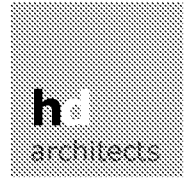


DESIGN AND ACCESS STATEMENT



Proposed Studio/Gym Space

at

Yard to the Rear of

61 Maltravers Street, Arundel, West Sussex, BN18 9BQ



Figure 1: Panoramic View of Site

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INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design a gym and studio space in the yard to the rear of their property, 61 Maltravers Street, Arundel, West Sussex BN18 9BQ.

This document outlines the proposed works to include:

- A new outbuilding housing a multi-purpose studio space and home gym.
- Provision of a turning bay and covered parking for two cars.

The following documents will accompany the application:

17104_Design and Access Statement
17104_Heritage Statement

(Drawings)

17104_01 Existing and Proposed Site Sections, Block and Location Plans
17104_02 Proposed Plans, Survey Data and 3d Views

A full building survey has been carried out by Browning Surveys and Mapping in November 2014.
The OS extracts are to show the site location and block plan only.

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SITE LOCATION

Surrounding Area

The site is located on Maltravers Street in Arundel with main vehicle access from Tarrant Street. Arundel is a small city in West Sussex brimming with local heritage and historical value. The city is built on a hill, sloping up from the River Arun to Arundel Castle which sits at the brow. The sloped nature of the city results in the house (61 Maltravers Street) sitting approximately 5m higher than the yard. Access to the yard is via Tarrant Street which sits at a slightly lower level again.



Figure 2: Aerial Maps (from Google Maps)

Access from the yard to 61 Maltravers Street is via steps to the rear of the property. Most of the neighbouring properties are three storeys high and all look into what is currently a derelict and disused space. The proposal includes the alterations to a small structure which is within the curtilage of the listed property (61 Maltravers Street).

The site has a total area of approximately 266.7 m².

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FLOOD RISK ASSESMENT



Figure 3: Flood risk map from gov.uk

The site is located in Flood Zone 1, as such the flood risk is very low and does not require a flood risk assessment.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

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DESIGN

The Proposed

Our client works part time as a garden designer and part time as a marketing consultant and hopes to use the new space as a creative studio and workshop. In line with her ethos as a garden designer, she is keen to make the project as green/sustainable as possible. The proposal includes the incorporation of a car port, the roof of which will be biodiverse green roof, not only reducing the carbon footprint of the proposal but improving the existing condition.

Although, due to the sloping nature of the site, the new development and renovation will not be visible from the house, the yard is overlooked by 54, 52, 50 and 48 Tarrant Street. The proposed green roof will help to reduce impact on the neighbouring properties that overlook the yard.



Figure 4: Existing aspect from 54 Tarrant Street

Much of the derelict garage roof is currently overgrown with vegetation; softening the appearance of the built structures in the yard. The incorporation of a green roof over the parking aims to replicate the softening effect of the existing vegetation, improving the views over the yard from neighbouring properties.

The proposal seeks to renovate the existing derelict old stable yard to 61 Maltravers Street. The works will improve the aesthetics of the yard and transform it into a functional and revitalised space, a hidden gem in the heart of Arundel.

Although primarily a private space hidden from view, our client's vision allows the space to be opened to the public during city events, including the Arundel festival, to be used as a gallery and interactive workshop space.

The proposals aim to retain, refurbish and feature the existing elements of historic value. The existing retaining walls are to be repaired and retained. Perimeter walls and other elements, as indicated on the drawings submitted in conjunction with this application, are to be retained and incorporated into the proposals to keep as much of the heritage as possible. The existing concrete ground surface is to be replaced with a course sand/gravel edged with retaining bricks. This surface choice aims to be reminiscent of the historic use of the yard as a stable yard.

The concrete blockwork perimeter walls currently detract from the historical value and visual appearance of the space making it cold and harsh. The proposal seeks to clad these walls in timber cladding, this will help to soften the appearance and create a 'warmer', more inviting environment. The timber will contrast with the flint and the use of natural materials is more conducive to the creative environment that we are trying to achieve.

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The existing retaining flint wall is to be repaired and additional structure put in place to provide more strength; enabling the wall to be made safe and retain its heritage. As part of this strengthening, we propose to rebuild the wall from 30cm below the ground level of the garden to 61 Maltravers Street with three skins – flint work, concrete blocks and then another layer of flint. In rebuilding this, a new gate will be installed providing access to the roof from the main garden so that the roof lights can be cleaned. We are able to provide a structural report on this retaining wall if required.

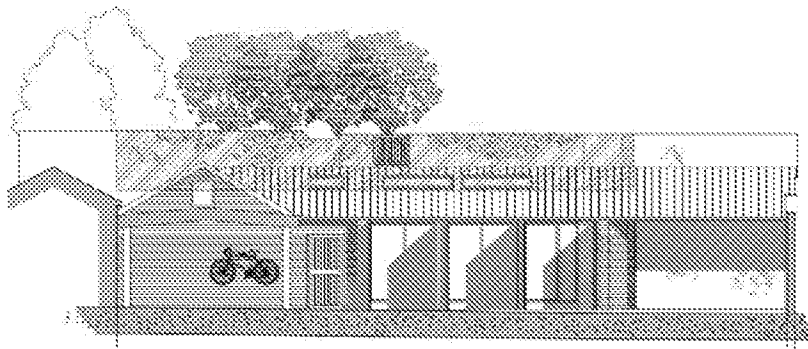


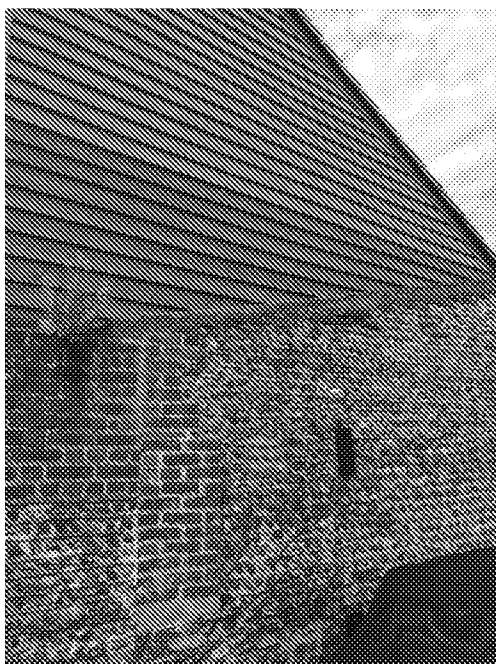
Figure 5: Blue hatch indicates area of existing flint wall to be repaired/replaced and strengthened as necessary

The proposal incorporates a single storey building abutting the retaining flint garden wall. It houses a home gym which sits within the footprint of the existing garage and a multi-purpose studio space. A central hallway provides covered access from the courtyard up steps to the rear garden of 61 Maltravers Street. A car port will provide covered parking for up to two family vehicles.

The studio space will be glazed on the south eastern elevation, allowing the space to be opened out into the external yard. Sitting in front of this glazing is a series of closable 'barn style doors'. These are a prominent design feature providing privacy to a space that is overlooked by many of the properties along Tarrant Street; they also echo of the yard's historic use.

The materials chosen aim to complement the surrounding area whilst creating a modern and inviting space. Materials are of high quality and include zinc, biodiverse green roof, brick, grey timber cladding and a feature flint wall to the rear of the studio space which imitates the existing retaining wall which it conceals.

The timber cladding and joinery has been carefully chosen with consideration to the surroundings, although a more contemporary style of vertical timber is proposed, it will have a weathered grey appearance which will compliment the historic flint and brick walls of the site and will not impose on the surrounding properties. Below are a several precedents showing the type of timber proposed and the way in which it will be used.



Old Eagle Brewery yard and re-developed wharf building in Arundel – Example of similar grey weathered timber cladding also used alongside the traditional flint and brickwork



Precedents for the vertical style of cladding

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Axonometric Sketches of Proposal

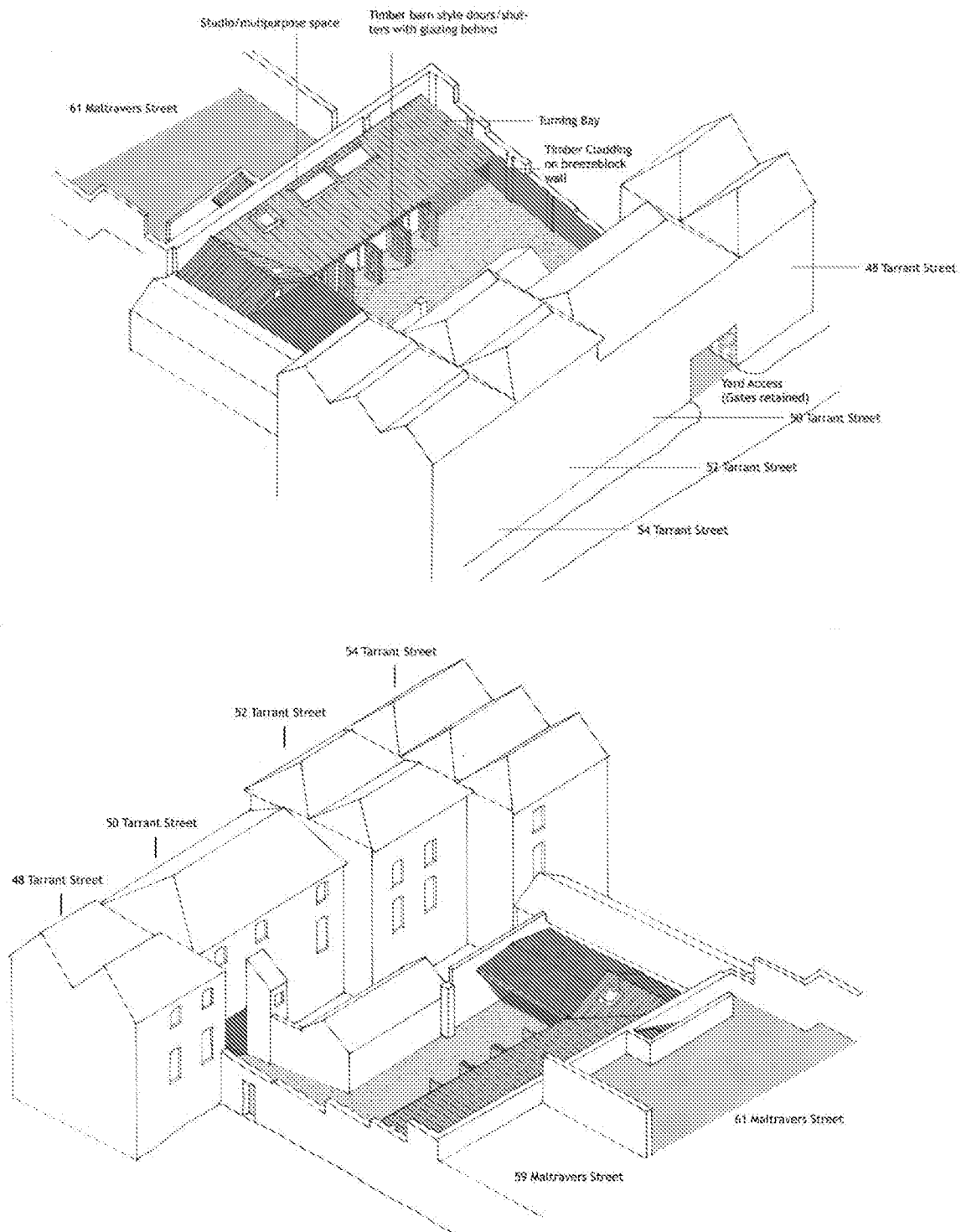


Figure 6: Proposals within the existing yard

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Use

The proposals will be used primarily as private residential space forming a home office and home gym. However, occasionally the studio space will be made available for use during public events like festivals etc.

Amount

The proposals will be approximately 266m².

Scale

The proposals are single storey and will not be higher than the existing garage structure in the yard. They do not overlook neighbouring properties.

Landscaping

The yard will be coarse gravel/sand; to be in keeping with the yard's original purpose as a stable yard. We plan to incorporate brick edging to retain the gravel and will also incorporate planting, both in movable containers and in the border adjoining 48 Tarrant Street. A new electric gate is to be installed at the entrance off Tarrant Street, the design is to be in keeping with the surroundings.

Sustainable Design

The proposals have been designed to achieve U-values that exceed the required compliance for new buildings. In addition, the building has been designed for sustainable future use providing disabled access internally throughout. The proposals promote a healthy lifestyle with the inclusion of the gym space and provision of cycle storage.

The car port will have a green roof; helping to both reduce surface water run-off and reducing the carbon footprint of the proposal, whilst also increasing the area of green space within the site.

In addition, our client is also looking to integrate a system to collect rainwater run-off, both from the new roof and from the adjacent roof (54 Tarrant Street), water currently discharges directly from this roof into the yard. Water collected will be used to water the plants in the yard.

ACCESS**Access to Site**

The site will be accessed from the main house via the existing steps from the back of the garden or via Tarrant Street which provides vehicle access. When opened to the public, access will also be via the Tarrant Street entrance.

Parking Plan

There is provision for two parking spaces within the proposed car port. As shown on the proposed drawings 17104-01 & 17104-02, there is also cycle storage provided within the car port. The drawing also shows the turning circle required to use the car port.

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SUPPORTING DOCUMENTS

Photographs



Figure 7: Rear façade of Tarrant Street Houses and access to Yard



Figure 8: Garage Structure and access to 61 Maltravers Street (right)

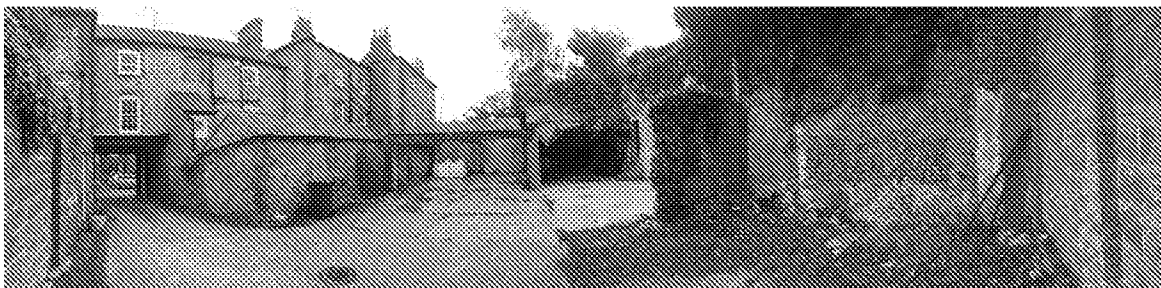


Figure 9: Panoramic view of site

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Figure 10: View looking down from garden of 61 Maltravers Street



Figure 11: Wall at back of site (boundary wall to garden of 61 Maltravers Street)

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