



Design, Access & Heritage Statement

For

Pound Cottage
Queens Lane
Arundel
West Sussex
BN18 0JN

Prepared by

Folkes Architects

On behalf of

Chris and Margaret Deal

DESIGN & ACCESS STATEMENT

- 1.0 Use:** Pound Cottage, is a detached property located close to the heart of Arundel town centre off Queens Lane and enjoys the benefit of a walled rear garden area created by the neighbouring boundaries.

The overall site is approximately 363m² (0.0363ha) which houses the detached property known as Pound Cottage, Queens Lane, Arundel, West Sussex BN18 9JN. The existing property consists of a living area, dining room, kitchen, study, wc, small shower area and front entrance hall together with an integral garage on the ground floor and three bedrooms (one with en-suite) and a bathroom on the first floor. The property has been extended several times on ground and first floor levels.

The garden is enclosed by either a flint wall, flint with close board fence or brick boundary wall.



- 2.0 Amount of Development:** the total ground floor footprint of the existing property is approximately 109.39m², with a further 72.24m² of floor space on the first floor.

The proposed works to the cottage include the demolition of the single storey kitchen, lobby and wc extension to the rear, which measures approx. 17.14m². The proposed extension to the cottage is to have an internal floor area of 20.25m², which is an overall increase of 3.11m².

- 3.0 Layout:** The proposals seek to improve the layout of the living space within the cottage by creating a new open plan kitchen linked to the dining room with the existing larder acting as a dividing element between the dining room and new kitchen.

The extension has been designed so that all of the windows are inwards looking towards the garden with no overlooking onto neighbouring properties whatsoever which not only benefits the privacy of the applicant but also the privacy of the adjacent properties.

A pyramid roof light is to be installed within the new flat roof area to provide natural daylight and ventilation into the new kitchen.

- 4.0** **Scale:** The proposed extension has been designed to enhance the existing cottage, The slight increase in floor area has been designed to enhance the usability of the cottage by the occupants and ensure the prolonged use of the property.

The extension is single storey in height with a flat roof which will add to and complement the character of the existing dwelling so as to minimise the impact of the scheme on the nature of the existing building. The existing pitched roof over the existing Kitchen will be demolished.

- 5.0** **Landscaping:** The existing boundary walls are to be retained. The proposal will involve some re-landscaping and new patio area.

- 6.0** **Appearance:** The proposed extension is to be finished with facing brickwork, painted white with flint panels within brick quoins of style and colour of that used on the existing cottage. The flat roof to the extension is to be finished in GRP roofing system, colour grey.

The new window and doors to the extension are to be in softwood, double glazed windows, finished white to match existing.

- 7.0** **Access:** There is no change to the existing access.

- 8.0** **Conclusion:** Although the scheme proposes a relatively small extension to the floor area, the benefits of the extension allow the continued use of the building and will enhance the accommodation within the cottage.

The design of the extension, will complement the existing building whilst enhancing the character of the cottage.