

Design, Access, and Heritage Statement

Site address: Palm Cottage, 62 Ash Lane, Rustington, West Sussex BN16 3BT

The property is a Grade II listed building comprising of a detached house in Ash Lane, Rustington which lies within the boundary of West Sussex. The property was first listed on 20 September 1984.

The front of the property faces onto Ash Lane and is surrounded by a mixture of modern and older style properties with a large-scale development to the rear of the site.

The property is C1790 and is a two-storey building faced with flint and red brick quoins, with many additions over time. The property has both timber fascia details and brick dental moldings. It has a hipped tiled roof and timber casement windows with almost level access to the rear.

The proposed works will be a further addition which will see the rear part of the site elevated to this era with a proposed extension of an orangery and utility area. There is to be a balance of new meets old with the extension being in harmony with the existing structure but also having modern comforts.

The impact of this proposal has been discussed with the Listed Buildings Officer (Martyn White) on site, and alterations have been made to the original scheme to see a way forward to this new addition. This included reducing the overall width from 5m to 3.8m and increasing the overall length from 5m to 9m to bring the proposal closer to the main building.

The site will have level access to the rear.