

DESIGN AND ACCESS STATEMENT

19a River Road, Arundel

Introduction:

19a River Road, Arundel is the (Eastern) end property of a terrace of 3 no dwellings built in approximately 1999. They are "Town Houses", ie on 3 stories with the Sitting Room at first floor level to achieve views over the river, and from its balcony also.

Location:

River Road, Arundel is located parallel and immediately adjacent to the River Arun, on the site of former historic shipyard buildings.

Design of the proposal

Use: The extension is to augment the usable space of the kitchen/ dining area and provide weathered accommodation on the existing patio.

Amount: The overall size of the extension is just 1.55m x 1.85m, already largely the area under the original existing balcony. The balcony is then further extended by 0.9 m, cantilevered out from the exiting balcony.

Layout: The kitchen extension will be level with the kitchen, and the balcony continuous with the existing.

Scale: The overall scale of the building gives a massing completely in keeping with the existing and neighbouring property and creates no further intrusion or overlooking.

Landscaping: The extension is built within the same confines of the patio area and the river wall.

Appearance: The existing balcony is of timber decking over a cast iron and steel structure with steel railings.

The proposed balcony will be protected by matching iron railings.

Access

Access to the house remains unaltered, and means of escape provisions also remain unaltered. Access to and from the balcony and to the kitchen extension remain unchanged.

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