

DESIGN & ACCESS STATEMENT

Ref: 15264
The Old Cottage
Station Road
Angmering
West Sussex
BN16 4HY



Caldotec
Architectural
design

5th May 2017

BACKGROUND & PLANNING HISTORY

The Old Cottage and attached The Old Mill House were designated as Grade II Listed in September 1984.

As the property is Grade II Listed, it has been subject to a number of Planning Applications:

- ✦ **A/43/13** – Oak framed garden treatment room and new garden shed (Approved)
- ✦ **A/44/13/L** – Oak framed garden treatment room and new garden shed (Approved)
- ✦ **A/127/95** – Demolish existing garage and erect replacement garage in different position. Demolish and rebuild hard landscaping at rear of house (Approved)
- ✦ **A/125/95/L** – Application for Listed Building Consent to demolish existing garage and erect replacement in different position. Demolish and rebuild hard landscaping at rear of house (Approved)
- ✦ **A/33/82** – Change roof covering from tiles to thatch & raise height of existing 2 chimneys (Approved)
- ✦ **A/26/62** – Garage (Approved)
- ✦ **A/89/61** – Garage (Refused)
- ✦ **A/70/61** – Garage (Approved)

AMOUNT

It is proposed to extend to the rear of the original dwellinghouse, encompassing the already existing rear flat roof extension. The extension will protrude 7.86m from the rear wall of the original building, which is 4.2m further into the rear garden than the existing rear flat roof extension. The width of the extension is designed to be 3.19m which is the same as the existing width. The extension is designed with a feature pitched roof, hipped at all ends with tiles to match the main building.

The existing first floor bathroom is currently served by one rear-facing window which is noticeably different to the other first floor windows in the property. It is intended to replace this window to further match the other first floor windows.



LAYOUT

The layout of the property is not intended to change as a result of the proposals.

The existing rear flat roof extension currently accommodates a small kitchen with a number of building defects, such as damp penetration, insufficient insulation, poor levels of natural light and differing floor levels. The proposed extension will seek to rectify these defects and also provide a larger, more usable kitchen space for the dwelling.

APPEARANCE & ORIGINAL FEATURES

No original features of the property will be altered or removed as a result of the proposed extension. The non-original flat roof extension will be adapted as a result, with patched flintwork and brickwork restored with intent to visually enhance the proposals. This can be seen in submitted drawing 15264/02R7 PROPOSED A1.

NEIGHBOURING PROPERTIES & STREET SCENE

The scene from Station Road will not be affected by the proposals, as the proposed extension is not visible from the street.

The attached property, The Old Mill House, shares the side wall of the existing extension and utilises this construction as a retaining and boundary wall. The further extension into the garden will replicate the same situation as the existing.

VEHICULAR, CYCLE & PEDESTRIAN ACCESS

All vehicular, cycle and pedestrian access to the property will remain unchanged.

Russell McCourty ACIAT
Acting as Agent on behalf of
Mr & Mrs Hinds