

Design Statement For:

**14 West Street
Shoreham By Sea
West Sussex
BN43 5WG**



Fig.1 - Front Elevation of 14 West Street. (White door main entrance).

March 2026

The works within this planning application relate to the Grade II listed 14 West Street in the Adur District Council Conservation Area of Shoreham By Sea, West Sussex.

The application is requesting permission to:

1) remove the existing dilapidated utility/garden room single storey extension and replace with a new extension that matches the main house in terms of materials I.e brick and flint elevations under a traditional rolled lead roof.



Fig.2 Existing Utility extension with glass roof, single skin damp walls



Fig 3. Existing utility extension showing damp walls. Sub-standard construction.

2) Install a larger basement hatch ladder to the front ground floor Sitting Room.

3) Remove floor platform in dining room, replace uneven rotten stairs and vault the ceiling to gain natural light as per the existing Kitchen roof.



CURRENTLY THE STAIRS ARE ROTTEN/ DANGEROUS AND HAVE DIFFERENT RISERS IN TERMS OF HEIGHT. IT IS PROPOSED TO EVEN THE RISERS AND REPAIR THE STAIRS IN SAME MATERIALS.

Fig.4
Rotten
stairs
with
different
risers to
be
replaced.

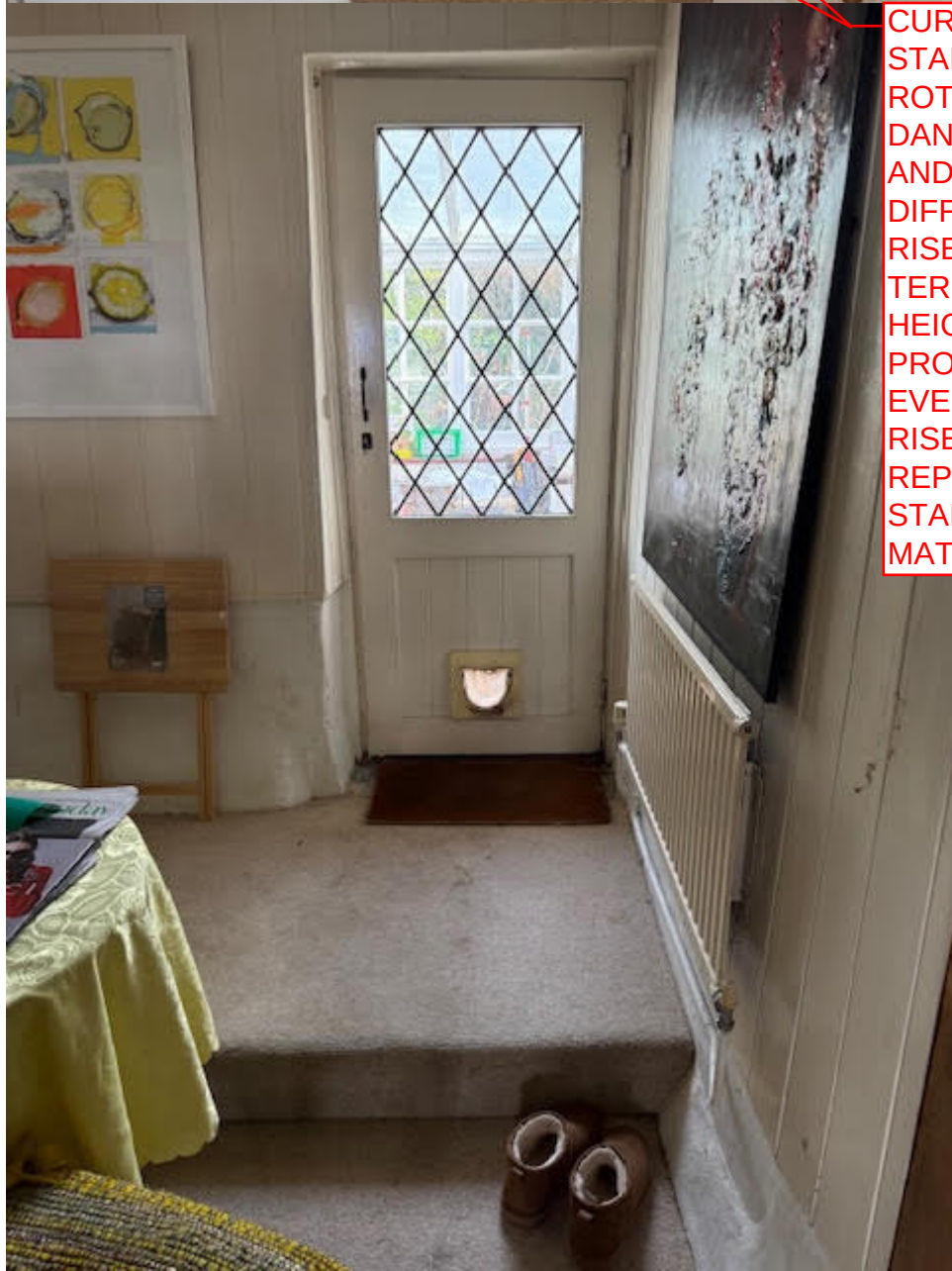


Fig.5 Platform in Dining Room to be removed



Fig. 6 Existing part vaulted ceiling to Kitchen with rooflight. To be replaced with more conservation style rooflight.

4) First floor Landing – introduce conservation style roof lights for natural light as is very dark.

5) To small south Bedroom, convert to Family bathroom.

6) Remove existing shower room and form new staircase to convert existing roofspace to a Bedroom with conservation rooflights to rear slope only. Form new window to south facing elevation at second floor landing height.

There are no trees to be removed as part of the application, and the existing flint boundary walls which border the site are all to be retained. Nothing will look different from the front of the property.

These alterations have been designed to have no detrimental impact upon the property and visual amenity.

Extension Design:

The replacement extension will have brick and flint walls to match existing under a traditional rolled lead flat roof with timber windows and doors to compliment the existing listed cottage.

The existing extension is of poor construction which has damp single skin walls with a glass roof and does not match the main cottage. This is approximately 50 years old, is an eyesore, and has no historical merit.

Conclusion:

This proposal seeks to obtain planning permission for a much needed replacement rear single storey extension in traditional materials to match existing. The existing extension is 50 years old approximately, an eyesore and has come to the end of its lifespan. We are confident that the planning department will welcome a much more sympathetic replacement extension in traditional materials to match existing.

The internal alterations proposed including the roof conversion will not alter any historic layout of the building. The first floor was reconfigured anyway during the 1980s.

The current staircase is rotten and dangerous with limited headroom and differing treads and risers. These repairs will make the stairs safer.

It is proposed to add conservation style roof lights to the rear slope only to gain more natural light to dark areas of the cottage.

Number 16 next door has a roof conversion with a rear boxed dormer but we are proposing a much more sympathetic option for the listed cottage with roof lights.