

Stephen Bromley Associates Limited

Chartered Building Surveyors

5 West Street, Shoreham-by-Sea, West Sussex BN43 5WF.
Tel: Shoreham-by-Sea (01273) 453230. Fax: (01273) 453696
Email: stephen@stephenbromleyassociates.co.uk

5 LONG BACK COTTAGES ARUNDEL ROAD, ANGMERING

Design and Access Statement

Access

Access is from Arundel Road; however there is a secondary pedestrian access via the rear of the property with the entrance at the left hand end of the terrace.

Use

The proposal is for effectively a single storey extension, although with a small enlargement at first floor to allow access into a back bedroom.

Layout

The layout is shown as plan.

Landscaping

Not applicable.

Appearance

The extension has been designed to match the existing building materials as far as possible. A flat roof has been incorporated, but which is effectively concealed from view.

The materials will all match the existing as far as possible. The majority of the area used will be substantially existing external space which owing to its limited size cannot be used for any other reason.

Social, Economic and Planning Context.

The proposal is to substantially utilise wasted space currently forming part of the rear access, together with garden area which is currently of minimal benefit.

The additional area facilitates rearrangement of the ground floor to provide a family kitchen/dining room as well as a living room. This also allows for alteration of the first floor to provide two bedrooms.

Because of the raised ground levels to the back garden, we do not see how this would affect any other properties.

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Stephen W. Bromley BSc FRICS, Consultants R.A. Martin BSc FRICS, W McAndrew BSc FRICS,
also at

☐ 98 Stein Road, Emsworth, Hants. PO10 8LU. Tel: (01243) 379406

☐ 150 Kings Road, Brighton, East Sussex. BN1 2PJ Tel: (01273) 726762