

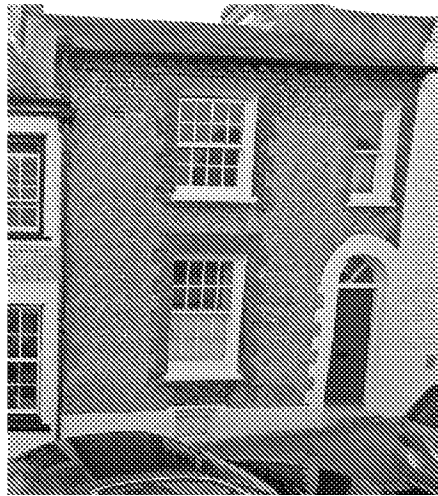
## **DESIGN & ACCESS STATEMENT**

### **Proposed Remodel and New Roof Design to Single Storey Rear Addition**

**23 King Street  
Arundel  
West Sussex  
BN18 9BJ**

#### **Site Background**

This property is a mid-terrace house in the conservation area of Arundel. It dates from the mid 19<sup>th</sup> Century, with the main house built of flint and brick quoins with a pitch roof of natural slate and the rear addition of brick and timber construction, also with slate pitched roofs.



#### **Use**

Residential.

#### **Amount**

The total area of the building will not change.

#### **Layout**

The internal layout of the building is to have slight changes. On the ground floor there is to be a new internal door in the hall way to create a Lobby area. The wall between the Sitting Room and Dining Room is to be removed to create one large reception area. On the first floor the separate Bathroom and WC is to be combined and part of the landing is to be utilised within the Master Bedroom. The small front bedroom is to become an En-suite to the Master Bedroom.

#### **Scale**

The overall scale of the building will not increase. The ridge height of the proposed roof will stay the same, the eaves height at the rear of the WC will stay the same but the eaves height at the rear of one side of the Utility will increase by approximately 550mm.

### Landscaping

There is to be no changes to the landscaping.

### Appearance

The rear Dining Room window is to be replaced with painted white wooden French doors with double glazed units. The existing Kitchen door is to be replaced with painted white wooden window with double glazed unit. The roof over the Utility and WC is to be redesigned to be one complete roof rather than two, the existing slates will be reused and any new slates will be reclaimed to match.

There is an area of wall that will need to be raised due to the roof, this will provided much needed height within the room. Two of the walls are brick and reclaimed bricks will be used to match and one wall has been clad in slate, therefore reclaimed slate be used here.



### Access Component

The only changes to access to the building will be at the rear of the property. The Kitchen door is to be blocked up and the Dining Room window is to be replaced with French doors. There is to be a rearrangement of internal access from the Kitchen to the Utility due to safety reasons.