

Design and Access Statement

Mr and Mrs Evans.
Willow Cottage.
Yapton,
Arundel.
BN18 0EW

Replacement of garage door with window and internal alterations

Background

Willow Cottage is a four-bedroomed house, with a plain tiled roof, painted timber windows and doors and mixed exterior walls (stucco front elevation, brick side and rear elevations and a rendered side elevation).

The applicants, a family of four, are keen to open up some of the ground floor rooms (kitchen, garage and sitting room) to make a large single space (kitchen, dining area and sitting area). At present, the garage projects into the main body of the building and, in doing so, leaves a cramped kitchen and limited space for a dining table.

Proposal

The proposed works involve knocking-through the walls which separate the kitchen, garage and sitting room, to create an area suited to the applicants and modern open-plan living arrangements. At present, floor levels between these rooms are inconsistent and therefore the proposed works would also create flush floor levels throughout the ground floor.

Also included in the proposed works is the removal of an existing garage door on the house's front elevation, with it being replaced by a window. As illustrated in the proposed plans and elevations, this new window would match the house's existing painted timber windows, in particular the existing ground floor bay window. Stucco, to match the existing, would be used to infill any space around the proposed window.

Flush access would be created throughout the new open-plan living area. All other access routes are unaffected.

Sam Evans (agent)

July 2019.