Design Statement for:

16 West Street
Shoreham-by-sea



Fig.1 – Front elevation of 16 West Street

1214.HS.01

February 2015

The works within this planning application relate to the Grade II listed 16 West Street in The Adur District Council Conservation Area of Shoreham-by-sea.

The application is requesting permission to remove the existing sheds and outbuildings at the rear (eastern) part of the site, and replace them with a single outbuilding.

The application does not propose alterations directly to the listed cottage, but concerns works within the curtilage of the cottage. There are no trees to be removed as part of the application, and the existing flint boundary walls which border the site are all to be retained.

These alterations have been designed to have no detrimental impact upon the property and visual amenity.



Fig.2 – OS Map showing 16 West Street outlined in red

Design

The existing rear area of the garden houses several sheds/outbuildings, along with a timber pergola.



Fig.3 – Rear (eastern) area of the garden.

The rear area of the garden is currently overlooked by the recently completed 3 storey properties directly to the east, which are imposing from the viewpoint of the garden of 16 West Street.



Fig.4 – Rear (eastern) area of the garden



Fig.5 – Existing sheds

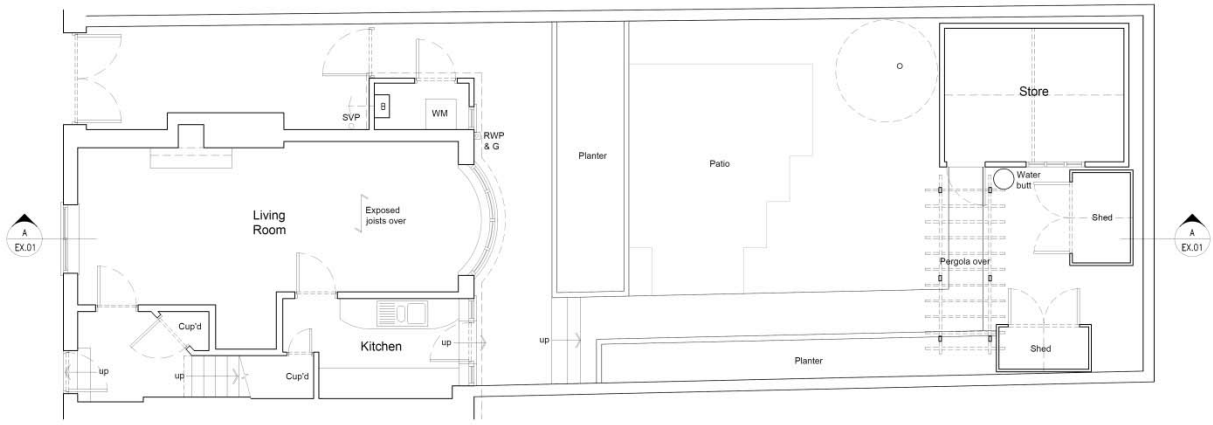


Fig.6 – Existing Site Plan

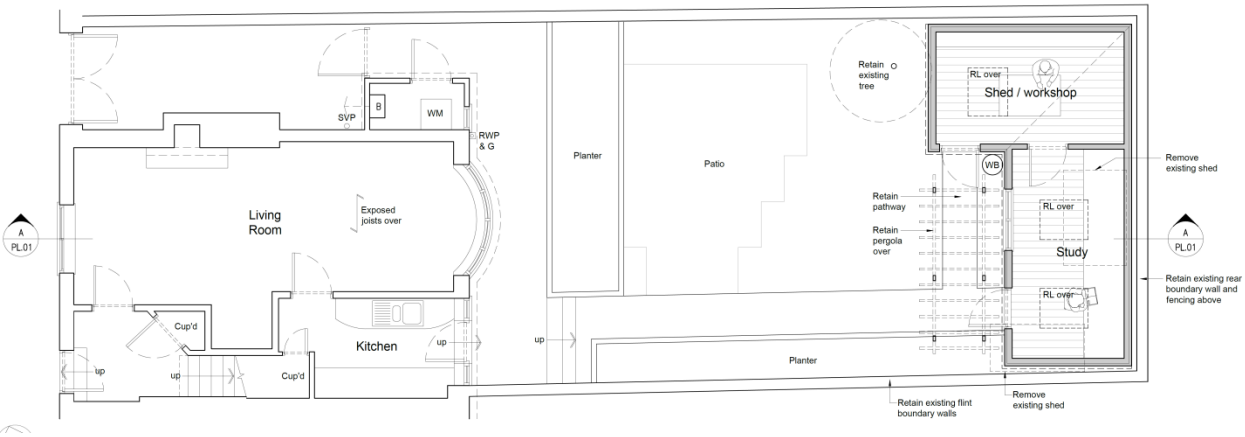


Fig.7 – Proposed Site Plan

The proposals seek to unify the haphazard collection of outbuildings with a new L-shaped 'summerhouse' type building, which will retain the existing use as a shed, but also provide a small study. The timber pergola is to be retained.

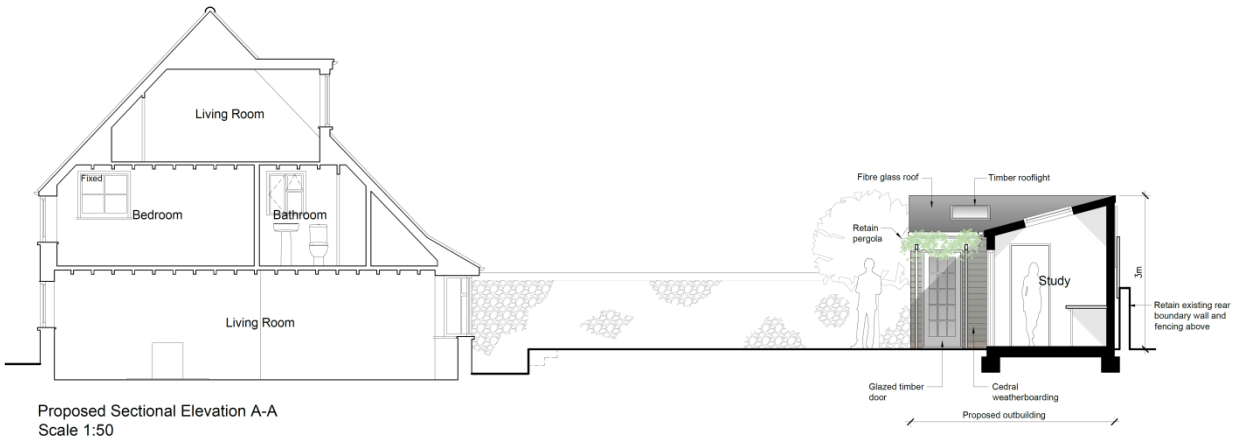


Fig.8 – Proposed Site Section

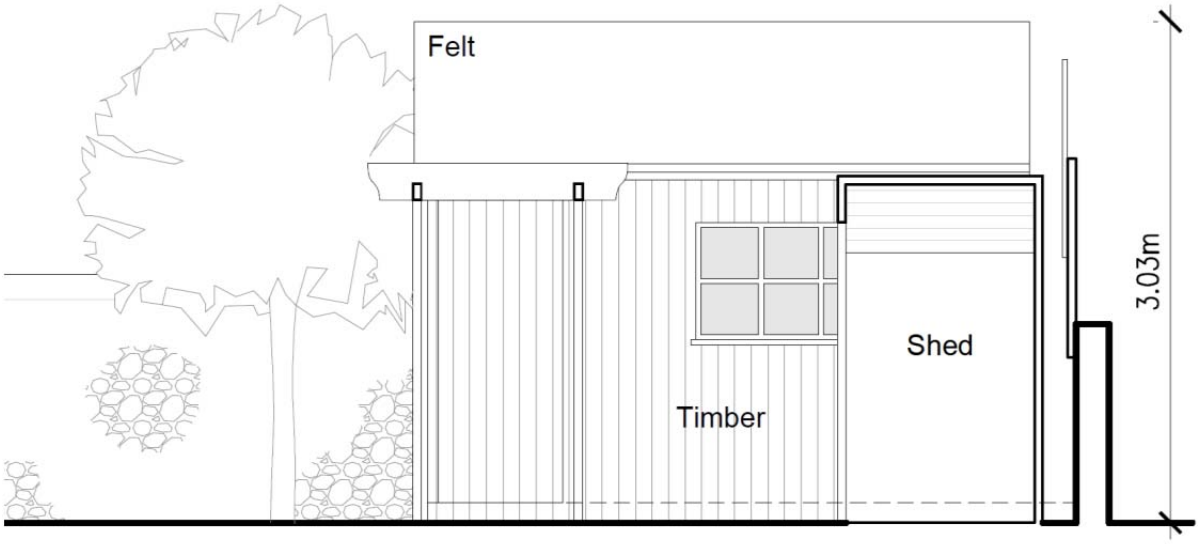


Fig.9 – Existing Section

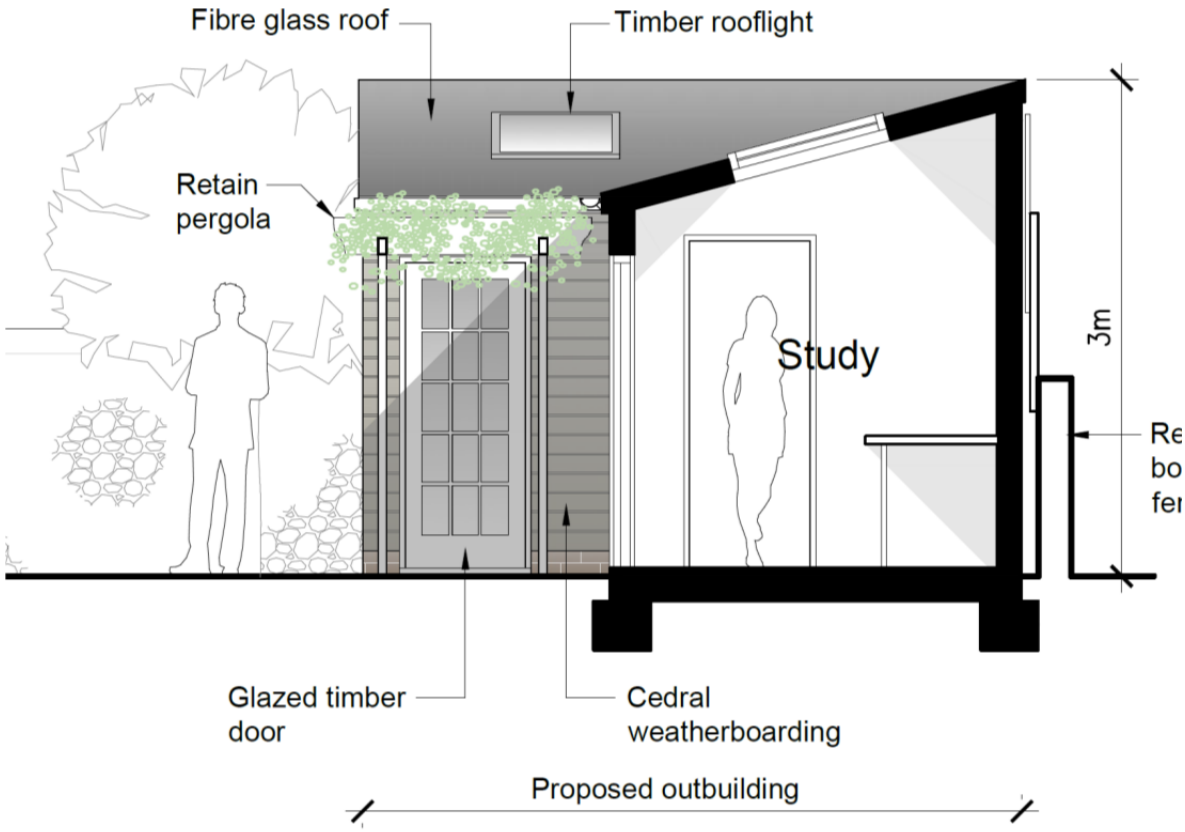


Fig.10 – Proposed Section

The proposal at its highest point will be the same height as the existing large shed, with a monopitch roof sloping up to the north and east boundaries.

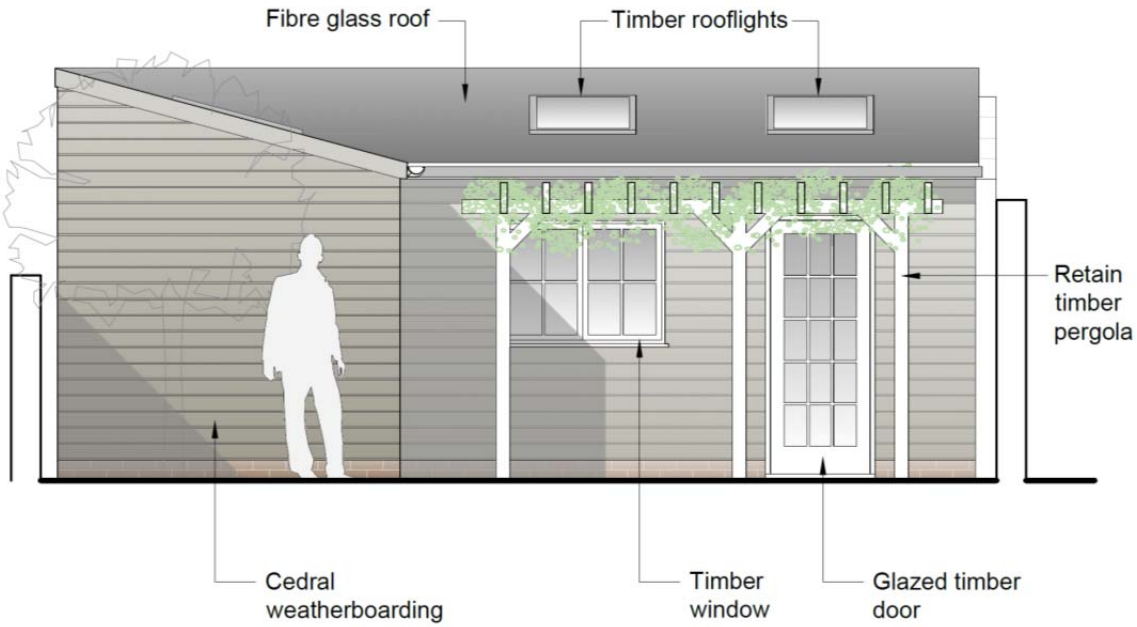


Fig 11 – West Elevation of Proposed Outbuilding

Timber rooflights, windows and glazed doors are proposed to the new summerhouse, with configurations of windows and doors to compliment the existing listed cottage. Cedral weatherboarding is proposed (exact colour to be confirmed) to create the appearance of timber boarding whilst providing a lower maintenance alternative, with a brick plinth at the base. The reasoning for this is that once erected, it may be difficult to access the sides and rear of the proposed outbuilding, so a long-lasting, low maintenance solution is required. A fibre glass roof is also proposed as an alternative finish to the existing felt roof of the sheds.



Fig.12 – Existing Listed Cottage (Front Elevation)

Conclusion

This proposal seeks to obtain planning permission for a modest summerhouse-type outbuilding, in place of a collection of sheds. It is hoped that the design of the L-shaped building will provide a more unified solution for the needs of the owners, while returning a modicum of privacy to the garden of 16 West Street that was lost after approval of the 3 storey buildings directly to the east of the site. The proposals are not visible from the street and it is not considered that they will be detrimental to the existing cottage or character of the immediate context. We therefore respectfully ask that this application is approved.