

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED GARDEN ROOM

Proposal

Replacement of an existing garden room with a smaller building of a lower roof height. The garden room will be set back closer to the rear boundary. See attached drawings.

Features of Existing Site

Church Cottage is a grade 2 listed dwelling within Ferring's conservation area. The property fronts Church Lane and lies directly opposite the lychgate serving St Andrews Church.

Access

The garden room will be accessed from the rear garden.

Layout

See attached drawings.

Scale and Appearance

The proposed garden room will be smaller than existing, with a lower flat roof and removed from local trees. Its simple rectangular shape will rest more comfortably within the garden than the existing hexagonal structure.

The timber building façade will be painted a lead grey colour.

Impact

The proposed garden room is unlikely to be seen from Church Lane. The garden room will largely be hidden from view behind boundary fencing and timber gates.

The existing garden room is visible from Church Lane.

Ecology

N/A

Sustainability

N/A

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