

Design & Access Statement & Heritage Statement

Proposed Replacement Balcony and Alterations

Riversong, 19C River Road, Arundel, West Sussex BN18 9EY

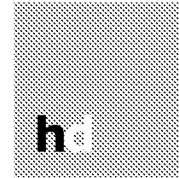


Photograph 1 – North Elevation

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Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT



Introduction

Helyer Davies Architects have been appointed by a private client to design a new balcony and associated alterations to Riversong, an existing dwelling in Arundel. The proposed works are a result of works the Environment Agency are currently undertaking in the River Arun directly behind the property, to build a new river wall. The Environment Agency's works have resulted in significant damage to the existing patio and balcony and as such, our clients are looking to rectify this damage. This application is for Householder Planning Consent in a Conservation Area.

The works consist of:

- Replace existing balcony
- Rebuild brick boundary walls
- Replace south facing windows and doors on the ground and first floor
- Replace all windows and doors

The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Design and Access Statement
- CIL Additional Questions Form
- Drawing Series 20072

The OS extracts are to show site location plan and block plan only.

Recent Planning History

There is no relevant planning history for the site recorded on the Arun District Council website.

Site Context

Riversong, 19C River Road, sits on the northern edge of the River Arun. The house is located just within the southern boundary of the Arundel Conservation Area.



Arundel is a small city in West Sussex brimming with local heritage and historical value. The city is built on a hill, sloping up from the River Arun to Arundel Castle which sits at the brow.

The surrounding buildings are predominantly residential. They vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted brick, timber cladding and brick, with clay tiled and slate roofs.

Description of the Character and Appearance of the Arundel Conservation Area:

Arundel is located astride the banks of the River Arun, north of the urban coastal area. Arundel Conservation Area was designated in March 1975 and is recognised as being of outstanding quality.

One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town.

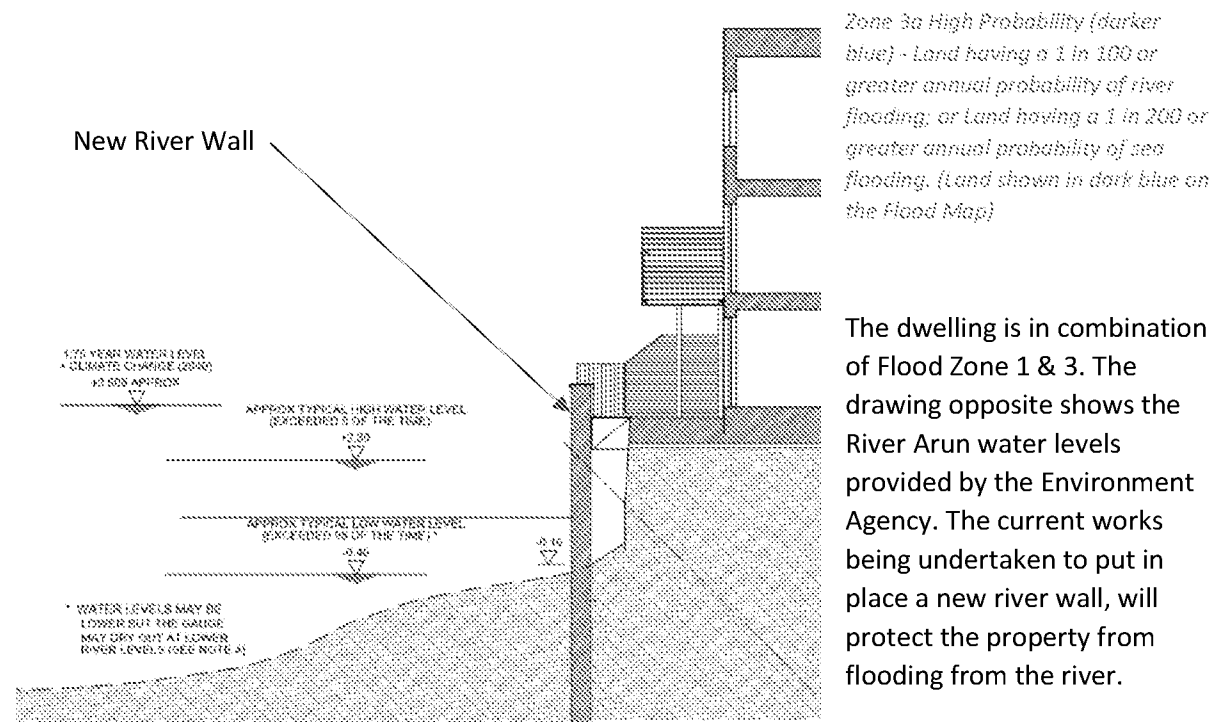
Flood Risk



Environmental Agency Flood Risk Map - flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear) - Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map - all land outside Zones 2 and 3)

Zone 2 Medium Probability (light blue) - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)



Planning Context

The Key Policies relevant to the proposals are:

Local Plan:

D DM1 – Aspects of form and design quality.

DDM4 – Extensions and Alterations to existing buildings - seeking to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

HER DM3 – Conservation Areas - ensures that development will only preserve or enhance the character of the Conservation Area which they are in.

Arundel Neighbourhood Development Plan:

AR1 – Arundel built up area boundary.

Design

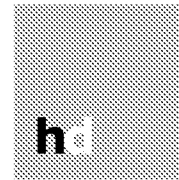
Use

To remain as existing – for use of the residential dwelling's occupants.

Amount & Scale



The proposed balcony seeks to replace the existing balcony which has been damaged by the Environment Agency's works. As you can see in the photograph above, the existing balcony has dropped at one side.



Our clients are taking this opportunity to replace it with a new high-quality balcony. The balcony will remain the same width as the existing balcony, however, will extend out further towards the river by approximately 750mm. This will provide a more useable balcony space and will have minimal effect on the surrounding areas.

In order to minimise any loss of privacy to the neighbouring property, the east and west sides of the balcony will incorporate slated timber screening up to 1693mm high. Not only will the screening reduce any overlooking, it will improve the existing degree of privacy between the two dwellings.

Layout

Windows – The first-floor windows and doors on the south elevation are to be replaced with three full length windows/doors that will allow more sunlight to penetrate into the internal living spaces. The new balcony will be accessed solely from the first floor and the existing external stair will therefore be removed.

At the ground floor, the existing windows and doors will be replaced with a bi-fold door opening out onto the patio. It is noted that the neighbouring property 19A, already has a large sliding door at ground floor level, that is the same size as the one proposed.

The replacement balcony will incorporate a section of walk-on glass into the floor, to allow light to enter the ground floor kitchen and outside area below.

Appearance

The materials chosen are of high quality and aim to reflect those on the existing dwelling and remain in keeping with the character of the surrounding area.

Boundary Walls – Traditional brick

Balcony

- Structure: Galvanised Steel Powder Coated Grey
- Balustrade (southern edge): Safety Glass to 1100mm high
- Side panels: Slated timber screens to 1693mm high
- Floor Deck: Synthetic Teak Decking & Walk on Glass

Windows and Doors – Replacement windows and doors will be slimline grey, in either metal/UPVC (existing is UPVC)

The grey windows will reflect that on other surrounding buildings, including The Boathouse and the new houses opposite.

Landscape

The existing flanking boundary walls are to be demolished and rebuilt as they are in poor condition following the adjacent works by the Environment Agency, as shown in the photograph below. The rebuilt walls will be built to the boundary and will be in a brick chosen to match both the existing dwelling and reflect the character of the surrounding area.

The existing southern boundary river wall is currently falling into the river. The Environment Agency are currently in the process of putting the new river wall in place. As part of the application, the



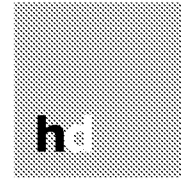
existing river wall is to be removed and the void between the former southern wall and the new sheeting is to be infilled. A section of timber fencing will be installed to bridge the gap between the ownership boundary and the new sheeting.

Access

The access to and from the site will not be altered by the proposals.

Impacts of the Proposals on the Arundel Conservation Area

Due to the location of the balcony, which is on the southern elevation of the dwelling and facing out of the Conservation Area along the boundary, the balcony will not be visible in the street scene of River Road or from the wider Conservation Area. For this reason, it is considered that the replacement balcony and other minor alterations will have minimal impact on the Conservation Area.



As the design and materials are of high quality and have been chosen to remain in keeping with the surrounding area and existing building, it is considered that the proposals will not cause any harmful impact on the character of the existing house or Conservation Area.

It is noted that the Environment Agency has now removed this and the neighbouring balconies due to safety concerns. All the balconies will need to be replaced to meet current building regulations. As such, the design of any replacement balcony is likely to differ from any that were previously in place.

The proposals will rectify the existing damage that has occurred as a result of the Environment Agency's works and will provide a high quality and aesthetically pleasing enhancement to the existing dwelling.