

ARUN DISTRICT COUNCIL				
No.	LU	219	M	L
Received				

DESIGN & ACCESS STATEMENT.

Re: Remedial and Repair works

at

The Old House, 37 East Street, Littlehampton, West Sussex. BN17 6AU

for

The Franciscan Missionary Sisters.

St. Joseph's Convent,

East Street,

Littlehampton.

West Sussex. BN17 6AU

KJW Design & Drawings Services.

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31st July 2009.

Introduction.

This Design & Access Statement has been prepared to support the Listed Building Consent Application to demolish the existing chimney stack on the rear North West corner of the building (ref: No.1) and to demolish the chimney stack on the South elevation of the building (ref: No.3) and re-build it to two thirds of its original height.

Assessment.

The existing property is a Grade 2 Listed detached property and has been used for a number of years in conjunction with St.Joseph's Convent for accommodation for nuns and visiting priests.

The property stands on the corner of East Street with the main vehicular access to the rear. There is a front gate leading directly onto East Street.

Involvement.

Following a number of telephone conversations with Eve Hearsey of the Arun District Council Planning Dept. a meeting was held on site on Wednesday 29th July 2009 with the County Conservation Officer Michael Rowan. At that meeting a number of points were discussed regarding the repair and remedial works to the existing roof and it was agreed that Chimney No.1 which was structurally unsafe should be demolished and Chimney No.3 should be taken down and re-built to two thirds of its original height. The items discussed at this meeting were summarised in the notes prepared on the 31st July 2009. (copy attached).

Following a further telephone conversation with Eve Hearsey, it was agreed that a Listed Building Consent would need to be obtained for the works to the chimney stacks and this application is now submitted for approval.

Design Principles.

Chimney No.1 at the rear of the property does not serve any internal fireplaces or openings and has no practical use. As this is not on a principle elevation of the property it was agreed that this need not be replaced.

Chimney No.3 however is a substantial chimney stack of over 3 metres in height, this chimney only serves the ground floor sitting room and it was agreed that it was unnecessary to re-build it to its original height. The Conservation Officer was happy to have this re-built to two thirds of the height provided the top section of the chimney was reproduced as existing.

The chimney is to be re-built in the same bricks.

Access.

The site is fairly level throughout and the existing house relates naturally to the existing ground levels.

Access is available easily for all emergency vehicles as existing.

Conclusion.

Arun District Council design principle objectives are to provide good urban design that is high quality and takes into account local building forms, plot sizes and character, also complying with the Arun District Council plan and relevant policies to achieve a design sympathetic to the surrounding properties.

The proposal will provide an acceptable visual amenity to adjoining properties.

It is considered that the scheme as proposed takes into account the environmental quality and streetscape to satisfy all policies.