PLANNING DIVISION
PLAN No. A/dc/0239/09
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Planning Design and Access Statement

for

Alteration Works to the Rear

of

1 Queens Place
Shoreham-by-Sea
West Sussex

for

Mr & Mrs Byford-Bates

June 2009

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SITE APPRAISAL

The application site is located on the western side of Queens Place and is situated within a terrace of 2 storey houses although in the past it was the end of the terrace of houses. The properties within Queens Place are within a designated Conservation Area.

Queens Place comprises 2 storey houses predominatly with colour washed rendered elevations under roofs which would originally have been of natural slates but over the years some of these have been replaced with concrete tiles. 1 Queens Place has elevations finished in this style.

The application site has access to the rear of the property, via a gate at the front of the elevation. The first floor accommodation continues over this access way.

The applicants have lived at this property since 2004 and during this time they have generally upgraded the interior of the property together with renovating the front elevation and updating the water and electrical services and now they are looking to resolve maintenance issues at the rea rof the property.

There is a 2 storey rendered elevation at the rear of the property which has a flat roof which is covered with built-up felt. Part of this application is to provide a simple pitched roof over this rear extension.

Above the rear access to the property there is a glazed conservatory which is built off the party wall and now requires refurbishment.

DESIGN

The proposed pitched roof of the 2 storey rear extension is designed to leave the existing flat roof in place whilst the new roof is constructed. It is also proposed that the roof is hipped and finished with Redland Cambrian slates as these will match the tiles propsoed for the existing conservatory roof. The conservatory roof is at a pitch of only 17 degrees and is therefore to shallow to use natural slates.

The present conservatory is proposed to be changed to provide an en-suite shopwer room to the master bedroom and this will only require minimal glazing and so a fire proof and safer construction can be provided to the party boundary. It is proposed to clad this room in Eternit Cedral weatherboard as this will provide a low maitenance finish to this party boundary and the available colours of this product are considered to be in the spirit of the colourful nature of the properties in Queens Place.

CONCLUSION

The applicants trust that the proposals, which have been carefully planned and the above statements will enable the planning authority to feel confident in recommending these proposals for approval.

Maurice Ashenden-Bax RIBA
29th June 2009

Photographs

Photograph 01

Existing rear elevation sdhowing 2 storey extension and glazed conservatory.

