

HERITAGE, DESIGN & ACCESS STATEMENT

for
Erection of replacement outbuilding
at
Manor Cottage, Station Road, Rustington
for
Lesley Garrett



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Assessment of Physical / Historical Context

The application proposed to demolish the existing garage outbuilding located adjacent to the western boundary of the property and replace it with a slightly longer and wider garage.

The existing garage building is from circa 1960 and is constructed from precast concrete panels with a fibre cement sheeted roof. A photograph of the building is below.



The existing house is Grade II listed as the owners wish to improve the setting of the house and in particular remove this poor quality outbuilding and replace it with an outbuilding which is aesthetically more pleasing.

Since the existing garage is post 1st July 1947 and is not physically attached to any historic features then listed building consent is NOT required for its demolition.

Scale

The scale of the garage is such that it will be subordinate to the existing listed building. It remains located some distance away and the new outbuilding will have a low pitched roof in order to ensure that it is not a dominant feature. dwelling.

Siting

The rear wall of the new outbuilding will be in line with the rear wall of the existing building. This means that the building will be sited slightly forward of the existing but the site is well screened and this will not give to any harm.

It is not possible to site the building further back as there is an existing flint wall behind the building, which the applicant wishes to retain. This is visible in the photograph below.



Design

The design will follow that of a traditional timber framed outbuilding and will have feature oak posts, be clad in timber weatherboarding and have a cedar shingle roof. In all it will be a building of high quality.

Landscaping

No changes.

Access

No change is proposed to that permitted. The current concrete turning apron in front of the existing building will be extended slightly due to the increased length of the replacement building.

Conclusions

The existing building has no architectural merit and can be demolished without consent.

The new building is of a much higher quality and will use appropriate materials, resulting in a building which will be an enhancement to the setting of the listed building. Planning permission should therefore be granted.

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