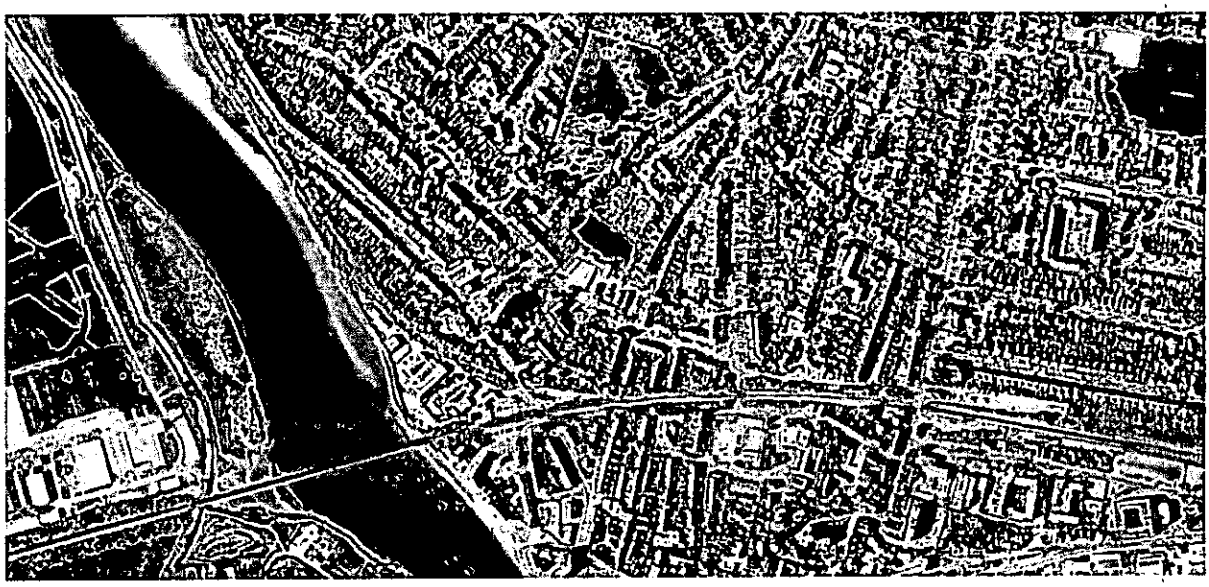
Liam Russell Architects

architecture and development

DESIGN AND ACCESS STATEMENT

49 Victoria Road, Shoreham-By-Sea BN43 5WR



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1.0 INTRODUCTION

The property is a Victorian end-of-terrace house that has previously been extended with a poorly constructed Utility Area and adapted to retain the remnants of a lean-too WC area. We seek permission for:

- New dormer to ground floor lean-too to accommodate new bi-folding doors and raised internal floor level to remove steps
- New utility area to replace dilapidated existing structure and
- New raised terrace to provide flush threshold with internal levels.

The building is currently occupied.

2.0 USE

The existing use is C3 - Residential

The proposed use is C3 - Residential

3.0 AMOUNT

The area of the site is: 192sqm

The gross internal area of the existing house is: 124sqm

The proposed areas are:

The gross internal area of the proposed house is: 127sqm

4.0 LAYOUT

The existing property is a terraced three storey building that accommodates a living room to the front of the property, a playroom and kitchen in the middle and a lean-too dining area and utility at the rear leading to the garden. The upper floors contain the bedrooms and a bathroom.

The proposals include the replacement of the existing single-skin utility area and the levelling of the internal floor levels (between kitchen and dining areas) to avoid the large internal step as-existing. By raising the floor internally the head height for the proposed bi-folding doors to the garden will need to be raised with the resultant affect being a lead-covered dormer to accommodate the glazing. The utility remains in a similar position although with the addition of a WC to the ground floor to make the space more suited for a young family.

For a flush threshold between inside and out, the level of the external terrace is proposed to be raised and in case of privacy issues as a result, a new timber screen is proposed to be affixed to the party-wall.

The windows and doors will be energy efficient and long-lasting – two characteristics lacking in the existing, predominantly rotten sash windows on the rear of the property. The sash-windows are lovely however they are not good enough in the winter/colder months. The rear windows to the house will require replacement although the front windows are going to be retained as they are more visible.

5.0 SCALE

The proposed extension projects 'as existing'. The height of the roof is raised by approximately 550mm above the neighbouring fire-wall. The utility room is slightly larger than the existing measuring 3872x1506mm compared to 2135x897mm.

6.0 LANDSCAPING

The landscaping will be dealt with in-time but for the moment the terrace will be replaced from concrete with a new York-stone finish and the lawn re-turfed to suit the levels.

7.0 APPEARANCE

The affected areas will have a white rendered finish above grey-brick courses below DPC, with lead over the dormer and natural slate to the sloping roof. The mortar to the brickwork will be coloured grey to match the brickwork. The windows and doors will be grey (RAL 7015) powder coated aluminium.

The front elevation will not be amended.

8.0 ACCESS

Access to the property remains unaltered, the house and its grounds can only be accessed via the front of the property.

9.0 SUSTAINABILITY

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

The alterations will be constructed with a high level of insulation, with sustainability at the forefront of the proposals i.e. the utility will use a Robust Detail for a full-fill cavity wall.

10.0 WASTE MANAGEMENT

The development proposals look to demonstrate how regard has been given to the minimisation and re-use of construction waste by:

The construction methods applied to the proposals will be commensurate to the scale of the development and will utilise construction methods, which minimise the use of raw materials and maximise the use of secondary aggregates and recyclable and re-cycled materials. Any construction waste will be used as much as possible on site and into the design of the development. On site sorting and recovery of waste materials will be carried out where applicable.

The principal contractor will work in accordance with the Site Waste Management Plans Regulations 2008 and section 34 of the Environment Protection (duty of care) Regulations 1991(4).