

Y/64/07/L

## **DESIGN AND ACCESS STATEMENT**

### **Erection of a side extension to provide enlarged kitchen.**

**4 Laburnum Cottages, Main Road, Yapton, Arundel, West Sussex BN18 0DX**

### **Site History**

No 4 Laburnum Cottages is one of four back to back cottages situated on the north side of Main Road on the western side of Yapton. Originally erected as the village poor house, upon cessation of that use the building was converted into four dwellings

Laburnum Cottages are Grade II Listed buildings described in the List of Buildings of Architectural or Historic Interest as:-

L shaped building - C18 much altered since. Two storeys, four windows, red brick, south fronted stuccoed. Tiled roof, casement windows, gabled projection at east end.

### **The Proposal**

The ground floor of the dwelling was originally one single room with an inglenook fireplace. On one side enclosed stairs were built to the first floor and on the other side stud partitions erected to provide a small kitchen, W.C. and entrance hall.

The kitchen which measures 1.4 metres wide by 2.85 metres long is extremely small and provides only basic kitchen requirements.

The proposal, therefore, is to extend the kitchen by removing the existing window and wall beneath it and erect a single storey extension on the side of the house.

## **DESIGN**

### **Amount of development proposed:-**

The proposed extension has a floor area of 7.15 square metres.

### **Layout:-**

The proposed extension is to be erected on the south-east elevation of the dwelling adjacent to the existing kitchen..

### **Scale:-**

The external dimensions of the proposed extension are:-

|                      |       |              |
|----------------------|-------|--------------|
| Width:               | 3.25  | metres       |
| Length:              | 2.2   | metres       |
| Maximum roof height: | 2.875 | metres       |
| Volume:              | 17.88 | cubic metres |

**Landscaping:-**

Not applicable to this proposal.

**Appearance:-**

The proposed extension will be of cavity wall construction rendered and colour washed externally to match the walls of the existing dwelling. The roof is of mono pitch design covered in tiles to match those upon the roof of the dwelling. A conservation roof light is proposed to be inserted in the roof to provide extra light and ventilation. A window of the same design, materials and colour of the existing windows to the dwelling is proposed for the south-west elevation of the proposed extension.

To enable the proposed extension to be erected the existing drainage pipe from the first floor bathroom and the lower portion of the vent pipe will be renewed and repositioned inside the proposed building with that part of the vent pipe outside the extension renewed and remaining in its existing position. The existing manhole serving these pipes will be repositioned inside the proposed extension and provided with a sealed cover. The existing drain run under the proposed extension may need to be repositioned to achieve this.

Existing gas and electricity meters on the side wall of the dwelling are proposed to be repositioned under the window to the W.C. and proposed kitchen window.

**ACCESS**

Vehicular access to Laburnum Cottages exists from Yapton Road to garages and parking area situated between the cottages and Yapton Road.

Pedestrian access is from the above to the individual dwellings.

Access to the proposed kitchen extension is pedestrian only from the existing kitchen through the opening formed by the removal of the existing kitchen window and wall beneath. This opening will be wheelchair friendly.

The proposal will not generate any additional motor vehicles or pedestrians to the property.

**Justification:-**

The proposed extension is needed to provide additional space to the existing kitchen which is extremely small and provides only basic kitchen requirements.

The only possible manner in which the existing kitchen may be enlarged is by an extension on its south-eastern side as to enlarge it internally is not practical due to the small nature of the existing lounge/dining room and the desire to retain the inglenook fireplace.

The area proposed for the extension is small being constrained by the boundaries of the property and the window to the W.C. Drainage pipes and a vent pipe together with meter boxes are attached to this elevation of the dwelling. A shed also exists in this area.

Due to the above constraints only a modest kitchen extension is, therefore, proposed.

With external walls and mono pitch roof in finished materials matching the existing dwelling together with a matching window it is considered that the proposed extension will not be out of keeping with or adversely affect the external appearance of the Listed Building. Indeed this side of the dwelling will be improved by the removal and resiting of the existing drainage pipes mainly to within the proposed building.

Furthermore, the proposal will be screened at the rear by a 2.15 metre high boundary wall and at the front partly by the side entrance porch and 2.05 high wall and it will not, therefore, impose itself adversely upon the setting of the Listed Building.

It is, therefore, considered that the proposal will not have a detrimental effect upon the Listed Building or its setting but will tidy up and improve the area within it is proposed to be sited to the enhancement of this side of the building.

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