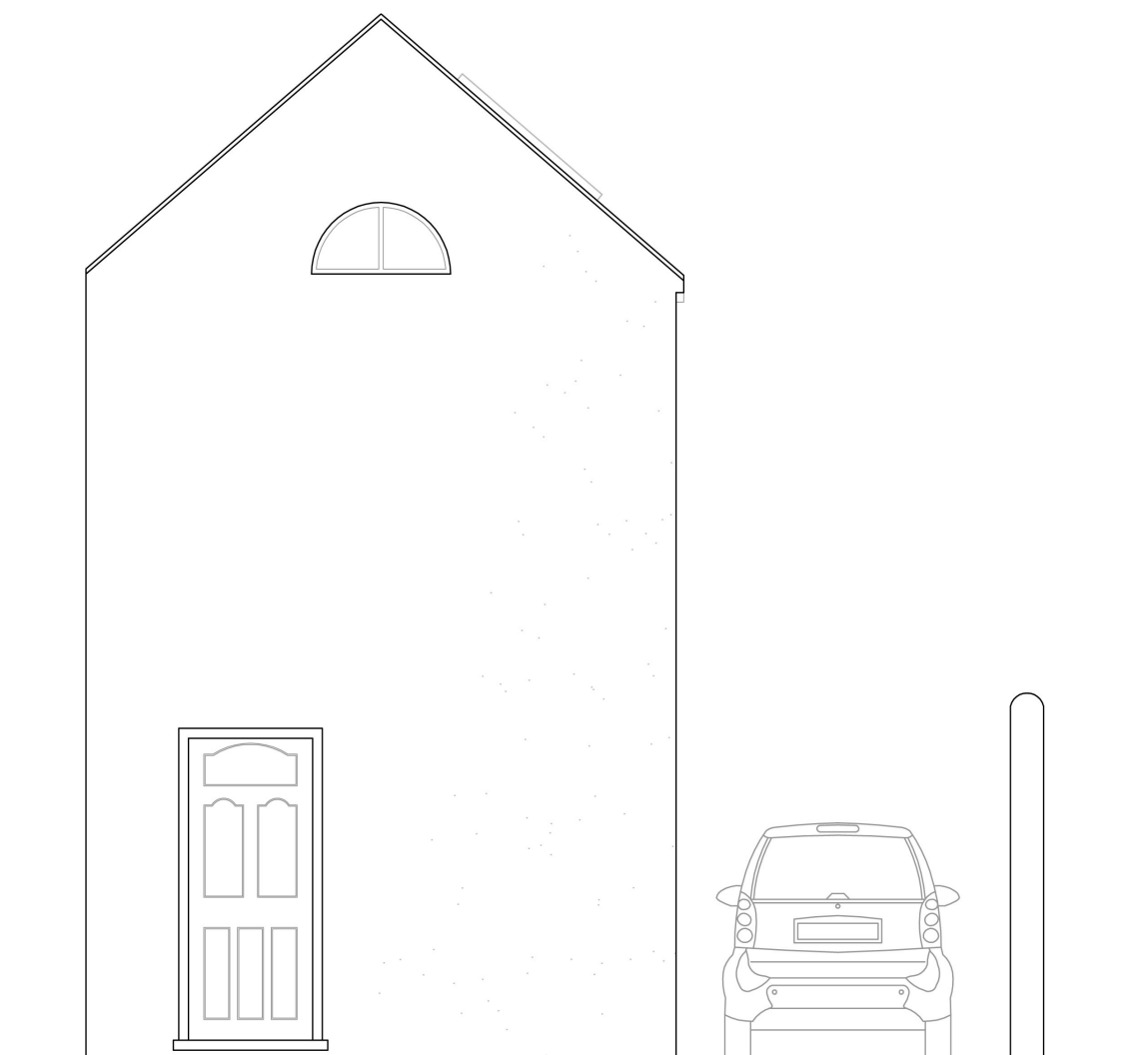


DESIGN, ACCESS AND HERITAGE STATEMENT

Proposed Two Storey Extension at:

**Milford Cottage
Market Street
Bognor Regis
PO21 1TD**



Introduction:

This Design, Access & Heritage Statement has been prepared in support of a planning application for a two storey extension which will replace an existing outbuilding at Milford Cottage, Market Street.

The purpose of this statement is to assess the impact of the development proposal on the setting of the identified heritage assets.

Site Description:

Milford Cottage is attached to the Grade II listed building, 10 The Steyne. Originally a single building with slate roof and rendered walls, the house was split several years ago to form the single bedroomed house on Market Street.

On the site is an old outbuilding which has been adapted to form the frontage to allow parking of a single car.

Application Proposal – Design:

The existing property is a one-bedroom dwelling with a small kitchen large enough for only one person to comfortably work in. The bathroom has been divided into two where half was kept by the adjoining neighbour when the original house was split into the two properties which stand today.

The proposed extension will almost double its size and convert the house into a true family property providing an important second double bedroom. The design has been configured to allow friends / relatives to come and stay without interfering on the day to day life of the existing house – it will have its own access from the street allowing visitors to come and go as they please without causing a disturbance.

The extension has been designed sympathetically to minimise the impact on the neighbouring properties. No windows will be installed on the Southern elevation so as to protect the privacy of the neighbour who already has an open terrace at first floor level. No windows will be fitted to East the except for a high-level arched window to allow light into the bedroom.

The design of the proposal will feature painted rendered walls to the exterior along with slate roofing to match the existing property. Existing materials will be re-used where possible to minimise the impact on the environment.

The vaulted ceiling in the upper floor has allowed us to keep the rooms light and airy whilst minimising the impact on the neighbours through the use of roof-lights.

The use of pre-insulated panels will reduce the time spent on site constructing the extension as the frame will be pre-cut and shipped to site as a kit. This will reduce the noise pollution associated with construction projects and also allow the project to be completed faster.

Application Proposal – Access:

The only change to the access of the site will be to shift the parking spot to the North by a few metres. The existing outbuilding is far too small to be used as a garage, (it only has three walls too

which makes it impossible to enclose any vehicle within) and its space will be more suited to creating a family sized property.

Assessment of the proposal on the site and setting of the identified heritage assets:

The proposal is built in a similar style to the main dwelling featuring rendered walls and a slate roof. We believe this should be considered a visual improvement on the existing “garage” it replaces and will benefit the conservation area.

If we can provide any further details or material samples please do not hesitate to contact us

Yours sincerely

Jason Smith – myplanningapp.co.uk

Existing outbuilding and view from Market Street:

