding from nearby water sources.
- 2.6 *Access* – The School building is situated adjacent to London Road which leads to the A284 which heads north towards Pulborough. There is also quick access to the A27 which heads east towards Worthing and west towards Chichester.
- 2.7 *Architecture* – The School building comprises pale brick external walls with contrasting horizontal red brick banding. The main roof is pitched with traditional clay tile covering. There are two main gable elevations to the front of the building with five small mini-gables and a flat roof infill section in between. The rear of the building comprises a matching two store elevation with five large gable elevations. Windows comprise single glazed timber side hung casements with Georgian bars.

Social & Economic context

- 2.8 Due to the nature of the works, there shall be no redeeming impact on the existing social or economic context. The end use of the building will not be affected by the proposed internal works.

3.0 Conservation & Heritage

- 3.1 The application site is not located within the South Downs National Park however it is situated within the Arundel Conservation Area. It is not within an Area of Outstanding Natural Beauty (AONB).
- 3.2 Refer to **Appendix 13.1 – Heritage Statement** for further details on the properties heritage.

Ecology

- 3.3 The proposed works are entirely internal and will not affect the ecology of any external surrounding areas.

4.0 Planning Policies & History

Policy

- 4.1 National Planning Policy Framework (hereafter referred to as the NPPF), the Government's and Arun District Council's local plan policies, including its 'development control' have been considered prior to the completion of this statement however due to the minor nature of these works it is not considered that any such policies would be applicable or relevant.

History

- 4.2 The following historical applications relate to the subject building;
- AB/8/11/TC Various surgery to 1 no. Holly tree and 1 no. Yew tree within the Arundel Conservation Area; No Objection
 - AB/84/08/L Application for Listed Building Consent for various internal and external alterations to form new Staff Room and PPA Office to include the laying of a paved patio outside the new Staff Room; Approved Conditionally
 - AB/97/07/L Application for Listed Building Consent for Internal room division into two rooms to provide a store and sound proof music room; Approved Conditionally
 - AB/85/02/L Application for Listed Building Consent for replacement timber windows with modification to type 2 and use of 'K' glass; Approved Conditionally
- 4.3 The recorded planning history [4.5] refers to the information available online. Further planning application history may be available from the local council directly.

5.0 Amount

- 5.1 The application refers to the proposed works below [5.3] and all detail shown on the drawings 1985/15/T01. All works have been designed to preserve the existing building, ensuring it remains a well maintained historical asset.
- 5.2 Where possible, all existing materials shall be refurbished or repaired insitu, before their replacement is considered. This shall minimise any visual effect on the outside of the building.

5.3 The proposed works include [but not limited to];

a) **Internal refurbishment and remodelling affecting existing non-original partition walls, floor finishes and decorations;** inclusive of careful (full and partial) removal of non-original non-load bearing partition walls, some of which were erected as per application AB/97/07/L above, to form a new staffroom inclusive of floor finishes and decorations.

b) **Internal refurbishment of an existing PE Store to form a new Boys WC;** inclusive of new dry lining, below ground foul water drainage connecting to existing adjacent, making good of concrete floor and installation of new floor and ceiling finishes, lighting, wall tiling and sanitaryware.

6.0 Layout

6.1 All works will be undertaken to the existing layout. No extension or major alterations are proposed.

7.0 Scale

7.1 All works are considered to be appropriately scaled and shall be done so on an individual basis.

8.0 Appearance

8.1 All internal works will match the appearance of existing wall, floors, ceilings etc.

9.0 Landscaping

9.1 There will be no works affecting external landscaped areas.

10.0 Lighting Provision

10.1 There will be no works affecting existing external lighting nor is any new external lighting proposed.

11.0 Parking Provision

- 11.1 There will be no works affecting existing parking nor is any new parking proposed.

12.0 Access

- 12.1 There will be no works affecting existing access.

13.0 Appendix

13.1 Heritage Statement

Appendix 13.1

[1985/15/HER – Heritage Statement]

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1.0 Significance

- 1.1 St Philips Catholic Primary School is one of two primary Schools in Arundel, the other being Arundel C of E Primary School located in Jarvis Rd. The School has ties dating back to the English Reformation when Arundel remained a Catholic stronghold despite the remainder of the country converting to Church of England religion.
- 1.2 Due to be located on a sloping site the building is unique in having ground and sub-floor levels which are defined by decorative brick archways and undercroft areas.

2.0 Description of Site and Surrounding Area

Location & Features

- 2.1 The School is situated on London Road and approx. 400yrs north east of Arundel Cathedral and a short walk from Arundel Castle Cricket Ground.
- 2.2 The external landscaping consists of;
- [front] hard and soft landscaped 'front of school' area with entrance steps flanked with brickwork walls, tarmacadam pathways and grassed banks;
 - a tarmacadam staff car park with side / emergency access route to rear playground area;
 - [rear] tarmacadam 'Multi Use Games Area' (MUGA) with play equipment adjacent and steps leading down to School sports field.
- 2.3 There are no significant man-made or natural features on or surrounding the site [including water courses, wells etc.].

Design & Architecture

- 2.4 The School was built in 1898 and designed by Architect, Leonard Stokes, who designed numerous Roman Catholic Churches, Convents and Schools as well as Telephone Exchanges.

- 2.5 Perhaps the main feature is that the building is split-level with a ground floor at entrance level which leads down to a sub-level. Exterior walls comprise yellow brick with red brick lacing courses and dressings whilst the pitched roof has a pitched plain tile covering. Windows comprise Georgian casements with small panes whilst the larger windows have transoms and mullions.
- 2.6 The front elevation has a flat roof area with a parapet wall which ramps up and over the main entrance doorway whilst the former right hand doorway has since been converted to a window. To the rear of the entrance wing there is a pitched roofed wing with three gabled dormers and to each side of the entrance wing there is a pitched roofed cross-wing with one gabled dormer. At each end of the front elevation there is a bowed brick flat-roofed projection.
- 2.7 To each side of the central doorways there is a path bounded by a retaining wall with iron railings which lead down steeply to the basement undercroft beneath the building. The undercroft area has a series of central brick piers each of which area flanked by segmental brick arches which are set behind a terrace with a flight of steps leading down to the school playground. The rear elevation of the School and has a wide cantilevered canopy projecting beneath five large gables each of which has a segmentally headed window.

Conservation

- 2.8 Conservation Area - The property is not located within a Conservation Area. This includes SSSI, SNCI and SAC. The nearest area of 'interest' is the Arundel Park 'Site of Special Scientific Interest' [SSSI] which is located to the north east of the site.
- 2.9 The site is not located within an Area of Outstanding Natural Beauty however it is located within the South Downs National Park.

3.0 History of the Development of the Building

General

- 3.1 St Philips Catholic Primary School was built in 1898 and has always been used as a School servicing the local catchment area.

4.0 Historic Maps

- 4.1 NA

5.0 Planning History

- 5.1 Online information regarding the development planning history dates back approximately 20 years. Details are listed out within the document **1985/15/DAS – Design & Access Statement**. Further application history may be available from the Council directly.

6.0 Schedule of Works

- 6.1 The 'Schedule of Works' will comprise the following:
- a) Internal refurbishment and remodelling affecting existing non-original partition walls, floor finishes and decorations; inclusive of careful (full and partial) removal of non-original non-load bearing partition walls, some of which were erected as per application AB/97/07/L above, to form a new staffroom inclusive of floor finishes and decorations.
 - b) Internal refurbishment of an existing PE Store to form a new Boys WC; inclusive of new dry lining, below ground foul water drainage connecting to existing adjacent, making good of concrete floor and installation of new floor and ceiling finishes, lighting, wall tiling and sanitaryware.

7.0 Use of Materials

- 7.1 The use of materials will be carefully considered to ensure that all are appropriate for the task, in terms of both aesthetics and structure. Emphasis [which forms the basis of the entire application] is placed on all the design and supply of materials to 'match the existing'.

8.0 Justification For The Proposed Works

- 8.1 The proposed works are essential to ensure normal day to day operation of the School due to the pending relocation of The Learning Tree Pre-School into St Philips Catholic Primary School which will result in the loss existing amenities, namely 1no Classroom, Boys WC and Staffroom areas, all of which need to be replaced within the existing School building, hence the proposed remodelling works.

9.0 Description Of Any Material To Be Removed

- 9.1 All materials removed as part of these proposed works will comprise non-original timber studwork walls and cosmetic finishes. Where materials cannot be reused or incorporated into other areas of the site, they shall be removed from site and responsibly disposed of. This includes where possible, recycling.

10.0 Archaeology

- 10.1 NA

11.0 What Recording Will Take Place?

- 11.1 Several mechanisms are now in place to record the monitoring and compliance of any and all building development [with the only exception of householder permitted development]. For buildings of a historical nature, this is even more important as they are a representation of our past, telling the story of evolution in; design, manufacturing techniques and materials.

Planning Permission & Listed Building Consent

- 11.2 All works to a Listed building requires application to and the subsequent permission of the national 'Town & Country Planning' system. The process of application produces documents which offer details of the proposal including a before and after record, as well as the justification for the proposed works.

Building Regulations

- 11.3 Some proposals including structural elements, electrical installations or fire safety improvements shall also require building regulations approval. Similar to the planning application process, a building regulations application shall produce details of the works proposed as well as detailed drawings and reports (dependant on application type and size).

Other [Archaeology]

11.4 Depending on the nature of the site, further records may be required. These can either

- be a clear-cut requirement [i.e. works to a dormer window may require a method statement or annotated photographic record to ensure that works have been undertaken correctly], or
- they could form part a monitoring process, such as an archaeological or ecological inspection, where recording would only occur if something was found.

12.0 Photographs

12.1 Photographs of the existing areas and layout are kept on file by the Author.