



Unit 2 Hollyacre  
Toddingdon Lane  
Littlehampton  
West Sussex BN17 7PP  
Tel: 01903 723791  
Fax: 01903 731825  
Web: [www.tunmoredesign.co.uk](http://www.tunmoredesign.co.uk)  
E-mail: [contact@tunmoredesign.co.uk](mailto:contact@tunmoredesign.co.uk)

Karl Roberts  
Assistant Director of Planning Services  
ADC  
Maltravers Road  
LITTLEHAMPTON  
W.Sussex

26.9.12

Dear Mr Roberts

Planning and Listed Building Application, The Old Bakehouse, 27 King Street, ARUNDEL  
W.Sussex

Pre Application Reference PAA/67/12/ Mr Cleveland

## Design and Access Statement

### The Design Component

1. The property is a mid terrace period cottage
- 2 There are no alterations to the historic street scene to the front elevation, alterations are limited to the rear elevation which has previously modified as has many of the neighbouring properties
- 3 Making the roof space habitable involves the installation of three small conservation velux to the rear roof slope. A rear ground floor extension will replace a substandard conservatory and increase floor area by 10m<sup>2</sup>
- 4 The rear elevations of the extension will be in a matching stock brick laid in English Garden Wall bond and pointed in a matching lime mortar. The new roof coverings will be in natural slate to match existing with some glazed panels.
- 5 The garden is largely unaffected, the additional extension area replaces a patio area.
- 6 The policy adopted is to use period materials to blend the extension with it's surroundings.
- 7 The property is existing so there is change to ease of movement or local transport.
- 8 The property is set within an important historic street scene and as such care has been taken to contain all the alterations to the rear. In viewing the rear of this south side of King Street it is evident that many of the properties have been altered in line with our proposal. The extended area will have minimal impact on the garden area and neighbouring properties and the 10m<sup>2</sup> area extension increase will have little affect on the balance between building and garden space.

### Context



The subject of this application is to simply make better use of the current property for new owners moving into the area. The conservatory is in need of substantial repair and is of modern origins. The roof space will be subject to substantial repairs as movement has occurred and will be addressed with the roof works subject to engineer's report enclosed.

#### **Access component**

All existing access is retained and likewise access for emergency services and public transport is similarly unchanged.

#### **Amount**

The development is primarily for an extension, the physical alterations are limited to the rear elevation.

#### **Layout**

The proposal is a natural extension by means of existing roof space and sympathetic extension and alteration to the rear ground floor.

#### **Scale**

The building is existing

#### **Landscaping**

The landscaping will be redesigned as the existing layout is overgrown and not particularly accessible

#### **Appearance**

The alterations will be carried out with period and matching materials. Particular care will be taken to prevent damage to any other areas of the Listed building

#### **Schedule of internal alterations**

New living accommodation to roof space including new stairs from first floor.  
Alterations to first floor bathroom and landing wall to accept stairs  
Removal of wall in ground floor utility room to enlarge this room  
Removal of small section of central wall in ground floor lounge  
Removal of modern window infill brickwork to rear doorway of lounge to revert window opening back to original width