

DESIGN ACCESS & HERITAGE STATEMENT

47 Sea Lane (Mayfield Cottage)
Rustington
WEST SUSSEX
BN16 2RG

Single Storey Rear Extension.



INTRODUCTION

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Design & Access Statement

47 SEA LANE, RUSTINGTON, WEST SUSSEX, BN16 2RG.
SINGLE STOREY REAR EXTENSION.

This document sets out the Heritage statement to accompany the Householder Planning Application and Listed Building Consent for a rear extension and alterations to 47 Sea Lane, Rustington.

BACKGROUND

The area is predominantly made up of residential properties, with small parades of retail properties. 47 Sea Lane is a family home.

SCOPE OF WORK

The submission is for the removal of part of the existing rear wall and the building of a new single storey rear extension dining room. There are no works proposed to the original flint cottage, with alterations to the cottages 1950's extension and a new rear extension proposed.

PLANNING ITEMS

Number 47 (Mayfield Cottage) and number 49 (The Old Barn) are Listed as one building. Early 19th Century their front (street) façade is of two stories, with ten casement windows, faced with cobbles (Mayfield Cottage) and knapped flint (The Old Barn), with red brick dressings and quoins and a clay tiled roof. First listed in September 1984 it is a Grade II Listed Building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The site is within the defined built-up and settlement areas.

A two storey flat roofed, timber clad rear extension was added to the property many years ago in two phases. The ground floor area was built in the 1950's, with the first floor was added in the 1970's.

DESIGN PHILOSOPHY

The proposed extension has been designed to create a visually appealing addition, enhancing the historic character of the property. The intention is to have no impact on the original appearance of the original property, with the extension not visible from the front façade.

The scheme proposed relates sympathetically with the surrounding buildings, visually integrates with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. By adding only a small single storey rear extension, we do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties.

EXTERNAL APPEARANCE

No alterations to the front façade are proposed.

The construction materials proposed for the new rear extension reflect the existing buildings and local environment. A controlled palette of good quality materials, such as oak timber frame, facing brickwork, horizontal timber weatherboarding and zinc flat roofing system, are proposed. It is also proposed to re-clad the existing first floor rear elevation of the two storey rear extension in the same horizontal timber weatherboarding, reducing any visible impact.

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ACCESS

No site access alterations are proposed.

CONCLUSION

The sympathetic extension to the property will enhance the visual character, whilst ensuring the original part of the property is retained in character. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality nor would it have an adverse impact upon the established character of the surrounding area.

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