



35A TORTON HILL ROAD

Planning Statement

**Watershed
Developments Ltd.**

Queens Studios
121 Salusbury Road
London, NW6 6RG

studio@watershedd.com
+44 (0) 207 659 0885

1. INTRODUCTION

- 1.1. This application is for planning consent to change the external materials and windows of a property located at 35A Torton Hill Road, Arundel, BN18 9HF (the 'site').
- 1.2. The house was originally built during the late 1960's as an infill property on the land of the neighbouring house (No.35). The house is a typical 'modern' design from the 1960's and does not match any of the other properties along Torton Hill Road, on which there is no prevailing architectural style or format.
- 1.3. The house is a corner plot and enclosed by dense vegetation and trees around the site making it barely visible from the road.

2. ATTACHMENTS

- 2.1. This application consists of the following documents:
 - 18005-001 - Existing Plans & Site Location Plans
 - 18005-005 - Existing Elevations
 - 18005-600 - Proposed Elevations

3. THE SITE

- 3.1. The property is a 2 storey single dwelling house on a corner plot of Torton Hill Road.
- 3.2. The external materials on the existing house consist of brick cladding up to first floor level, with clay hung tiles up to the roof soffits which are white PVC clad. The roof is concrete tiles which will remain as existing.



35A TORTON HILL ROAD

Planning Statement

**Watershed
Developments Ltd.**

Queens Studios
121 Salusbury Road
London, NW6 6RG

studio@watershedd.com
+44 (0) 207 659 0885

3.3. The existing house is a typical 1960's design which has had very little work done to the house or improvements since it was built and is in need of repair and modernisation.

4. THE PROPOSALS

- 4.1. The proposed scheme seeks consent to change the external appearance of the existing house including the external materials, windows and doors.
- 4.2. The proposal is to replace the existing hung clay tiles at first floor level with horizontal dark-grey painted real wood featheredge cladding.
- 4.3. The current exposed brick will be rendered in an off-white colour.
- 4.4. The soffits and fascia boards will be replaced with timber which will be painted to match the external timber cladding.
- 4.5. The windows which are currently in white UPVC will be replaced with aluminium framed black double glazed windows.
- 4.6. The main entrance door will be replaced with a green painted timber frame door with sidelights and a solid infill panel to the side.
- 4.7. The proposed changes are considered to enhance the appearance of the property and update it from its original 1960's design to current standards. The proposed materials are considered to be of better quality than the existing which are in need of repair.



35A TORTON HILL ROAD

Planning Statement

5. CONCLUSIONS

**Watershed
Developments Ltd.**

Queens Studios
121 Salusbury Road
London, NW6 6RG

studio@watershedd.com
+44 (0) 207 659 0885

- 5.1. There is no predominant architectural style along Torton Hill Road, and this house was a infill development built during the late 1960's to a 'modern' style at the time of construction.
- 5.2. The proposal is to replace the existing materials with a mixture of traditional and 'modern' materials by today's standards to improve the external appearance of the house.
- 5.3. The house is in need of repair and refurbishment as little work has been done to maintain the property since it was originally built, so it is considered that the proposed works will enhance the appearance of the property and therefore should be acceptable.