

R & K Sartin
Architectural & Interior Design

Planning Dept.
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

OUR REF:- 2013/02

15/06/2013

Dear Sirs,

Proposed demolition of existing rear single storey lobby extension and provide a single storey rear extension at:- Shepherds Cottage 231 Poking Street, Poking, West Sussex. BN18 9PU.

We enclose for your council's consideration an application proposing the above project and would be glad if you would accept the following as a Design and Access Statement in support thereof. The statement includes reference to the proposed use, scale and location of the extension.

SITE & SURROUNDINGS:-

Shepherds Cottage is Grade 2 listed and within a Conservation Area. It is a end of terrace property located on the south side of Poking Street.

THE PROPOSALS:-

To remove the unsightly existing rear single storey lobby extension and provide a new single storey rear extension incorporating a dining/garden room.

It is intended to re-arrange the path routed to the rear garden at the side of property on the East side by removing awkward concrete steps and providing a safe level access.

Also incorporate a Utility Room next to the existing ground floor WC.

continued.

DESIGN:-

The proposed single storey extension is 4000mm long x 3600mm wide and set away from the side boundaries. It is positioned to provide additional accommodation off the kitchen area with the minimal disruption to the rear of Cottage.

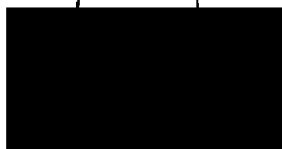
It is intended to have a natural slate tiled roof, this will allow a low roof pitch to enable us to keep a first floor bathroom window.

The external finishes chosen will be in keeping with the existing property and locality.

Alterations to the rear garden would be minimal, just adjusting the rear step garden access.

We confirm the construction materials including energy efficient light bulbs used will be all in accordance with the latest Building Regulations.

Yours faithfully



R. A. SARTIN