

Design, Heritage & Access Statement

for

11 King Street

Arundel

West Sussex

BN18 9BJ

Introduction:

11 King Street is an end of terrace brick and flint cottage, it sits at the base of King Street in a residential area, close to the centre of Arundel. The cottage is built in traditional materials, these include flint work with brick quoining and slate tiles. The property is within the Arundel Conservation Area

This application aims to achieve permission for a new dormer window to the existing ensuite bathroom on the 2nd floor. The existing ensuite is very cramped, with no natural light, the new dormer will provide extra space and light that is very much needed, the existing staircase behind the ensuite is very dark with no natural light, the new dormer will provide indirect light to this area as well, this will improve the living amenities of the existing cottage.

Site History:

The two cottage terrace was built circa 1990, planning permission was granted for the Cottages to be built on the site of former cottages between Surrey House and 13 King Street. The planning applications ref: AB/73/88 & AB/74/88/L were permitted in 1988.

In 1994, a planning application was made for a new gate to the entrance of the parking to the rear of the property. This application was granted planning approval. Ref: AB/78/94

The Proposals:

This application aims to achieve permission for a modest new dormer to match the two existing dormers, in style, appearance, and scale.

The proposal has been developed in relation to the Arun District Local Plan 2003, in particular the following Policies:

- GEN2 Built-up Area Boundary
- GEN7 The Form of New Development
- DEV19 Extensions to existing residential buildings
- AREA2 Conservation Areas

The proposal has also taken into consideration the Arun Local Plan 2011 – 2031 Publication Version, in particular the following Policies:

- D DM1 Aspects of Form and Design Quality
- D DM4 Extensions and Alterations to Existing Buildings (residential and non- residential)
- SD SP2 Built-Up Area Boundary
- HER DM3 Conservation Areas
- HER SP1 The Historic Environment
- LAN DM2 The setting of Arundel

The above planning policies have been carefully considered to ensure that the proposal responds positively to the quality and character of the area. The key design consideration has been to ensure the appearance of the existing is retained, and that the proposed dormer reflects the materiality of the existing property, by mirroring the existing materials.

Layout and Scale:

The proposed layout has been carefully considered to provide the extra space within the existing ensuite bathroom whilst not being out of scale to the existing cottage.

The proposed new dormer will be 1.3m wide, and will match the dormer to the North in its size, the existing dormer to the South is wider at 1.8m

The new dormer will match the same height as the two existing dormers and it will not project further from the roof slope than the existing dormers. This means that the new dormer will not change the appearance of the North or South Elevations, and is not visible from the front (East) elevation, the only elevation it will be visible, is the West elevation. This reduces the scale and impact on the surrounding properties.

Materials:

The materials of the proposed dormer have been carefully developed to match the character of the existing cottage. The proposal seeks to mirror the traditional lead flashing of the existing box dormer to ensure that seamless links between new and old can be achieved.

The following materials are suggested for the proposed dormer

- Dormer cheeks: lead flashing to match existing.
- Roof: white cornice detail to match existing, with lead roof.
- Windows: Hardwood timber casement windows to match existing.

It is considered that this proposal provides a well integrated and cohesive design that will harmonise well with the existing cottages.

Landscaping:

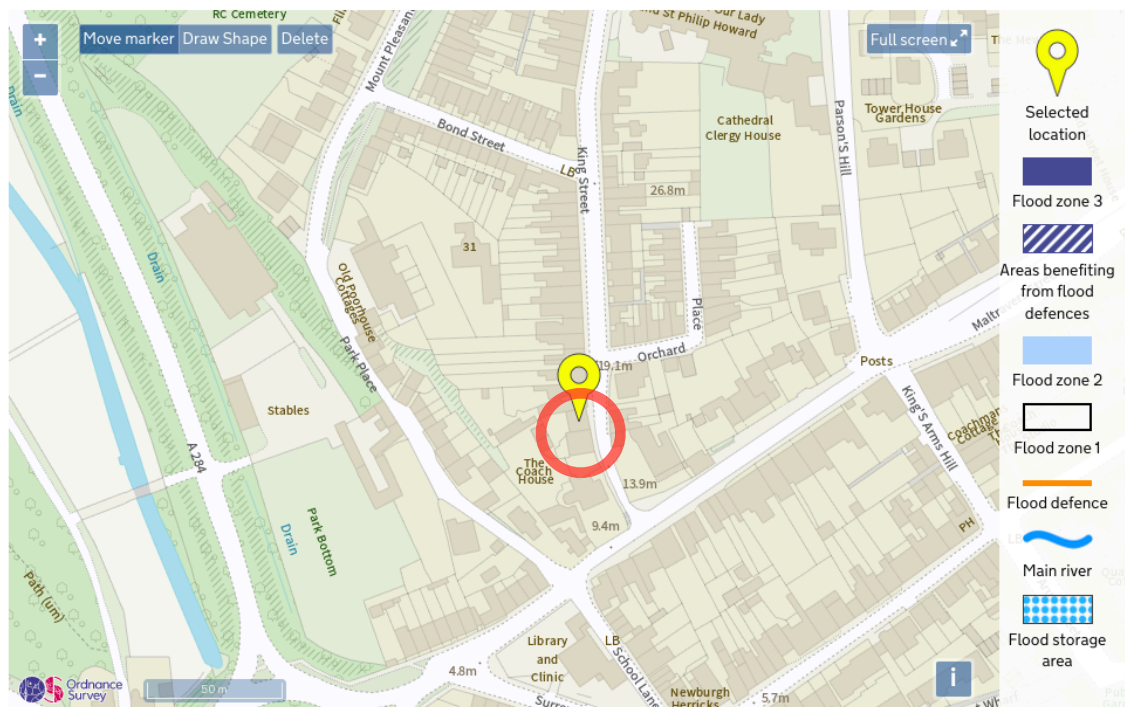
The proposal will not affect any existing trees or landscape features. The boundary treatments at the front and rear will remain as existing.

Access:

There will be no effect upon the vehicular access and parking to the front of the property.

Flood Risk:

According to the Environment Agency Flood Risk Map, the property does not fall within the areas at risk from coastal or river flooding and therefore does not require a flood risk assessment.



Environment Agency's Flood Map, highlighting 11 King Street's location:

Planning Policies:

Local Plan Policy GEN7

This policy relates to the form of development and it is considered that this proposal is sympathetic in terms of design, scale and appearance to the existing terrace itself and its setting within the Conservation Area.

Local Plan Policy DEV19

This policy relates to extensions to existing residential buildings.

The alterations are sensitively designed with appropriate materials, which maintain and emphasise the qualities of the existing listed building. The small scale of the dormer means that it is less obtrusive in the street scene.

Local Plan Policy AREA2

This policy relates to development in conservation areas and as already set out in some detail in this statement it is considered that the proposal will in no way detract from the Arundel Conservation Area.

Heritage:

The property is within the Arundel Conservation Area. The proposal for a new dormer will have no affect on the front appearance of the property, which is the most readily visible part of the property within the Conservation Area.

The new rear dormer will be positioned between the two existing dormers so views from the side, North and South would be the same as they already are. The new dormer will not be very visible due to the fact it will sit between the two existing dormers and it will match the style and appearance of the existing dormers so will not have any detrimental effect on the appearance of the Conservation Area and surrounding buildings.

Due to its position and distance from neighbouring properties the proposal will not give rise to any unacceptable overlooking, overshadowing or overbearing impact.

Sustainability:

All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

The proposal will have no adverse effect upon the local environment or the biodiversity of the site.

Materials will be sourced locally from sustainable sources where possible. It is considered that the proposal is sustainable in terms of construction, transport and location and the local environment.

Summary:

The proposed dormer is in keeping with the existing building vernacular and has been carefully designed to be subservient to and respectful of the sensitive nature of the Conservation Area. The proposal will have minimal visual impacts on the surrounding area or street scene, reinforced by the fact that the proposed dormer mirrors the characteristics of the existing dormers that it will sit between.

The proposed works will be carried out with due care and diligence and will at all times remain sympathetic to the site and its existing structures.