

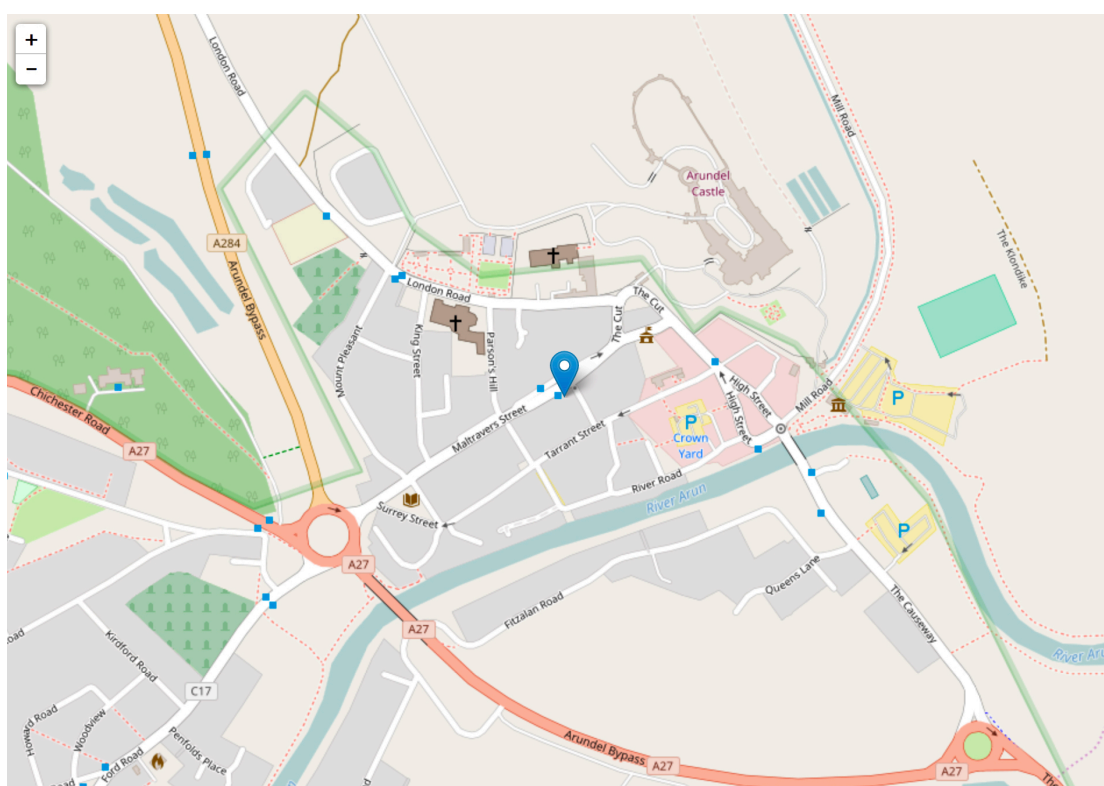
DESIGN AND ACCESS STATEMENT

27 Maltravers Street, Arundel

Introduction and Location:

27 Maltravers Street is a small terraced cottage in one of the principal roads in Arundel, which runs roughly west to east.

No 27 is on the south side of the street, set slightly below road level.





Description:

The property is from the C17. And is a terraced cottage with red brick, grey headers in Flemish bond with a pitched tiled roof, with a red brick shared chimney.

The building is on 2 storeys with brick stringcourse over ground floor timber casement windows.

It forms a group of 3 – 31 (odd numbers).

The Proposal

There are 2no staircases in this building. The original one around the chimney stack is so steep as to be almost unusable. A later metal spiral stair has been introduced to the room behind the Kitchen. This, however, is so narrow as to be almost unusable. It is proposed to retain the original stair untouched and to remove the spiral stair, replacing it with a timber stair, with winders at top and bottom, that provide modern access to the upper floor. It will rise beneath the soffit of the skirting and with a small relaxation (agreed) from Building Control, will provide sensible and safe access in a difficult location to an important listed cottage.

It is proposed to remove modern studwork which subdivides the original Sitting Room.

It is proposed to replace the rotten timber skylight with a modern one from the Velux Conservation range.

Design

The stair will be of traditional timber with winders at top and bottom, timber newels and balusters.

Use:

Residential.

Amount:

There is no overall increase in the building floor area.

Layout:

The layout provides for a living area which has access a larger and more open feel about it.

Scale and proportion:

There is no change in the Scale and Proportion of the building.

Landscaping: N/A

Appearance:

The appearance of the proposal retains the same appearance externally, but permits a sympathetic appearance of a new stair, a more open Sitting Room and modern natural light from the roof, together with trickle ventilation.

The skylight, using a window from the Velux Conservation range will be a modern equivalent to the original.

Access

The access to the building remains unchanged at each floor and each entrance.

A Fuller 21.04.17