

Design and Access statement

Dormouse cottage, The Square, Angmering, West Sussex, BN16 4EA

A design and access statement shall

- explain the design principles and concepts that have been applied to the development;

In the 'breakfast room', adjacent to the kitchen, a stud wall has been installed to create a separate room for a toilet and basin. It would appear from marks on the ceiling that this wall was moved, at an earlier date, from a more central position in the room. The current wall cuts across a window. We would like to return the wall with a new stud wall to its original position so that a new shower room (including toilet and basin) can be installed with the window fully in the new room.

Additionally we would like to replace the back door which is in the breakfast room as the current door is poorly fitting with inadequate locks, posing security and heat loss risks.

Additionally we would like to replace two existing double-glazed windows that are currently in the breakfast room, although one would be in the newly created room specified above with the relocation of the stud wall. Ideally we would like to retain the double-glazed element (as it currently exists), but with new casement windows that open and are in keeping with the style of windows in the first floor windows immediately above the breakfast room.

- explain how the design principles and concepts that have been applied to the works take account of - the special architectural or historic importance of the building; - the particular physical features of the building that justify its designation as a listed building; and - how issues relating to access to the building have been dealt with.

This section is not really applicable as the works proposed only affect the interior, with alterations rather than anything radical. The existing windows in the breakfast room are not in keeping with the casement windows above and so this would enhance the look of the rear of the house.

- explain how the policy adopted as to access, including what alternative means of access have been considered, and how policies relating to access in relevant local development documents have been taken into account,

Access is not affected.

- Explain how the policy as to access takes into account:
 - o The special architectural or historic importance of the building: Not applicable.
 - o The particular physical features that justify its designation as a listed building: Not applicable.
 - o The building's setting: Not applicable.
- State what if any consultation has been undertaken and what account has been taken of the outcome of the consultation: consultation with WSHER is attached
- Explain how any specific issues which might affect access to the building have been addressed: Not applicable as the works are internal only.

If you include other information within the DAS please make sure it is titled to reflect the other additional information that has been included: Not applicable.

Nicholas Beeby
26.08.2021