



Erection of New Shower Room
at

77 Maltravers Street

Arundel
West Sussex • BN18 9BQ

Design & Access Statement

August 2017

Introduction

The proposal is for a small extension to the west of No. 77 a Grade II Listed Building to form an en-suite shower room to the master bedroom. The extension which would measure 5 x 1.1 metres would span the existing side passageway and would be set back from the street by 3.1 metres.

Description of the site

No. 77 is located on the South side of Maltravers Street. The building is a semi-detached two storey dwelling with a pebble dashed rendered elevation; three ranges of double hung sash windows and a front door case with pilasters, fluted capitals and dentilled pediment and 6- panelled door.

The roof is slate with red brick chimneys. The rear elevation has been largely reconstructed and the most recent alterations were carried out by the present owners in 2008 when an existing UPVC conservatory of the 1970's was demolished in order to provide a single dining /living extension. Before this, there was evidence that extensive alterations had been carried out to the rear of the property in the 1940's and 1950's.

Proposed Layout

Currently the three bedrooms share a single bathroom and therefore the addition of a much needed en-suite facility would greatly improve the layout of the first floor. The space would be the minimal required to comfortably achieve a shower; WC and wash basin.

Scale and Appearance

The extension would be set back from the line of the street and therefore in shadow. The intention is that it would resemble the numerous similar infill examples which can be seen across the townscape. Some of which have been identified on the accompanying photo sheet.

The extension would be constructed between the external walls of No. 77 and No. 75. It would span the existing passageway and be supported upon minimal light weight steel structural frame. This approach would therefore create minimal intervention in terms of the fabric of the original building. It would be accessed via an opening in the external wall of the master bedroom but otherwise present itself as a free-standing structure allowing continued use of the side passageway connecting the street with the garden below. The front elevation to the street would appear virtually unchanged other than a change of colour and finish to the existing white painted door which the Senior Historic Buildings Advisor requested should be changed to an eggshell finish in either broken white or a darker tone.

The rear elevation as seen from the garden would appear as a painted timber boarded gate with timber boarding above. The roof would be clad in lead to match the leadwork roofing to the rear single storey extension. The small window would be purpose made to match the joinery of the main house.

Amenity

Further to a pre-application enquiry ref: PAA/118/17 the case officer commented:

“The proposed two storey infill side extension will be situated towards the rear of the dwelling and as such will be set back from the primary elevation of the dwelling house. As such, it is unlikely to have an unacceptably adverse impact upon the spatial pattern or character of the street scene or the host dwelling. Therefore, the proposal is deemed to accord with policy GEN7(ii) and DEV19(v) of the Arun District Local Plan.

The proposed extension is considered to appear subservient and well-integrated with the host dwelling by virtue of its design and will not adversely impact upon the character of the host dwelling in accordance with policy DEV19(i) and (ii) of the Arun District Local Plan.

Policy DEV19(iv) is noted in this case but it is considered that the proposal by virtue of its location and design set back from the primary elevation will not create a terracing effect which would have an unacceptable impact upon the spatial pattern and character of the street scene.

The proposed extension by virtue of its design and location is not considered to give rise to any unacceptably adverse harm to the residential amenity of neighbouring properties. The proposal will be situated between the two properties and will not extend to the rear of 73 Maltravers Street. Therefore, the proposed development will not give rise to any unacceptably adverse overbearing, overshadowing or overlooking impacts. As such, the proposal is deemed to accord with policy GEN7(iv) and DEV19(iii) of the Arun District Local Plan.”

Landscaping and Ecology

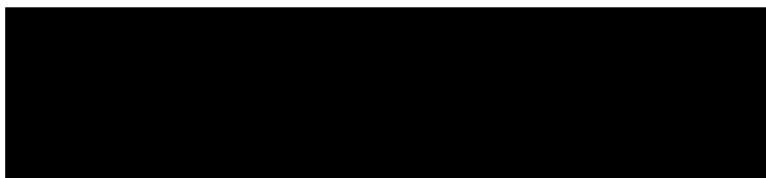
The proposals do not in any way affect any trees or protected species.

Conclusion

The extension has therefore been developed to be sympathetic in design, scale and form to the setting of the existing dwelling and without detracting from the original character of the Listed Building.

In terms of sustainability this proposal will enhance the enjoyment of the heritage asset by its occupants and ensure its continued use as a family dwelling.

All building work will be carried out to the high standard of the previous consent and by skilled and qualified local crafts people.



Victoria Holland RIBA
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