

Design, Access & Heritage Statement

IN SUPPORT OF PROPOSAL FOR WORKS AT

ARUNDALE, DENNE ROAD, HORSHAM RH12 1JF.

**APPLICATION FOR LISTED BUILDING CONSENT TO ALTER AND EXTEND AN EXISTING
OUTBUILDING (HOME OFFICE) TO PROVIDE ANCILLARY HABITABLE USE AS AN
ANNEX**

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1. INTRODUCTION / SCOPE OF WORKS:

This brief Design, Access and Heritage Statement is to be read in conjunction with Ecotecture Architects drawings under ref 832..

The existing building is within the curtilage of Arundale, a Grade II Listed property, hence the requirement for this Statement.

The proposal covers the following works:-

To extend the opposing gable ends of the existing home office which is presently equipped with gas fired central heating and tea-bar/sink. The structure is to habitable standards. The proposal has been designed so as to retain the simple form of the existing structure whilst adding a modest extension to each end in weatherboarding to clearly differentiate from the "original " form and brickwork.

2. SITE HISTORY AND NOTES ON THE PROPERTY:

Arundale is the western portion of Arun House built in the late 18th century. Although the property is of no particular architectural merit (having been significantly altered and amended since its original construction) it is of interesting historic note that Shelley's grandfather, Sir Bysshe Shelley lived at Arun House while Castle Goring was being built in the late 1790's.

Arundale itself was created following permission granted in 1962 for the sub-division of Arun House. The actual sub-division appears to have coincided with a general sub-division of the larger parcel of land to which Arun House was attached. Hence the property is now known as 32 and 34 Denne Road, together with other land to the west and north which now forms part of St. Mary's School were also sold by the then owners of Arun House.

Arundale and Arun House were Listed as Grade II properties in July 1974.

The Arundale listing reads *'this house is an extension to the west of Arun House, but with a lower elevation. Stuccoed. Two stories. One window on first floor, two windows on ground floor. Segmental heads to ground floor windows. Sash and casement windows, glazing bars intact. Modern extension to west.'*

The property may now be viewed as a simple linear plan in three main parts which have been developed to the west over the years.

The most easterly part of Arundale appears to be concurrent with Arun House and is likely to have comprised of the servant's quarters. The principal features of these rooms including narrow functional staircase, small fireplaces etc. reinforce the idea that this element of the larger building was 'below stairs'. It should be noted that the narrow and steep stairs prohibit the use of Arundale to accommodate habitable space suitable for use by elderly/frail persons. (The proposed use of the enhanced outbuilding is to allow use as a "granny" annex.

The most modern part of Arundale is the westerly portion which was constructed in 1981. This element was subject to a retrospective planning permission in 2006. This extension provided first floor bedroom accommodation and covered car parking area on the ground floor (car-port).

In 2000, permission was granted to provide a new glass porch to the front (south) of the property. This element was duly constructed..

It is noted that further permission was granted in the year 2000 for the erection of a new house in the grounds of Arundale to be situated towards the south-west corner of the plot. The Local Planning Authority reference was HU/297/00 and the permission was for the construction of a two storey property with an access shared with the current driveway to Arundale. This permission was not implemented..

The most recent permission allowed internal alterations to Arundale under LPA ref DC/122381 in 2013. These works were carried out in conjunction with Planning and Listed Building Consent refs DC/11/1457 and 1458 which allowed conversion of existing carport to create additional living space, a utility side extension and front extension.

3. DESIGN APPROACH AND JUSTIFICATION OF THE PROPOSAL:

The existing outbuilding is thought to date from c.1920s. It was probably used for ancillary storage, workshop/garage. The applicants have owned Arundale for more than 15 years, in which the structure has been used as a home office ancillary to Arundale.

It is a simple structure of rectangular footprint with a slate covered pitched roof over fair-face stock brick elevation to three sides and painted weatherboarding to gable over traditional side hung painted timber doors which have been fixed shut with infill wall behind. The two casement windows are painted white and a traditional boarded door affords access to the interior.

The building is bordered by hardstanding (principally paving) to west, north and east. There is stepped access to mature gardens to the south where the ground levels reduce.

The design strategy is based upon the basic need to allow the structure to function within a simple form that will create the space necessary to allow a degree of independence for an elderly family member in relative proximity to the dwelling.

The layout retains the existing windows and door. The extension to the north end (closest to Arundale) requires only the removal of the garage doors. The original form of the outbuilding will be clearly expressed and the use of weatherboarding and recessed rainwater pipes will clearly define the junction of new to existing.

The single open internal space will be retained. The only new fenestration is within the extended south elevation. The distance to neighbouring properties and site boundaries ensures privacy is maintained and there will be no adverse impacts upon amenities.

4. ACCESS:

As this is only a relatively minor proposal for alterations to an existing outbuilding, there is limited scope for improving access. However, the accommodation will provide level access throughout and adjoining accessible external space suitable for the needs of an elderly frail occupant. The existing vehicular access and parking arrangement/provision will not be affected.