

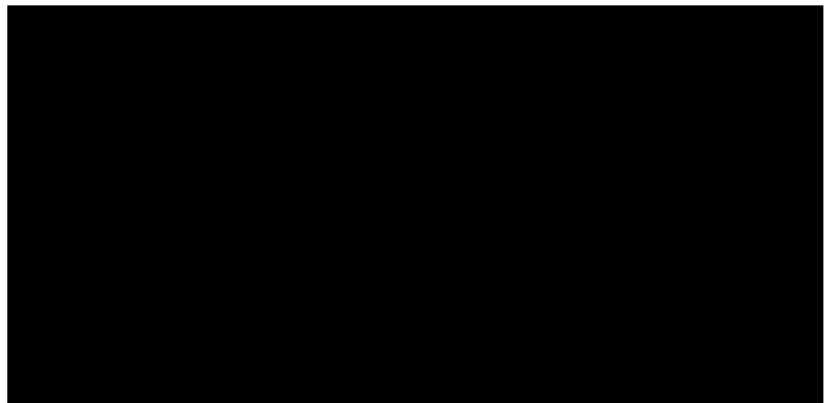
DESIGN, ACCESS & HERITAGE STATEMENT

Location:-

ELM COTTAGE
30, THE STREET,
RUSTINGTON,
WEST SUSSEX,
BN16 3NX.

Prepared by:-

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CONTEXT

An inspection has been made of the site taking into account the methods of construction of the existing dwelling which is a grade II listed building.

There are no adjacent buildings which will be affected by this development.

There are no roads affected by this application.

The existing property Elm Cottage, 30, The Street, Rustington is a two storey domestic property situated in Rustington with similiar domestic dwellings to all sides.

AMOUNT

The amount of proposed development comprises:-

- 1) New garden room to rear elevation.
- 2) Existing brick built outbuildings to rear elevation housing WC, shower and wash hand basin to be demolished and replaced with a new brick built structure containing WC, shower and wash hand basin with utility space for washing machine.
- 3) Replacement custom made painted timber windows to front south elevation, side east elevation and rear north elevation first floor to match existing and with double glazed sealed units.
- 4) Resiting of ground floor bathroom to first floor.

The proposed garden room will be brickwork construction at low level to match existing with painted timber frame and doors with double glazed sealed units. The roof will be painted timber glazing bars also with double glazed sealed units.

The proposed replacement outbuilding will be brickwork construction to match existing externally under a new flat roof.

The proposed replacement windows will be painted timber frames and opening casements with similar size timber components including glazing bars to match existing with allowances made to receive double glazed sealed units.

Finally the ground floor bathroom will be removed and become a guest bedroom with the current first floor guest bedroom becoming the new bathroom. There will be no alterations to the building required for this proposal.

SCALE

The new works to Elm Cottage are almost entirely to the rear & not visible from the street scene, furthermore the flint garden wall to the east elevation hides the new works to a great extent from the immediate neighbours.

All the new replacement windows will be painted timber & manufactured to the same critical measurements as existing but with allowance made to accept double glazed sealed units & therefore appearing identical.

ACCESS

Access to the property will remain unaltered.

LISTED BUILDING STATUS

Elm Cottage is a small circa 18th century grade II listed building first listed on 20th September 1984.

It is a detached two storey dwelling fronting onto The Street, Rustington with flint & brick elevations, painted timber casement windows all under a modern tiled roof with small dormers to front & rear. There is a small porch to the front elevation & currently a dilapidated brick built outbuilding at the rear with an outside cloakroom & storage facility.

LOCATION

Elm Cottage is situated at 30, The Street, Rustington, BN16 3NX.

ACCESSIBILITY

The existing vehicular access/parking area will remain unaltered. Pedestrian access will be unaffected by all the proposal.

SUMMARY

In conclusion it is felt the new build additions to the rear are necessary to provide a presentable & usable ground floor cloakroom & utility facility. The works will have minimal impact on the overall layout as the works have been designed with consideration to the sensitivity of the dwelling as well as the functional requirements of the client.

The replacement windows are necessary as the existing windows are decaying, mostly unopenable & not air tight allowing unacceptable draughts into the dwelling. They will be manufactured to look similar in appearance to the existing windows but with the added comfort of double glazing.