55 A KINGSTON LANE, SOUTHWICK.

DESIGN AND ACCESS STATEMENT

Dated. September 2018

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 1613/18
DATE VALID	- 4 MAR 2019

1. Planning Background.

Planning and Listed Building Consents were granted in September 2011 for the conversion of the existing storage building to residential use in the form of a 1 bedroom cottage.

In September 2016 Adur District Planning Department contacted the owners of the property seeking clarity as to certain potential discrepancies between the details contained within the Planning Consent and those as-built on the property.

Subsequently Atelier Consultants were engaged by the owners to liase with Adur Planning Department in regard to the suggested discrepancies, and so seek resolution to any issues there may be.

Correspondence ensued and a meeting held with Claire Pink at the Planning Department to discuss the options available and agree a way forward.

It was concluded that certain limited alterations would be proposed to bring the roof of the property in line with the intended original details, and, as advised by Claire Pink, an application to vary the Conditions should be submitted.

It was agreed that, in order to achieve a consensus on the details a draft drawing package would be submitted for comment.
This was subsequently submitted and agreement was reached on the proposed alterations.

In June 2018 we were advised by the new case officer Eve Hearsey that, in fact the Variation of Conditions application was no the appropriate type, and that an Application for Listed Building Consent should be submitted.

This application is therefore submitted in accordance with this advice.

2. Proposed Alterations.

It is proposed that the central area of roof which was constructed in the same plane as the side areas, would be raised in a shallow pitch to replicate the original raised central area of roof.

Traditional materials have been proposed, being salvaged roof tiles and code 4 lead cheeks with a welted seam detail.

The existing central Velux type rooflight would remain, being raised up into the new plane of the roof.
Rainwater goods would be in matching black upvc.

It was agreed that all other variations in window, door and rooflight details were de-minimis and acceptable, and that no further alterations were necessary.

3. Summary.

It is accepted that, as a concession due to the advanced years and deteriorating health of the owners Mr. and Mrs. O'Connell, the required alterations would be limited to the central area of roof in order to minimise disruption and disturbance to them. It is further requested that, should any conditions be attached to the Consent that they be not time-limited.

It is considered that the amended design in material and detail terms reflects a satisfactory replication of the spirit of the original Listed Building and should be approved accordingly.