

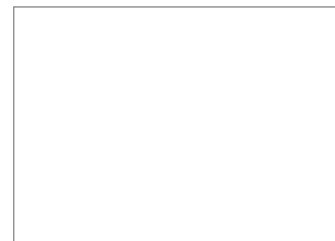
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Design and Access Statement

Project Reference: 2748

March 2021

Address: River Song, 19c River Road, Arundel BN18 9EY

Design:

1 The proposal:

The proposal is to form a juliet balcony at first floor level to replace the original balcony removed during river defence works.

2 Layout:

The site layout is dictated by the existing house and no change is to be made.

3 Scale:

There is no change of scale arising from this proposal.

4 Appearance:

The house was built with a balcony as adjoining properties were and it is felt the proposal does not detract from them as the change introduces a little variation in the view.

5 Landscaping:

There is no change to landscaping.

6 Context

The site is in a residential area within the centre of Arundel, comfortably within walking distance of shops, amenities and services.

7 Amount

There is no additional building.

Access:

8 Externally:

There is no change to access to the house.

Emergency services access is considered adequate to all parts of the buildings and site.

9 Heritage:

The house is on the Southern edge of the Arundel conservation area and the balcony will be facing South so is not visible from the broader conservation area thus it is considered to have no impact on the conservation area.

10 Flood risk:

The house is in flood zone 1 but on the edge of flood zone 3 due to being on the river bank. Flood defence works have recently been completed giving further protection to the property. The proposal has no effect on vulnerability to flooding and makes no change to flood risk.