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Listed Building Application, Coachman's Cottage, Kings Arms Hill, ARUNDEL, W.Sussex
BN18 9BT

31.3.22

Design and Access Statement

Description:

From Historic England Register

1. 5401 KINGS ARMS HILL (West Side) ----- Former Stables to No 51, Maltravers Street and wall of No 51 on West side of Baker's Arms Hill TQ 0107 1/260

II

2. Late C13 [marked on 1785 map]. Red brick with voussoirs of grey headers. Hipped slate roof. 1 storey and attics. 2 segment-headed planked coach doors (south one partly modern). 2 semi-circular loft doors. Brick modillion eaves cornice. Red brick wall has segment-headed recess with brick drinking trough in front.

Listing NGR: TQ0160707009

The property is currently known as Coachman's Cottage, it is referred to above as the former stables to no 51 Maltravers Street.

The listing would appear to refer to the front elevation and a perimeter wall.
See visual of the front, east elevation of Coachman's Cottage below;



Front , east elevation showing
listing features

There are no references made to the interior and from inspection there are no apparent, special architectural features the property having been subject to considerable improvement work over the years.

The rear of the property has been subject to a modern two storey extension in brickwork and a flint panel under a gabled, slate roof.



Rear, west elevation showing
modern extension

The proposal

The areas subject to the listing above are unaffected by the proposal.

The client particularly wished to extend with a contemporary design. [See accompanying plans] This was presented in a sketch form by means of a site visit on 23.11.21 to Martyn White. In principle he agreed with the glazed elevation design but suggested the glazing could be reduced by closing the overall width of the glass panel. The drawings reflect this request by extending the clad walls out from the external corners to the centre of the rear elevation.

The contemporary design is continued with vertical cladding board with shadow lines as per plan view drawing KA 6 .

It is proposed the glazing would be of suitable, powder coated aluminium but sections could be concealed externally by means of a green oak frame placed directly in front of the aluminium if this was felt to be of benefit. The drawings reflect this.

The property has only one communal first floor bathroom so the design provides a further en suite facility.

The rear garden is of very good size and the increased footprint formed by the extension has minimal loss of amenity space.

Access

Although the rear access into the property is extended by the proposal the essentials of the access remain the same as existing.

a - Unit 2, Hollyacre, Toddington Lane, Littlehamton, W.Sussex, BN17 7PP



