DESIGN AND ACCESS STATEMENT

19 THE BURRELLS
SHOREHAM BY SEA
BN43 5HF



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Architecture and development

1.0 INTRODUCTION

This design and access statement is for the remodelling and extension of the detached property at 19 The Burrells. The existing property is a single-storey house with accommodation within the roof space.

The Burrells contains a variety of architectural styles and scales, varying from bungalows to two-storey houses with additional loft conversions.

2.0 USE

The existing use is C3 - Residential

The proposed use is C3 - Residential

3.0 AMOUNT

The GIA of the existing house is:

Ground floor – 91 sqm (excludes garage)
First floor – 44 sqm
Total – 135 sqm

The GIA of the proposed house is:

Ground floor – 109 sqm (excludes garage)
First floor – 78 sqm
Total – 187 sqm



4.0 LAYOUT

The existing double garage is to be retained.

The ground floor plan of the main house remains greatly unaltered, with the addition of a wet room and en-suite. The rear extension will provide an open-plan kitchen/living/dining space, and provide a much needed connection with the rear garden.

By virtue of the pitched roof being removed and the external walls built up to provide a two-storey house, the plan accommodates 4 bedrooms and a family bathroom on the first floor. The staircase remains in its current location.

The first floor includes two small side-ways facing bathroom windows, which will be obscure glazed to avoid any over-looking.

The ground floor north elevation also includes a high level window, which is set 1800mm above internal finished floor level.

The property has its northern boundary offset from the external wall by approximately 700mm, which is where the downpipes and wood burning stove flue is located.



5.0 SCALE

The existing eaves are 2.3m from external floor level, and the ridge is approximately 6m from external level. The existing external walls will be extended up to form a mono-pitch roof, higher on the southern side and falling to the north. The southern parapet is 6.8m from the existing external level and the northern parapet is 5.2m.

The roof has been designed this way to reduce the over-shadowing to the property at the north, which sits approximately 10m from our northern boundary. See daylight study for confirmation that this is deemed acceptable.

The rear extension is the width of the existing house and projects out by 4m.

6.0 LANDSCAPING

The hard landscaping to the front of the property will be amended to provide easier access to the front entrance, which is currently hindered by a brick upstand. Minor alterations will be made to the rear garden to accommodate the extensions.



7.0 APPEARANCE

The existing house will be rendered in white sand-cement, to overcome the issue of matching the existing bricks. The houses includes a projecting frame, also rendered, which allows the front elevation to be clad in natural timber cladding. The bay windows will be reconstructed to become two-storey, and provide an oblique view towards the sea from the first floor.

The rear extension will be a white brick, to provide a clear definition between the main house and later additions.

8.0 ACCESS

Access to the property will remain as existing, vehicles accessing via the drop-curb that is in situ.

9.0 SUSTAINABILITY

All internal and external works will be constructed from locally sourced materials, and any waste materials will be recycled in a responsible manner.

