

DESIGN AND ACCESS STATEMENT
FOR FIRE DAMAGED PROPERTY –
CROUCHERS, BIRDHAM ROAD, CHICHESTER PO20 7EQ

Features

The existing two-storey building was probably built in the late 18th century or early 19th century in Victorian/Edwardian style with the dominant front part and several outhouses to the rear and the sides of the property.

The porch in the front of the property comprised Doric columns and pediment containing a round-headed doorway with semicircular fanlight and door of six fielded panels. The eaves of the front part were ornamented by modillion cornices. The roof over the front part was clad using slate, the roofs over the outhouses are clad using clay tiles.

Access

The property is accessible from Birdham Road. No change to the existing access is proposed.

Layout

The property is located in the proximity of Birdham Road.

Scale and Appearance, Proposals

The property will be cleaned thoroughly to remove stain and smell from smoke damaged areas. Cracked plaster on the walls and ceiling is to be repaired to match existing.

All replacements of fire damaged parts are based on like for like basis hence the layout of the structure will be the same as the current. Nothing will change in relationship to surrounding area.

The hole in the roof in the north wing will be repaired and replaced to match existing. Any fire damaged elements of the roof structure are to be repaired/replaced like for like. The fire damaged beam and first-floor floor joists over the basement will be replaced with similar oak members to meet current Building Regulations requirements.

The existing electrics are obsolete and require rewiring to meet current standards.

The existing lath and plaster ceilings will be repaired or installed (where missing or not present previously) in the hall and corridor on the ground floor and in the bedroom 5 on the first floor by plaster specialist. Existing damaged laths will be

replaced, expanded metal lath (size to match disturbed area) will be installed and fixed to studs and laths using galvanised nails or staples. Holes are to be covered by applying a suitable lime base coat plaster and a lime skim layer on the top.

Landscaping

The proposed works will not affect the existing plants or shrubs.