

**NEIL HOLLAND
ARCHITECTS**

**A new north facing Dormer Window and
Removal of existing unstable redundant Chimney Stack**

at

**Chantry Cottage
36-38 King Street · Arundel
BN18 9BW**

DESIGN AND ACCESS STATEMENT

7th July 2010

Introduction and Historical Background

Chantry Cottage is primarily a detached two storey property, occupying an elevated position in King Street with views over looking Arundel to the south, and adjoining the Cathedral to the north.

We understand that the cottage is a Grade II listed property, with the southern portion being the earliest, built some 200 years ago, which was rather unsympathetically altered and remodelled over time with the later 1960s irregular shaped two storey extensions to the north and east being added some forty years ago.

The property is generally arranged on two floors with a single storey extension to the north and west, all being generally constructed from a mixture of flint and brick solid walls with timber lining internally in the older portion, and cavity wall construction in the later extensions. The floors are a mixture of suspended timber and solid concrete set at various levels through out the building and the roof is a complex system of fairly simple timber frame work under traditional clay tiles.

The property has remained in its rather disjointed form with little maintenance in recent years and, as a result, suffered from many of the inherent defects associated with a property of this age and condition, these mainly being dampness and timber decay.

During the early part of this year our clients sought, and were granted Planning and Listed Building Consent to sympathetically extend and remodel the property, while restoring and reinstating many of its original characteristics. This included replacing the recent unsympathetic white UPVC windows with traditional painted joinery.

With all necessary planning consents in place, work commenced a few months ago with the alterations to Chantry Cottage. However, with our clients Mr and Mrs Smith having only purchased Chantry Cottage at the end of last year, and now seeing the alteration works progress, they wish to make some changes to the approved scheme.

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Proposal

Our scheme seeks to introduce an unobtrusive north facing flat roof dormer window let into north eastern portion of the 1960's roof slope, which is predominantly hidden by the single storey pitched roof in front.

We also seek consent to remove the existing 1960s chimney stack, which apart from being redundant and unstable has little architectural merit.

Prior to submitting this application, we sort advice from both Peter Cleveland at Arun District Council Planning Department and Michael Rowan. Both were of the opinion that the new dormer window and removal of the chimney would be acceptable, and suggested that we formally submit a planning application, which we duly enclose.

Our design principle is to sensitively restore and remodel the existing property, providing the desired living accommodation with deference to the listed building. All materials are intended to match as closely as possible the original cottage and detailing carefully considered to provide optimum quality.

Design Principles

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The proposed work reflects the detailing of the original property; vertical tile hanging to the dormer cheeks under a traditional flat roof and painted joinery, and traditional window details. All materials are intended to match exactly the original building.

Use

The proposal is for a single private domestic use, i.e. no change from the existing.

Amount

It is not intended to increase the floor area of the property beyond the previously approved planning consents.

Layout

Chantry Cottage occupies an elevated position on the north western side of King Street, an established residential area with views over looking Arundel to the south, and adjoining the Cathedral to the north. The approach to the property will remain as existing; with both the existing front and side doors being retained. There will be no change to the parking area. Visually the proposed alterations have no impact to the neighbouring properties.

Scale

The proposed north facing dormer is designed in deference to the existing house and of a scale to balance the various previous extensions to the property.

Landscaping

The site is bounded by hedges and trees as annotated on the block plan, neither of which would be affected by the works. There are some sheds within the properties curtilage, with the gardens being mainly laid to lawn utilising the naturally sloping site. It is not intended to alter the external landscaping beyond the previously approved planning consents.

Appearance

The proposed dormer will be constructed to match the existing building exactly in the choice of tile hanging and joinery. The traditional flat roof will compliment the existing tile roof. The window joinery will be replaced with new painted timber units with moulded sections.

Access

Both the existing front and side doors will be retained with direct access off King Street and existing parking to the north of the property. Disabled access can also be achieved via the existing side entrance door on the west elevation.