Alan Scarratt

ARCHITECTURAL SERVICES

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F.A.O. MR K. MORGAN

RE: "RIVERSIDE COTTAGE" - ADC/0246/09

CHIEF EXECUTIVE'S
DEPARTMENT
30 [illegible] 2009

REVISED D & A STATEMENT AS REQUESTED.

REGAR[redacted]

With Compliments

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Planning Department
Adur District Council
Civic Centre
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AS/RJ/549

Design and Access Statement

Two-storey extension at "Riverside Cottage" Steyning Road Shoreham-by-Sea

The property is in a remote location between Mill Hill to the East and Steyning Road to the West and lies well-screened by trees at the foot of the hill.

Access is via a private drive from a secure gated entrance in Steyning Road.

My clients have an 84 year old disabled father who is gradually needing more constant care and as a consequence will shortly be living with them permanently so that they can provide him with the full-time care that he now needs. He has great difficulty negotiating the present staircase to reach the first floor bathroom as the stairs are very steep and have a dangerous tapered-tread landing at the top.

The proposed extension therefore incorporates a ground floor w.c. and has a first floor landing design which will allow easy installation of a conventional staircase at a later date.

My clients also have four children with young families of their own all of whom stay for long periods.

The extension is in a concealed location between the existing cottage and the foot of the hill.

At ground floor level the extension provides a larger sitting room a utility room the new w.c. and a study/computer room and there are three bedrooms with two shower rooms provided to the new first floor.

As the adjacent Southern Water Authority plant is visited at all hours of the day and night it was imperative that the new bedrooms be provided as far away from the access road as possible.

The extension proportions including the roof angle match the existing building.

The windows together with the flint and quoined brickwork external walls are all designed to match the existing building.

The East elevation of the extension is facing a near vertical bank much higher than the new roof ridgeline and is smooth rendered to match the South elevations and original extension of the existing building.

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