

Listed Building Architectural Design Statement

For

21 Orchard Place,

Arundel,

West Sussex

BN18 9BP



Context

21 Orchard Place is part of a terrace of cottages which is protected by Grade II Listed Building status, which sits within the Arundel Conservation Area. The property dates back to the early 19th Century and is located within the market town of Arundel, which is situated to the south of the South Downs National Park.

The property sits to the West of the historic market town, within a quiet cul-de-sac, which is entered from King Street. The terrace of cottages are of a uniform, flint vernacular, with brickwork chimneys and pitched slate roofs. The street is lined with this building typology to the east and west, with a view to Arundel Cathedral to the north.

The property benefits from an existing single storey rear kitchen, a later addition to the original property, and has previously been subject to listed building consent for alternations and improvements.



Site Plan highlighting 21 Orchard Place

The Listing Details for this property are as follows :

1. 5401 ORCHARD PLACE ----- Nos 13 to 25 (odd) TQ 0107 1/217

II GV

2. Early C19. Terraced cottages. Nodular flint. Brick dressings and chimneys. Pitched slate roof. 2 storeys. Brick modillion eaves cornice. 1 range of double-hung sash windows with glazing bars, except for Nos 23 and 25 which have blocked windows on ground floor. Nos 13, 17, 23 and 25 have 6-panelled doors. Doorways of Nos 23 and 25 have wooden surrounds with panelled reveals, incised line decoration on pilasters and frieze, and triangular pediments. Doorways of Nos 15 and 19 have gabled hoods over.

Nos 1 to 25 (ccnsec) form a group.

Listing NGR: TQ0151007084

Source: Historic England, National Heritage List



Rear view of the property (west facade)



View from within the living area, looking towards the rear patio garden



View of the current kitchen condition



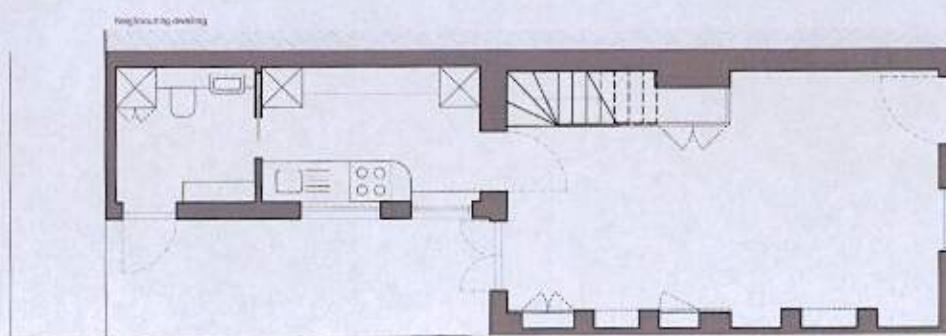
View of the existing attic space

The Proposals

This is an application to increase the size of the existing rear attic dormer window, as well as to extend the existing single storey rear kitchen. The proposal also includes some internal, non-structural layout, adaptations. The design aims to create a more functional and spacious dwelling, which remains sympathetic to the scale and vernacular of the Grade II Listed terrace of cottages, and does not impact the architectural style of the Conservation Area.

Extension

The ambition of the extended kitchen is to create a more practical family space. The extension, which at under 3m in length currently meets permitted development limits, allows for a more generous kitchen space by incorporating a utility room/wc to the rear of the property, replacing the existing brick boiler room, which is currently accessed from the patio garden. The proposal to open up the mono-pitch ceiling void in the kitchen (see drawing 1033_08) helps to eliminate the current cramped kitchen condition.



Proposed Ground Floor Plan

Attic Dormer

The introduction of the larger attic dormer window creates a more generous bedroom in the attic, yet externally it remains of a similar scale and proportion to the neighbouring dwellings attic windows. The proposal also brings greater daylight and ventilation into the property.



Existing rear condition, showing the current dormer window in relation to the larger neighbouring windows

French Doors

It is proposed that the existing rear window in the living space will be replaced with a timber casement french door, to match the style of the existing window (see drawing '1033_007'). This will enable direct access from the living room to the patio garden, bringing in more daylight to the central space. The original exterior arched brick window lintel is proposed to be retained, maintaining the traditional aesthetic of the building exterior.



Rear Casement Window

Amount and Scale

The footprint of the proposed dwelling has a net increase of 9.4% of the current dwelling. The proposed extension is a continuation of the existing single storey kitchen, and results in a similar scale of property to the neighbouring dwellings. The dormer window has increased to match the scale of the neighbouring properties dormer windows.

Layout

The proposals result in minimal adjustments to the current layout of the dwelling, and works to maximise the usable space, whilst minimising the impact on the existing footprint. The proposed changes have minimal visual impacts on the neighbouring dwellings, as they match the scale and proportion of the neighbours modifications.

Landscaping

The extension to the single storey kitchen will result in the levelling of the rear patio along the kitchen extension, in order to create a more accessible surface. This will also help to create more privacy for the neighbouring dwelling as the reduced size of the raised patio will be less imposing on the garden which backs onto the west edge of the plot.

Appearance

The material palette of the proposal has been developed to maintain and enhance the existing character of the property, continuing existing lines and proportions to create a seamless link between old and new. Mirroring the the character of the existing windows with

the proposed timber casement windows reinforces the sensitive approach to maintain the quality of the existing building.

The following materials have been proposed for the single storey extension to the rear:

Walls: Rendered masonry walls to match existing

Roofs : Slate roofing tiles to match existing

Windows: Timber casement to match existing

Door: Timber frame stable door

The proposed dormer window will be replaced with a traditional felt roof to match the existing condition and the existing glazing will be replaced with a traditional casement style window to match the rest of the property.

Access

There are no changes to the approach to the building within this application and all internal floor levels remain as existing.

Conclusion

The design has been carefully considered with regards to how the proposed will affect the existing character of the property. The design of the renovations have aimed to reduce any impact on the significant and historic elements of the property. Any changes made to the west and south facades have been designed only as necessary and to enhance the existing dwelling. There are no changes to the east facade facing on to the street, which sits within the Arundel Conservation Area. The majority of the proposed building works are to be carried out in the most recently extended section of the house, and therefore will have minimal impact on the original early 19th Century flint property and its structure. The proposed design aims to create a more functional family dwelling, in order to preserve the property for future use.