

Design Heritage and Access Statement

17 Maltravers St.
ARUNDEL
BN18 9AP

Introduction

This Design, Heritage and Access Statement supports the current planning application for the

- a new slate roof lean-to porch to the rear entrance
- a new roof window to provide maintenance access to the existing butterfly roof and valley gutter.
- selective timber repairs to various windows on the rear elevation
- rearrangement of the lower ground floor to swap the existing kitchen space with the dining room
- relaying of the existing drain within the garden of No.17
- installation of a new motion sensor light adjacent to the front door – design to be agreed
- new garden gate to replace existing

1.0 Site Description

No.17 Maltravers St, Arundel is a three storey, brick terraced building on the end of a terrace of 4 Georgian properties built in the early 19th Century.

The property is set at the back of pavement and is currently, generally in a good condition.

2.0 Planning History

There are no current planning applications for this property.

The property has been subject to two planning applications since the 1970s.

AB/35/71/B – details of the application are not available on the Arun Planning portal but it would appear that the construction of the rear outrigger with a timber weatherboarded elevation would date from the 1970s.

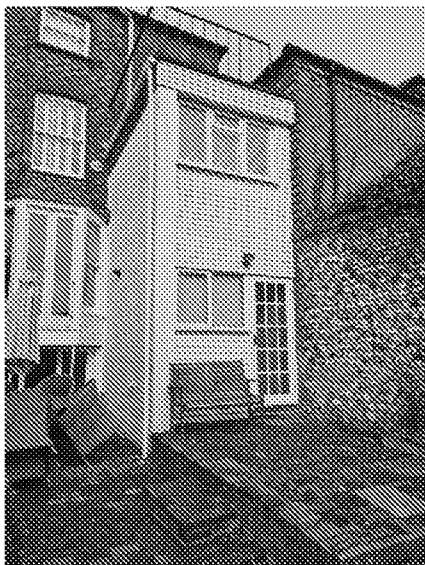


Fig 1. 1970s rear extension

AB/20/10/L - Number 17 was subject to remodelling in 2010 when the first floor was rearranged to form a master bedroom with an en-suite bathroom. The application covered the tanking of the lower ground floor cellar.

4.0 Planning Policy

17 Maltravers St is a Grade ii listed building and lies within the Arundel Conservation area.

The listing for the four terraced buildings of which No.17 is the end property reads as follows

*Early C19. Terraced houses (4th is No 1 Baker's Arms Hill qv). Red brick. Hipped slate roof. Red brick chimneys.
3 storeys. Brick modillion eaves cornice. 1 range each of double-hung sash windows with glazing bars on 1st and 2nd floors (except 2nd floor of No 19 which is casement with glazing bars). Ground floor of each house has 1 segmental bay each with 3 double-hung sash windows with glazing bars, and moulded cornice with consoles. Doors with 6 fielded panels, and semi-circular fanlights, in concentric plain brick arches. 2 steps to each door.: 3 for No 21, which also has a wooden post and iron rail. No 19 has elaborate mid C19 knocker*

5.0 Design Proposal

The proposals entail

- a new slate roof lean-to porch to the rear entrance. The intention being to improve the weather protection to the rear door from the prevailing wind. See photograph.
- a new roof window to provide maintenance access to the existing butterfly roof and valley gutter. Because of the form of the butterfly roof valley gutter, this window will not be visible from beyond the curtilage of the building.
- selective timber repairs to various windows on the rear elevation. Some of the windows, particularly the Ground Level bay window and half landing casement window are showing signs of decay. The intention is to scarfe-joint replacement sections so as to minimise any disruption to the existing.



Fig 2 – selective timber repairs

- rearrangement of the lower ground floor to swap the existing kitchen space with the dining room
- relaying of the existing drain within the garden of No.17. This is to allow a new waste connection from the repositioned kitchen. The current drain falls at approximately 1:12 so there is adequate depth to relay at a compliant and more gradual fall of 1:60 to meet the existing invert at an existing inspection chamber at the garden gate.
- installation of a new motion sensor light adjacent to the front door – design to be agreed
- new garden gate to replace existing

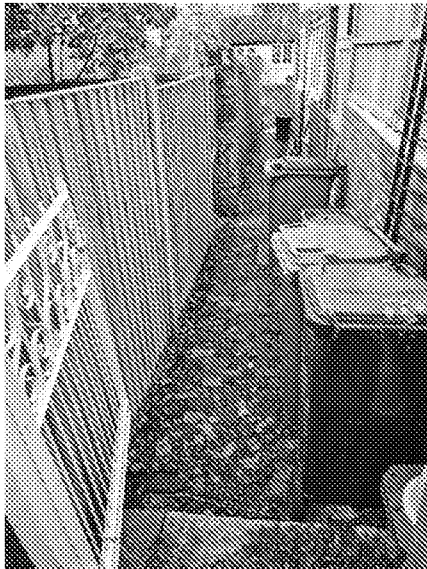


Fig 3 Existing garden gate

6.0 Use

The current and proposed use of the 17 Maltravers St, Arundel will remain as domestic residential. The intention for the rear bathroom is for it to be reused as an art studio.

7.0 Site Layout

The application does not propose to change the existing site layout.

8.0 Landscaping

These proposals do not impact on any landscaping.

9.0 Trees

These proposals do not impact on any trees.

10.0 Appearance

The proposal is for the new porch to have a minimal impact on the rear of the building.

The new roof access window will not be visible from beyond the curtilage of the building.

11.0 Materials

The proposal is for the proposed lean-to porch to have a slate roof to match the existing building. The support posts will be 100 x 100 square chamfered timber posts on steel shoes. Where it abuts the existing building, the new roof will be dressed with lead flashing and soakers into the existing weatherboarding. At the edge of the roof the lead will be chased into the existing garden wall and receive a mortar fillet.

The new timber door will be a hardwood half glazed stable door – opening outwards.

12.0 Access

These proposals do not impact on any existing access arrangements.

13.0 Flood Risk

No, 17 Maltravers does not lie within a flood risk area.

These proposals do not impact on any existing rainwater run-off provisions from the property.

14.0 Drainage

Relaying the existing drain within the garden of No.17 will allow a new waste connection from the repositioned kitchen. The current drain falls at approximately 1:12 so there is adequate depth to relay at a compliant and more gradual 1:60 to meet the existing invert at an existing inspection chamber at the garden gate.



Fig 4. Existing Inspection chamber

The proposed changes will not impact on any existing drainage provisions from the property.

15.0 Conclusion

These proposals will ensure the enhanced ease of maintenance and continued enjoyment of the property.