

White Cottage, 32, King Street, Arundel, BN18 9BW

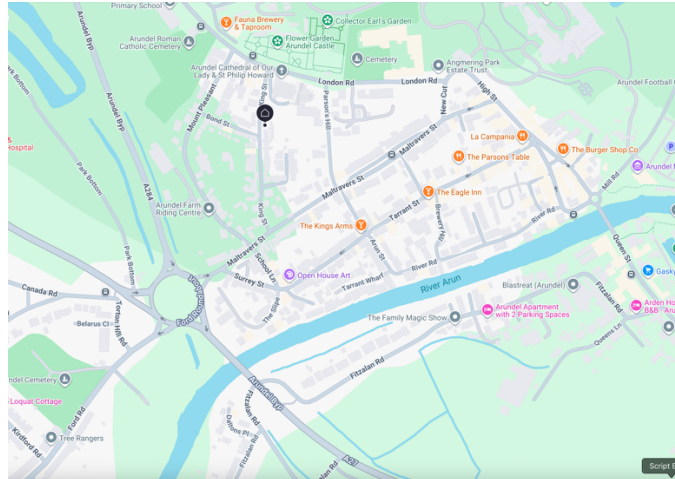


Design, Access & Heritage Statement

Mr. & Mrs. A. Dempsey
'White Cottage',
32, King Street,
Arundel,
West Sussex
BN18 9BW

Project: Proposed New Rear Garden Room Extension
Date: May 2026

1. This Design & Access statement has been prepared to accompany the application relating to the proposal for a small rear extension to accommodate an orangery style garden room.
2. 32, King Street is located just on the eastern side of the road, just to the South of Arundel Cathedral.



3. The cottage is not a listed building, albeit it adjoins other cottages that are listed. It sits within the boundaries of the Arundel Conservation Area.
4. The proposal is for a small rear extension to provide an orangery style single storey garden room.
5. The house has a mixture of painted brick and flint elevations under a plain clay tiled roof.
6. The rear elevation is of brick, flint and render, all white painted with flush framed woodfoil, conservation style windows.



7. The proposed scheme consists of a small single storey orangery style garden room, infilling a small patio area to the rear of the property.

8. The proposed garden room is small in scale with matching painted brick elevations. It is proposed to match the existing woodfoil frames.
9. The proposal will provide a small scale orangery with access from the existing lounge.
10. When considered as a whole, the proposal will not result in any detrimental effect or harm to the significance of the Arundel Conservation area and will preserve and enhance the original traditional character.
11. The proposal is considered to be compliant with respect to the planning (Listed Building & Conservation Area) Act 1990, the National Planning Policy Framework.
12. Consideration has been given with the design to ensure sensitive planting/screening can be accommodated on the boundary with the neighbour, no. 36, King Street, with only removal of a small portion of the existing hedge with suitable re-planting.