

DESIGN AND ACCESS STATEMENT

71 Maltravers Street, Arundel

Introduction:

71 Maltravers Street is a 2 storey, semi detached house, situated in the Conservation Area in Arundel. The house originates from the early 19th Century and its construction comprises a mixture of facing red brick in Flemish bond, flint with brick quoins, and render finished masonry walls with brick modillion eaves cornice, under a hipped pitched roof covered in plain clay tiles. There is a weather boarded glazed roof rear extension to the South Elevation. The windows are single glazed replacement timber sliding sashes.



Location:

No.71 is located approximately a third of the way up Maltravers Street to the West end, and is situated on the South side of the road.

Maltravers Street is a road in the Arundel conservation area that runs from East to West.



Design

Use: Residential.

Amount: The overall size of the building will increase the ground floor area by 10m². The proposed extension is 1.94m in depth by 5.13 metres in width.

Layout: The layout incorporates a re-located Kitchen to the extension at the rear (South), and internal alterations, including re-configuration of the stairs, insertion of a ground floor toilet, and alterations to the modern first floor partitioning to create more practical room dimensions.

Scale: The overall size of the building will increase the ground floor area by 10m². The proposed extension is 1.94m in depth by 5.13 metres in width.

Landscaping: The external landscaping will remain largely unaltered, with a mixture of lawned and patio areas to the split level gardens to the South side of the extension. The insertion of a new gate in the existing garden wall will retain access to the rear of the property.

Appearance: Externally, there is currently a weather boarded timber studwork rear lobby extension, with a direct glazed roof and a double glazed door to the East side of the South Elevation. There is a sliding sash window to the West side of the South elevation, and sliding sashes to the first floor.

The proposal seeks to remove the weather boarded extension and window to the ground floor and construct a masonry walled extension of 10m² to enable re-location of the Kitchen to this area. The proposed extension comprises timber French doors and a sliding sash window similar in scale and form to that of the existing into the new ground floor Southern Elevation. The extension roof is to be part glazed and part tiled to match the existing. The internal alterations incorporate the removal and re-arrangement of existing modern partitioning.

The alterations will have a visual impact externally, only slightly changing the appearance, whilst enabling practical re-arrangement of the current awkward layout internally. The alterations will also re-route and tidy the unsightly drainage pipes to the South Elevation.

Access

The main access to the front (North) remains unaltered. The access to the rear remains largely unaltered, other than the re-positioning of the new rear gate, and new doors to the extension. The first floor windows remain unaltered.

D Fuller 18.03.15

