

Design & Access Statement including Heritage Statement

**Extension and Alterations existing dwelling (separated under previous approval).
Amendment to AB/53/07 and AB/94/07/L**

24a QUEEN STREET, ARUNDEL

Assessment of physical context

The site is situated immediately to the south of the River Arun at the northern end of Queen Street adjacent to the vehicular bridge spanning the river.

The site is set within the well-established residential settlement policy area and is attached to an existing two storey end of terrace cottage towards. The original cottage is the west facing element which is a continuation of a terrace of three 1 bedroom cottages. The dwelling subject to this application was originally an extension of undeterminable 20th century construction to the rear of the 1 bedroom cottage.

A small single storey outbuilding is situated to the south of the rear extension behind the adjoining terraced properties and has subsequently been attached to 24 Queen Street under a different previous approval.

A detached garage and sail loft have recently been approved and constructed within the curtilage towards the east of the dwelling.

The boundaries are made up of close-boarded timber fencing over low brick walls to the east and rear southern side whilst the entire north facing boundary adjacent to the River Arun is of low brick wall construction with a rolled cement capping. The west boundary is formed by a timber fence and planting to a small public seating area adjacent to the bridge and river.

Mature planting and trees provide screening and privacy to the west boundary.

Vehicular access to the site is to the rear off of the public car park serving the swimming pool and town centre.

Pedestrian access is to the front of the site running diagonally across the front garden and exiting onto Queen Street.

The existing amenity comprises a gravelled rear parking area and a front garden laid mainly to lawn.

There is a small timber garden building in the front garden adjacent to the public seating area.

Social/economic context and planning context

The dwelling is formed from traditional rendered masonry construction under a concrete tiled roof and flat roof areas.

The detached outbuilding is of brickwork construction under a plain clay tiled roof.

The windows are an eclectic mix of timber, aluminium and upvc.

In developing the design of the proposed alterations we have taken into consideration comments made by the previous Arun District Council historic buildings advisor.

Involvement of local interests

No local groups or statutory body were consulted on a format basis prior to this submission.

Evaluation

The dwelling is attached to an existing dwelling of historic interest which is a small 1 bedroom cottage, which has been extended with little regard to the context of the group of small terraced dwellings.

The dwelling dates from a period when little control was available and has been extended and altered in a haphazard fashion over a period of many years.

The single storey element would appear to have been constructed after the terrace and may have served the adjoining property before being becoming attached to 24 Queen Street

Design principles

It is proposed to retain the existing footprint of the dwelling and remodel the exterior elevations in a style similar to many river facing developments within Arundel.

The current concrete tiled roof and flat roof section projecting towards the river are entirely inappropriate to this sensitive site.

The existing roof is proposed to be removed and a new pitched roof running north south with second floor accommodation formed within the roof void.

New windows will be formed at second floor level together with an east facing dormer within the roof pitch.

All existing window openings will be retained except for the reduction of the first floor east facing window which will be reduced to allow for internal alterations.

The elevations will all be rendered to first floor level and clad externally in stained feather edge weather boarding to match the garage as recently constructed to give a more cohesive elevation when viewed from the north side of the river.

The building was proposed to be detached from 24a Queen Street under a previous approval but it is now proposed that the attachment is retained and the linking element of the roof formed in a traditional lead valley gutter arrangement to retain the clear identity between the existing and new roof profiles, without resorting to the full detachment of the dwellings as previously approved.

Amount of development

The proposal is to extend the habitable accommodation of this modest riverside cottage without extending the footprint and losing valuable amenity space.

The principle of the separate dwelling is already approved.

A small increase in overall floor area is gained at first floor and the second floor is entirely new creating the studio within the roof void.

Layout

The orientation of the proposal remains as existing and does not alter the original footprint.

The relationship between the proposed dwelling and neighbouring properties would not be greatly altered above that of the existing situation.

No additional openings or windows have been designed into the side elevations above ground floor level. This therefore does not impact the neighbours with any overlooking or privacy issues.

The internal layout of the dwelling is similar to the existing with minor alterations to provide two bedrooms at first floor and a further studio space at second floor level within the roofspace.

Scale

The style of the proposed link extension has been designed to compliment the garage structure and reflect the scale of riverside development within Arundel.

Landscaping

The existing boundary treatments shall be retained.

The rear garden area will serve the dwelling and be retained as amenity.

Appearance

The development will retain the characteristic mix of the building materials and match those of existing buildings facing the river within the centre of Arundel.

Access

The site has easy access to the A27 running along the south coast.

There are local bus routes and a train station all within walking distance of the property.

The property will also benefit from all of the current facilities required to help registered disabled people access and enter the house with firm and even access across the site and level thresholds at the major points of entry in to the property.