

ARUN DISTRICT COUNCIL			
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A Proposal for a Single Storey Extension To the Rear of No. 77 Maltravers Street, Arundel

DESIGN AND ACCESS STATEMENT

6th December 2007

Introduction

No. 77 Maltravers Street is a Grade II listed building, listed largely, we believe, for the elevation to Maltravers Street. The existing stair we believe not to be original, although parts of the roof structure are original, probably late 18th Century. The rear wall of the building is modern brickwork, probably 1940's or 1950's as may be much of the rear part of the house, with modern windows at first floor level with a plastic roofed conservatory to the kitchen area and a modern bay to the drawing room probably built in the late 1970's or early 1980's. The garden of the property is substantial and one of the great charms of the house.

The proposal is to demolish the modern existing conservatory and bay at the rear of the property and build a 4 metre deep single storey extension along the back of the house, which will provide much needed dining and living space by removing the majority of the rear wall at ground level, and the internal kitchen wall to give an open, liveable space with new kitchen fittings and a rebuilt wc and basin utilising the existing drains for the existing wc and basin in this position (see drawings as existing). We believe that more of these walls are original.

It is further intended to create a study at the front of the house by infilling the opening, probably made in the 1960's or 1970's between the front room and the rear room of the property. Access to the study will be by means of new double doors inserted in the wall of the hall and new study. The new extension allows a new sitting room and "snug" to be created which again connects in a flexible, open way to the new dining area by means of folding doors. The proposed gas fire to the snug will have a balanced flue discharging into the side passage.

The form of the extension is a 4 metre extension from the existing rear wall across the back of the house with a flat roof with carefully designed corning and pilasters to the main elevations with vertically sliding sash windows and French doors providing access to the extensive rear garden.

Over the dining area the flat roof is punctuated by a large roof lantern bringing light into this area and lighting the kitchen beyond.

Over the extended Sitting Room/Snug area it is proposed to create a balcony with a fine cast iron balustrade to the master bedroom. It is also proposed to provide French doors from this bedroom to give access to the balcony.

06/12/2007

In addition to the new French doors in the existing opening to the master bedroom we are proposing on this rear elevation at first floor to replace the two modern casement windows to the landing and bathroom with 16 paned Georgian sash windows in keeping with the front of the house so as to give the building a unity of fenestration appropriate to its character and listed status.

Our clients have approached their neighbours on both sides of their property with these proposals and both neighbours have indicated that they have no objection to the extension with its roof lantern and balcony.

It should be noted that the extension has been designed so as not to project further than the rear wall of No. 75 Maltravers Street.

We have approached the design of this extension and the modelling of the rear of the house with great care. We believe that what we are proposing will not adversely affect our neighbours, will provide much needed additional accommodation at ground floor with improved views out to the generous gardens and with the introduction of new sash windows, French doors and balcony at first floor level, we have produced a rear elevation of interest which will much improve the look and status of this listed building.

We hope, in the light of the above statement and the attached application you may feel able to recommend these proposals for approval.

Policy Background

We believe the following policies relate to this proposal and a brief description of demands for meeting each policy requirement follows:-

1. Policy GEN 1 – Sustainability

The proposed new extension will be insulated to a much higher standard than the existing house and the provision of more glazing to the South and the proposed new roof lantern will maximise the use of sunlight and warmth from the sun, thus reducing the need for heating at the rear of the house on sunny days in winter. Vacuum sealed double glazing to all new windows, doors and roof lantern will reduce heat loss.

There will be no increase in journeys to and from the building as a result of the proposed extension.

2. Policy GEN 2 – Built up Boundary

The proposal lies within the built up area.

3. Policy GEN 22 – Buildings or Structure of Character

As described in the design introduction, the proposed rear extension improves the rear elevation of the building, is in scale with it and does not dominate the listed building. The proposal to replace the rear windows at first floor level reinforces the character of this late 18th Century building. We believe that the main reason for listing is probably the front elevation to Maltravers Street which includes a fine 18th Century front door, fanlight and portico, and vertical sash windows which vary in size from 12 paned to 16 paned windows with fine glazing bars. The front and side elevations are rough cast render which was almost certainly applied much later, the original facades, probably being built of brick from the Arundel brickyards as for most of the Georgian houses in Maltravers Street. This front elevation remains unaltered by these proposals

Policy DEV 19 – Extensions to Existing Residential Buildings

As previously described, we believe the proposed extension has no adverse affects on adjacent neighbours, is in keeping with the existing and enhances its character.

Design Principles

These have been detailed in the Introduction.

Use

The house will continue to be used as a private dwelling which will, as a result of these proposals, function more efficiently and effectively.

Amount

The current area of the existing house including the conservatory and bay at the rear is approximately 173 sq.m. The proposed single storey extension is 36 sq.m. – an increase on total floor area of approximately 20%.

Layout

Our proposals seek to retain and enhance the character of the listed building by providing a more open liveable house at ground floor with large amount of glazing so as to take full advantage of the generous garden to the South.

Scale

As discussed we feel this single storey extension is appropriate in scale and does not dominate the listed building, but rather enhances the rear elevation.

Landscape

The proposals have no affect on Maltravers Street and the garden will be returned to its former glory once the building works are completed.

Access

There is no change to access.

Neil Holland, RIBA ACA
6th December 2007