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HERITAGE STATEMENT DESIGN & ACCESS STATEMENT

**OLD ORCHARD HOUSE
47 THE STREET
RUSTINGTON
WEST SUSSEX
BN16 3NU**

BACKGROUND INFORMATION & PROPOSED USE

The proposal is to convert and extend the existing detached garage into a studio annexe and to replace the unsightly flat roof above the front portion of the garage with a pitched roof.

In order to accommodate the rear extension, part of the existing rear conservatory and outbuildings will be demolished.

RESPONSE TO CONTEXT

In accordance with the Local Plan Area Policies, the proposed development will preserve and enhance the character and appearance of the surrounding area. The alterations have been sympathetically designed to maintain the physical and social characteristics of the neighbourhood.

AMOUNT OF DEVELOPMENT

One and a half storey extension and conversion.

LAYOUT/SCALE/STREET SCENE

The relationship with the neighbouring properties will not be adversely affected.

The scale of development is in keeping with the surrounding area.

The impact on the street scene is relatively small.

LANDSCAPING

The existing landscaping will be unaffected by the proposal.

APPEARANCE

The materials will comprise of :-

Walls – brick and flint, with some timber cladding.

Roof- plain clay tiles.

Windows and doors – softwood double glazed.

Guttering and downpipes – black plastic.

Roof lights – conservation style.

ACCESS

The existing garage is not used for parking as a large parking area is provided on the western side of the site.

ANALYSIS OF THE SIGNIFICANCE OF ARCHAEOLOGY

The proposed work does not have any significance on archaeology.

HISTORY AND CHARACTER OF BUILDING / STRUCTURE

Old Orchard House is a Grade II listed detached house situated in the village of Rustington and is within the conservation area.

The house has brick and flint faced walls, beneath and pitched and plain clay tiled roof, typical for this type and age of building.

CONCLUSIONS

The character of the surrounding area will not be adversely affected by the proposed development and additionally, the proposal will have no adverse effect on the amenities of adjoining occupiers.

Date of Report: 9th March 2012

