

59 King Street, Arundel

Design & Access Statement

1. To extend existing kitchen/bathroom by addition of 1.5m extension to the south elevation.
2. To extend the existing outbuilding by 1.5m to create a studio/workshop.

Pic a



Proposed use

59 King Street is a 2 bedroom cottage for residential use, situated on a footpath opposite Arundel Cathedral on King Street.

The cottage would remain purely residential after the proposed extension to the cottage. The extension to the outbuilding is proposed to form a useful artist's/craftsman's studio space for the use of the resident of the cottage, out of what is currently only large enough for storage purposes.

Amount of Development

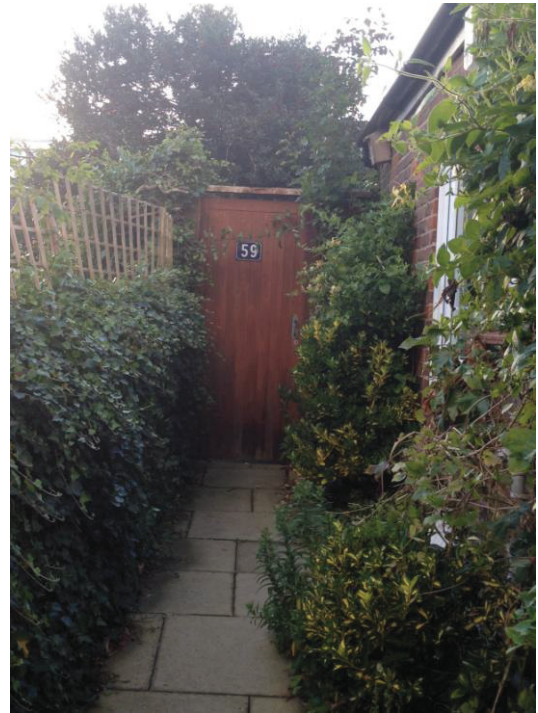
The proposed extension to the cottage brings the single storey southern elevation (pic b) out by 1.5m to encompass the existing access path (pic c).

The proposed extension to the outbuilding fills in a space formerly occupied by a rotting wooden/glass shed, 1.5m wide (pic d & e).

South elevation (pic b)



Pic c



Pic d



Layout

The proposed works are based on the desire to improve the accommodation of the cottage and outbuildings with minimal impact on their surroundings:

1. The cottage: by making the small downstairs bathroom into a double bedroom, moving the bathroom upstairs and making the kitchen large enough to fit in a table to eat at.
2. The outbuildings: extending the outbuildings to make enough space for a small studio/workshop.

Scale

In consideration of minimising any impact to neighbouring properties, the proposed extension to the cottage will have a single pitched roof of the same pitch as existing, starting from 400mm higher up the gable wall of the cottage. As can be seen from pic a, the impact will be negligible.

The slate roof to the outbuilding will extend to the south by 1.5m at the same height as existing and by the nature of the boundary wall behind will have no impact beyond the boundaries of the site.

Landscaping

No landscaping works will be required.

Appearance

The proposed works to the cottage are to be constructed with the same materials as the existing ground floor extension, indeed the clay roof tiles will be re-used.

It is proposed to use one Velux Conservation window ref GGLSD5P1/C04 size 550x980mm to bring light into the kitchen space.

The outbuilding works will continue the slate roof, and use oak framing and glass to the east elevation and timber cladding to the south elevation.

Access

The proposed extension to the cottage incorporates a new front door positioned on the east elevation, as are the remainder of the front doors to the neighbouring terraced cottages. Since the existing access is by means of this path there will be no change in impact (pic f)



pic f

Response to context

In summary, the proposed works aim to strike the balance of improving the living experience inside the cottage, better utilising the outbuildings whilst retaining the charm and special feel of this cottage hideaway.

Pic e

