

DESIGN STATEMENT

FOR THE

PROPOSED EXTENSIONS

TO

OWLS HOOT
75 MALTRAVERS STREET
ARUNDEL
BN18 9QB

November 2019



Introduction

Planning permission (AB/77/16/HH) was granted in 2016 for extensions to the east and west of the property. The permission has now lapsed, and this application is for a revised version of the previous design, taking into account the surrounding boundary walls and changes in the Client brief.

Assessment of Physical Context

Owl's Hoot is a 2 storey detached house, situated in the Conservation Area in Arundel. It is positioned to the rear of properties fronting Maltravers Street. The house is believed to date from the early 19th Century.

The original part of the building comprises a mixture of coursed flint walls with red brick quoins and fibre cement slates to the roof. Later additions to the building are brickwork and clad with horizontal fibre cement boarding. The windows are a mixture of PVCu double glazed, and Crittall leaded light casements.

Amount of Development

The existing cottage has a gross external area of approximately 100m². The two extensions will add approximately 21.2m² to this, giving a total proposed gross external area of approximately 121.3m².

Layout and Scale

The extensions are broadly similar to those consented in 2016. The extension to the west involves the demolition of the existing lean-to WC on the side of the cottage, to be replaced with a study/bedroom and shower room.

The extension to the east replaces the conservatory with a garden room, with a new hipped slated roof over the living room and garden room to match the existing cottage.

Appearance

The proposals are designed to improve and complement the overall appearance of the cottage.

The western extension is to be in brickwork to match the existing brick quoins on the cottage. The living room is clad in horizontal boarding which is to be used for the garden room to the east. All the new roofs are to be of a slate style finish to match the cottage.

Landscaping and Access

Access to the cottage is from Maltravers Street, through a passageway between Number 69 and 71 on the south side of the road. This access will be unaltered by the proposals.

Access to the cottage itself will be unchanged, with the French doors to the garden room will have a level threshold. Floor levels are all to line through with the existing rooms they are adjoining.