

ARUN DISTRICT COUNCIL				
NO.	EG	19	07	L
DESIGN & ACCESS STATEMENT				
FOR THE CONVERSION OF				
RECEIVED	12.3.07			

DESIGN & ACCESS STATEMENT

FOR THE CONVERSION OF

SHELLEY HOUSE
CHURCH LANE
EASTERGATE
CHICHESTER
WEST SUSSEX
PO20 3UR

Site & General:

Shelley House is a Grade II Listed Building, sited on the junction of Yapton Road and Church Lane, in Eastergate. The property currently incorporates a grocery store at ground floor level, with residential accommodation covering two floors. The building is constructed in masonry, under a series of pitched, clay tiled roofs covering the basement and two upper floors.

The building is approximately 250 years old and is now in need of some attention. As stated in the Design Statement, which accompanies the Listed Building Application, it is my clients' intention to embark upon essential repair and remedial works to the main structure. Such works will incorporate the use of both new and second hand materials in order to maintain the architectural heritage found within this building.

My clients do not seek to extend the building outside of its original footprint; however they do wish to embark upon necessary building operations in order to restore the property and where necessary up-grade facilities found on site to year 2007 standard.

The street scene and the building's relationship with adjoining properties will remain unaltered. This is particularly important as the property enjoys a central location in Eastergate.

Proposed Layout:

This is a substantial building with a large internal capacity. My clients propose to re-distribute the available floor area to provide a series of one bedroom and studio flats. As you will see from the application, this scheme can comfortably be implemented without disturbing the existing main structure of the building or its external appearance; other than that recommended in the structural engineer's report – which relates to reconstruction work.

The accommodation to be provided comprises of 3 No. studio flats and 2 No. one bedroom units. Some of these units will enjoy split level layouts.

The conversion is very sustainable being sited in the centre of Eastergate, close to local amenities, bus routes, train station, schools, etc.

Access:

Access to four of the proposed units will be via the front entrance door, to be sited directly off the pavement line in Church Lane. The fifth, one bedroom unit, will be accessed from the rear garden area and existing vehicular and pedestrian access from Church Lane.

Parking spaces have been provided for the one bedroom flats, which could be occupied by single persons or young couples. It is expected that the occupants of the studio flats will take advantage of the local public transportation system.

Vehicular access is available at the rear of the property, together with parking facilities and lockable cycle storage. Refuse bins will also be stored in this area.

The existing garden area will be divided for use by the occupants of the one bedroom properties, thus providing a modest amount of amenity area. The existing garden is fenced and will be kept secure. Landscaping of the garden area will be undertaken once the conversion of the building is complete.

Conclusion:

The structure of Shelley House is currently in need of a substantial amount of attention. Whilst refurbishing this Listed Building, my clients have an opportunity to provide 5 No. affordable properties in Eastergate.

As stated, the proposed accommodation is very sustainable and can be comfortably provided within the existing structure of the Listed Building, without causing any demonstrable harm to the property. Note: The small, ground floor commercial area is to be retained, affronting Yapton Road.

16th February 2007

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DESIGN STATEMENT

FOR

SHELLEY HOUSE
CHURCH LANE
EASTERGATE
CHICHESTER
WEST SUSSEX
PO20 3UR

Shelley House is a substantial, two storey residence, approximately 250 years old, sited in the nub of the village of Eastergate, on the corner of Church Lane and Yapton Road. This building is a focal point in the village encompassing the Village Store, at ground floor level, affronting Yapton Road.

Shelley House is on split levels, incorporating a modestly sized basement. The majority of the accommodation available is sited at ground and first floor levels. The building is currently unoccupied, in need of much attention particularly to its structure/building fabric.

The main two storey building itself has painted brick elevations under a combination of plain clay tiled roofs, with ground and first floor timber construction.

Proposal:

Whilst refurbishing refurbish Shelley House, using good quality, second hand materials, my clients intend to provide useful accommodation. The existing structure of the building will remain intact. No extension or alteration of the significant, historic components of the property will be carried out. The following structural areas are of some concern and therefore a structural engineer's report has been obtained from BEP Consulting Engineers. The structural engineer's report is attached to this application.

Areas of concern:

1. There is a substantial bow in the main front elevation, affronting Church Lane, where the two storey external wall is out of plumb for its full height. This wall is falling away from the existing structure. The structural engineer's report clarifies a lack of stability to this wall, due to the historic formation of the building, spans of the joists, etc. This being so, and in the knowledge that several unsuccessful repairs have been carried out, it is my clients' intention to support the existing roof structure, prior to demolishing two thirds of this elevational wall. Bricks will be kept to one side for re-use. New foundations will be provided and the wall itself will be re-constructed to match the existing walls found on site, incorporating lateral restraint at ground and first floors, as well as roof level. The structural engineer will advise as necessary. The like for like replacement of the Georgian styled fenestrations will be encompassed in these works. These fenestrations have already been patented and can be viewed on site.
2. The main central chimney is in poor condition. The structural engineer has confirmed that this structure could comfortably be removed down to ground level. It is noted that this chimney does not appear on the 1968 Listing, as its brick chimney stack does not pass through the roof cloaking. This being so, there can be no reason why this faulty section of masonry should not be removed in favour of internal structure.

3. Affronting the north side of the site and Yapton Road is a large flank wall, incorporating a slender chimney. The structural engineer's report clarifies that this chimney can be restrained at all storey levels and repaired. Technical details relating to these works will form part of the Building Regulation submission.

At all times we intend to retain the main structure and fabric of Shelley House, be it walls, roof or floor. We shall not extend or alter the building in any way. Specific information regarding the materials to be used and method of construction will be made available to both the Planning and Building Control Departments respectively, prior to commencing works on site.

Whilst refurbishing the building it is my clients' intention to convert Shelley House into five, self-contained residential units. The enclosed application details the proposed conversion; it also clarifies that the existing main structural elements of the building are to remain in place, and upgraded to suit current living standards.

Conclusion:

My clients have an opportunity to provide much needed accommodation in the village of Eastergate; whilst maintaining the building's architectural features, with the assistance of a structural engineer, specialist contractors etc. I am of the opinion that the Planning Committee should feel that they can approve the proposed conversion, as well as the refurbishment works necessary to maintain this building.

Prior to depositing this application my clients and I have liaised closely with and taken advice from Mr Bannister, a Planning Officer.

16th February 2007