
DESIGN & ACCESS STATEMENT

Owls Hoot
75 Maltravers St
Arundel
BN18 9BQ

Ground Floor Extensions to the East and West

January 2022

PREPARED BY



FOR
ARUN DISTRICT COUNCIL

ON BEHALF OF
Mr & Mrs Cooper

1 Summary

- 1.1 This Design and Access Statement accompanies the planning application for ground floor extensions at the site known as Owls Hoot, 75 Maltravers St, Arundel, BN18 9BQ. The site is identified on the submitted 1:1250, 000_location plan.
- 1.2 This proposal aims to make efficient and effective use of existing residential land, within an established residential area, in a manner, which is compatible with the character and appearance of the local area.
- 1.3 It is considered that the proposed works will make a positive contribution to the character of the area, without causing any harm to the local amenities whilst at the same time giving a growing family the chance to stay living at the same location.
- 1.4 Significant consideration has been given to the design and layout of the proposal with regards to the amenity of neighbouring properties and the amenity of the surrounding area.
- 1.5 Planning permission (AB/77/16/HH) was granted in 2016 for extension to the east and west of the property. The planning lapsed and was re submitted with a revised design in November 2019 (AB/129/19/HH) and approved.

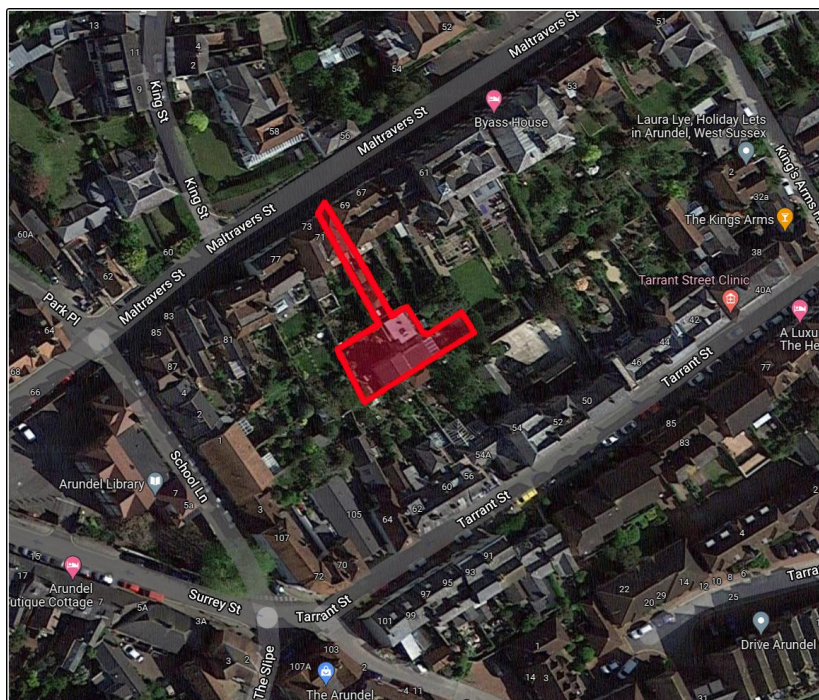


Figure 1: Existing Site

2. The Site

- 2.1 The site lies in the established residential area of Arundel as identified on the proposals map of the District Local Plan. Within such areas there is a general presumption in favour of developments with the latest advice by governments to maximise the use of such land.
- 2.2 No.75 is located between Maltravers Street and Tarrant Street and is accessed by a passageway between No.s 69 and 71 Maltravers Street on the South side of the road. Maltravers Street is a road in the Arundel conservation area that runs from East to West.
- 2.3 Owl's Hoot, 75 Maltravers Street is a 2 storey, detached house, situated in the Conservation Area in Arundel. The house originates from the early 19th Century and its construction comprises a mixture of coursed flint walls with red brick quoins and arches to the original part of the building and facing red brick and fibre cement weather boarded walls to the later additions. The main walls sit beneath pitched roofs covered in fibre cement slate, and there is a conservatory to the East. There are a mixture of PVCu double glazed, and single glazed metal crittall leaded light casements.



Figure 2: Front Elevation (north)



Figure 3: Existing

3.1 Proposal

- 3.1.1 The current proposal is sought create a new extension to the east and west elevation with the west elevation also extending slightly to the north.
- 3.1.2 The main purpose of the project is to improve on what is currently a very small restricted dwelling and create something that is not only more functional and practical to the client, but will also mean that they will be able to stay for the long term and raise a family here.
- 3.1.4 The design will propose work with the existing footprint and building profile as best as possible so as to minimise any change in the setting
- 3.1.5 The existing internal floor area proposed is 78.8 m² with the proposal increasing this by 21.8% to 96 m²
- 3.1.6 Parking will not be altered as a result of this planning application.
- 3.1.7 No trees will be removed as a result of this planning application.



Elevation 2
Datum 48.00m

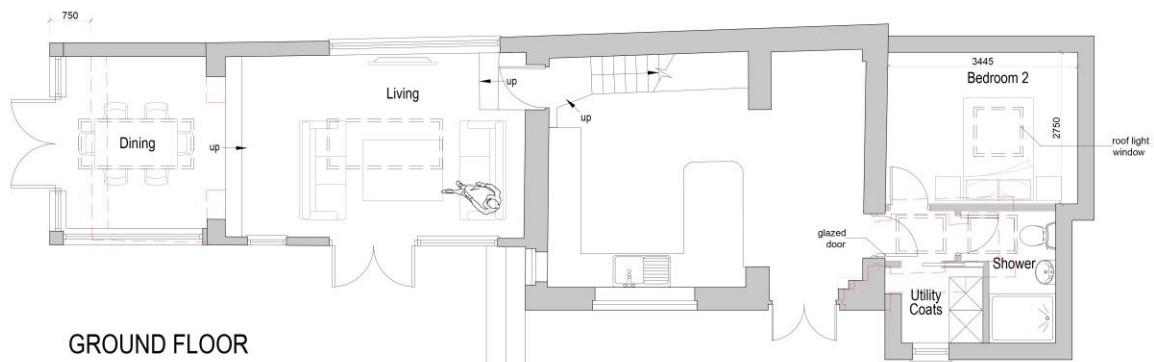


Figure 5: Proposed floor plans

4 Materials

- 4.1 The extension will be of a brick construction with timber cladding
- 4.2 Any new windows will be white UPVC double glazed to match existing.
- 4.3 Grey slate roof to match existing.

5 Supplementary Planning Document appraisal

5.1 Efficient use of energy in the design

- 5.1.1 The development would make use of materials with a high specific heat capacity and would utilise high levels of insulation to the roof, walls and floors in order to reduce heat loss from the building. Any white goods to be provided upon completion of the development would be 'A' rated.

5.1.2 Maximum use of natural ventilation would be utilised where possible where it is acknowledged that this is a more sustainable option than air conditioning systems.

5.1.3 High levels of natural daylighting would also be achieved where possible. Rooms would have access to light through windows.

5.2 Waste

5.2.1 Provision is made for waste and recycling bins appropriate to the form of development proposed. Provision is also made within the garden for composting food waste and it is hoped that use would be made of such things as Green Cones, which are a contained and discreet method of composting.

5.2.2 The anticipated waste streams through the life cycle of the construction process include:

- timber
- brick
- paper (packaging)
- paint
- metal
- plastic
- glass

5.2.3 Some of those waste materials are recyclable and some will need to be disposed of. It is proposed that there will be separate skips for those waste materials that can be recycled and those that require disposal.

5.2.4 It is not anticipated that any hazardous wastes, such as asbestos, chemicals, oils or contaminated soils would be encountered in any significant quantities through the course of the project. If any such materials were found they would be removed and disposed of by licensed operators.

5.3 Management

5.3.1 During construction appropriate measures would be put in place to ensure the health and safety of construction workers and to minimise disruption to neighboring properties.

5.3.2 Appropriate working hours could be achieved by a condition of consent and it is proposed here that those hours be restricted to 8.00am – 6.00pm Mondays to Fridays, 8.00am – 1.00pm on Saturdays and no work on Sundays or public holidays unless the prior consent of the local authority has been gained.

5.3.3 Appropriate measures would be taken to minimise noise, dust and detritus emanating from the site during construction and to ensure that the public highways are kept clear. These would include dampening down as necessary and keeping site and radio noise to a minimum.

6 Heritage Statement

6.1 The dwelling on site is not listed nor is it near any scheduled monuments. Although sited within a conservation area the proposed works would not impact on the setting or surrounding views.

7 Noise Impact Assessment

7.1 Noise levels will not be altered from the existing as a result of the proposal.

8 Conclusion

8.1 The proposal would be in keeping with the character and appearance of the surrounding area and would not affect the amenities currently enjoyed by surrounding land users by virtue of overlooking or loss of light. The work would be built to high environmental standards and. It is considered that the proposal complies with the development plan for the area and is thus commended to the Council.