DESIGN AND ACCESS STATEMENT FOR A RE-PLACEMENT PORCH AT GOODACRES HOUSE, ARUNDEL ROAD, FONTWELL.

Introduction:-

This statement is prepared in support of the application made by Mr. & Mrs. Matthey to explain a re-placement porch.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

Goodacres House was registered as a Grade 2 listed building in December 1980.

The property lies to the north of Arundel Road at the eastern end of Fontwell Village.

The property was part of a conversion of the original house into two dwellings and was the subject of a previous 20th Century addition and a later 1980's addition for a rear two storey extension and detached garage.

The existing porch was approved under WA/6/91 and measures 2000 x 1050mm externally with white painted Georgian barred windows to the north and eastern elevations and an entrance door to the south elevation.

The proposal is to remove the existing porch and provide a larger porch measuring 2100 x 2000mm externally, but retaining its overall appearance and detail.

Heritage Statement:-

The original house fronting Arundel Road is a early 19th Century white stuccoed render property with three front facing barred windows under a gable to gable slated roof with gable parapets.

Following its division into two properties Goodacres House has been extended twice to the rear with the first two storey extension constructed in flintwork with facing brick detail, Georgian barred windows and French doors under a tiled roof.

The property was also extended in the 1980's with a two storey rear extension constructed with lower walls in flintwork with facing brick detail and upper walls in tile hanging incorporating Georgian barred windows under a hipped ended tiled roof.

Amount:-

The proposed porch will provide additional floor area of 1.90 sq. metres.

Layout:-

The proposal is positioned on its eastern elevation occupying its existing position.

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Landscaping:-

There are no alterations to the landscaping.

Scale:-

The proposed eaves will be set 2250mm above existing ground level.

Appearance:-

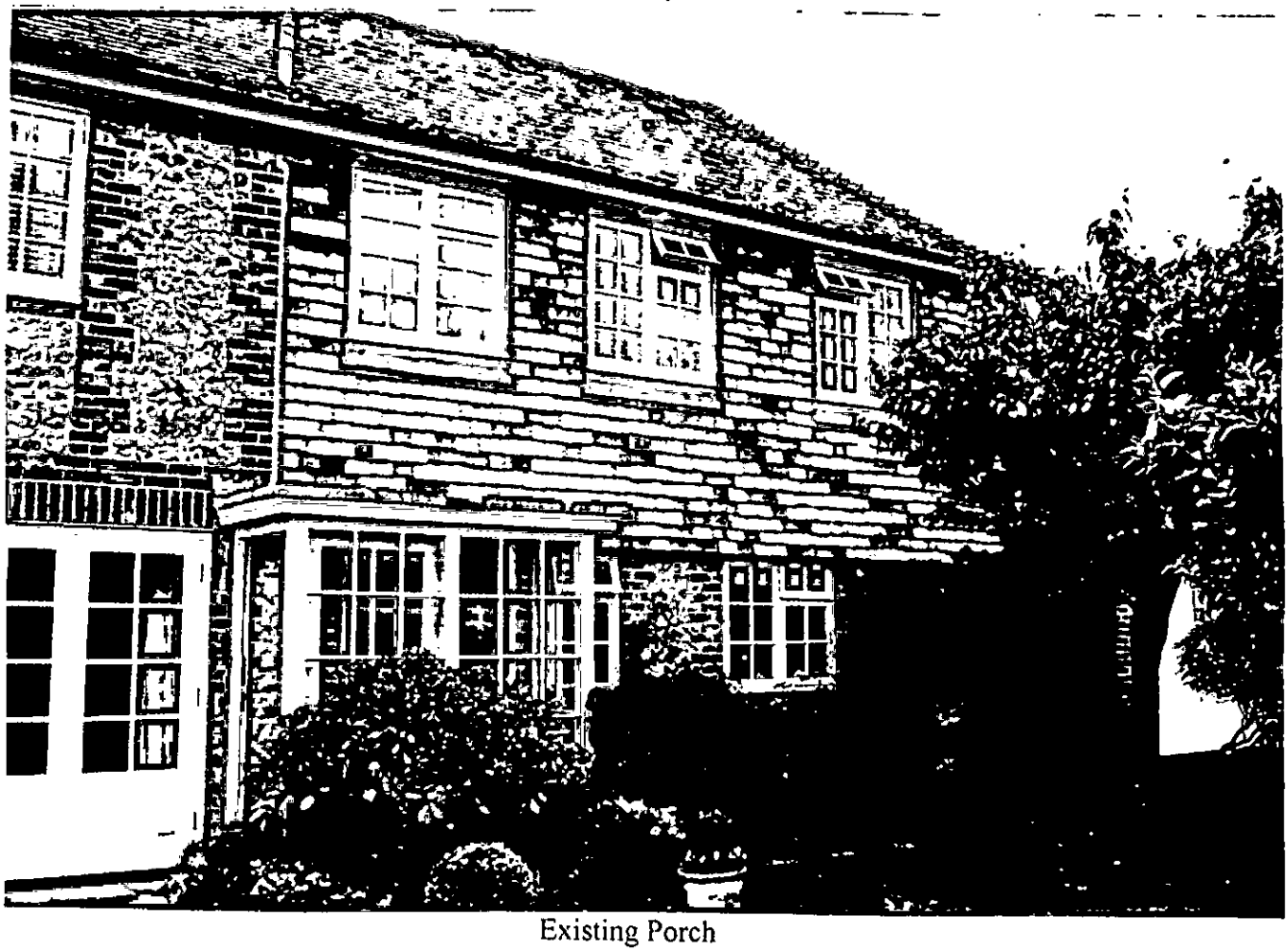
The proposal is to be constructed in facing brickwork to match the existing with brick piers supporting white painted hardwood barred window frames and door frame all under a flat lead roof with a scalloped and cornice eaves detail to match the existing finish.

Access:-

No alterations are to be made to the existing entrance and parking arrangements.

Conclusion:-

The proposal provides an enlarged porch in a similar style and features of the previously approved porch and is therefore considered to be an acceptable addition to the host dwelling and with no detrimental effect on the wider locality.



Existing Porch

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