

DESIGN AND ACCESS STATEMENT
For
19 Priory Road
Arundel
BN18 9EJ

1.0

Summary of Proposal

- 1.1 The proposed development involves creating a timber constructed gable to the front elevation constructed off steel beams spanning over a new front entrance porch. The new timber constructed gable will be clad with composite cladding.
- 1.2 The gable will be constructed off steel beams and a return pitch to the head of the gable, above the windows, which will create a pitch effect when viewed from the front of the property. The return pitch above the window will be at the same angle as the remainder of the roof and this will return back to a flat roof which extends off the existing ridge line. The existing ridge height will not be raised as part of the works.
- 1.3 The front gable is intended to increase the amount of first floor accommodation currently available and enable the dwelling to continue to act as a family home, suitable for the area in which it is located.

2.0

Use and History of the Property

- 2.1 The property is a residential dwelling and will continue to be so.
- 2.2 The site is occupied by a detached bungalow and the property was originally constructed circa 1970's. The property has a facing brick façade and a hipped roof with a concrete tiled covering. A rear dormer was added circa 2000 to create two small bedrooms within the rear roof space.
- 2.3 The property is located at a lower level than street level and slopes from front to back.
- 2.4 There is a low level hedge to the front of the property which provides a degree of privacy to the property.

3.0

Character of Locality

- 3.1 The site is located in a quiet residential area of Arundel and off a residential road which is characterised by predominantly detached dwellings; each of which are of different design and comprise of differing materials. No two dwellings are the same and this adds to the character of the area and is in keeping with the sale of the land on Torton Hill Road (the adjoining road) in which sections of land were sold to private individuals circa 1970's to construct their own dwelling.

- 3.2 The property, being a bungalow, is not common amongst surrounding properties, excluding 17 Priory Road and a few bungalows to the northern end of Priory Road.
- 3.3 The adjacent property at 21 Priory Road was of similar size and style before planning permission was granted in 2013 for works of a similar nature (Planning Ref No.AB/48/12/). The design will be upkeeping with the surrounding area.

4.0 Layout

- 4.1 The existing and proposed layouts of the area are shown on drawing nos: 5186:PL: 01 – 05.
- 4.2 In principal the proposed works are in keeping with the area and the front gable maximises the small space available within the front roof space.

6.0 Landscaping

- 6.1 No landscaping is proposed.

7.0 Access

- 7.1 The access to the property will remain unaltered with a driveway to the south and an entrance path to the north. Access will lead to a front entrance porch at ground floor level underneath the first floor gable. The entrance into the property will remain unaltered.

8.0 Appearance

- 8.1 The design has aimed to be sympatric to the surrounding properties and the existing concrete tiles will be reused where appropriate to do so. The composite cladding to the front of the gable will provide a contrast to the brickwork but this can easily be replaced with tile hung cladding if required to do so.
- 8.2 The windows to the gable will provide natural light into the proposed bedroom at first floor level as will the proposed Velux windows.

9.0 Heritage Aspects and Significance

- 9.1 N.A