ARUN DISTRICT COUNCIL:AB/95/07/L 12/07/2007

ST WILFRIDS ARUNDEL PRIORY,
2 LONDON ROAD,
ARUNDEL,
WEST SUSSEX

SUPPORTING STATEMENT (DESIGN AND ACCESS STATEMENT) TO ACCOMPANY LISTED BUILDING APPLICATION FOR INTERNAL ALTERATIONS TO FORM CARE OFFICE AND STAFF CHANGING ROOM

ARUN DISTRICT COUNCIL
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INTRODUCTION

These proposals are for the formation of a Care Office and Staff Changing Room within part of the existing ground floor Servery at St Wilfrids Arundel Priory residential care home.

HISTORY OF THE BUILDING AND DESCRIPTION

The Priory is an historic property which has previously been converted for use as a residential care home. The property comprises individual bedroom accommodation, communal sitting room and dining facilities, kitchen, laundry, offices etc. There are also 7no. self contained one bedroom flats on the ground and first floors, and a one bedroom residential flat for the Manager. The property comprises of lower ground floor (used mainly for stores/workshop) the ground and first floor residential accommodation and second floor attic storage.

Part of the property has also been converted to a small theatre, together with entrance vestibule, bar area, WCs and a changing room.

The property is constructed of load bearing walls of stone and flint construction with traditional pitched timber roof construction covered with natural slates. There are extensive lead valleys and lead parapet gutters together with lead covered flat roof areas.

The property is listed Grade II* being of special architectural or historic interest. The listing description is as follows:

"Rebuilt in early 19th century (not marked on 1785 map therefore presumably ruinous at this date, appears in present form on engraving by T Allum d.1842). Former college of Holy Trinity attached to and contemporary with the Fitzalan Chapel. Dissolved at Reformation, abandoned then re-established in 19th century as Convent of Servite Nuns. Now an orphanage.

Nodular flint. Fulborough stone dressings in medieval parts and some early 19th century parts. Ashlar dressings elsewhere, some random Pulborough stone, upper greesand, and clunch in mediaeval parts.

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Two storeys. Crenallated parapet (machicolated on west elevation at south range), two ranges set at 90° and one 14th century wall to another, non existent range; thus forming three sides of a courtyard of which the 4th is the south wall of the Fitzalan Chapel. South elevation of south range has low tower at west end. Thirteen ranges of two light, cusped, pointed arch casement windows with diagonal lead glazing bars, set in oblong surrounds with moulded reveals. Two doors with pointed arched heads set in oblong panels with moulded reveals and with steps up flanked by iron railings with urn finnials, two buttresses. West elevation of south range has one range of 4 light cusped pointed arched windows set in square recessed panels with moulded reveals and four quatrefoil panels between storeys. 14th century wall is pierced by unglazed 2 light windows with cusped trefoil heads and embrasures splayed internally."

DESIGN PRINCIPLES AND CONCEPTS RELATING TO LISTED BUILDING STATUS

The building is clearly of special architectural and historic interest. These proposals only affect a small part of the ground floor, and have no impact on the external appearance.

This particular part of the building to be affected is an area that has previously been much altered to suit the residential care home use, and these further improvements would enable the Home to comply with current care standards and expectations. The Home does not currently have a dedicated changing room for staff (a small understairs cupboard is currently utilised for this purpose), which is an essential provision for staff welfare. In addition, the formation of the new Care Office will enable the home manager to relocate from the general office to a separate individual office which is very desirable in order to have confidential and private meetings. New partitions to form these two rooms would be constructed in full height insulated timber studwork which could be easily removed on a future occasion without inflicting any structural damage to the property.

We are not proposing any form of extension or demolition which would compromise the original appearance or layout of the building. We believe this solution would not detrimentally affect the overall character or nature of the property.

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AMOUNT OF DEVELOPMENT

No additional floor area would be formed as part of these proposals, as the proposals purely comprise internal alterations.

ACCESS

The existing access points to and within the building shall continue to be utilised. The new facilities shall be used by staff (rather than residents), and would be easily accessible from the primary ground floor corridor.

SUMMARY

A sympathetic design approach has been taken with this historic building to generally retain the character and appearance of the property whilst providing much needed facilities. These proposals would provide essential accommodation which will help to ensure the ongoing viability of the property as a residential care home.

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