Design and Access Statement

SITE: **319 Upper Shoreham Road**
Shoreham by Sea
BN43 5QB

PROPOSAL: House Renovation and Remodelling, First Floor extension & Loft Extension Raising Roof

Document: BN25 05 301 rev A
5 Pages Total (Photos page 5)
03 10 2025

Paul Reed Architects Ltd

Introduction

This design statement is to accompany the planning application at the aforementioned property for a house renovation and remodelling, first floor extension & loft extension

Plans and elevations can be seen in the accompanying drawings

We request that any planning permission issues arising with the current design can be dealt with during the planning consultation period. (relating to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which states the planning authority is to work 'with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application').

1 Use:

The existing building is a detached family dwelling.

The proposed work seeks to create a more usable and functional living space by extending over the existing side/front porch and raising the roof line to enable the attic floor to be used for additional living space.

2 Amount:

Existing footprint = 89.51 sq m (not including external porch)

Proposed footprint = 89.51 sq m (not including external porch)

Increase in footprint = 0 sq m

Existing Internal living area = 77.76 (ground) + 48.43 (first) = **126.19 sq m**

Proposed Internal living area = 77.76 (ground) + 58.55 (first) + 41.71 sq m (loft not inc attic storage) = **178.02 sq m**

Increase in living area = 51.83 sq m

Proposed Internal living area = 77.76 (ground) + 58.55 (first) + 58.55 sq m (loft including very low height eaves storage see section) **= 194.86 sq m**

Increase in living area including eaves storage = 68.67 sq m

3 Layout:

The existing building is a detached family dwelling. It was extended under planning application AWDM/0420/18 to include a rear extension and front porch extension.

The proposed work seeks to create a more usable and functional living space by extending over the existing side/front porch and raising the roof and eaves line to enable the attic floor to be used for additional living space.

Existing and proposed layouts can be seen on drawings 201 and 203.

4 Scale:

The scale of each aspect of the design is shown 202 Existing Elevations and Section and 204 Proposed Elevations and Section.

The massing of the side extension has been considered in regards to its position between no's 317 and 321 Upper Shoreham Road.

The roof has been raised to provide more headroom in the loft extension area, it has been raised to match that of the neighbouring house at 321 Upper Shoreham Road.

The pitch of the roof has been altered slightly from the existing 46-47 degree pitch to 43 degrees. This is more similar to the (approx 43 degree) pitch at 321 Upper Shoreham Road and the (approx 42 degree pitch) at 317 upper Shoreham Road.

The new eaves heights are slightly lower than the eaves at 321 Upper Shoreham road.

5 Landscaping:

There is no change to landscaping, other than the addition of water butts to the rear. Nearby Trees T1, T2 and T3 (marked on the plans) are not affected by the proposal.

6 Appearance:

Materials and visual appearance for each aspect are noted on the relevant drawings.

The houses along the existing street scene vary considerably in appearance and form, They appear to be of mainly stock interwar housing. Some are detached, some semi detached,

Finished materials vary considerably. Some houses have fully pebble dashed render some smooth painted render and some with only the upper walls rendered with brick lower walls or plinths. There is also mock timber framing applied to the fronts of some of the nearby houses.

There are also a variety of different roof forms, some have hipped roofs, some with varying sized bay gables and some with more prominent gable fronts. Others have have projecting front dormers.

It is this variety of styles, materials, massing and house type that characterise the local street scene.

319 Upper Shoreham Road, stands out in that the existing brickwork covers the whole building and the existing bricks do not match any of the nearby houses. The scale of the existing house is also much smaller than the neighbouring houses.

The house is remodelled and restyled to give a traditional appearance. This helps it retain it fit in to the neighbouring houses, whist the new massing, raising the roof and balance of facade materials helps it fit into the street scene.

The loft extension area is clad in a tile hanging reclaimed where possible from the existing roof and supplemented with new similar tiles, this helps rebalance the facade and references the use of different materials on different levels of other nearby houses.

See the following page for existing street scene images.

7 Access:

Access to the house remains as existing through the driveway.

8 Archaeology, Conservation and Heritage Assets:

The Site is not in an Archaeological Notification Area or conservation area. The interactive online map showing heritage assets, shows no assets nearby that would be effected by the proposal.



No 319 Upper Shoreham Rd

No 319 Upper Shoreham Rd

