DESIGN AND ACCESS STATEMENT

19 King Street, Arundel

Introduction:

19 King Street is a mid terrace house on three floors, situated in the conservation area in Arundel. It originates from the mid 19th Century and is constructed of flint with brick quoins under a pitched roof of slate. There are pitched roofs of a mixture of slate and plain clay tile to the ground floor extension to the West. The windows are a mixture of single glazed timber casements and sliding sashes.



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Location:

No. 19 is located approximately half way up King Street on the west side. King Street is a road in the Arundel conservation area that runs North to South.



Design

Use: Residential.

Amount: The overall size of the building will increase the ground floor area by 6m2. The proposed extension is approximately 4 metres in length by 1.5 metres wide.

Layout: The layout incorporates a larger Kitchen and altered Shower Room. One of the existing Bedrooms on the first floor is to become a new Bathroom.

Scale: The overall size of the building will increase the ground floor area by 6m2. The proposed extension is approximately 4 metres in length by 1.5 metres wide.

Landscaping: The external landscape will incorporate timber decking to the West side of the extension that will step down to the existing patio area which leads to the west facing Garden.

Appearance: Externally, there is currently a single glazed timber casement window, timber door with vision panel and decorated facing brick external wall to the South Elevation. There is a small timber casement window at high level on the West Elevation to the Bathroom and a timber casement to the Dining Room.

The proposal is to remove the first part of the facing brick external wall and erect an extension that continues from the parapet wall running North to South to adjoin the neighbouring property to the South. Part of the neighbouring wall will become internal and the flint will remain exposed. A pitched roof of timber and glazing will cover the extension. The existing casement window to the West will be removed and an enlarged opening encompassing the existing door in the Kitchen will be created. The window to the Bathroom will be replaced using the timber casement removed from the South side of the Kitchen.

The alterations will have minimal impact visually, only slightly changing the appearance externally, whilst providing useful space internally.

Access

The main access to the front remains unaltered. The access to the rear from the Kitchen is altered from discharging to the South down steps, to discharging to timber decking to the West side.

D Fuller 12.9.13



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