

32 Maitravers Street, Arundel, BN18 9BU

Design & Access Statement

Description of Proposed Works

This application includes the following development proposals:

- 1) The erection of a new chimney to replace the previously removed structure, as well as matching both the original and identical rear chimney that is still retained.
- 2) The part removal of walls, windows and roof within the rear courtyard to the existing rear single storey L-shaped outrigger extension and its replacement with a rectangular single storey extension of matching height, roof pitch and materials, retaining the existing outer boundary walls to the courtyard.
- 3) The removal of a small UPVC window on to the rear Twitten, replacing it with matching bonded brickwork, plus the replacement of recently installed French windows, to install and match the style of the original doors to the rear sitting room.
- 4) The replacement of an existing rear roof light to a bathroom at second floor level at the rear of the house, with a new conservation style roof light.
- 5) The replacement of plain roof tiles and dormer lead work for matching original materials to the rear main roof pitch of the house.
- 6) The replacement of the existing steel straight flight staircase and bridge over the Twitten, with a recycled cast iron spiral staircase and replacement steel bridge of similar proportions, providing access from the courtyard up to the remote garden.

Use and Additional Area of the application

As a householder application the existing and proposed use of the property does not diverge from that of a dwelling house under use class C3(a). The adjustments to the layout of the rear single storey part of this property results in a slight increase in floor area which equates to an additional 3.7m² gross internal floor area (GIA), for a 4.7m² increase in gross external floor area (GEA).

Location, Access and Existing Context

The property is located on a prime residential street in the centre of Arundel. It is an end of terrace house, bordering onto a side access path or 'Twitten' (between Nos 32 and 34), with rights of access to five individual properties, three (of which No 32 is a part) to the NE and two to the SW.

The Twitten, which is gated and locked, close to the front facade of the property is a narrow, shared but private access and not a public right of way, with high brick walls on either side. As the path turns in both directions, it provides rear gated access to the courtyards of all five properties. Apart from No 28 and No 36, at each end, the remaining three properties, of which No 32 is one, are separated from their gardens, which are typically closer to the level of the first floor accommodation than the ground floor courtyards. Although there already exists the original centrally located brick steps, from the Twitten, planning consent has been awarded for staircases within the courtyards of all three centrally located properties to provide bridged access at high level across the Twitten directly into the gardens of No 30 and No 34 and in the case of No 32, onto a common path, that leads up to the gate of their more remote private garden at the rear.

The marginal increase in floor area has no impact on any additional need or otherwise for car parking, which of course is already on a first come, first serve basis along the vehicle access of the raised Parade directly in front of the house.

Design Statement

In contrast with the owners remote garden, accessed along a raised pathway in separate ownership, the external space immediately behind the house is small and little more than a corridor between the kitchen and the back gate onto the Twitten. It is therefore limited in its effective use and the 'leg' of the L- shaped utility area, originally used as a coal store and toilet, partially covers the view from and light into the French windows of the rear sitting room. As a result it is not an efficient use of space at the back of the property, either within the now L shaped kitchen utility space, nor as an external space to relax, within a courtyard setting. The original functions of this secondary service accommodation have long since become redundant and, yet the original somewhat contrived layout continues to dominate and spoil the function of both the external and internal spaces.

The proposals seek, by part removal of selected courtyard facing walls to the existing extension, to both regularise the shape of the external space into a more useful and proportionate environment that provides greater light and space to enjoy the rear sitting room, as well as providing a now expanded kitchen area linked directly to the dining space internally, as a more contemporary living space, away from the more formal reception rooms, as well as opening up sideways onto the now, focal point of this new west facing courtyard.

The emphasis on enhancement of an internal/external relationship between the rear sitting room and the new courtyard is further emphasised by the removal of the existing poor quality inward opening French windows that replaced the original doors a number of years ago. These poor substitutes for the original doors are to be replaced by a copy of the original style of these glazed doors, which still exist at the rear of the neighbour's sitting room (No 30). The doors from the kitchen onto the courtyard are to be similarly treated, in the form of five full height sliding/folding doors, that will allow the freedom of movement, at appropriate times of the year, between the kitchen dining area and the proposed adjusted rectangular shape of courtyard, whereas the predominantly glazed doors and new Conservation style Velux rooflights, within the west facing pitch of the kitchen roof will allow significant light into this new kitchen arrangement. The door panels are to be fabricated in the same pattern and original styling of the new French windows that link the courtyard with the rear sitting room, apart from substituting the clear storey 'fanlight' above the sitting room doors, with high level glazed panels, balanced symmetrically with the low level timber panels in each door.

Another significant aim in rationalising the shape and use of the kitchen and courtyard, is the opportunity it provides to reduce the length in a westerly direction, of the existing utility 'leg' on plan, of the existing single storey extension. This has a significant impact on the natural light and elevated view of the sky towards the gardens beyond and above the Twitten, enjoyed from both the courtyard, but more importantly, given the existing scale of the external space, from the rear sitting room. The view at the moment from this sitting room, is of the corner of the utility part of the rear extension, which partially covers the view through the French windows. This is further exacerbated by the fact that the gabled end of this part of the extension, cuts out light and visibility, from an otherwise dark, restricted and constrained localised environment at the back of the property.

The proposed new extension alters this arrangement, by moving the end gable wall back by almost a metre. The significant change from a gabled end to a 30 degree SW facing pitched roof, positioned symmetrically to the existing profile of the pitched roof on the eastern end of the kitchen, provides a more symmetrical relationship between the external courtyard space and the rear sitting room doors and significantly reduces the elevated profile of the roofscape, experienced at close quarters.

The simpler footprint and roof plan of the proposed kitchen, retains the exact same profile of the pitched roof facing onto the neighbour's courtyard at No 30, but substitutes a cement based ridge tile, for a small lead roof, detailed with traditional timber cored lead rolls, sympathetic with the original lead detail above, the large front

sitting room window facing onto Maltravers Street at the front of the house, as well as the the similar lead roll detailing on all the dormer roofs.

The impact on the rear Twitten will also be lessened by this arrangement, since the scale of the roof from being part hipped and part gabled, to a shorter symmetrically hipped roof, will inevitably be reduced.

Another aspect of this application, is the change from a recently fabricated straight, almost industrial in style, flight of steps from the rear courtyard up to the garden path, to a small diameter LCC (London County Council) style late Victorian, early Edwardian cast iron spiral staircase, of simple yet more ornate quality than exists at present, linked to a replacement steel bridge that respects the style and proportion of the replacement staircase. This principle has already been used in the 2017 approved application, associated with No 30's courtyard and further back with the cast iron staircase in the No 34 courtyard on the other side of the property. The more generous space available within the courtyard provides the opportunity for this more decorative feature to be installed, whereas the limited width available with the existing gabled end of the extension, limited the options previously.

The remaining issues of the New Chimney, the replacement rooflights with conservation style units and the removal of the window onto the Twitten will be handled under the Heritage Statement.

Community Infrastructure Levy (CIL)

The CIL Form 1 has been attached to the application, but clearly the small increase in floor area does not impact on any CIL contribution for this householder application.

Drainage

The property is not located within the catchment of the Lidsey Foul Water Treatment Area, which has been confirmed on the Local Validation List, attached to this application.

There is no proposed change in principle to the foul or surface water run off, into the existing manhole, within the courtyard, which in turn drains directly into a common sewer that is located within the Twitten. It is however proposed to remove the existing soil and vent pipe, located next to the existing back door to the kitchen, by extending the underground soil pipe to a new location inside a cupboard within the existing breakfast room space. This does allow the existing UPVC soil pipe, that at present swan necks over the larger bathroom window at first floor level, below the line of the

overhanging eaves, to be removed and concealed internally, thereby freeing up further the 'clutter' on the rear elevation of the property.

The existing paving within the courtyard, which has probably been introduced in the last 20 years, is random in its layout and ability to drain with suitable falls to existing gullies. New paving, to this more rectangular shape of the amended courtyard design, will allow continuous gratings to be introduced at the perimeter, so that the relatively small area of hard standing can be uninterrupted. The linear nature of channel gratings will allow surface water to be directed towards existing gullies so that the proposed door openings can be maintained, with effectively flush thresholds, thereby aiding level access within the rear part of the property.

Flooding

The Government's Flood Map provided by the Environment Agency/DEFRA has been checked and this confirms that the property is within Flood Zone 1 and not within Flood Zones 2 or 3 which would have required a flood risk assessment.

Landscape impact

The owners garden gate is approximately 10 metres away from the edge of the existing and proposed single storey extension and so the development proposals are too remote from any landscape in their own ownership to have an impact.

The neighbours' gardens to No 30 and 34 are much closer, but the proposals reduce the impact and scale of the roof, when viewed from either property, or either garden and since there is no new foundation work outside the alignment of the existing extension, then there can not be any impact on their landscape.

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