



Alterations to the Existing Dwelling

At

**62 Maltravers Street
Arundel, West Sussex
BN18 9BQ**

Design & Access Statement

Planning Application

April 2019

Introduction and Context

No 62 is a detached dwelling located on the corner of Maltravers Street and Park Bottom which lies within the Arundel Conservation Area although is not listed. It comprises three storeys and although part of the construction is historic it has been substantially altered and extended over time. In the 1970's when it was operating as a veterinary surgery it was extended with a flat roofed, painted brick structure. It has also been occupied as offices and more recently a dwelling. Although the West elevation has been substantially changed- the South elevation remains relatively intact. The current owner is keen to restore the building in line with its historical context and position within Maltravers Street, Arundel's foremost residential street.

Historical Context

Maltravers Street was originally known in the 15th Century as Old Chipping (i.e. Market) and generally Old Market Street between the 16th and 18th Century - the modern name not being found before the 1830's. Dwellings from the late mediaeval period include No 8, No 79 and the Little House on the corner of Bakers Arms Hill, all of which were refronted in brickwork in the early to mid 18th century. A number of substantial red brick houses were built in the late 18th and early 19th century and a grand stuccoed terrace of houses Nos 45-49 on the South side of Maltravers Street was completed in the early 19th century. Whereas Tarrant Street and the High Street were predominantly the main shopping areas of the town - Maltravers Street in the early to mid 20th century remained largely occupied by professional and residential properties. No 62 lies to the South of the Coach House which originally served No 60, Surrey House - which stands to the North-East and No 60a - a chalet bungalow type dwelling which was built in the 1970's. Park Bottom itself originally led up to Poorhouse Hill (now Mount Pleasant) A workhouse was recorded as opening in 1785 and later rebuilt in 1831 and operated until 1869 before it became a Smallpox Hospital.

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Architectural Design

A) Existing Layout and Appearance

Externally the South elevation of No 62 forms a simple façade with three matching sliding sash windows, a smaller second floor one and evidence of the original front doorway now blocked up.

The West elevation has been substantially altered featuring a modern porch and a mix of side and top hung casement windows. A flat roofed extension to the rear dominates the side view of the property.

Both the flat roofed extension and the original structure feature white painted brickwork.

The roof of the original structure which features a “Sussex” hip to the South end gable and the second storey façade comprise hand made clay tiles.

The porch is accessed via a parking bay to the side (the front door presumably relocated for safety reasons owing to its proximity the road). A flight of seven steps leads up the side of the property to the rear courtyard.

Internally the ground floor comprises two small reception rooms separated by a staircase and a kitchen housed within the flat roofed structure.

The first floor comprises a bedroom and bathroom and two small bedrooms located on the second floor.

B) Proposed Layout and Appearance

The intention is to sensitively remodel and restore the South and West elevation in order to create a more balanced appearance. The front door is to be replaced with a traditional 6-panelled one with fanlight and small pedimented porch.

The flat roofed extension is to be remodelled with a pitched roof which will also achieve the space for a second bedroom on the first floor and the fenestration on the West elevation replaced with painted timber framed sliding sash windows to match those on the front elevation as closely as possible.

A new dormer window has been introduced on the second floor in order to provide a more desirable level of natural light and much needed headroom and two conservation style roof lights introduced within the new pitched roof.

Internally the staircase is to be repositioned on the North wall in order to create a single reception room rather than the two rather cramped ones.

The floor of the kitchen is to be lowered in order to reduce the change of level between the two areas of accommodation and a new ground floor cloakroom and WC created.

Amount, Gross Internal Area.

Existing Ground Floor:	38.5 m ²
Existing Second Floor:	25.8 m ²
<u>Existing First Floor:</u>	<u>18.3 m²</u>
Total:	82.6 m²

Proposed Ground Floor:	47.4 m ²
Proposed Second Floor:	41.3 m ²
<u>Proposed First Floor</u>	<u>22.1 m²</u>
Total:	110.8 m²

Approximate percentage increase = 34.1%

Scale and Appearance within the Street Scene

The scale of the proposed works would mainly be focused to the rear of the building above the kitchen. In removing the existing porch on the West elevation and creating a pitched roof over the kitchen it is proposed that the dwelling will be seen as a more cohesive whole within the streetscape. Simple painted metal railings to match those elsewhere in Maltravers Street are also proposed.. The alterations are designed to enhance the character of this building within the conservation area.

Materials

The new section of roof will be finished in handmade clay tiles with bonnet hips to match the existing. The proposed roof lights would be black metal conservation roof lights. Conservation Area. Some tiles on the existing roof may also require replacement with tiles to match the existing. All new timber joinery will be bespoke and painted a heritage colour. The white painted brickwork will be maintained. Tile hanging to the cheeks of the proposed new dormer is to match the existing tile hangings on the front elevation of the building. All new rainwater goods are to be cast iron painted black to match the and existing rainwater goods in PVCu to be replaced with cast iron.

Landscaping

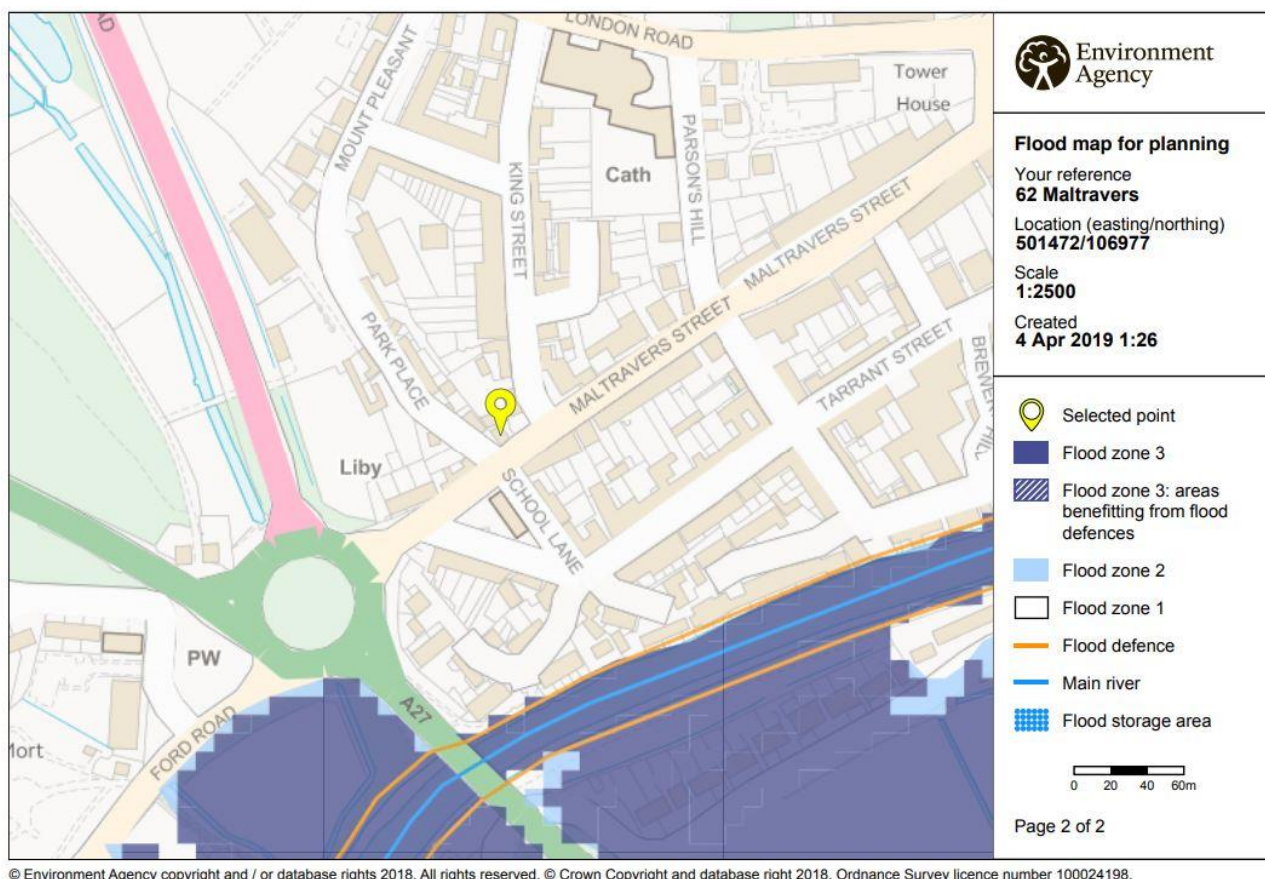
The existing area in which cars are parked would be untouched, the new metal fence fitted to the front of the building will provide both protection and security. Within the rear courtyard of the property the existing level is to be lowered to match the proposed new floor level of the kitchen. The lowered garden would house a small store where bins will be able to be kept and be stored securely.

Access

The main access to the site will be via Maltravers Street, there is parking on site, on the corner of Maltravers Street and Park Place.

Flood Risk

62 Maltravers Street is in flood zone 1 therefore a Flood Risk Assessment will not be required for this proposal.



Conclusion

To conclude -62 Maltravers Street is located on the approach into Arundel and the alterations have therefore been designed to be sympathetic in design, scale and form, and appropriate to the character of the Conservation Area.

The proposal will not only ensure the longevity of the building within its historic setting but also enhance the enjoyment as a dwelling by its occupants.

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