

Design & Access Statement

31 January 2019



Proposed Installation of First Floor Shower Room

At

The Old Mill House
Station Road
Angmering
West Sussex
BN16 4HY

Design & Access Statement

Introduction

The Old Mill House and the attached neighbouring property (The Old Cottage) are 18th Century Grade II Listed Buildings.

Location

The site in question is located along Station Road, approximately half a mile south of Angmering Village Centre and north of the connecting A259 road. The property fronts onto Station Road.

The immediate surrounding area is predominantly residential use and the character of the properties along Station Road varies in design and style.

The National Grid Reference for the site is TQ 06660 03819.

The application site can be seen on the Site Location Plan, Drawing No. 116.P2 and Block Plan. Drawing No. 116.P3. The site boundary is edged in 'red'.

The applicant also owns a small piece of land immediately south of The Old Cottage, consisting of a small access drive off Station Road and part of the detached garage. This site boundary is edged in blue.

Physical

The site (red edged boundary) has an approximate area of 0.071 hectares.

The Old Mill House is a two storey semi-detached building consisting of external walls faced with flints with red brick dressings and quoins. The windows consist of a mix of painted timber casement or sliding sash, some with latticed panes. The main roof of the house is thatched and the front entrance porch roof is tiled. The rear of the property has an addition of a timber glazed conservatory.

Planning History

The property has been subject to some previous Planning and Listed Building Applications as detailed below.

Note: this information has been gathered from the Arun District Council Public Access Planning website records.

Application 1:

Proposal:	Application for Listed Building Consent for a hardwood double glazed conservatory.
Reference:	A/112/89L
Validated:	01/08/89
Decided:	25/10/89
Status:	Approved Conditionally

Application 2:

Proposal:	Outline Application for a garage
Reference:	A/10/60
Status:	Refused.

Involvement / Pre-Application Advice

The applicant met with the Conservation Officer, Mr. Martyn White, on site on the 4th December 2018, to discuss the proposals and gain advice and guidance ready for submitting the Listed Building Application.

Proposals

The Application was received by Arun District Council on the 21st January 2019. Reference A/10/19L.

The proposal is to form a small shower room at first floor level with access off the landing. One of the bedrooms (second bedroom) is to be subdivided to accommodate the shower room.

The majority of the proposed work is internal with the only external work being the installation of the extract fan grille.

The shower room is to have a toilet, wash basin and a shower. The existing modern wardrobe and shelving unit in the bedroom is to be removed to accommodate the shower room and a new doorway is to be formed in the fibre board timber partition from the landing with the style of door to match existing. The radiator, light and socket on the landing are to be repositioned to accommodate the door. The shower room will have new flooring, decorations, heating, lighting, tiling, plumbing and an extract fan, taken out through the external wall and terminating with a grille (black or grey in colour) to blend in with the flint work.

The proposed changes can be seen on the application drawing. Drawing No. 116.P1.

Layout

The first floor layout of the property consists of three bedrooms.

The existing second bedroom to be altered has two windows incorporating secondary glazing, skellings and ceiling, mid-height panelling to most walls, built in modern wardrobe, shelving and unit beneath, radiator and plumbing, lighting and electrical points. The room is access from the landing via a timber vertical boarded, ledges door with t-hinges and a door latch (see photographs below).



The existing part first floor plan, internal elevations and photographs can be seen on the application drawing. Drawing No. 116.S1.

The only change to the layout of the first floor is the subdivision of the second bedroom to accommodate the new shower room.

At present the only wash facilities are located on the ground floor.

Social and Appearance

The proposals will have no real social impact on the area.

The street scene along Station Road will not be affected by the proposals apart from the addition of a small vent grille.

The grille is to be located as close to the porch roof slope as possible, as advised by the Conservation Officer (see photograph below).



Amount / Scale

The floor area of the bedroom that is to be altered is approximately 15.2m².

The new shower room that is to be formed will have a floor area of approximately 3.2m².

Evaluation

The proposed alterations to the property are to benefit the applicant in having wash facilities to the first floor level where currently this only exists on the ground floor.

Use

The Old Mill House is currently used as a dwellinghouse and will remain the same.

Accessibility

The existing vehicular and pedestrian access to the site will not be altered by the proposals.

Landscaping

The existing landscaping to the site will not be altered by the proposals.

Summary

We consider the proposals to be relatively small scale and their effect on the property have been carefully considered to maintain the character and appearance of the Listed Building