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Proposed Balcony at 4 The Old Slipway River Road Arundel BN18 9EY

Planning Statement



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Context

The Old Slipway is located in River Road on the north bank of the River Arun, at the south boundary of the Arundel Conservation Area. The building is detached and was constructed circa 1990. It has six apartments and flat number 4 is a two bedroom unit located at first floor level.

The Proposal

The proposal is to remove the existing south facing living room window, together with the portion of wall below cill level, and install inward opening French doors. A galvanised and painted steel balcony will be fixed to the face of the building to allow occasional access for the enjoyment of the riverside environment. As part of the project, the remaining living room window on the side (west) elevation and the two bedroom windows on the rear (south) elevation, which are all in poor condition, will be replaced.

Planning Considerations

The proposal was developed with reference to Arun Local Plan Policies D DM4 and HER DM3, and Supplementary Planning Guidance dated October 2000.

A similar proposal for a larger balcony at this location was granted planning permission on 11 February 2000 (Ref AB/135/99/), now lapsed.

An application for a Juliet balcony to be introduced at the second floor south facing dormer window to flat number 5 was rejected on 30 April 2014 (Ref AB/29/14/HH). Reasons for the refusal included the following, extracted from the Officer's Report:

"The elevation is clearly visible from the river. It is considered that the proposed alteration would not retain or emphasise the balanced appearance of the building..."

"...the proposal by reason of the proposed increase in size of the opening and unbalanced appearance of the elevation would not retain or emphasise the appearance of the rear elevation of the building and would constitute an insensitive change which would detract from the character and appearance of the building and that of the Arundel Conservation Area..."

The proposed balcony, the subject of this planning application, has been designed with reference to the above observations and successfully addresses the concerns regarding balance, character and appearance.

Design

As revealed in the Officer's Report for the refused application for flat number 5, reproduced above in Planning Considerations, maintaining a balanced appearance in the elevations of the building is important, particularly with regard to views from the river. To this end, the proposed balcony will closely match the existing balcony to flat number 3, which has a simple painted steel balustrade, with angled support rods from each end at handrail level fixed to the face of the building (see *figure 1*).



figure 1 Balcony to flat 3

The location of the proposed balcony, at the west end of the building, acts as a “bookend” to the balcony to flat number 3, thereby maintaining the balance and symmetry of the south elevation to the river.

The original timber windows in the building are of poor quality, and are progressively being replaced with modern items by other residents. The proposed French doors will be of high quality, with a profile appearance similar to the balcony doors to flat number 3 (see *figure 1*) and the replacement windows fitted to flat number 5 (see *figure 2*). Modern, low maintenance, high thermal performance doors and windows from the Residence 7 range are proposed. For an indication of the form of the items, see *figure 3*. For an indication of the colour and texture, see *figure 4*.



figure 2 Replacement windows flat 5



figure 3 Typical Residence 7 French doors and windows



figure 4 Indication of frame colour and texture

Conclusion

In summary, the proposed balcony constitutes a sensitive and balanced addition to the south elevation in this riverside setting and it maintains the symmetry of the building, whilst enhancing the Conservation Area. In addition, the replacement of the defective and poorly performing original windows will greatly improve the thermal performance, eco credentials and interior comfort levels of the flat.