

Planning, Design & Access
Statement
Proposal
Roof Replacement &
Chimney Reduction
at
18 College road, Ardingly, West
Sussex, RH17 6TT



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1. Introduction

- 1.1 A full planning application has been compiled for a project at 18 College Road, Ardingly, West Sussex, RH17 6TT, this is a three-bedroom detached residential dwelling. This scheme comprises of the reduction of one existing chimney stack located centrally upon the roof, and to then replace the roof coverings in a like for like nature.
- 1.2 This statement will seek to provide an assessment of the proposed development in relation to the principal matters to be considered in the context of national and local policy requirements.
- 1.3 In addition to this statement, this planning application is supported by the following documents:

Report	Reference	Information Source
Drawings	PLAN 1 - Site location plan (1:1000 @ A3) PLAN 2 - Block Plan (1:500 @ A3) PLAN 3 - Existing Elevations (1:100 @ A3) PLAN 4 - Demolition Plan (1:100 @ A3) PLAN 5 - Proposed Elevations (1:100 @ A3) PLAN 6 - Existing GA plan (1:50 @ A3) PLAN 7 - Proposed GA Plan (1:50 @ A3)	West Sussex County Council
Roofing specification	SM-BMI Roof Spec 18 College Rd	BMI Redland

2. Site Description

- 2.1 The site is located on the north-western side of College Road and is within the Parish of Ardingly, Mid-Sussex. The site comprises of a two story, detached brick building which has areas of grassy land to the east (front garden) and west (rear garden). The building has been a West Sussex County Council (WSSC) tenanted residential building for over 30+ years.
- 2.2 The site is situated centrally within Ardingly (RH17), which is a semi-rural West Sussex village setting, characterized by its historic charm and scenic natural surroundings. It offers a quiet, upscale, and safe residential environment with immediate access to local amenities and expansive, picturesque countryside.
- 2.3 Access to the property would be via a side access road off from the main road called College Road.



Figure 1 –Map showing location of Application site via Google Maps 'Terrain'



Figure 2 –Site Location Plan of Application Site

3. Background & Relevant Planning History

- 3.1 It is assumed the property was originally constructed in the 1950's and has received very minimal maintenance since its original build. For several years the property has been subjected to various leaks which has subsequently resulted in damp issues, these are located mainly to the loft space & first floor ceilings. The main cause of these leaks has been determined to be coming from the failing roof covering & existing weather proofing to redundant chimney.
- 3.2 The main pitched roof is covered with interlocking concrete tiles finished with half-round ridge tiles. The main roof is hipped with no roof edges exposed. Roof perimeter comprises of a timber soffit with PVC-u guttering and cast iron down pipes.
- 3.3 There does not appear to be any recent relevant planning permission relating to the building itself.

4. Needs Statement

- 4.1 The proposal seeks full planning permission for the proposed roofing and chimney reduction works at this property. The overall objective of this project would be to remove the persistent leaks and associated damp issues from within the internal spaces of this property and improve the living quality of the tenants.
- 4.2 The proposed work will involve the reduction of an existing redundant chimney stack, located centrally on the Eastern Elevation of the property, this would be a physical change to the existing building, albeit minor. The reasoning for this removal is due to persistent historic leaks and damp issues associated with this central chimney. The chimney is also redundant and not in use, which assists with the reduction works. The process for reducing this chimney would be methodical and for each brick to be removed by hand, brick by brick, limiting noise and dust/debris impact to the absolute minimum. The chimney stack would be reduced to loft void level; the main structure of the chimney breast will remain in-situ within the property maintaining the structural integrity and safety of the building.
- 4.3 Following the reduction of the chimney stack works, all roof coverings will be replaced in a like for like nature, the details of this specification have been supplied as part of this submission, please refer to the roofing specification supplied.

5. Planning Considerations

5.1 Access

There is vehicular access to the large driveway located to the rear of the property on the western elevation, this is to be accessed via the side road off from the main road (College Road). The existing access provides ample access to the rear large rear driveway and provides more than adequate space for a contractor's compound.

No changes to access are included within this project.

5.2 Trees

It is noted that no trees will be affected by the works or access to the works.

5.3 Drainage

It is noted that no drainage works are to be carried out, and the existing drainage will not be affected by the works.

5.4 Temporary Works

A temporary scaffolding installation will be installed as part of the enabling works, this is to be around the perimeter of the property to allow a safe

working platform to carry out this project. This enabling works will also include a temporary weatherproof roof structure to protect the property and keep it weathertight.

5.5 Services

No services to and from the property will be affected because of the works. There is a nearby electricity pole & line in proximity of the property, however the main electricity board have been contacted regarding this, and a works certificate has been provided. This certificate from the electricity board confirms the electricity line is an armoured cable and safe to install scaffolding and allow the work to be carried out safely.

5.6 Climate Change & Sustainability

The proposal would involve the sustainable continuing use of an existing building, with no layout change or substantial construction works being carried out. Due to the nature of the roofing works it is intended to improve the thermal efficiency of the building, through an upgrade of the insulation located in the roof space. The proposed change would therefore provide a small contribution to mitigate against the impacts of climate change which is relative to the scale of the project.

5.7 Noise Impact

All works carried out throughout the duration of this project will be by hand, limiting noise to small handheld power tools and hammering. Any noise generated from this project would be considered as low level thus limiting the noise impact for the surrounding residents.

5.8 Dust Impact

It is anticipated that there will be limited dust created from the proposed works due to the applied methods. The chimney reduction process of the chimney stack will be carried out by hand, brick by brick, which in nature provides an excellent dust control method. The roof removal process will also be by hand, and the disposal will be via a rubble chute directly to a skip located at ground level. In addition to this there will be proposed mitigating measures in place as the temporary weather protection system would naturally provide an enclosed environment, further reducing any potential release of dust.

5.9 Street Scene

The reduction of the most central chimney stack will result in a minor reduction in the buildings' overall height and massing. The visual impact will be minimal and will not adversely affect the character or appearance of the property or the wider street scene.

The roof will be carefully replaced using matching like for like roofing tiles, to ensure a similar seamless finish. Please refer to the BMI Redland roofing specification confirming this.