

DESIGN AND ACCESS STATEMENT

33 Maltravers Street, Arundel, BN18 9BU

Introduction:

33 Maltravers Street is family house laid out on three floors, situated in Arundel. It originates from the late 19th Century and is constructed of facing brick in Flemish bond with a pitched roof of plain clay tiles. The windows are single glazed timber sliding sashes to the majority of the house with feature brick soldier arches. There is a timber casement window in the Kitchen.

Location:

No.33 is at the East end of Maltravers Street quite close to the Castle and falls within the Arundel Conservation Area.

Design

Use: Residential dwelling.

Amount: There is an increase to the ground floor of just under 25m², although it is proposed that this new space will encompass the removed footprint of the existing outbuilding, which is 4m², making a total addition of 21m².

Layout: The increased floor area is on the ground floor to the Southeast (rear) of the house and will enlarge the Kitchen and create a Garden Room.

Scale: The line of the roof above the proposed extension does not protrude from the existing building line and will not be visible from the East of West side neighbouring properties.

Landscaping: The external landscape to the Southeast (rear) of the building will be landscaped to provide a reduced step down from the Garden Room extension.

Appearance: There is currently a casement window in the Kitchen that faces Southeast, a sliding sash window and a rear door in the Kitchen that face Southwest and overlook the neighbouring property's

(No.35 Maltravers Street) flank wall and a sliding sash window in the Dining Room that also faces Southeast.

The proposal is to enlarge the opening in the Kitchen to allow views to the South through the new glazing. The window, door and wall between them to the Southwest will be removed to create and enlarged opening in the wall whilst retaining much of it either side of the opening. The introduction of a new timber suspended floor will enlarge the usable space of the Kitchen/Breakfast Room. The proposal will utilise 2 flat roofs over the extension and a small area of pitched roof that lines through between the existing of No.33 and 35. There will be a small tilting fillet to allow appropriate weathering over the window to the Dining Room, which will become integral to the proposed Kitchen/Breakfast Room. The flat roofs will have high quality skylights and in conjunction with high quality aluminium sliding folding doors will allow plenty of light into the created spaces.

The proposal will incorporate the highest quality materials that will compliment the building. A mixture of traditional red bricks and tiles to match the existing and lead flat roofs, with modern Aluminium doors and window above will be unified to create a combination of new and old that will subtly enhance the external aesthetics to the rear of the house.

The alterations will have minimal impact visually, only slightly changing the appearance externally, whilst providing useful space internally. The rear addition will sympathetically update the building to allow adequate space for modern use.

Access

Access to the front of the house remains unaltered, and means of escape provisions also remain unaltered. The access to the rear will be through the sliding/folding doors into the Garden Room.

D Fuller 21.01.14

