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Your Ref: Proposed Garden Room – No.1 Laburnum Cottages, Main Road, Yapton, Arundel, West Sussex. BN18 0DX.

DESIGN & ACCESS STATEMENT

Site History

1 Laburnam Cottages is one of 4 cottages created in the early 1960's as a result of dividing the original building which was built in 1742 and was the village workhouse for some years.

The date of the brick section of the outbuilding is unknown but is assumed to be relatively recent in comparison to the main house. The timber lean-to section is believed to date to within the last 25 years and collapsed approx 2 years ago.

Use

The proposed application is to convert / enlarge the existing brick outbuilding to create a garden room.

Amount

The proposed garden room has a floor area of 19.8 square metres.

Layout

The proposed garden room would occupy the area of the brick outbuilding and collapsed timber lean-to with a 3 metre extension to the south.

Scale

The external dimensions of the proposed garden are:

Max width	8.250 metres
Depth	3.4 metres
Max roof height	4.12 metres

Landscaping

No proposed alteration to the landscaping of the site.

Proprietor: C.Greenwood

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Appearance
The proposed garden room will be of will be of cavity wall construction with the inner skin of block construction and the outer skin re-using the existing bricks plus reclaimed to match. The roof will re-use existing tiles plus reclaimed to match.

The appearance and style of the proposed garden room, although larger and with a higher roof ridge height, will closely match the existing outbuilding.

Access
Proposal will not alter the access around the site.

Proprietor: C.Greenwood

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