Design & Access Statement including Heritage Statement

Proposed Garden Building to replace existing garden shed erected without the benefit of approval.

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 which has been constructed in recent years without the benefit of an approval.

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.

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The garden building sits within the front garden and as such is detached from the listed building within the cartilage (24) but does sit immediately in front of the small terrace of listed buildings of which 24a is the northern most of the three.
The garden building is visible from the north side of the river Arun but is fairly well screened and hidden from view directly from Queen Street.

Involvement of local interests

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

Evaluation

The existing garden building is of no particular architectural merit and is a standard off the shelf timber framed and clad garden shed under a shallow pitched felted roof.
This building is of no architectural merit.

Design principles

It is proposed to replace the existing garden building with a detached garden building of sympathetic proportions in a contemporary style to reflect the quality of architecture in the area without detracting from the character and nature of the local.

The garden building has been designed using high quality materials and will be clad externally using western red cedar under a lead coloured membrane roof. Openings will be formed with high quality powder coated aluminium sliding folding doors.

The building will form a garden pavilion rather that a simple painted timber shed and will provide storage for garden furniture and equipment.

Amount of development

The proposal is to provide a 5m x 3.5m rectangular garden room providing approximately 16m2 of internal floor space.

Layout

The orientation of the proposal remains as the existing garden building with views back into the front garden facing 24a and out across the river in a northerly direction.
The relationship between the proposed dwelling and neighbouring properties would not be greatly altered above that of the existing situation.

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Scale

The scale and shape of the garden building has been designed to sit tight under the canopy of the existing shrubs and bushes serving the public seating area.

Landscaping

The garden area serving the dwelling will be retained as amenity and the proposed garden building will be located within the current planting.

Appearance

The development will retain a characteristic mix of the building materials reflecting the high quality of the area.

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.

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