



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT



Design and Access Statement

Our ref:

Date: 16th April 2012

Site Address: 2 Manor Cottages, West Preston Manor, Rustington

Development: Listed building consent for proposed front porch

Existing

The existing dwelling is a 3-bedroom semi detached cottage and forms part of an L shaped listed building. This part of the building is thought to be 18th century and has recently been renovated and sold as a separate dwelling. The existing south elevation wall to No.2 Manor Cottages is predominantly flintwork with brick detailing around the windows and door. The front door to No. 2 does not look original or has been altered at some stage. The junction between No.1 and No.2 changes into a different style of external wall. It is assumed that No. 2 was added to No.1 at a later date and the style of external walling was not matched.

Use:

No.2 Manor Cottage was part of a complete renovation of the listed L shaped building and has been sold as a separate dwelling. The proposal is to construct a small porch on the south elevation of No.2 Manor Cottage. The main entrance to No.2 is located through a gate into the garden area. Currently the main door opens directly into the hallway. The client would like some weather protection when opening the front door as the wind circulates around the small courtyard area.

Amount:

The proposed porch will measure 1.5m deep, 1.9m wide and 3.2m high (ground to ridge).

Layout:

The porch will be positioned central to the main front door. The front door currently opens into the hallway.

Scale:

The porch will not dominate this large gabled elevation and will enhance the southern aspect of the building.

Appearance:

The proposed porch will compliment the existing building using brickwork and flintwork to match the existing walls. The upper part of the porch will be an oak framed structure with a slate roof and stained weatherboarding to the gable. The windows will be timber painted white to match the existing. The new timber front door will match the existing front door.

Access:

2 Manor Cottage is part of the West Preston Manor estate and is accessed by a vehicular entrance from Preston Paddocks. A road leads around the estate. No.2 has a parking area at the rear under a car barn. A side gate that leads into a courtyard garden and is hidden by a tall flint boundary wall accesses the main front door.