

DESIGN AND ACCESS STATEMENT
For
Coachmans Cottage
Kings Arms Hill
Arundel

1.0 Summary of Proposal

- 1.1 The proposed development involves creating a timber constructed outbuilding in the rear garden of the property.
- 1.2 The outbuilding will be of timber construction and clad with Marley Eternit grey cladding. The roof will be black corrugated sheets and the windows will be timber casements.
- 1.3 The outbuilding will not be seen from the front of the property and will have a limited impact upon the adjoining properties.
- 1.4 The outbuilding complies with permitted development rights which have been removed for this property owing to the property being located within a conservation area.

2.0 Use and History of the Property

- 2.1 The property is a residential dwelling and will continue to be so.
- 2.2 The site is occupied by a detached residential dwelling with a large rear garden.
- 2.3 The garden is surrounded by a flint walls with a high level wall to the northern side of the garden. The garden walls to the south and west are at a lower level but still of substantial size.
- 2.4 There is a twitten walkway to the south of the property providing side access to the adjoining property. This walkway is at a substantially lower level than that of the rear of the garden.

3.0 Character of Locality

- 3.1 The site is located in a quiet residential area of Arundel and off a residential road which is characterised by predominantly detached and terraced dwellings.
- 3.2 The proposed outbuilding will not overlook any adjoining gardens or properties.

4.0 Layout

- 4.1 The existing and proposed layouts of the area are shown on Drawing Nos. MT/CHA/PL/001 – 007.

- 4.2 In principal the proposed works are minor in nature and will have limited impact upon the adjoining properties.

6.0 Landscaping

- 6.1 The landscaping will be kept as existing.
- 6.2 The boundary walls are to remain as existing with no works proposed.

7.0 Access

- 7.1 The rear outbuilding will be accessed from the property and no additional access is proposed.

8.0 Appearance

- 8.1 The design is sympathetic, and all heights and sizes are within permitted development rights. The materials used are modern to create a different design to the materials used on the property. The materials will weather well and blend in with the garden and the rear flint walls.
- 8.2 The windows are of timber construction and in keeping with the surrounding area.

9.0 Heritage Aspects and Significance

- 9.1 The front façade of the building has a Grade II listing and no works are proposed to this façade or the main building. All works are within the rear garden.