54 Buckingham Rd
Design and Access Statement

Address: 54 Buckingham Rd, Shoreham-By-Sea, BN43 5UD
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1.0 Introduction

This is a Design and Access Statement submitted in support of the planning application for the extension of the existing property and conversion of existing garage, providing additional living accommodation.

1.1 Brief

Demolition of existing conservatory and erection of a single storey rear extension and 1st floor rear extension. Conversion of existing garage and loft into additional living accomodation. New pergola to rear patio.

1.2 HAPA Architects

Hapa Architects are a design-led architectural practice based in Brighton. We work across the whole South East. Projects include contemporary, sustainable, and considerate private residential dwellings, listed buildings, housing developments, and community buildings. We have proven experience on many new low-energy sustainable works and residential sites.

At Hapa Architects we have an innate developed experience of designing and constructing outbuildings and extensions at sites in and around the local areas and environment.

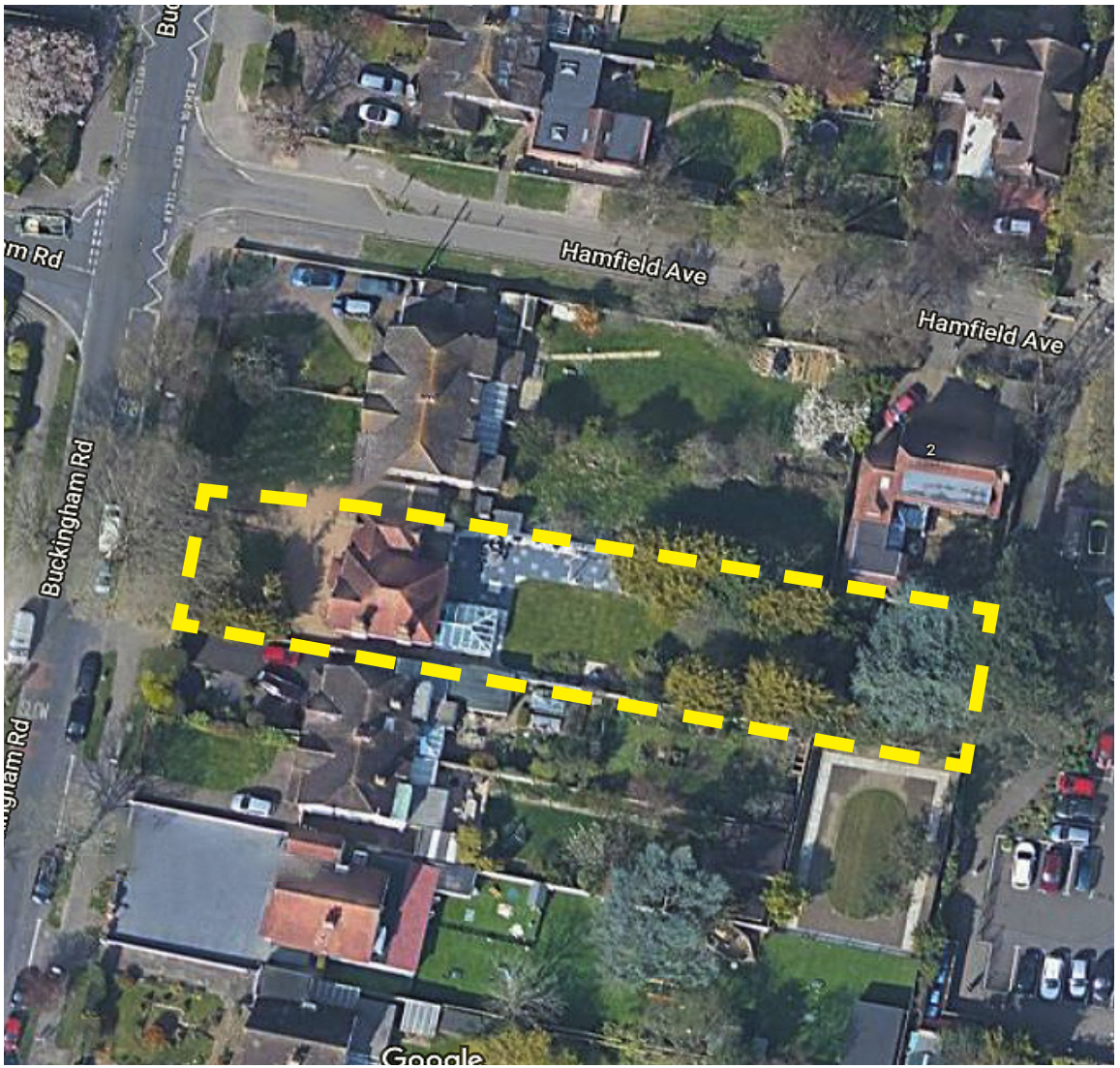


Fig 01. Aerial photo showing Site Boundary

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2.0 Background History & Context

The existing dwelling is a two storey detached house originally built in the mid 19th century.

The house is positioned within a 1093 sqm (0.27 acre) plot.

The site is situated along the eastern side of Buckingham RD, set back from the road boundary.

The immediate surrounding area is mainly residential with medium density housing of various appearances, characters, heights, and massing.

The applicants are the current owners of the site and are currently living in the house.



Fig 02. Image of site taken from the front garden looking south-east.

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2.1 Site Photographs



Fig 03. Existing dwelling looking south east from Buckingham RD.



Fig 04. Existing dwelling looking north east from Buckingham RD.



Fig 05. Existing dwelling looking west from rear garden.



Fig 06. Existing garden patio looking south-east from house

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3.0 Proposal

The proposal creates additional living accommodation.

The Brief outline of Work is:

a) Demolition of existing conservatory
b) Construction of a new single-storey rear extension
c) Construction of a new 1st floor rear extension
d) Conversion of existing garage & loft into living accommodation
e) New pergola to rear patio

3.1 Areas

Existing Ground Floor	128 sqm
Existing First Floor	83 sqm
Existing Total	211 sqm
Proposed Ground Floor	171 sqm
Proposed First Floor	102 sqm
Proposed Second Floor	43 sqm
Proposed Total	316 sqm

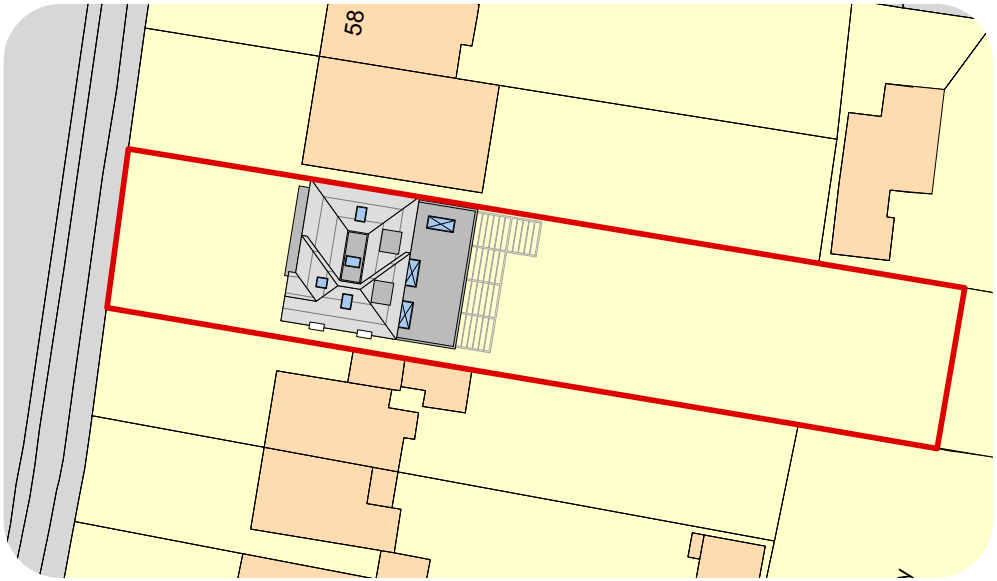


Fig07. Proposed site plan

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3.2 Proposal Description

The proposal is to demolish the existing conservatory and build a new single-storey rear extension across the width of the property, along with a 1st floor rear extension above the existing kitchen. The existing garage shall be converted into living accomodation. A new porch shall replace the existing. From here a new staircase climbs up to the newly formed 2nd floor loft conversion with rear dormer windows.

The scale of the proposal will result in an increase of internal floor area. The property is set back from the main road and is bordered by brick walls. The proposal has no impact on neighbouring properties.

For further information, the proposed and existing layouts have been clearly indicated on the submitted drawings.

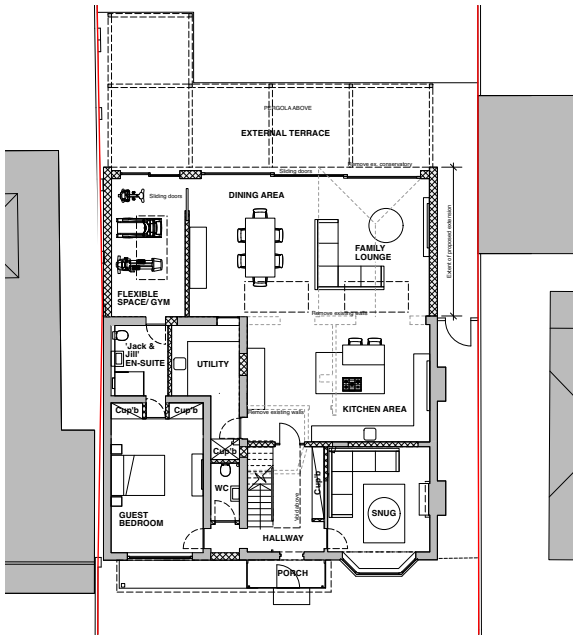
3.3 Landscaping & Access

The property is located off Buckingham road, near the corner of Hamfield Avenue.

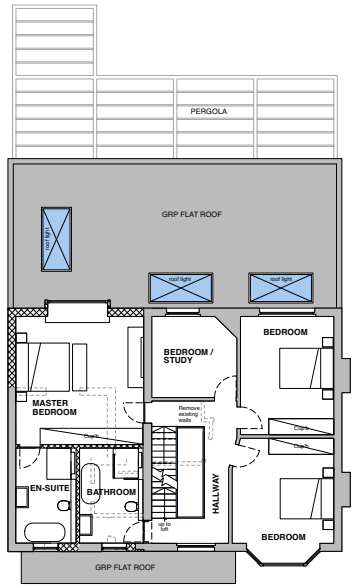
The property is accessed via a driveway, which leads to a parking area adjacent to the house. Pedestrian access is via the same driveway.

A new patio shall be laid to the rear of the new ground floor extension, covered in part by a pergola.

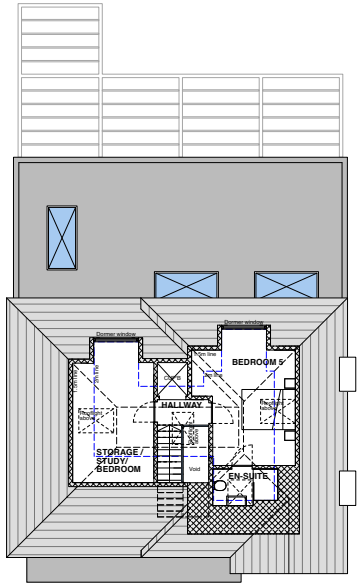
There will be no impact on existing trees.



1 PROPOSED GROUND FLOOR PLAN
Scale: 1:100



2 PROPOSED FIRST FLOOR PLAN
Scale: 1:100



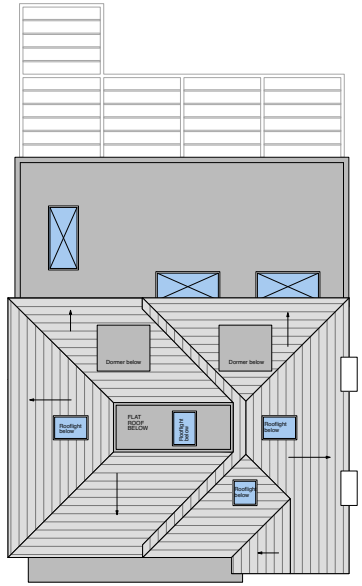


Fig08. Proposed Plans

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3.4 Materiality

The proposal is designed in form and material selection to be contemporary, yet in keeping with the existing property, and will therefore prove a high quality asset to the street and location.

The material selection is refined, with a small palette of contemporary high quality materials and finishes, as deemed appropriate:

a) The lower storey shall be finished in a smooth through-colour render.

b) The upper storey is to be clad in stained timber in a neutral colour to be confirmed.

c) Glazing shall be dark grey aluminium with matching flashing where required.

d) New areas of pitched roof shall be finished in a clay tile to match existing.

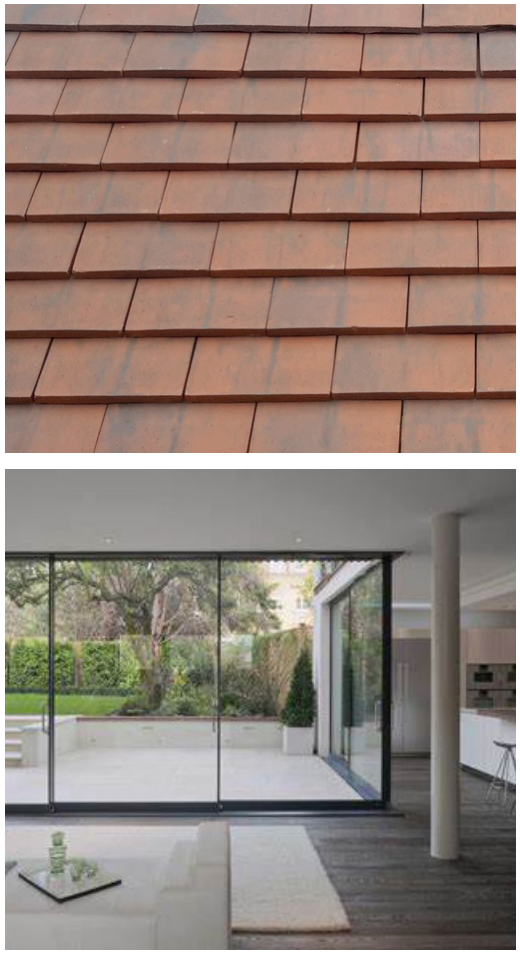


Fig 09. Proposed materials

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3.5 3D Views



Fig 10. View looking south-east.



Fig 11. View looking north-east.



Fig 12. View looking south-west.



Fig 13. View looking north-west.

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4.0 Access to & Within Site

Vehicular access to the property is via a driveway off Buckingham Rd. Off street parking is provided by the existing driveway / forecourt.

Pedestrian access to the property and site is also via the driveway.

Access to the rear of the site is via a side passage / gate.

4.1 Flooding

According to the environment agency's flood map the site is within flood zone 1, however it does not require a flood risk assessment as the criteria does not apply; see map opposite.

4.2 Considerations Towards Sustainability

Energy efficiency of the new extensions is designed to at least match today's building regulation standards.

The scheme has been carefully designed to ensure the proposal sits comfortably within the plot and surrounding landscape.

4.3 Land Use Impacts

The proposal makes no change to land use impact from that of the existing.

4.4 Conservation Areas

The property is not located within a conservation area.

4.5 Archaeologically Sensitive Areas

The property is not located within an archaeologically sensitive area. This is not a schedule of ancient monument or historic park and gardens.

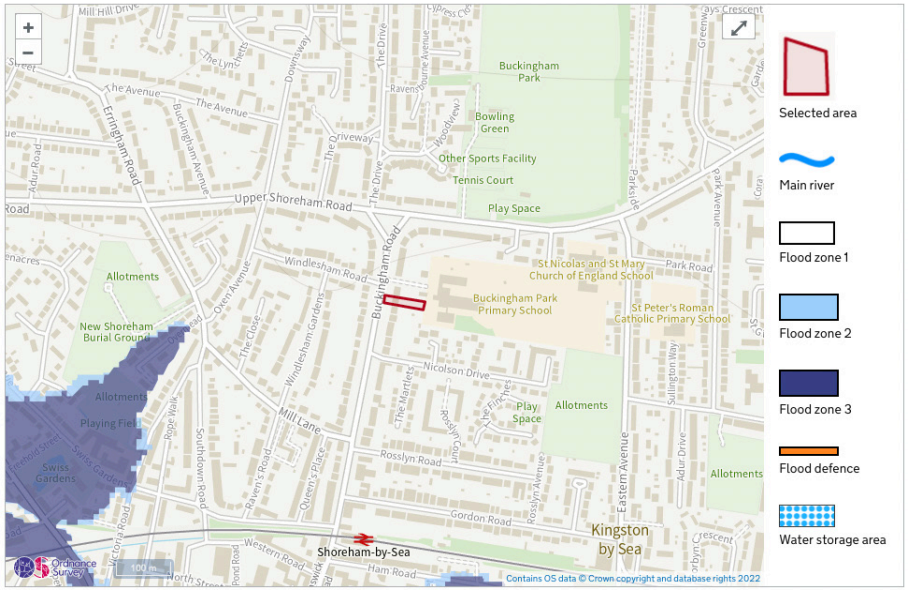


Fig 14. EA flood map

5.0 Local Recently Approved Applications

69 Buckingham Road | REF: AWDM/0863/22
Proposed single storey front extension with new entrance canopy. Conversion of garage to study. First floor side extension (south) and single storey rear extension. Vertical timber cladding to front elevation - APPROVED

42 Buckingham Road | REF: AWDM/0475/20
Remodelling of existing dwelling including demolition of existing garage and construction of two storey hipped roof side extension with front and rear dormer. Rooms in roof with Juliet balcony to existing gable and new roof light to north roof slope. Proposed single storey rear extension - APPROVED

71 Buckingham Road | REF: AWDM/0473/17
Part first-floor and part two-storey side extension to north elevation - APPROVED

56 Buckingham Road | REF: AWDM/1617/19
Demolition of existing garage, conservatory and kitchen outrigger. Construction of single-storey rear and side extension and extension of porch roof to front elevation - APPROVED

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6.0 Summary

The proposal is well designed in form and language to complement and enhance the existing dwelling. It is discreet in its setting and sits comfortably in it's environment.

It responds to local and national policy and conforms with the detail of each.

In summary, the intention of our proposal is to extend the existing house and convert the loft and garage into habitable space. It is in our experience and belief that this design would provide an enhancement of high architectural quality that would make a positive contribution to the street.

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