

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

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17th August 2009.

Introduction.

This Design & Access Statement has been prepared to support the Listed Building Consent Application to demolish the main chimneystack in the centre of the building (ref: No.2) and to re-build it to a lower 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 and Franciscan Way with the main vehicular access to the rear. There is a front gate leading directly onto East Street.

Involvement.

A site meeting was held on Wednesday 29th July 2009 with the County Conservation Officer Michael Rowan. During this meeting chimney ref: Nos. 1 & 3 were discussed and it was agreed that chimney No.3 should be taken down and re-built two thirds of its original height.

It was not possible to deal with the above works as an amendment to the original Planning Approval ref: LU/332/O8/L and a new Listed Building Consent Application was submitted.

Design Principles.

Since the submission of the last application it has been discovered that the main chimneystack to the house ref: No.2 is structurally unstable. It has therefore been decided that the only remedy to the problem is to take the chimneystack down and re-build it reusing the original bricks where possible. The attached application is in respect of these works and based on the previous discussions with the Conservation Officer the height has been reduced by 6 course of brickwork.

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.