
Sussex Building Consultancy Limited



Design, Heritage and Access Statement for WHITE COTTAGE 32 KING STREET, ARUNDEL, BN18 9BW.

Rear single storey extension for new kitchen and living area, internal alterations, new and adjusted windows and doors, part replacement roof structure with 2 x conservation roof lights to the main building, re-covering of main roof and partial re-build of the detached garage with replacement pitched roof. This application affects the character & appearance of the Arundel Conservation Area & may affect the setting of listed buildings.

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1.0 Introduction

- 1.1 White Cottage is a 2 storey domestic dwelling set on the slope within King Street in the town of Arundel.
- 1.2 The existing building is set within the Arundel Conservation Area and is sited between two Grade II Listed Buildings – No. 30 King Street to the south and No. 36 King Street, to the north.
- 1.3 The program of renovation and improvement works has already been started (with permission) with the commencement of the removal of the old garden room and access corridor with further work now proposed to include a replacement rear single storey extension, associated internal changes to facilitate the layout the applicants seek for their family's needs. The windows are all to be replaced, moved and enlarged and in some cases new ones are proposed.
- 1.4 The work will also involve the renovation of the proportion of the roof above the southern portion of the main building which is suffering with water ingress decay and some woodworm and replacement plain clay roof tiles to the northern portion where there is currently a more modern concrete plain tile. The new internally vaulted structure will incorporate two small south facing conservation roof lights to improve natural light into those two bedrooms.
- 1.5 The detached garage is also suffering from lack of periodic maintenance and is covered with a corrugated cement asbestos roof overgrown with ivy. The boundary side of the walls are to remain untouched with the other 3 x walls to be rebuilt and a new roof placed above.

2.0 Site Description

- 2.1 The existing dwelling is a cottage style building set facing King Street on the eastern side towards the top of the hill. As stated before, the building is not listed, however, it is within the Arundel Conservation Area and sits between the Grade II Listed Buildings of No.'s 30 and 36 King Street.
- 2.2 The main dwelling is serviced by a detached garage to the south immediately adjacent to the boundary with No. 30 King Street.
- 2.3 The plot is rectangular in shape with an area of approximately 500 m2.
- 2.4 The main house has a mixture of painted brick and flintwork walling with some plain tile hanging to the front and rear upper elevations. Roof is covered with plain clay tiles. The dwelling is served by a mixture of PVC, metal and wooden framed, single and double glazed casement windows with leaded lights and wooden doors.
- 2.5 The detached double garage is constructed from a painted decorative block wall (more used to being seen in garden walls) with a corrugated asbestos cement board pitched roof.
- 2.6 The rear garden room and corridor (which is in the process of being removed) is/was of painted brick walls construction with a plain clay roof tiled pitched roof. Windows and doors were white PVC framed double glazed units.

3.0 Planning History.

- 3.1 The full history is shown below, however, the most recent is for the removal of the garden room and link corridor.

Pre – 1987 history.

Reference	Location	Proposal	Type	Status
AB/21/50	32 King Street Arundel	Garage	Planning	Perm Devel'ment
AB/39/67/B	White Cottage King Street Arundel	Proposed new link passage and extension of existing sun room	Building	Permitted
AB/5/51	34 King Street Arundel	Extension of living accommodation	Planning	Approved
AB/5/51/B	32/34 King Street Arundel	Extension and rebuilding	Building	Permitted

Post 1987 history.

[AB/43/20/PL](#) White Cottage 32 King Street Arundel BN18 9BW. Mrs J Moore 19-05-20 Demolition of rear extension. This application affects the character & appearance of the Arundel Conservation Area & may affect the setting of listed buildings. – Application Approve Conditionally



Picture – Garden room prior to removal.

4.0 Planning Policy

- 4.1 Designation applicable to this site - within the built boundary and the Arundel Conservation Area - the policy within these Areas, as defined on the Proposals Map, states that planning permission will be granted subject to:
- (i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
 - (ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;
 - (iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.
- 4.4 **Policy GEN22** deals with 'Buildings or Structures of Character' and states that 'Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted'.

5.0 Design Proposal.

- 5.1 The proposal is to improve and extend the existing domestic property to suit the needs of the new owners. The development falls into different subject areas:-

Rear Extension

The removal of the existing garden room and access corridor facilitates the new rear extension to improve on the facilities of the dwelling. The main body of the extension will have a pitched roof with matching clay tiles, hipped on all four sides with matching clay bonnet tiles. The narrower kitchen area portion of the extension has a lower 'false pitch' detail with a perimeter pitched roof again with clay tiles with a flat roof detail hidden behind. This not only reduces visual impact on the existing building and those surrounding but also allows for siting of the first floor window serving the main bedroom as can be seen on Cross Section 'BB'.

Detached Garage

The existing garage footprint will remain as it exists along with the painted block wall on the boundary side. The remainder of the walls and the corrugated sheet cement/asbestos roof covering will be removed to allow for the walls to be rebuilt in matching face brickwork with a complementary pitched roof above with plain clay roof tiles.



Picture – Garage with roof overgrown with Ivy.

Main Building Roof

This (southern) portion of the roof has suffered from movement and deterioration due to some woodworm and water ingress over the years and needs replacing. The clients wish is to slightly amend the pitch of the roof to ensure that the new ridge height matches the rest of the building.

The existing roof tiles will be carefully removed and set aside and wherever possible re-used with the re-roofing works.

Internally, this roof will be vaulted and to allow for additional natural light for the rooms they serve, two small conservation roof lights are proposed at high level.



Picture – Roof structure showing signs of water ingress and deterioration.

Windows

The overall look of the existing windows are to be retained with the new, altered and replacement ones with a single horizontal glazing bar from the 'Residence 9' range of windows from the 'Residence Collection'. These are a high quality PVC frame with proportions sympathetic to the style of the property with double glazing.



Picture – 'Residence 9' style window example.

Tile Hanging Removal

To the front and rear upper elevations, the wall is clad with dark brown plain tile hanging. In keeping with the name of the cottage, the owners would like to remove this and apply minimum of a two coat lime render system, a 9 - 16 mm (2 part lime, 5 parts coarse sand) for the first coat and a 6 - 10 mm (1 part lime 3 parts sand) for the finishing coat.

It is anticipated to have an experienced contractor undertake the work taken from the list held by The Society for the Protection of Ancient Buildings. No attempt will be made provide a completely smooth finish, as with the rear elevation the render will follow the undulations of the existing wall.

6.0 Use

- 6.1 Residential use for the current owners and their family.

7.0 Amount

- 7.1 The area of the garden room to be removed covers 39 m², the new extension has an overall area of 71 m², and this represents a net increase of 32 m².
- 7.2 The garage will remain exactly the same size and in the same position as exists.

8.0 Site Layout

- 8.1 The new additions to the property are site entirely to the rear of the existing building and will not be visible from the streetscene.

9.0 Scale

- 9.1 The scale of the proposed extension is considered appropriate to the surroundings, with the existing house being 2 storeys, the extension is considered to be subservient in design and retains the original house as the dominant feature of the building.
- 9.2 The garage walls and eaves level will be retained at the same height as exists, to allow for the use of the reclaimed plain clay roof tiles.

10.0 Landscaping

- 10.1 The plot is arranged across a slope and in order to keep the extension as low and as unobtrusive as possible, both to the existing house as well as those neighbouring, there will be a degree of spoil removal to allow for the proposed building floor levels. Where needed the foundations will be designed as retaining walls by the structural engineer and this will be assessed as part of the Building Regulation application.
- 10.2 A small courtyard area is created by the development which will be paved with the reclaimed York flagstones currently in place. This detail will be continued around the rear of the extension for a walkway leading to steps rising to the existing garden level. The garden will be restrained by the use of a small retaining wall at the border as shown on the plans.
- 10.3 The remainder of the mature garden area will be left as it is.

11.0 Trees

- 11.1 There are no trees within influence of the proposed extension.
- 11.2 There is a 2.5 metre high Beech hedge at the northern boundary with No. 36 King Street – this is to be partially removed to facilitate the siting of the extension.
- 11.3 The 2.5 metre high Beech hedge to the southern boundary will be retained.

12.0 Appearance

- 12.1 The appearance of the proposed extensions and alterations are considered to be sympathetic to the existing building and the special nature of the Arundel Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

- 12.2 The design incorporates a much lower floor level than the extension it replaces to allow the structure to sit comfortably against the original building.

13.0 Materials

- 13.1 Care has been taken to minimise the impact on the surrounding Listed Buildings with the choice of materials to be as follows:-

Walls – second-hand and reclaimed face brickwork cavity construction.

Roofs – Use reclaimed second-hand clay tiles to the new pitched roofs, charcoal grey GRP covering to hidden flat roof portion.

Doors – New rear wooden ‘stable’ personnel door, front door retained.
Powder coated aluminium sliding doors to the new extension.

Windows – ‘Residence 9’ PVC framed double glazed windows with a central horizontal glazing bar.

- 13.2 Much of the bricks and roof tiles to be proposed to be used will/have been reclaimed from the garden room extension to be removed – examples can be supplied on request.
- 13.3 Where it is proposed to replace the portion of roof on the main building, again the existing plain clay roof tiles will be carefully removed and set aside for re-use with the new structure. Two small conservation style roof lights will be installed within the internally vaulted roof to improve natural daylight for the two bedrooms.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
- 14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document ‘M’ to the Building Regulations.
- 14.3 The existing front and rear access points are to be retained.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document ‘L’ of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The area of the site falls in flood Zone 1 according to the Environment Agency webs site matrix, and as such is located outside the area of extreme flood, however, proposed works are for a new balcony on the second floor flat only so there will be no further assessment required.
- 16.2 Floor levels for the new extension will be 175 mm above the level of the existing floors.

17.0 Drainage

- 17.1 Foul water drainage – to discharge into the existing private foul water drainage system as shown.
- 17.2 Surface water drainage – to discharge into new soakaways sited within the rear garden at least 4.5 metres from any building and controlled by the Building Regulations.

18.0 Conclusion

- 18.1 It is felt that the sympathetic extension and alteration of the existing building will mean that the impact on the visual character of the rural area would be minimal.
- 18.2 In addition to this, the works will ensure that the building is retained in a structurally sound manner and will continue to positively enhance the visual amenities of the area and that the proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.
- 18.3 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.