

DESIGN AND ACCESS STATEMENT
For
Internal Alterations
at
West Preston Manor
Rustington

Introduction

This statement has been prepared in support of the application for listed building consent for the internal alterations to convert the main Manor House, at West Preston Manor, into two flats.

Planning and listed building consent has already been granted for alterations to the building and for the change of use (application No R/240/08/L and R/23/09). We are now seeking listed building consent for the revised internal layout of the proposed flats. It is not proposed to make any further external alterations or increase the number of rooms.

Heritage Statement

The listing information for the building, which was a school at the time of listing, records that it is an L-shaped building enclosing a late medieval hall, the remains of a late 18th Century houses and a Victorian wing c1860. The earliest part of the building dates back to the 18th Century although it may have had medieval origins. There have been two extensions to the building before a substantial Victorian extension was constructed on the southern side of the building. A further large single storey extension was added in the 1960s.

The building was originally a residential property but became a girls school in the first half of the 20th century and then in the 1980s the building was converted into retirement apartments.

The later single storey extension has recently been demolished and works have been carried out to the original part of the building to convert it into two cottages (applications No. R/240/08/L and R/23/09)

Amount

The proposed alterations will form a one bedroom flat at ground floor level and a two bedroom flat at first and second floor.

Layout

The ground floor flat will be accessed via the original front door. The first floor flat accessed from a new entrance to the eastern elevation, adjacent to the existing staircase.

The layout of the flats has been designed to minimize disruption to the original features of the building still remaining.

Scale and Appearance.

The scale and appear of the building will be unaffected by the proposed alterations.

Landscaping.

The existing landscaping to the South, West and north sides of the building will remain unaltered. The landscaping to the eastern side of the building will be as the previously approved proposal.

Access

The vehicle access to the site will be via the main entrance to the south west of the building and parking will be provided on the western and eastern sides of the building, as previously proposed.