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DESIGN & ACCESS STATEMENT TWO –
4 THE STREET SHOREHAM BY SEA

ALTERATIONS TO LISTED BUILDING

1.0 DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREAS

The property is in the Old Shoreham Conservation Area and is a Grade II listed building.

2.0 LISTED BUILDINGS OR ITS SETTING

The property is a listed building and is thought to be about 400 years old.

3.0 ARCHAELOGICAL SENSITIVE AREAS

Not applicable

4.0 SCHEDULED ANCIENT MONUMENTS

Not applicable

5.0 HISTORIC PARKS AND GARDENS

Not applicable

6.0 USE

The existing house is one of two connected cottages and had a single storey extension about ten years ago. The cottage only has one bedroom upstairs and one study bedroom in the extension. We applied for a previous proposal to raise the roof of the extension but this was turned down by the council AWDM/0166/13 We would now like to add a roof light to the existing extension roof and change the hipped roof to a gable end this will allow my client to provide an open plan sleeping platform for guests whilst still retaining the study use below. As my client has elderly parents they hope to use the increased space to be able to care for them when they come to stay.



Rear of cottage



Extension at rear of cottage

7.0 AMOUNT

The floor area of the existing house will not be increased as we are no longer raising the roof.



Neighbours property behind cottage





Corner and front of cottage

8.0 LAYOUT

The ceiling above the study will be removed and a conservation type roof light added over the bay window. The hipped end will be changed to a gable end with a small timber casement window looking on to the garden. This will allow the area above the shower room to be used as a sleeping platform.

9.0 SCALE

The alterations will be small at the back and inner side of the house roof.

10.0 LANDSCAPING

The garden at the back will remain as it is.

11.0 APPEARANCE

The house is of white stucco appearance with some tile hanging and handmade clay tiles. The small timber window to the gable end will be a side opening casement.

12.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY

The house is not suitable for disabled visitors due to the number of stairs in the house, including steps to enter the house. However the provision of a sleeping platform does make the house more visitor friendly for overnight guests.

13.0 SUMMARY

The proposals are seeking to better use the internal space while not increasing the foot print in a style sympathetic to the original dwelling house. The roof alterations are to the recent modern extension and will be used as a space for their elderly parents.