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Design & Access Statement

48 Riverside Road, Shoreham Beach
17102

Rev	Amendments	By	Date
-	First Issue	JE	30/06/17



48 Riverside Road, Shoreham Beach Jun 17
17102 First Issue
Design and Access Statement JE

Riverside Road runs from west to east along the northern side of Shoreham Beach and contains predominantly residential properties to both sides varying in height from single storey to a higher 5 storey apartment block near the Adur Ferry Bridge. As part of this planning application it is proposed to improve number 48 with a side extension to create a larger family/dining/kitchen and additional bedroom.

Use

Number 48 is a semi detached bungalow on the southern side of the road, rotated slightly against the road vista and contains 3 bedrooms.

The owner occupiers have been reviewing their layout with a view to improving the outlook towards the south facing rear garden, whilst also creating an additional bedroom.



Site aerial shows each home rotated against the road line (Image courtesy of Google)

Amount

The existing dwelling is a 3 bedroom property with main entrance facing north, leading to entrance hall which provides access to Living, Bedrooms 1 and 2, Bathroom and a Utility room. Going through the Utility leads to the 3rd bedroom and a Kitchen/Dining that is within a conservatory type construction. A covered yard is placed between the main building and the neighbouring garage.

Extension of the property to the west, reconfigures the ground floor area to enable an improved outlook from kitchen, dining and family areas over the garden. The covered yard will make way for a relocated 3rd bedroom and a smaller 4th bedroom will be placed between.

Layout

With a focus on the private garden, the existing conservatory will be demolished and a large opening formed with the existing building, that has a wide feature bay opening to the south, imitating the existing bay window on this elevation.

Internally, the Utility will be rationalised into a sliding cupboard arrangement and in its place a second wet room is formed, thus opening the new home and connecting the front and rear directly.

Within a row of homes that are fairly repetitive in architectural design, most have been extended via the inclusion of a side extension and with the building rotated slightly against the direction of travel, the new side extension uses an area of land that has little use, set back from the highway.

The neighbouring plot has also placed an outbuilding against this boundary, which with the garage results in an optimum placement for the new extension that also maintains a good garden.





Location for extension currently contains conservatory and covered yard

Scale

The new extension will be no higher than the existing hipped roof element to the rear and will further enhance this element by replacing the hip with a gable end to create a striking double height vaulted ceiling in the new kitchen/family/dining area, which has rooflights over to maximise natural ventilation and daylight.

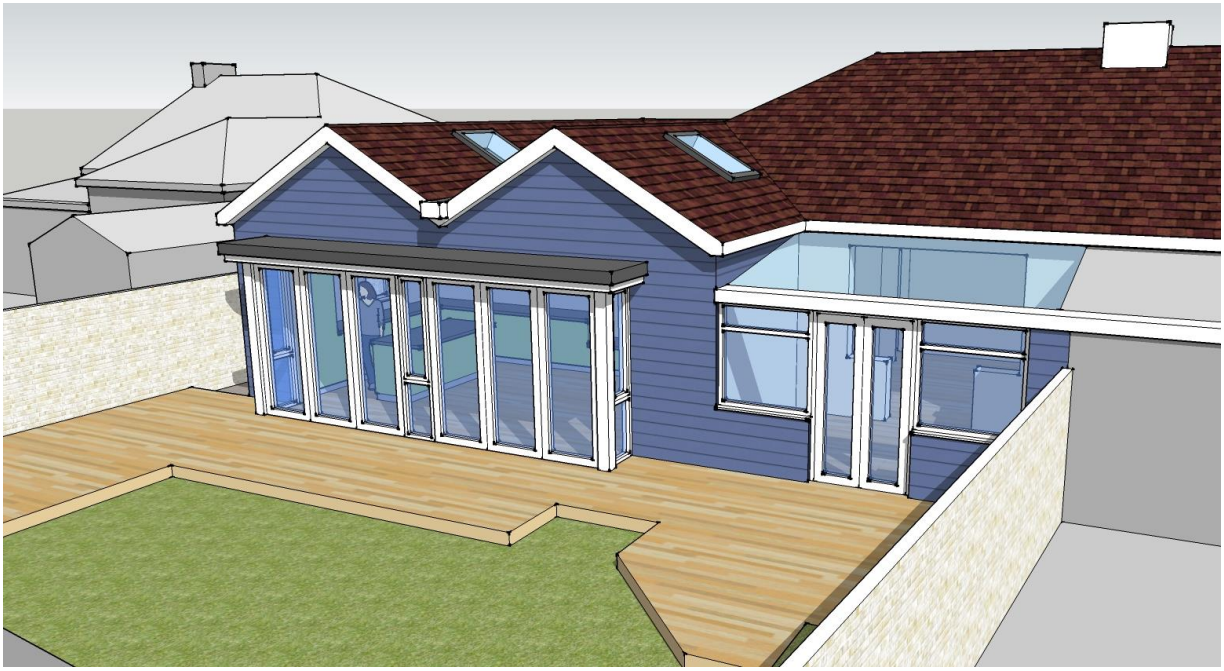
By utilising this existing feature at the rear of the plot, the overall ridge height is then presented to the front elevation as a lower pitched roof. However, to further blend with the overall scale of the existing building and general context, a feature curved bay window is placed on the front elevation with the existing flat roof extended to link, and unite, the whole.

Landscaping

To the north there is no change to the existing driveway and shingled front garden.

Along the boundary, the side gated access is maintained providing maintenance access from front to rear of the property.

Within the rear garden, the existing decking will be adjusted to suit the new bi fold opening doors with a level threshold to merge internal and external environments.



The new, vaulted ceiling, extension opens the home to the garden via the feature bay window

Appearance

Designed to complement the existing building features, namely the curved bay and pitched rear element, the new extension will continue the existing contemporary fibre cement along the side elevation to then provide a new façade to the front elevation, which then blends with the lower painted brickwork curved bays.

Linking the two bay windows on the front elevation, the existing flat roof line is extended to provide a bold horizontal line and covered area immediately in front of the front door.

New fenestration will be in polyester powder coated aluminium to provide a low maintenance solution.

Access

The proposed extension will not affect existing access arrangements to the site and dwelling for disabled persons.