

Anthony Perry Associates Ltd

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MYRTLE COTTAGE, MEAD LANE, BOGNOR REGIS: EXTENSION, ALTERATIONS AND GARAGE PROPOSALS

Design and Access Statement

1. Following the submission of several pre-application extension proposals and consultations with the Local Authority and its Historic Buildings Advisor, the Planning Application now proposes, with the support of Planning Officers, a single storey extension
2. The present building has the serious defect of an incongruous flat roof adjacent to its original thatch. It is proposed to replace this flat roof with a traditional clay tiled fully hipped roof abutting the thatch at the same pitch.
3. Improved internal family accommodation is required by the owner-occupier. The removal of a narrow modern stair within the later two storey extension to the original cottage will allow a small third bedroom to be incorporated: replacing an unsuitable (1.9m x 2.5m) existing bed/box room. Similarly, a cramped kitchen and entry space within a further even later extension is to be replaced by a single storey new extension which would also contain dining space, storage, a utility room, rear entrance and cloakroom.
4. Vertical access between the new proposed extension and the existing 1st Floor would be achieved by new stairs (drgs.1793/23 and 24) leaving the existing adjacent Ground Floor space to be utilised as a possible study with a passage way through to the original cottage living space (unaltered) and a downstairs shower room.
5. It is proposed that the new extension will be roofed in clay tiling at the same pitch to match the new roof to the existing adjoining construction. (Ref. Item 2, foregoing, and roof plan drg.28)
6. The new single storey extension walls would be finished in off-white natural lime render to harmonise with the mortar to the existing brickwork and with the mortar to the existing flint work. The present chimney would be raised in height in matching brickwork.
7. Windows and external doors would be of painted wood to match the existing (elevation drgs.25 and 26) and double-glazed with integral wood glazing bars. Presently defective windows would be replaced with matching windows also of the same double-glazed construction. Conservation sky lights would be inconspicuously introduced as per drgs.26 and 27 to the North and West roof slopes.

8. Internal doors, staircase joinery and the like would generally be consistent with existing doors and other joinery.
9. A single garage is proposed in construction materials, finishes and a roof pitch all identical to the single-storey proposed cottage extension (drg.29). This would stand at the eastern side of the site: well clear of the existing cedar tree which would remain undisturbed by the proposed works.
10. A new car access to Mead Lane would be provided with a simple gate of stained palings to match the existing fencing. The garden pedestrian gate access would be unaffected.

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