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ARCHITECT

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The Old Cottage
10 Vicarage Lane
Felpham

PROPOSED REPLACEMENT ROOF TILES AND NEW WINDOW OUTBUILDINGS TO UPDOWN COTTAGE, ARUNDEL ROAD ANGMERING BN16 4JZ

DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

- This statement is made on behalf of the applicant Mrs J Mathews and because the site lies within a Conservation Area.

CONTEXT

- The application site lies in an area of mature development within the Angmering village centre.
- The application building lies directly on the highway boundary to the east side of Arundel Road.

AMOUNT OF DEVELOPMENT

- Limited to the replacement of defective clay tiles and fittings on the roof, together with the provision of grilles to the roadside windows.

LAYOUT

- Not applicable.

SCALE

- Not applicable.

LANDSCAPING

- Not applicable.

APPEARANCE

- All materials to be used in the building will be to match existing and subject to approval of samples. Particular care is to be attached to the connection of replacement tiles with the originals remaining on the adjoining building and which shares a common roof structure with the application building.

ACCESS

- No change is proposed to the existing highway access, however temporary highway restrictions will be required for scaffolding to carry out the work, subject to the issue of permits by the appropriate authority.

HERITAGE STATEMENT

- The building which is the subject of this application was formerly the stables and coach house for Aberdeen House, which lies immediately to the north of the site.
- Both the application building, (described as 'outbuilding adjoining to south of Aberdeen House) and Aberdeen House itself are listed as grade II.
- The building is considered to be of similar date to Aberdeen House and built principally in flintwork with brick quoins and detailing, and with a clay tiled roof over with bonnet tiles to hips and clay bedded ridges.

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- The principal elevation to Arundel Road comprises a carriage gate in the centre with 4no small softwood framed 10 pane windows at high and low level, all openings formed with brick quoins and raised arches to the lower window openings and a gothic arch to the carriage gate.
- A more recent recessed door opening is to the south of the principal elevation, formed in brickwork with a raised brick arch over and 2 brick steps.
- The remainder of the applicant's property, Updown Cottage, is not listed.
- The application building is used for storage purposes only and is not inhabited.

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