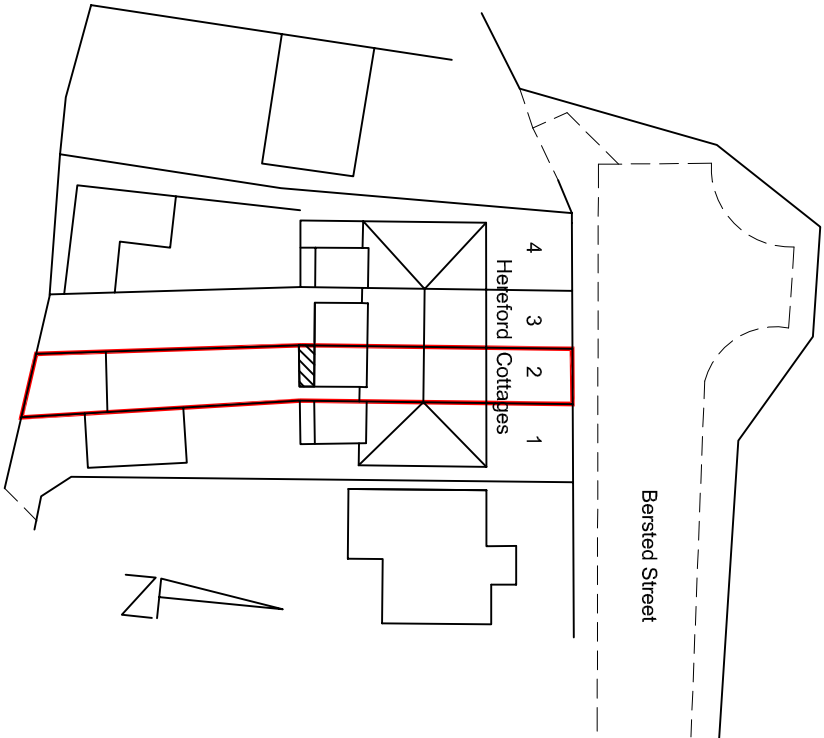
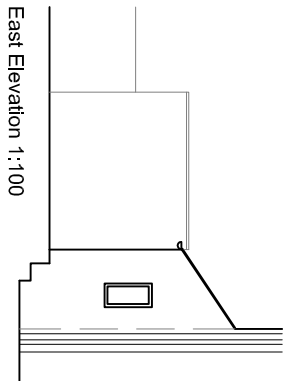
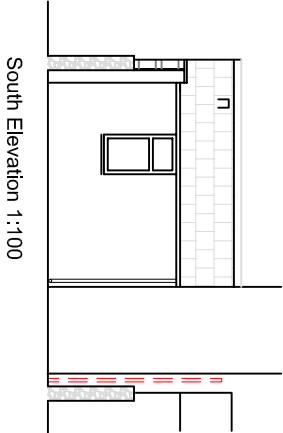
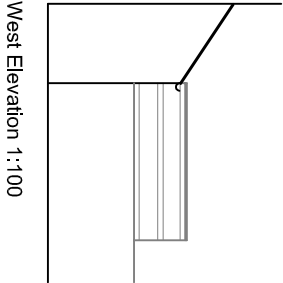




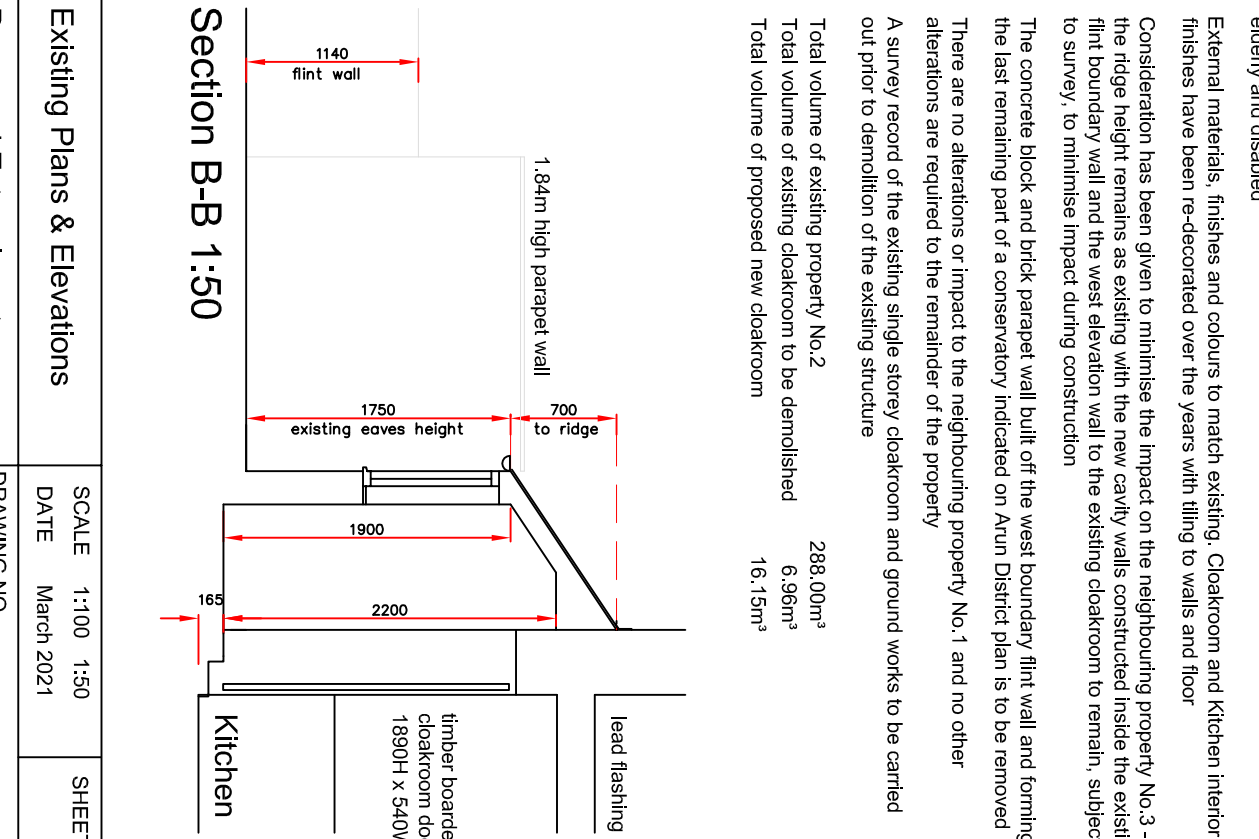
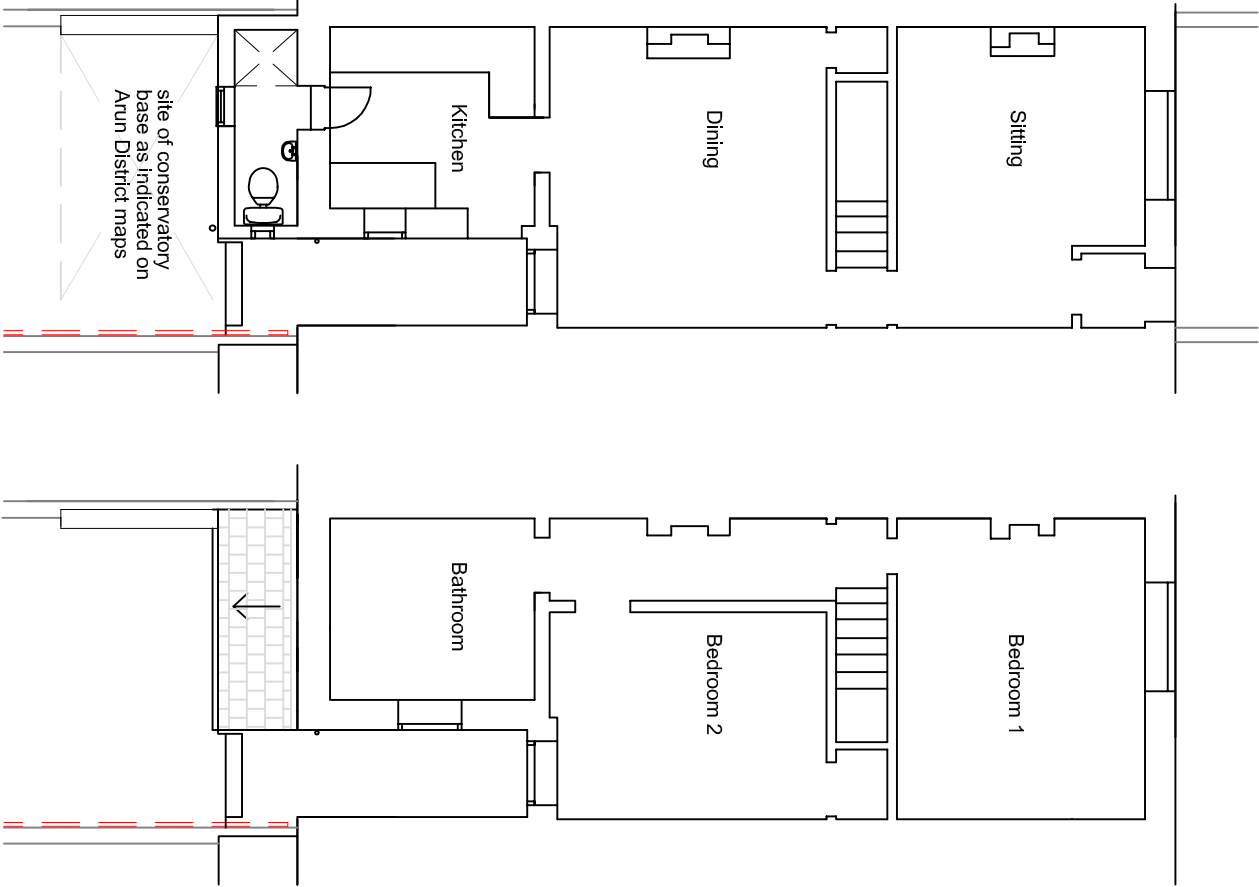
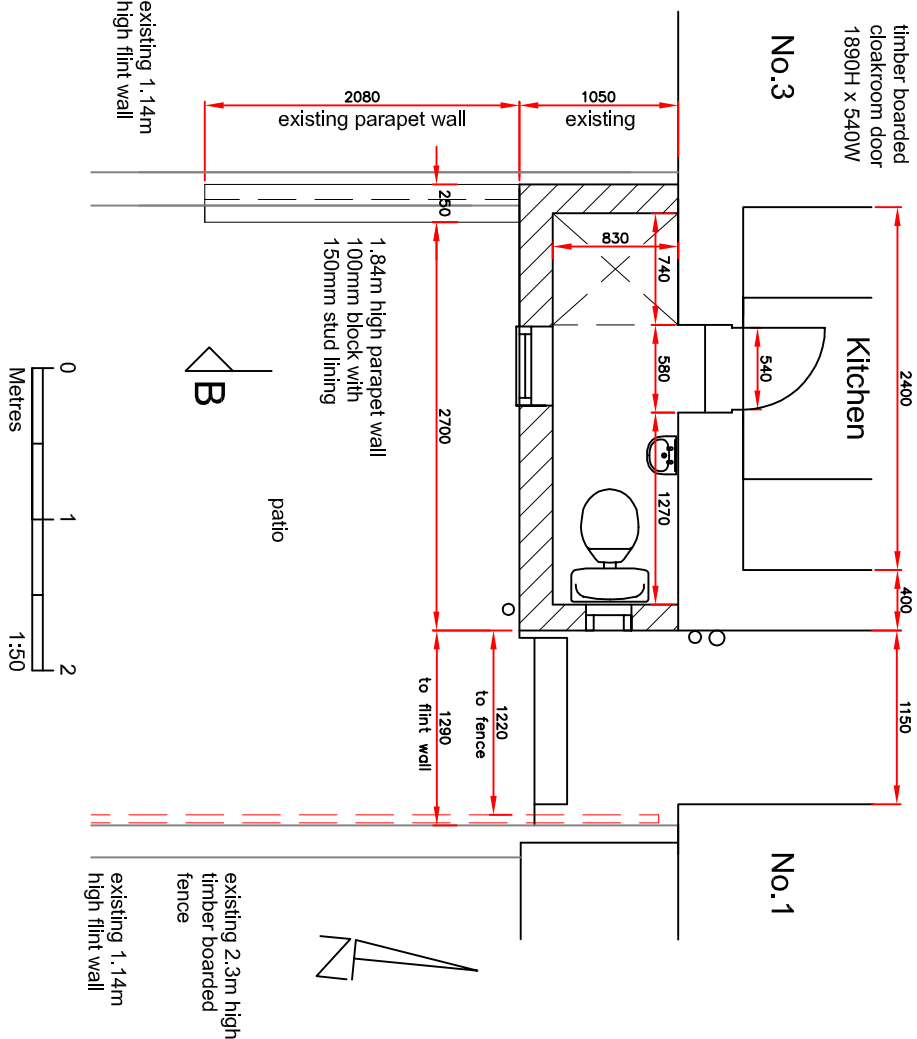
EXTERNAL FINISHES:	
Walls	smooth render colour: light grey
Roof	slates colour: dark grey
Window	double glazed upvc colour: white
Gutter	half-round gutter and dp colour: black



Block/Site Plan 1:500

existing wc/cloakroom
Site area 155m² 0.155 hectare

INTERNAL FLOOR AREA:	
Existing 2 storey GF & FF	80.5m ²
Existing wc/cloakroom	2.2m ²
Total existing floor area	82.7m ²



Listed Building & Design Statement

The early 19th century property is Grade II Listed as a group nos.1-4 (C19 Historic England ref: 1027777) being of special local historic interest and situated to the south of Bersted Street cul de sac, Bognor Regis, West Sussex with rear garden access from Gordon Avenue

Flint external walls to north elevation and garden walls with stucco to east, west and south elevations. Slates to main pitch roof, rear 2 storey pitch roofs and single storey ground floor monopitch extension

DESIGN
Existing cloakroom to be extended to provide accessible wc with shower, new floor level to be level with existing Kitchen floor and existing door opening widened to improve access for elderly and disabled

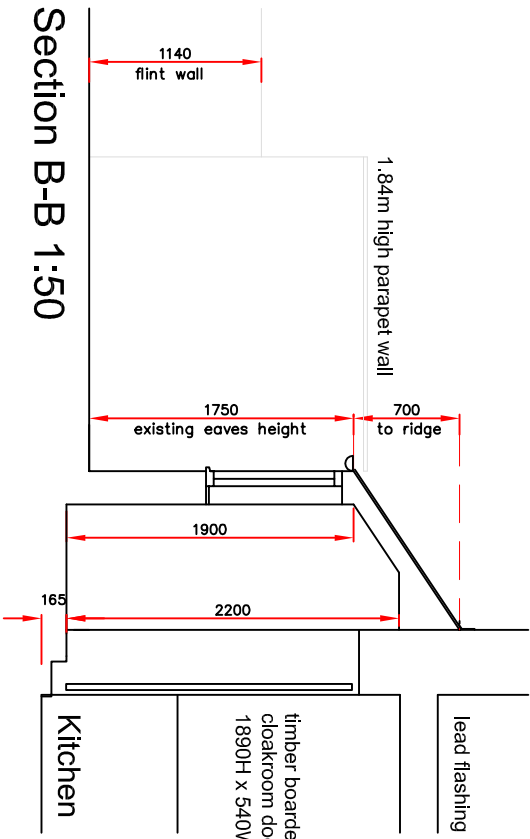
External materials, finishes and colours to match existing. Cloakroom and Kitchen interior finishes have been re-decorated over the years with tiling to walls and floor

Consideration has been given to minimise the impact on the neighbouring property No.3 - the ridge height remains as existing with the new cavity walls constructed inside the existing flint boundary wall and the west elevation wall to the existing cloakroom to remain, subject to survey, to minimise impact during construction

The concrete block and brick parapet wall built off the west boundary flint wall and forming the last remaining part of a conservatory indicated on Arun District plan is to be removed
There are no alterations or impact to the neighbouring property No.1 and no other alterations are required to the remainder of the property

A survey record of the existing single storey cloakroom and ground works to be carried out prior to demolition of the existing structure

Total volume of existing property No.2	288.00m ³
Total volume of existing cloakroom to be demolished	6.96m ³
Total volume of proposed new cloakroom	16.15m ³



Existing Plans & Elevations

SCALE	1:100 1:50	SHEET	A3
DATE	March 2021		

Proposed Extension at
2 Hereford Cottages, Bersted

DRAWING NO

21.001/02