

DESIGN AND ACCESS STATEMENT

The Coach House, 1 Town Yard, Maltravers Street, Arundel, BN18 9AP

Introduction:

The Coach House is a detached house (a former coach house) to the rear (South) of the terraced houses in Maltravers Street, in the Arundel Conservation Area.

The house is constructed of facing brick walls that sit beneath a pitched, gabled roof with dormers, and the openings are fitted with timber casement windows and doors.

Location:

The Coach House is located in the 'Town Yard' to the rear of the terraced houses and Town Council Building in Maltravers Street, Arundel.

Design

Use:

Residential dwelling.

Amount:

The floor area of the proposed building equates to 169.6m² and is laid out over 2 floors.

Layout:

The existing layout provides residential accommodation laid out over 2 floors. The proposed layout increases the floor area through the incorporation of the floor area available in the existing integral garage, to formally convert and use as a kitchen/dining space.

Scale:

The scale of the proposed building will be increased in height to the northern third of the building, and will enable the provision of an additional bedroom on the first floor.

Landscaping:

The external landscaping will remain largely unaltered, apart from minor alterations to the paved area to the South, to accommodate the post supporting part of the proposed balcony.

Appearance:

The proposal increases the height of the roof over the existing garage, to raise and match the existing roof height, essentially continuing the current ridge line to relocate the existing gable further to the North. This will provide enhanced space internally to create an additional bedroom.

The mono pitched roof over the existing kitchen is proposed to be removed and replaced with a flat roof. The flat roof will extend over the patio area to form a balcony terrace with appropriate privacy screening to prevent overlooking.

Conclusion

The principal proposal seeks to provide enhanced additional first floor space internally, whilst maintaining the predominant traditional aesthetic and character of the existing building.

The proposed balcony seeks to provide an enlarged outdoor sitting area of enhanced quality to better suit a detached home such as this. The current walled patio is small, receives little sunlight, and is the only outdoor space associated with the property.

Whilst the proposition of a balcony may be viewed as unconventional in such a location, its design has been considered within the context of the property's surroundings, and its potential impact on the amenity of the neighbouring properties.

Resultantly, appropriate privacy screening has been incorporated to the West Elevation to prevent overlooking to the West generally, proposing timber rather than obscured glass to maintain a traditional aesthetic.

The balcony is set a sufficient distance away from the immediate neighbouring properties to the South and the East, (18m to the South, 26m to the East) and therefore the impact on the amenity of these properties will be limited to an acceptable level given the town centre location.

Access

The access to the house remains largely unaltered, other than a slightly enlarged opening to the South at ground floor level from the Sitting Room.