

Design and Access Statement

2 Kings Arms Hill Arundel

Proposed Replacement Conservatory

It is proposed to replace an existing timber conservatory structure within outbuildings to the rear yard / garden at the above address. The existing timber structure has extensive rotten timber sections with failed glass units. In time the structure will be unsound hence the applicant wishes to replace the conservatory timber and glass structure. The proposed structure will be as close as possible to the existing on the existing base, therefore the conservatory will not increase in size, height or volume (8 cu m).

The major change is in the layout of the roof. The existing roof is a ridge a gable design which intersects the outbuilding slate roof with valley gutters. The existing roof is divided into nine sections either side of the ridge and the proposed roof is divided into five sections either side of the ridge with the addition of two roof ventilators. The vertical timber and glass walls are proposed to be close as to the existing with minor changes to the double doors and window openings. (see drawings & photo No MB/1118/PA/LBC/03, No MB/1118/PA/LBC/04 & Photo MB/01).

The only access to No 2 is via a gated passage from Kings Arms Hill between 'The old Stable' and 'Chapins'. An opening which many of been gated once leads you into the yard /garden. No 2 is back to back with 'The Old Stables' and opposite the main house elevation are the outbuildings and conservatory built up against a neighbouring property. The outbuildings span the yard / garden and are of variable depths from 2.1m to 2.3m. A single storey lean-to structure built of brick dressings and beach flint with a low pitch slate roof. The conservatory is off centre and projects out by approx. 1.5m on a low dwarfwall of brick.

A schedule of works are as follows: The existing softwood blue painting timber and glass structure will be demolished and all waste removed from the property. A new proposed blue painted hardwood timber and glass will be installed in the same location the on existing dwarfwalls, to the existing double door opening and the roof built into the existing position without any alterations to the outhouse slate roof. New lead lined valley gutters will be installed between the new proposed conservatory roof and existing slate outhouse roof. New blue painted guttering and down pipes to match the hardwood paintwork to be fitted in the either side of the proposed conservatory structure. There is no proposed change to the outhouse guttering and will drain to existing gullies.

Quantrill Design December 2018