[redacted]

DESIGN & ACCESS STATEMENT

Property / Site address:	Walnut Tree Cottage, Preston Hall, East Preston, BN16 1HU		
Applicant Name:	Mr & Mrs Fry	**Agent Name:**	Mrs E Galloway
Applicant Address:	Walnut Tree Cottage Preston Hall East Preston BN16 1HU	**Agent Address:**	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
Phone:	01903 210261	**Phone:**	01903 859176

1. Design

1.1. Amount

It is proposed to upgrade a badly constructed storage room which is set to the West flank of the property. It is believed the storage room was constructed by enclosing parts of the original garden walls with a timber stud wall and flat roof.

The proposal is to bring this storage room into use as a kitchen accessed from the main house, thus increasing the space within the property for dining, kitchen and utility.

1.2. Layout

The layout of the property will not substantially alter, but an opening will be formed in the existing kitchen to access the newly renovated area. A window is proposed in the South wall overlooking a private courtyard belonging to the property.

1.3. Appearance & Original Features

The finishes and materials will match those of the existing main building, with tiles to match the main building and external wall finishes, where new, will match the main property. The new parapet roof will resemble but improve the existing which is largely patchwork felt and un-insulated. The roof is not original to the property and is not believed to be a listed part of the property.

Original features both externally and internally will be retained and become features of the new room. (See Heritage Statement)

2. Access

2.1. Vehicular, Cycle & Pedestrian

Access is not affected.

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3. **Neighbouring properties and street scene**

3.1. The proposal does not present an over development of site and is well away from neighbouring boundaries. It therefore does not impact on the amenities or overlooking on neighbouring properties.

3.2. Preston Hall, having once been one property, is now split into several flats. Preston Hall itself is set well back from the road, but strikes a definitive character on the street scene. The proposal does not affect the street scene and character of the building as the area of works is set to the rear of the property and is single storey. This cannot be seen from the highway will not, therefore, have any affect on the general street scene.

Signed: …(Liz Galloway) Date…18th June 2011……
Electronic transmission

On behalf of Mr & Mrs Fry