



Project ref: 151/4.00

No. 29 King Street, Arundel BN18 9BJ

Design and Access Statement: 06 Aug' 2008

1.0 THE APPLICATION SITE / CONTEXT:

- 1.1 King Street is a residential road on a steep incline running north from Maltravers Street to London Road, and is approximately 200 metres from Arundel cathedral.
- 1.2 No. 29 King Street is late 18th century, with more modern additions to the rear of the property, in addition to recent internal alterations.
- 1.3 No. 29 King Street is within a grouping of Grade II listed properties consisting of nos. 13-43 odds King Street, and lies within the designated Arundel conservation area. The description of the listing states that the buildings are of special interest.
- 1.4 The street elevation of the listed cottages forms a continuous row of well-preserved flint-faced properties whilst the rear of the listed grouping is notable for its mix of extensions and window types of differing architectural styles including; loft conversions, roof terraces, single-storey rear extensions, two-storey rear extensions and conservatories.
- 1.6 There is a detailed planning history relating to the use and form of the King Street properties, including granted planning permissions for the following;
 - no. 25 loft conversion and two conservation roof-lights (96/01/L)
 - no. 27 rear infill conservatory (AB/16/94/L – AB/15/94)
 - no. 27 two storey extension (AB/35/88)
 - no. 35 rear extension with window in rear gable (AB/48/94L)

In addition to the above, nos. 39 and 41 have loft conversions, (see photo-sheet 151_PS_001).
- 1.7 There are several lapsed planning permissions relating to no. 29 King Street:
 - AB/54/02: Insertion of 2no. small dormers into rear roof
 - AB/142/01 L: Loft conversion and insertion of 2no. roof-lights into rear roof
 - AB/141/01: New conservatory, internal refurbishment, roof-lights and loft conversion.
- 1.8 In assessing the existing property, the applicants wish to make the circulation to the basement, ground and first floors more efficient in terms of space, in addition to improving storage to the living areas. The proposed extension will rationalise the existing rooms at the rear of the property to create a combined kitchen/dining area and an improved connection to garden.

2.0 PROPOSALS

2.1 The current application proposals comprise the following:

Internal Alterations:

- Reconfiguration of ground floor living areas to provide an enclosed porch, and store.
- New timber staircase from ground floor to basement and ground floor to first floor.
- Reconfiguration of ground floor bathroom and w.c. to create a utility room and shower room.
- Reconfiguration of first floor shower, including new access from rear bedroom.
- Conversion of loft and provision of timber staircase from first floor.

External Alterations:

- Installation of 2no. conservation roof-lights to rear roof.
- Installation of window to existing rear wing.
- Erection of new 'infill' extension with part-glass roof to create an open plan kitchen/dining space.

Please refer to the attached document, 151_4.00_ds, for a schedule of proposed demolitions.

2.2 The materials for the proposed extension comprise:

- frameless glazing
- minimally framed metal doors
- red-stock canted brickwork to match existing
- conservation roof-lights
- reclaimed slate roof tiles

3.0 PLANNING POLICY / DESIGN CONSIDERATIONS:

3.1 These proposals have been assessed in relation to the policies contained within the Arun District Councils' Local Development Plan (LDP) adopted in 2003. Policies that are particularly relevant to this application are:

- DEV 10: Alterations and extensions to listed buildings
- DEV 19: Extensions to existing residential buildings

3.2 There are two, single storey wing extensions to the rear of the existing property (see photo-sheet 151_PS_002). The older wing, attached to the rear of the main house, houses the galley kitchen, the newer wing extension attached to the rear gable of the older wing extension, houses the bathroom and w.c. The line of the proposed extension will not project beyond the line of the existing kitchen wing. This matches the size of the conservatory granted with lapsed planning permission ref. AB/141/01.

3.3 The rear elevation of the proposed extension will be a mirror of the existing gable to the kitchen wing extension, in size, shape and detail, thus enhancing an existing architectural feature of the house.

3.4 The proposed extension will be built up on the party wall shared with no. 27 King Street, which has had a similar infill extension granted permission ref. AB/16/94L.

- 3.5 The proposed extension creates an open-plan kitchen dining space which necessitates the demolition of the south facing wall of the kitchen wing extension. As can be seen in Photo-sheet 151_PS_003, this wall is in poor condition with several large cracks that have been patch repaired with concrete, in addition to having had any flint detail covered by a coat of white render.
 - 3.6 The entrance from the main house into the proposed extension will be formed from the existing window opening in the living room. The proposed opening will retain the existing structure with flint treatment to the right of the window opening. Rather, the door opening will be formed by demolishing wall currently concealed by the kitchen wing extension to the left of the current window opening.
 - 3.7 The proportion of the flinted rear wall of the main house to be enclosed by the new extension will be visible from the garden through the folding/sliding glazed doors.
 - 3.8 The new extension is to have a pitch slate roof to match the existing roof on the kitchen wing. The roof valley formed by the new extension is to be glazed to allow light into the new kitchen dining space from above. This glazing will be concealed behind the new gable wall.
 - 3.7 All existing sash windows in the main-house are to be restored/ repaired.
 - 3.8 A new window opening is to be made in the rear elevation of the existing bathroom wing, in a similar location to that approved at no. 35 King Street (ref. AB/48/94L). The two top-hung sash-replica windows in the south face of the bathroom wing will be removed and one is to be replaced with a new timber door, and the other is to be in-filled with brick to match existing.
 - 3.9 The proposed internal reconfiguration of the main house removes many unsympathetic features recently added, such as the spiral staircase to the basement and the shower suspended over the staircase.
 - 3.10 The proposed internal changes create a more efficient circulation core, with singular ascending stair.
 - 3.11 The proposed loft conversion will provide a study, rather than the bathroom as granted by planning permission AB/141/01. As seen in Photo-sheet 151_PS_003, the current roof is sagging and the proposed works to the loft conversion will include stripping the roof, repairing the sagging timber, adding insulation and re-roofing with the original slates.
 - 3.12 As granted in lapsed planning permission AB/141/01, the proposals incorporate 2no. conservation roof-lights. In comparison to the bulky flat-roofed dormer windows to the loft conversions of nos. 39 and 41, please see photo-sheet 151_PS_001, the conservation roof-lights are a more appropriate solution and requiring minimal structural alterations to the roof.
 - 3.13 The proposed extension and alterations to no. 29 King Street seek to enhance the existing historical fabric of the house. To the rear, the proposed extension will match the brick detail of the existing wing extensions, with the insertion of contemporary glazed doors, whilst retaining a nib of flint wall as an internal feature within the new kitchen dining space. Internally, the proposals remove the incongruous additions to the house to create a cleaner, more efficient layout. To the front, the elevation of no. 29 King Street will remain unchanged to maintain the harmonious street elevation.
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- 4.0 ACCESS:
 - 4.1 The existing access points to the property from King Street, via the front door, will be unchanged.
 - 4.2 The proposed extension will provide two points of access to the garden: via a door the utility room and via the sliding/folding glazed door in the kitchen dining room.