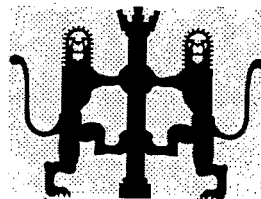


MD/2/07
25/1/07

Design and Access Statement

Proposed Swimming Pool Study and Sun Room extension
The Cottage, Punchbowl Green, Madehurst

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**Proposed Swimming Pool Study and Sun Room extension
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1.0 Introduction

This Design and Access Statement has been prepared for consideration in conjunction with the Planning application reference MD/6/06 submitted to Arun District Council in respect of the above.

A Design and Access Statement is not normally required for domestic extensions but in this case is required because the proposal is within a designated area of Outstanding Natural Beauty.

2.0 Proposal

The proposal is for an extension to the cottage at Punchbowl Green to provide a covered swimming pool with ancillary changing accommodation and plant room together with a study and sun room.

3.0 Design

The Cottage is a separate dwelling within the grounds of Punchbowl Green. Although adjacent to Punchbowl Green, The Cottage is visually separated by outbuildings and planting.

The Cottage is of brick and flint construction with a slate roof.

The extension will be built using local stock brick work to match the existing with a slate roof also to match existing. The roof pitches of the extension will be as the existing roofs.

The timber windows and glazing will all be stained timber as existing.

The area proposed for the extension is at the rear of the property and adjoins open farmland. The ground level is set well below the adjacent field which has a stone retaining wall at present which will be kept. The ground arises away from the building which will therefore minimise it's apparent height.

The Swimming pool element of the extension has also been designed to replicate the materials and appearance of the existing house rather than to use an unsympathetic proprietary swimming pool enclosure.

4.0 Effect on Neighbouring properties

Because of the layout of the site, the extension will not be visible from Punchbowl Green and there are no other properties from which The Cottage or the extension can be seen.

5.0 Sustainability

The proposal is for an extension to an existing dwelling and although situated in a rural location will not attract any more vehicle movements than at present.

The extension will be constructed to standards at or above the level required by the latest amendments to the Building Regulations.

6.0 Access

As a domestic extension for the current occupiers there are no specific access requirements other than those required by the current Building Regulations.

7.0 Planning Policy

The proposal is within the South Downs Area of Outstanding Natural Beauty.

The proposal is in a secluded private location and by virtue of Design and materials will not be harmful to the visual quality and distinctive characteristics of the South Downs Area of Outstanding Natural Beauty.