



Alterations to the Existing Dwelling

at

**Rookery Cottage
Hoe Lane, Flansham
Bognor Regis, PO22 8NT**

Design & Access Statement

Planning Application

February 2019

Introduction and Context

Rookery Cottage is a two storey nineteenth century dwelling located at the end of a quiet cul-de-sac and surrounded by private gardens within the village of Flansham. The site sits near Rookery Farm. The Street accommodates a variety of dwelling types, many of which commonly incorporate flintwork and brickwork. There are some dwellings in the immediate vicinity which are finished in a combination of other materials such as render, painted and facing brickwork, vertically hung tiles, and stone.

This Design and Access Statement to accompanied the Planning Application for a proposed single story side extension.

Proposal

The intention is to demolish the existing garage, infill first floor north facing window and create an additional family/kitchen space and a ground floor bedroom, designed to take advantage of views to the rear garden and the South Downs. The new extension will abut to the north elevation and has been designed to complement the character of the original dwelling. The extension remains ancillary and subservient in form to the host dwelling.

Amount, Gross Internal Area.

Existing Ground Floor	57.5 m ²
Existing First Floor	52.7 m ²
Total:	110.2 m²
Proposed Ground Floor:	122.2 m ²
Proposed First Floor	52.7 m ²
Total:	174.9 m²

Approximate percentage increase = 58.7%

Scale and Appearance

The proposed extension will extend from the north elevation of the cottage. There are two eaves heights one following the eave height of the east elevation and the other set slightly higher to maximise internal headroom. The additional floor space will be approximately 64sqm, which allows for the functional arrangement of the kitchen/ living space and ground floor bedroom and en-suite bathroom.

Materials

The finishing materials used will be to conserve the character of the main dwelling. The extension will be faced with red clay brick on the east and north elevations and the south and west elevations will have flint work with brick quoins. All new double glazed joinery will be timber painted white to in keeping with the character of the main cottage. The roof will have clay roof tiles with rainwater goods to match the existing.

Landscaping

All existing trees on the site would be retained and it is intended that the proposed external works will not negatively impact the garden or immediate surrounding. The property is surrounded by vegetation as seen in the drawings, and if deemed necessary should be managed to avoid potential damage it may cause to the property.

Access

Access is available via Hoe Lane to the cottage, additional access for building works can be via the access road though Rookery Farm off the A259 from the southeast.

Flood Risk

Rookery Cottage is in flood zone 1 therefore a Flood Risk Assessment will not be required for this proposal.



Conclusion

The main works will include the demolition of the garage and a new extension north of the property. It will provide sensibly proportioned living space for modern family living. The extension will uphold to the character of the main cottage and will be construed of traditional materials and to a sensible scale without detriment to the host dwelling.

Victoria Holland RIBA
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