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R & K Sartin

Architectural & Interior Design

Planning Dept.
Arundel District Council
Arundel Civic Centre
Maltraverse Road
Littlehampton
West Sussex
BN17 5LF

OUR REF:- 2013/02

16/07/2013

Dear Sirs,

Proposed demolition of existing rear single storey lobby extension and provide a single storey rear extension at:- Shepherds Cottage, 231 Potting St., Potting, 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 + Heritage Statement.

Shepherds Cottage is a end of Terrace Property, Grade 2 listed and is also in a conservation area.

USE

The extension would provide a dining/garden room and internally in the existing cottage create a small utility room.

AMOUNT

A single storey rear extension.

LAYOUT

The proposed extension is positioned where small existing tiled extension would be demolished and sized and positioned as to avoid altering important features to the cottage.

We feel the layout is in keeping with adjoining and nearby buildings and would not diverse from the appearance and character of the area.

SCALE

The extension size is 4000mm deep x 3600mm wide x 3200mm high to roof ridge and is spaced generously away from the adjoining property and all boundaries.

Also the extension would subordinate in size to the existing cottage and adjoining property.

LANDSCAPING

The existing cottage side access path/steps which are in the garden area would be re-arranged for safety and convenience.

No trees or planting will have any negative impact on the extension and no additional landscaping is intended.

APPEARANCE

External finishes, building materials and architectural detailing would be in keeping with the existing building and nearby buildings.

walls:- white painted render to match.

roof:- slates (dark blue - to approval)

windows:- white painted timber.

doors:- white painted timber.

DESIGN

A additional habitable room was required off the small kitchen and to achieve this the design indicates a minimal impact to the Cottage.

ACCESS

There is existing front and rear access to the property with also garage plus parking space.

FLOOD RISK ASSESSMENT

Not required as site is located in Flood Zone 1.

Yours faithfully

R. A. SARTIN.