Adur District Council

Design and Access Statement – Residential Loft Conversion & Extension

Local Area

10 Downside is situated in North Shoreham-by-Sea and benefits from convenient road and rail links.
The property resides within a residential housing estate primarily comprised of bungalow and 2 storey, detached, link detached and semi-detached dwellings.
As with most neighbouring properties, number 10 benefits from a driveway with private parking and a rear garden providing ample private amenity space.
Existing materials generally comprise tiled pitched roofs, felt flat roofs and brick and render clad elevations.



Site Analysis & Statement of Justification

The application site is situated off Upper Shoreham Road, the immediate site upon which the application is based is number 10, a detached property with attached private parking to frontage and dual side entrances.
The homeowners of 10 Downside, Shoreham-by-Sea have resided at the property for some 4.5 years. Their evolving family demographic now requires the formation of additional space integrated with the dwelling to include:

- Formation of integrated garage
- Ground floor bedroom for the use of visiting elderly family members
- Enlarged First floor accommodation include 2 additional bedrooms for young family members

The re-configuration is necessary to facilitate and support the integrated living of the family owners.

It is proposed to achieve the above by re-designing the existing loft conversion complete with new roof, it is also proposed to extend the property front elevation level with the existing bay window line thereby providing a flush front elevation.
The proposal is considered proportionate and sustainable.

Design Principles & Proposals

The proposal has been strictly designed in accordance with Adur District Council's Development Management Standard No. 2 (DMSNo.2); however, we emphasise the particular compliance of the following key elements:

Parking – Existing parking to the front of the application site has been maintained and as part of this proposal an additional parking space has been gained via the formation of the integral garage.

Design – Building lines and proportions of the proposal are all in keeping with existing buildings and street scene, thereby enhancing the rhythm of neighbourhood. Window style, sizes, type and opening method of extension are all as per existing dwelling, in-line with guidance proposed side windows are non/restricted opening and frosted to negate any overlooking (paragraphs 2.1 to 2.3, 2.5, 2.6 & 3.13 & 3.14 of DMSNo.2).

Extension Scale– The extension has been designed to sit within the front elevation's 'building line' as detailed in paragraph 3.16 of DMSNo.2, this retain proportions, appearance and scale to the existing building whilst retaining respect with surrounding structures and causing them to suffer any loss of amenity (paragraph 2.1 to 2.3, 2.5, 2.6 & 3.16 of DMSNo.2).

Dormer/Roof Scale – The new roof is a combination of a gable fronted duo pitch with a flat roof located behind. This has been purposely selected to enhance the property's aesthetic appeal whilst maintaining scale and impact on neighbour properties number 12 & 8; both the LHS & RHS dormer eaves have been lowered whilst the no 10's ridge is not extended full depth to avoid neighbours suffering any loss of amenity (paragraphs 2.1 to 2.3, 2.5, 2.6 & 3.13 & 3.14 of DMSNo.2).

Materials – Extension and loft conversion materials selected will be of high quality, complement the existing building and provide harmonious design continuity once complete. Elevations will primarily be of a smooth coat render finish, but also incorporate select feature cladding as an architectural design detail. The pitched roof covering will be either slated or tiled; windows, fascias and soffits etc. all to suit one-another (paragraph 2.6 of DMSNo.2).

Access – The proposal has considered AD Part M, the Equality Act and other disability discrimination legislation. All users have equal access to the application plot's spaces and to the public transport systems that service the locality.
AD Part B has been considered when designing the proposal and consequently building egress and access for emergency vehicles has been maintained and / or improved.

Downside & Surrounding Street Scene

The Downside area is comprised of properties from various periods, roof details are mixed to include flat, hips, gables etc. There is no particular vernacular or continuity throughout the existing street scene, some properties feature facing brick whilst others include render or other contemporary finishes.

The proposals for 10 Downside are considered to be both fitting and sympathetic to the neighbours, existing street scene and surroundings. The proposals are of good quality, sustainable, in accordance with Adur District Council's Development Management Standard No. 2 and will ultimately serve to provide excellent family accommodation for many years to come.

Flooding

The Environment Agency classifies the application property in Flood Zone 1 and is therefore not considered to be at risk from flooding. The proposal will not increase the flood risk of the application property or the neighbour's properties.