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Design, Access and Heritage Statement:

For:

Cliff Durant

Site at:

**11 King Street
Arundel
West Sussex
BN18 9BJ**

January 2022



1. Introduction

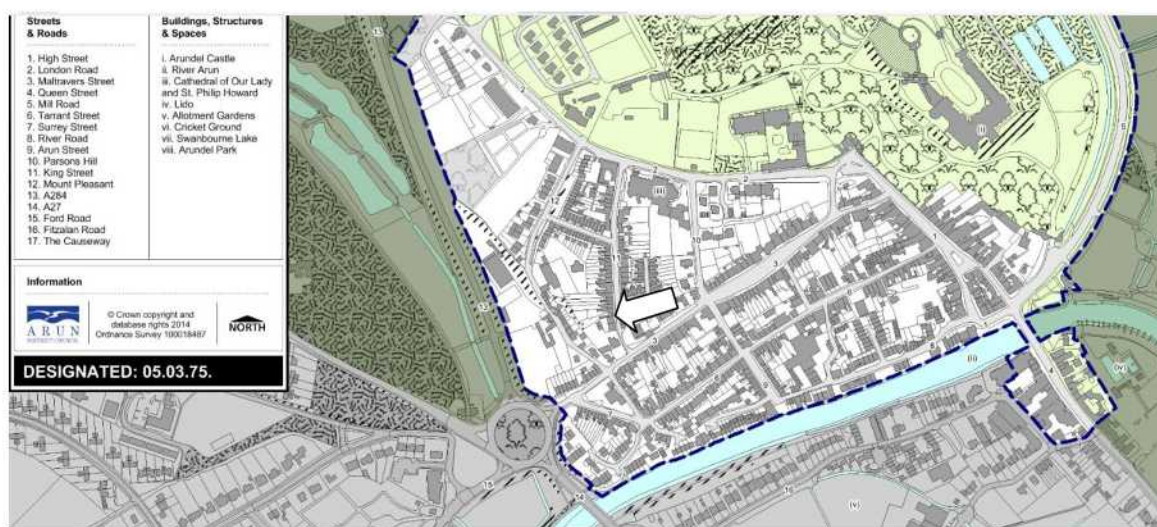
1.1. This statement is submitted in support of the application for Planning Consent for external alterations at 11 King Street, Arundel.

1.2. The application comprises the following documentation:

- 1.2.1. Drawing 0352 / 103A, 104, 105A & 106A
- 1.2.2. Design, Access & Heritage Statement

2. The Site

2.1. 11 King Street is a modern terrace cottage set within the Arundel Conservation Area.



2.2. The property is one half of two cottages constructed (circa 1990) in a traditional terrace style in materials of flint work, brick quoins and slate roof tiles. It was built as a pair (nos. 11 & 13) granted approval under AB/73/88 & AB/74/88L in 1988.

2.3. The site area is 185m².

3. The Use

3.1. The property is wholly residential, comprising of a single family dwelling-house, spread over 3 floors.

4. The Proposal

4.1. The proposal is to replace the rear (west facing) windows from painted timber to flush uPVC casement windows. The uPVC flush casement is specifically designed to accurately replicate a traditional flush timber casement.

4.2. Facing the private yard at the rear, is an enclosed boot space. The proposal is to take out the full height glazing under the arch and fill the opening in flint work and brick quoins with a new kitchen door/window combination and extend the current kitchen into what was the old boot space.

4.3. The proposals replicate same traditional style and character of the building.

4.4. The proposals will improve the use of the building for the betterment of the occupants.

5. Amount

5.1. The existing floor area is 128m² GIA. No new floor space is created. The boot space is simply opened up to the kitchen.

6. Layout

6.1. The current planform is maintained.

7. Scale

7.1. The proposal does not alter the scale. The alterations respect the historic nature of the surroundings.

8. Landscaping

8.1. The site is not located within an area of flood risk.

8.2. The new windows and alteration to the kitchen fenestration is not visible from the public highway.

8.3. Otherwise the landscaping remains unchanged in the proposal.

9. Appearance

9.1. The proposal is designed to maintain the traditional features whilst offering improvements to the betterment of the occupants.

9.2. Overall, the scale and character of the building is not affected.

9.3. All wall materials used are to match the existing.

9.4. The uPVC windows are designed to accurately replicate traditional flush timber casements and are located on the non-public viewing side of the building.

10. Access

10.1. The external access remains unchanged in the proposal.

11. Summary

- 11.1. The proposal does not detract from the historic character of the surrounding area by virtue of scale or design. The alterations are not visible from public vantage points.
- 11.2. The proposal is designed, detailed and constructed from materials which are appropriate for the existing building.
- 11.3. The proposal will improve and enhance the living environment for the occupiers.