



178/DAS-HS[2]/15

DESIGN AND ACCESS STATEMENT INCORPORATING A
HERITAGE STATEMENT

for a

Single Storey Rear Extension

at

24 King Street, Arundel
BN18 9BW

July 2015

- 1.0 Introduction
- 2.0 Site Analysis
- 3.0 Relevant Planning History
- 4.0 Planning policy
- 5.0 Use
- 6.0 Amount & Scale
- 7.0 Layout
- 8.0 Design and Appearance
- 9.0 Landscaping
- 10.0 Access
- 11.0 Flood Risk
- 12.0 Summary
- 13.0 Heritage Impact Statement

Photos

1.0 Introduction

This Design and Access Statement is in support of a Planning Application to Arun District Council for a single storey extension to the rear of 24 King Street, Arundel.

Reference should be made to the planning submission drawings for details of the proposals, ref:

PP-178...

- ...201 site location & block plan
- ...202 existing plans & elevations
- ...203 proposed plans & elevations

In preparation of this design and access statement, consideration has been given to Arun District Council Local Plan.

2.0 Site Analysis

The application site extends to an area of approximately 176 m². The current 19th Century two storey terraced house is of a style typical to the surrounding area with frontage onto King Street. The building is constructed in traditional facing materials with flint work & facing brickwork to the rear elevations.

The roof to the main house and existing add-on is a blue slate. There has been a modern conservatory added to the rear. All windows and doors to the property are white painted timber.

3.0 Relevant Planning History

The following planning history could be found on the Arun District Council website:

- AB/61/97 Conservatory to rear of property; Approved Conditionally
- AB/7497/L Conservatory to rear of property; Approved Conditionally
- AB/34/06 Erection of shed at end of garden for storage and hobby use; Approved Conditionally

Before this proposal was put forward, the client made contact with Mr Martyn White and Dr Wightman who visited the site and made the following comments during the site visit in February 2015. The Conservation Officer outlined the following design proposals which would be favourably considered as providing an enhanced rear aspect to the property:

- . Removal of the existing conservatory
- . Replacement with a single storey structure that would continue along the side of the original kitchen extension
- . The use of matching brick and slate for the construction
- . A mainly glazed end wall
- . A design that left as much as possible of the existing cottage
- . Consideration would be given to any new build extending beyond the limit of the current conservatory

- PAA/55/15/ pre-application advice. This supported the proposal in principle, but recommended slight changes to the fenestration which was implemented as part of the fresh planning application.

- AB/79/15/HH Householder Application; withdrawn following comments with regard the fenestration from the conservation officer
- AB/80/15/L Listed Building Consent; withdrawn following comments with regard the fenestration from the conservation officer

This fresh proposal seeks to address the comments made by the Conservation Officer on the withdrawn application.

4.0 Planning Policy

The applicant will be seeking a householder planning permit and listed building consent for a single storey rear extension. The policies contained within the National Planning Policy Framework published 27 March 2012 will apply. The proposals have also been considered with particular regard to the Arun DC current Local Plan and all relevant Supplementary Planning Guidance, Supplementary Planning documents and material considerations. The following policies would apply for this application:

POLICY AREA2 Conservation Areas

POLICY DEV10 Alterations and Extensions to Listed Buildings

POLICY DEV19 Extensions to Existing Residential Buildings

5.0 Use

The existing dwelling is for residential use. There is a requirement for an additional living space and functional kitchen with ground floor WC, as the family has expanded, so the current dwelling no longer meets modern living requirements with the small ground floor space of a traditional cottage.

6.0 Amount & Scale

The proposed single storey extension will replace the existing conservatory and extend an additional 1.540m into the rear garden beyond the existing conservatory. The proposed extension will provide an additional GIA-4.2m². The height of the pitched roof to the proposed extension will be 3.251m. The party wall boundary parapet wall will be set at 2.850m high. Eaves height is set at 2.157m high. The proposals will ensure no detrimental impact upon neighbouring residential properties either in terms of overshadowing, overbearing, noise nuisance or privacy. It should be noted that the proposed parapet boundary wall will be set at height with less of an impact than the existing stepped boundary wall.

7.0 Layout - Internal

The proposed ground floor plan will provide a larger, functional kitchen with family living to the rear of the property and a ground floor WC.

8.0 Design and Appearance

The property dates from the early 19th Century and maintains its original brickwork and external features. The proposal will seek to utilize traditional materials in its appearance. The single storey extension to the rear will be finished in brickwork to match existing. The main doors and windows will be white painted timber and double glazed. All rainwater goods and soffits / fascia will be black metal. The roof will be finished with a blue slate to match existing and all rooflights will be conservation style.

9.0 Landscaping

It is proposed to take up the existing concrete hard standing, and increase the patio area adjacent to the proposed extension with decorative paving slabs to form a terrace. The existing boundary treatments are to remain for this application, except the boundary parapet wall adjacent to the extension which will be rebuilt in brickwork and be 2.850Mm high.

10.0 Access

Access to the extension will be from the host dwelling.

11.0 Flood Risk

The Environment Agency flood maps confirm that the site does not fall within an area considered to be at risk from flooding.

12.0 Summary

The proposals have been considered with particular regard to National and Local Plan policies.

The proposed alterations and extension to the existing building will improve both the building itself and the urban context. The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the area.

In regard to local policy considerations, the proposal is:

- a) Well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
- b) It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;

- c) It takes account of the existing space around buildings and the character of the area and,
- d) It uses materials sympathetic to the main building.

13.0 Heritage Impact Statement

24 King Street lies within Arun District Council's Conservation area and has a Grade 2 listing as follows:

5401 KING STREET
(East Side)

Nos 24 to 30 (even)
TQ 01071/164

II GV

2.

Early C19. Terraced cottages. Nodular flint. Brick dressings. Pitched slate roof. Brick chimneys.

2 storeys. Brick modillion eaves cornice. 1 window range each of segment-headed casements with glazing bars, 1 door each, brick steps up with ashlar treads; Nos 24 and 28 with iron railings.

Nos 24 to 30 (even) form a group with Nos 1 to 24 (consec) Bond Street.

Listing NGR: TQ0148907118

The proposed single storey extension to the rear of the building is modest in its proportions but will provide valuable additional accommodation. The existing ground floor accommodation consists of a formal lounge leading onto a small kitchen and conservatory. The extension is proposed to increase the usable area of kitchen space and provide a much needed dining / family area and ground floor WC. The proposal is:

- respecting the form and character of the listed building and its setting
- subordinate in nature to the existing building
- shown with a roof form appropriate to its use, location, and relationship to the pre-existing building

The existing rear wall [which is external and internal, see photos] of the later add-on is to be removed as part of this proposal. The removal of the wall is to open up the rear of the property and serve the new extension.

It has been noted that neighbouring properties have similar single storey additions to the rear of the building to increase the usable floor area.

The single storey extension is to be built at the rear of the property & will not be visible from the street.

It is considered the proposal will have little effect on the conservation area or any listed buildings.

It should be noted that the proposed parapet boundary wall will be set at height with less of an impact than the existing stepped boundary wall and is of better design.

The proposals will have no impact on access or existing parking facilities to the dwelling.



EXISTING CONSERVATORY TO REAR



NEIGHBOURING BUILDING ON BOUNDARY SHOWING STEPPED BOUNDARY WALL



EXISTING INTERNAL WALL TO BE REMOVED



EXISTING EXTERNAL WALL TO BE REMOVED