

DESIGN AND ACCESS STATEMENT

17 MOUNT PLEASANT ARUNDEL BN18 9BD

INTRODUCTION

17 Mount Pleasant is a small three storey single family terraced dwelling situated within the Arundel conservation area.

The terrace is situated on the East side of Mount Pleasant and is elevated on the high bank above road level.

The property is Grade 2 listed.

PROPOSAL

The proposal is submitted on behalf of Ms. A. Pfeiffer, who is the owner of the property.

The property has all the charm of a historic cottage, and the owner feels that the property can be significantly improved further by the removal of the 1960,s flat roofed bathroom extension at the rear, and its replacement by a sympathetic extension that reflects the scale and character of the original building.

The proposal sets out not only to enhance the visual character of the existing house, but also to improve its functional and spatial layout by creating an additional living space.

The intention it to remove the existing bathroom on the ground floor, and extend the building to replicate the existing building.
It is also intended to re-site the bathroom to the first floor.

The floor area of the extension is : 1.5m²
The total dwelling floor area on completion is: 81.5m²

ANALYSIS OF THE SITE.

The site fronts onto Mount Pleasant. The ground to the road is steeply sloping, and access to the site is stepped.
There are no trees adjacent that are likely to be affected or influence the proposal.

The area of the site is approximately 0.07 hectares. It is felt that the extension of the house will improve the garden space at the rear of the building and will in conjunction with the walled garden proposed under application AB/173/06/L provide a much more functional space to an area of the garden which is now under used.

Maintaining the existing floor level of the extension assists in maintaining the scale and character of the house and the surrounding properties, and will not impact on neighbours.

LOCAL PLANNING POLICY

Although it is situated in a sensitive planning location the development can be carried with due regard to the current West Sussex Structure Plan and The Arun District Council Local Plan.

In particular:

Gen 7

The design responds to the characteristics of the site and uses the existing space in an efficient way.

It will have minimal impact on adjoining properties.

Gen 9

The site is located in an area with a low flood risk from rivers or sea (0.1%).

Policy Area 2

Conservation Areas

ACCESS:

Site access.

Because of the sloping nature of the site and the stepped approach to the dwelling, there is little opportunity for direct improvement regarding access to the property.

The topography of the site and the internal spaces within the property make the dwelling less suitable for people with limiting disabilities.

Rear access is available from King Street, and although easier going, it is still sloping.

Building Control have been consulted on internal layout and Part M compliance, and it is considered that the proposal will be acceptable given the constraints of the existing building.

It is intended that the proposed works will improve dwelling access, as well as internal circulation.

DESIGN PRINCIPLES

The proposal represents a carefully considered scheme.

The design sets out to enhance the existing cottage and improve its functionality.

The design aims to maintain consistency in size and scale, and to visually match the existing cottage.

The construction materials will be of a comparable quality and style to compliment the surrounding built environment, and will not detract from the general character of the area.

The alteration to the roof and elevations to match the existing house will relate better to the immediate surroundings.

The scale and setting of the design, addresses concerns about bulk and mass and limits concern about overlooking.

25 September 2007

