

Additional Clarification of Design Proposal for 32 King Street, Arundel

Permission was granted on 14th July 2020 for the demolition of the single story extension that formed a large part of the eastern part of 32 King Street (AB/43/20/PL). This extension had been poorly specified and constructed, it comprised a previous outbuilding that had been 'modernised' with a flat roof addition and UPVC window it was attached to the rest of the house by a flat roof link corridor built primarily of standard fletton LBC machine made bricks with a felt covered roof. There was no connection to central heating and this section of the house suffered from damp resulting in high levels of mildew which the owners were concerned may be a health risk.

The new proposed extension, as can be seen from the plans, extends from the property in a similar way to the previous floor plan. However as the previous extension consisted of an outbuilding attached by a corridor it was not designed as a whole but a series of changes that resulted in an impractical layout and poor use of space.

Permission is being sought to build an extension close to the boundary line along its length whilst shortening the length by 3 meters (measurement taken from previous extensions farthest point) so that a more typical layout can be achieved. The position of the extension has also been considered with respect to avoiding building out from the older early Victorian section of the house. These changes will allow for an improved living environment whilst benefiting the appearance and the function of the house as a whole.

In accordance with Arun's local plan D DM1, D DM4 and Arundel NPR section 5.1, 5.2 care has been taken to propose a design that is sympathetic and an improvement on what was there before.

The neighbours right to light was a top priority when considering the design of the extension. The highest proposed roof line will be 0.5 meters lower height than previously existed. Although it will incur a greater cost to the owners, excavating and levelling the site will insure that the single story extension will sit lower than the current ground levels allow.

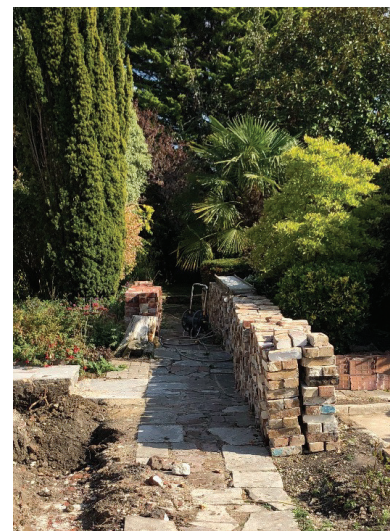


It should be noted, with regards to D DM1 emphasis on adaptability in mind and in accordance with 2018 National Planning Policy Framework paragraph 61, the proposed extension replacement has been designed to enable the house to accommodate visits from the owners elderly parents who require the ease of downstairs living. By granting this extension it would allow the 'snug' to be used as a downstairs bedroom with a near by shower room when needed. The clients feel this feature is essential to the house functioning for their needs.

Conservation grade roof lights have been proposed for the extension at the rear of the property and for the southern aspect of the roof on the two story section of the house. It has been noted that although roof lights are primary positioned at the back of properties within the conservation area of Arundel there are few examples where they have been positioned to be visible from the road.



Although No. 32 is not a listed building the character of the environment as a Conservation Area is of high importance to the owners. They have carefully demolished the previous extension by hand so as to clean and reclaim every Victorian brick and clay tile possible from the older outbuilding. Their aim was to both reduce waste for environmental reasons and to reclaim the materials for reuse in the planned extension.



In accordance with Arun's design objectives for conservation areas the owners also are seeking to replace the modern Marley machine made concrete hanging tiles. These cover the front and rear sections of the house. We propose a rendered and white painted finish in keeping with the cottage's name 'White Cottage'. This will improve the visual appearance of the house and improve how it sits within its context of listed buildings. Furthermore utilising features such as conservation grade residence 9 windows (which achieve an overall U-value 1.2 W/M²K and is certified as Window Energy Rating (WER) and are A rated) to replace the previous white UPVC windows (although the owner would not object to an insistence on wooden windows) and interesting design aspects such as the courtyard would provide, we feel, a large improvement visually and add to the character of the site and allow the owners to enjoy their property to its fullest.

As can be seen from the planning application the owners have made an amendment to reduced the length/size of the proposed extension. Currently there is beach hedge that extends 33.22 meters along the side of the North boundary. As the extension has now been reduced the need to remove a portion of the hedge (the trunks of the hedge do not straddle the boundary line and are wholly located on the side of No. 32 as denoted by the title deeds) will be reduced by 6.7 metres. The extension has been designed so as to not sit directly on the boundary line and has allowed for enough space for planting suitable to cover the new brick wall if this is the neighbours preference in accordance with PPG15.

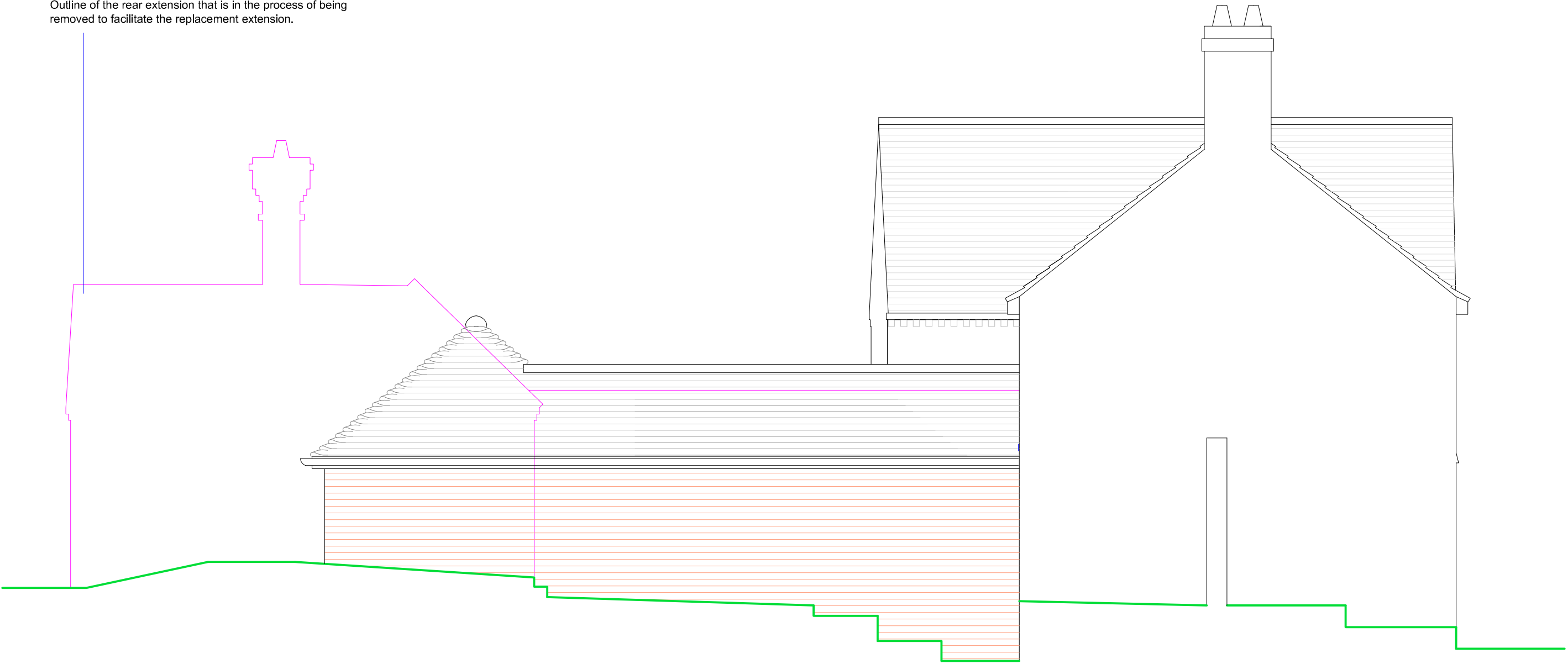
Wildlife has also been considered and it is the intention of the owners to carry out works to avoid nesting seasons. They also intend to plant, elsewhere in the garden, bird friendly plants such as Cotoneaster and Hawthorne to encourage wildlife and to mitigate the relatively small loss of hedge. (As hedges extend down both sides of the garden there will be remaining approximately 53 meters of hedge so only approximately 1/10th of the hedge will be removed.) On this basis they do not see the reduction as a loss of amenity. Removal of significant plants is not without precedent in the immediate area. For example application AB/132/09/TC granted permission for the cutting down of a 15 foot Bay tree and 15 ft Pittosporum at No.36 described as the '2 largest trees/shrubs in the garden'

Likewise, replacements/modernisations of extensions and new extensions to homes are not without precedent in Arundel. Since 1987 several extensions that are built to the boundary line have been permitted in the immediate area and at least one with mature planting along one boundary. See (AB/8/16/HH)

To prevent any potential harm to neighbouring buildings a full structural analysis of the ground and the works to be done will be carried out to satisfy all necessary requirements. This will be completed by a fully qualified structural engineer who specialises in retaining walls.

Houses have been extended and adapted throughout the history of Arundel, indeed in the 1950s 32 King Street was extended to 34 King Street along the south length of its neighbour, No. 36, at a distance of 1.2 meters. Modern methods of excavation and retainment should certainly be sufficient to protect from any potential danger to property both of my clients or the neighbouring property for the relatively small amount of boundary they wish to build along.

Outline of the rear extension that is in the process of being removed to facilitate the replacement extension.



NORTHERN ELEVATION



SUSSEX BUILDING CONSULTANCY LIMITED

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SCALE - 1/50 REV - DATE - 24/11/2020

