
DESIGN, ACCESS & HERITAGE
STATEMENT

**For the Removal of an Internal Wall and a New External
Parking Arrangement**

at

**Old Well Cottage
High Street
Angermering
Littlehampton, BN16 4AG**



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INTRODUCTION

This Design, Access & Heritage statement is in support of a Full Householder Planning & Listed Building Application process to be submitted to Arun District Council.

The proposal is for the Removal of an Internal Wall and a New External Parking Arrangement.

Reference should be made to the submission drawings for details of the proposals, ref:

PP-237...

- ...01 Existing Site & Location Plan
- ...02 Existing Plans & Section
- ...03 Proposed Plans
- ...04 Proposed External Elevation
- ...05 Proposed Site & Location Plan

SITE ANALYSIS

The application site extends to an area of approximately 954m².

The property is located on the High Street road within the county of West Sussex. It is a two storey detached dwelling consisting of flint walls with red brick dressings and quoins under a hipped tiled roof.

The property has front and rear garden spaces which is considered to be common for this type of building, the front garden can be seen from the public road. The garden consists of much landscaping and pathways with access to the property via a gate incorporated into low level flint walls along the boundary lines. There is currently a garage to the rear of the site for parking.

The site is registered as a Grade II Listed building and falls within the Angermeying Conservation Area.

The site does not fall within an area at risk of flooding.

RELEVANT PLANNING HISTORY

There is no relevant planning history for this property.

PLANNING POLICY

The applicant will be seeking for a Full Householder Planning & Listed Building approval for the Removal of an Internal Wall and a New External Parking Arrangement.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to the Arun District Council's current Local Plan, all relevant supplementary planning guidance, planning documents, the surrounding locality, its heritage and the surrounding properties of similar characteristics.

USE

The existing main dwelling is for residential use. The client wishes to remove a wall within the Kitchen/Dining space to allow for a more open plan design between the two rooms. The client would also like to readapt the area in-front of the garage to allow for two designated parking spaces complete

with a sliding timber gate attached to the brick piers at the opening of the boundary wall, not only will this give further flexibility with regards to parking but it will also give additional security.

AMOUNT & SCALE

The removal of the internal wall will cause no impact to the buildings footprint or overall size.

The new proposed parking arrangement will create two new parking spaces within the site boundary in-front of the existing garage. Low level walls/stairs will be removed and relocated to allow for the alterations. The changes will have minimal impact on the current landscaping with the removal and relocation of hedges and lawn where necessary.

LAYOUT - INTERNAL

The internal layout of the building will largely stay the same, the Kitchen and Dining area has been proposed with the removal of the dividing wall.

DESIGN & APPEARANCE

The property will undergo no design or appearance changes.

The rear of the site will see the inclusion of two new designated parking spaces and timber gate.

LANDSCAPING

Minimal landscaping will be affected with only hedges and lawn being removed and relocated where necessary within the proposed alterations.

ACCESS

Access to the house will stay the same as existing.

HERITAGE OF THE SITE

The site is registered as a Grade II Listed building and falls within the Angermeyr Conservation Area.

The Heritage Gateway has the following listing entry summary for the site:

Name: OLD WELL COTTAGE

List Entry Number: 1027718

Location

OLD WELL COTTAGE, HIGH STREET

The building may lie within the boundary of more than one authority.

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Sep-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 297724

Details

TQ 0604 ANGMERING HIGH STREET 25/74 (south side)

GV Old Well Cottage

II

C18 or earlier cottage, restored. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. Hipped tiled roof. Casement windows. Two of the first floor windows are modern dormers.

Listing NGR: TQ0720904319

HERITAGE IMPACT

The Works proposed will cause little impact to the heritage of the site or the building, the client wishes to make no alterations to the buildings appearance. The biggest change will be to the rear of the property where modern low level walls will be removed and reinstated to allow for additional parking arrangements, the additional hardstanding required for the parking spaces will be constructed using materials that match the existing hardstanding area (concrete). The existing boundary wall will also receive a new timber gate which will be attached to the existing brick piers on the opening. The new parking arrangement will be to the rear of the site and will not be visible from the High Street road.

SUMMARY

- The proposal has been considered with regards to the National and Local plan policies.
- The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area.
- The proposal would not result in the loss of significant buildings, related spaces, trees, or other features important to the character of the built up area or landscape.
- It is considered that the proposal will have little effect on the conservation area or any listed buildings.