ABIR Architects

Soldiers Point, 8 Kingston Bay Road, Shoreham-by-Sea, BN43 5HP



Design and Access Statement

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1.00 Introduction

1.01 Executive Summary and Brief

This feasibility report prepared on behalf of the clients, Jon and Jill Whittaker, summarises the design process undertaken and provides a narrative about the site, context, analysis, concept rationale and design for the project at Soldiers Point, 8 Kingston Bay Road, Shoreham-by-Sea.

The brief outline is as follows:

- Consider replacing the 'conservatory' with an extension at ground floor with the relationship with the garden to remain.
- A roof terrace that is accessed from the existing first floor landing.

In June 2023 planning consent (AWDM/0608/23) was granted for the demolition of the existing conservatory, and a new single storey extension with roof terrace 'detached' from the existing house, and new dormer on the east roof slope.

This application proposes demolition of the existing conservatory and the erection of a single storey extension with a first floor roof terrace on the footprint of the existing conservatory. Access to the roof terrace is via alteration of the existing dormer on the east roof slope.

Location Map



Site Plan



google earth mapping

2.00 Site Analysis

2.01 Site Description and Overview

The site is located on the East end of Kingston Bay Road, Shoreham-by-Sea.

The area is flanked by the River Adur to the North, of which the property has direct access. To the East lies Shoreham Harbour and to the South there is a large expanse of rare beach shingle habitat, resulting in a dynamic and changeable environment.

In a predominantly residential area, the area is mainly occupied by detached single and two storey properties under pitched roofs and dormer extensions. Over recent years a number of local properties have been substantially refurbished and/or extended.

2.00 Site Analysis

2.02 Photographic Analysis



1 View of rear looking South-West



2 View of rear elevation looking West



3 View of rear looking North-West



4 Long view of rear conservatory looking South



5 Long view of rear elevation looking West



6 View of existing conservatory



7 View of existing conservatory



8 View of existing conservatory

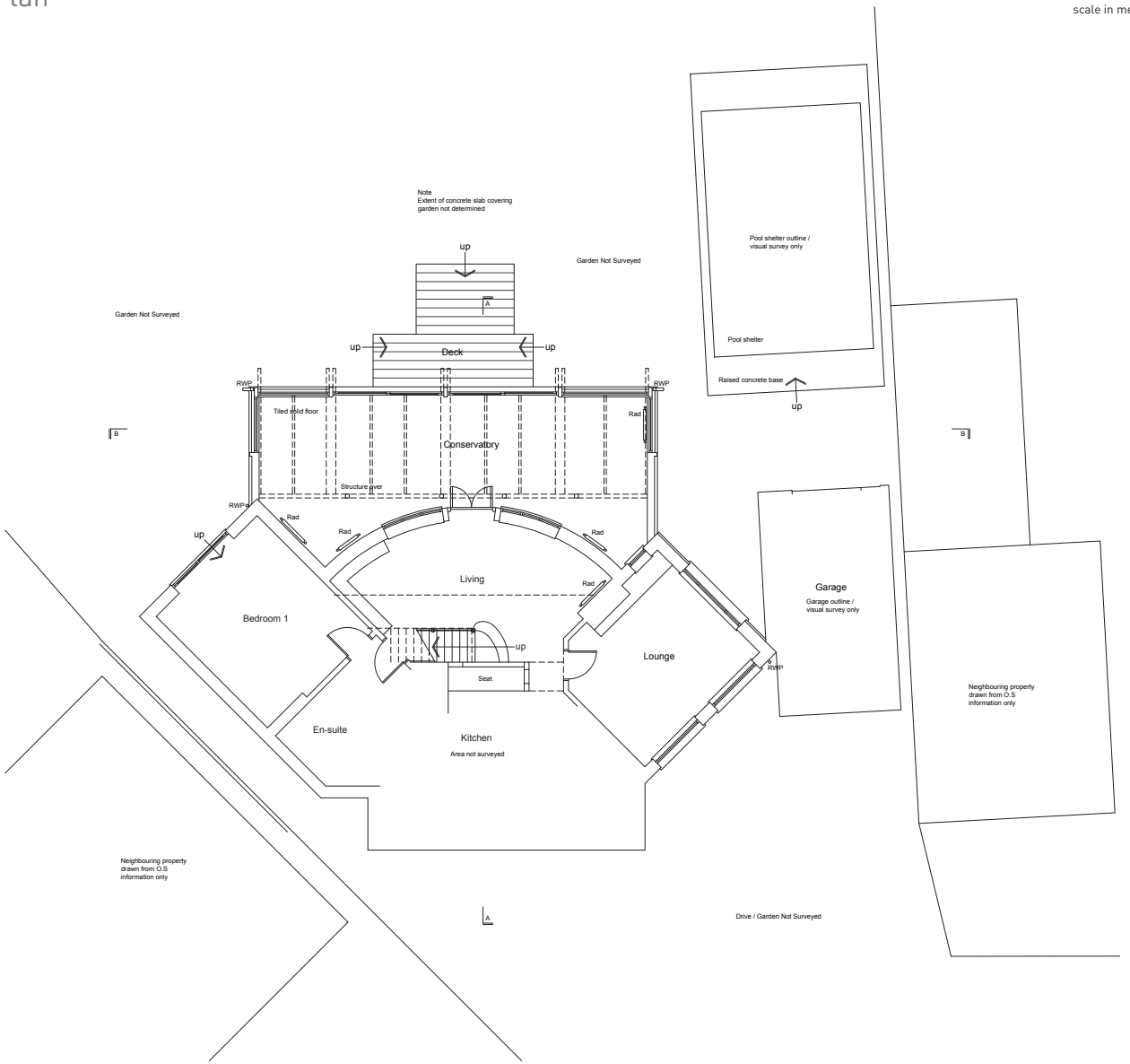


9 View of existing landing with curved-pitched roof



10 View of existing curved-pitched roof

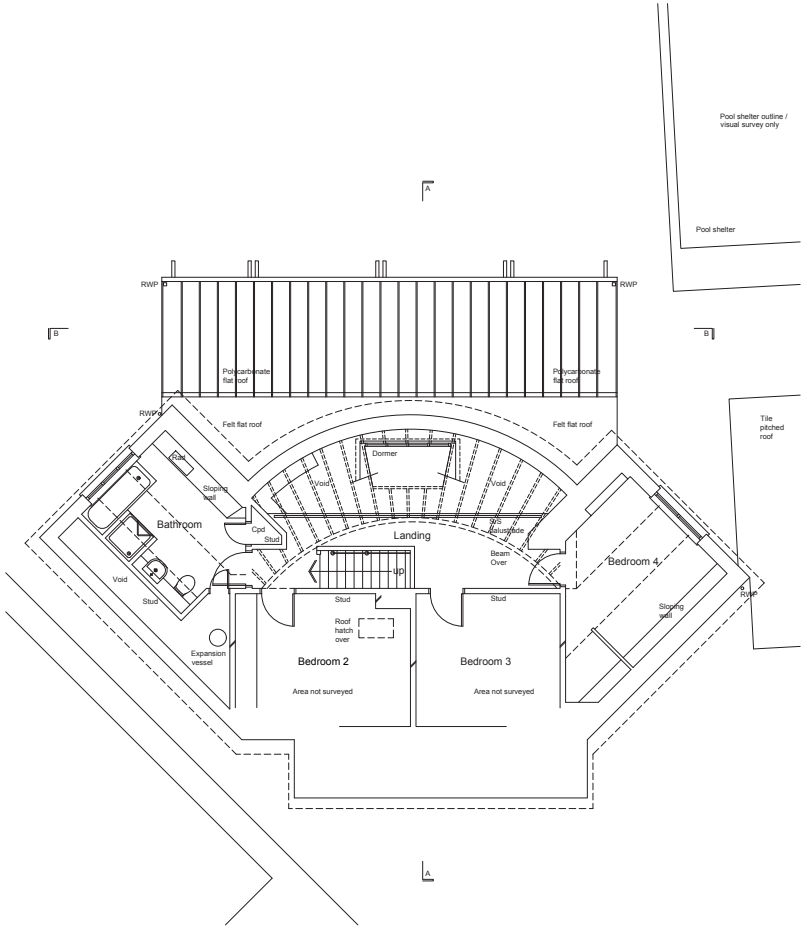
2.03 Existing Ground Floor Plan



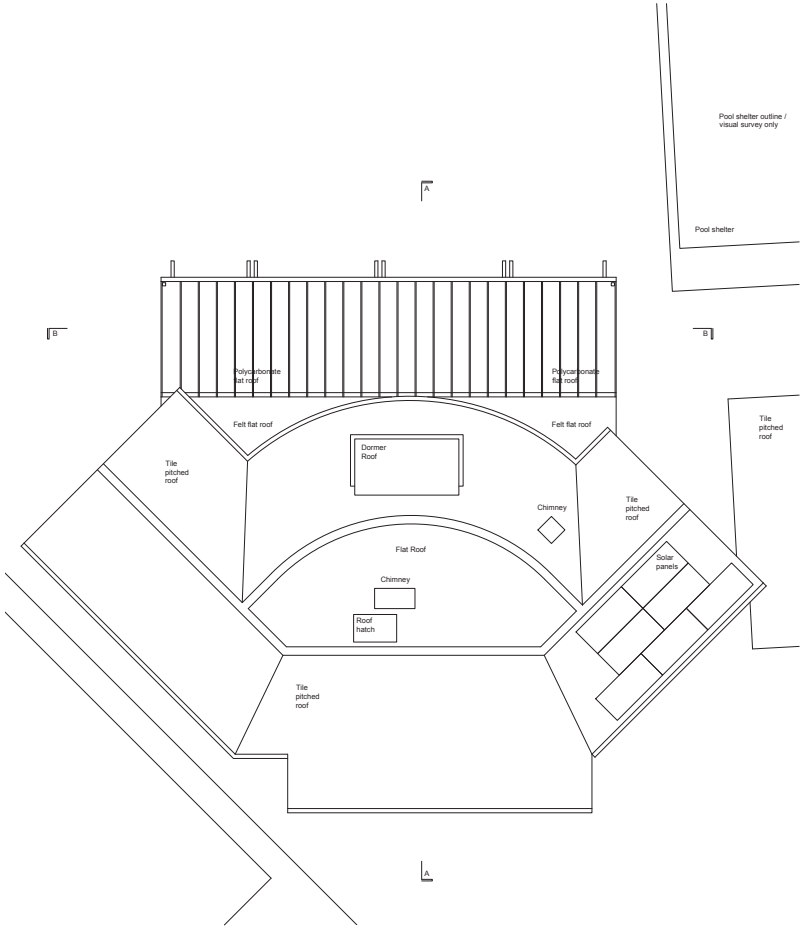
Existing ground floor plan

2.04 Existing First Floor & Roof Plans

scale in meters



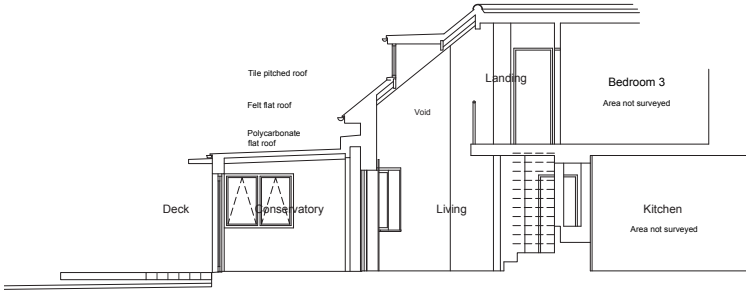
Existing first floor plan



Existing roof plan

2.05 Existing Sections & Elevations

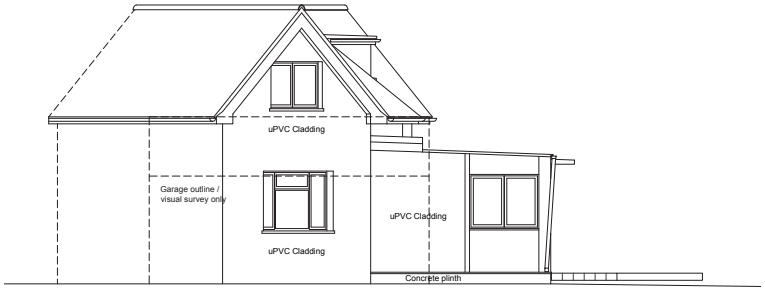




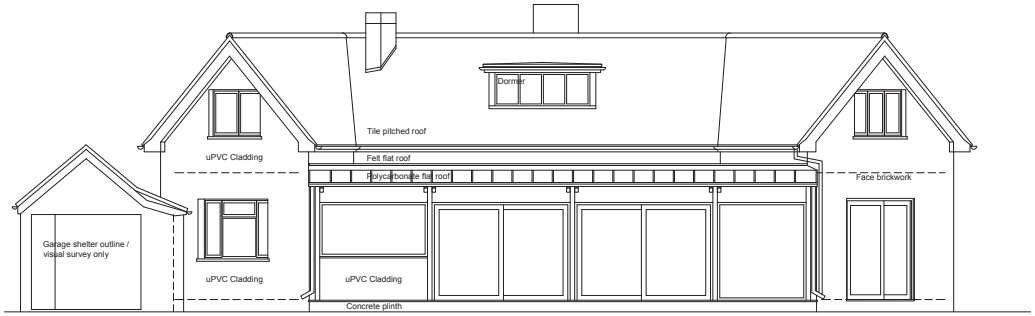
Existing section A-A



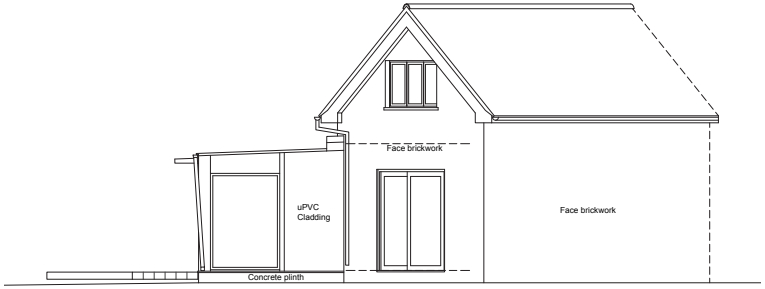
Existing section B-B



Existing side (South) elevation



Existing rear (East) elevation



Existing side (North) elevation

2.00 Site Analysis

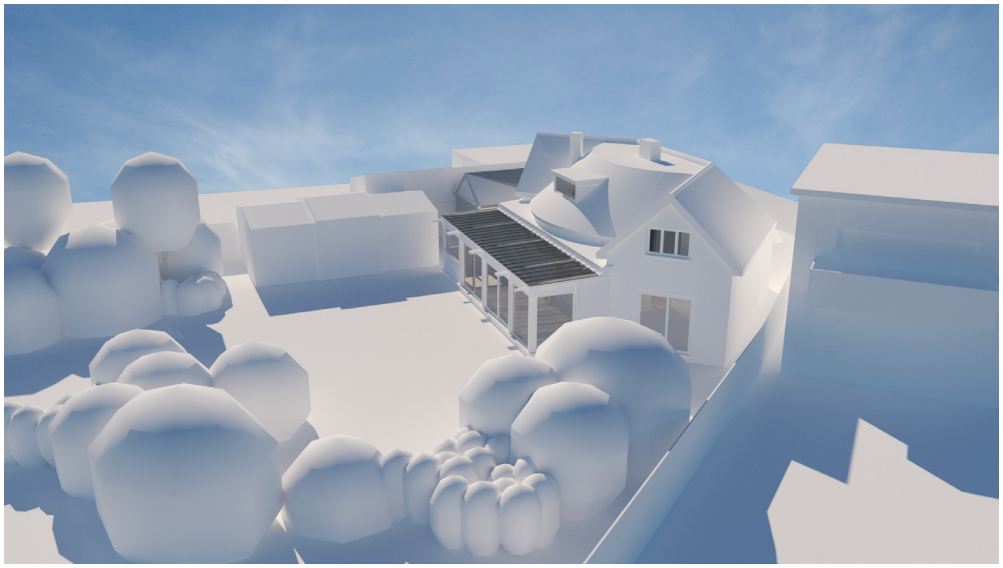
2.06 Existing 3D Views



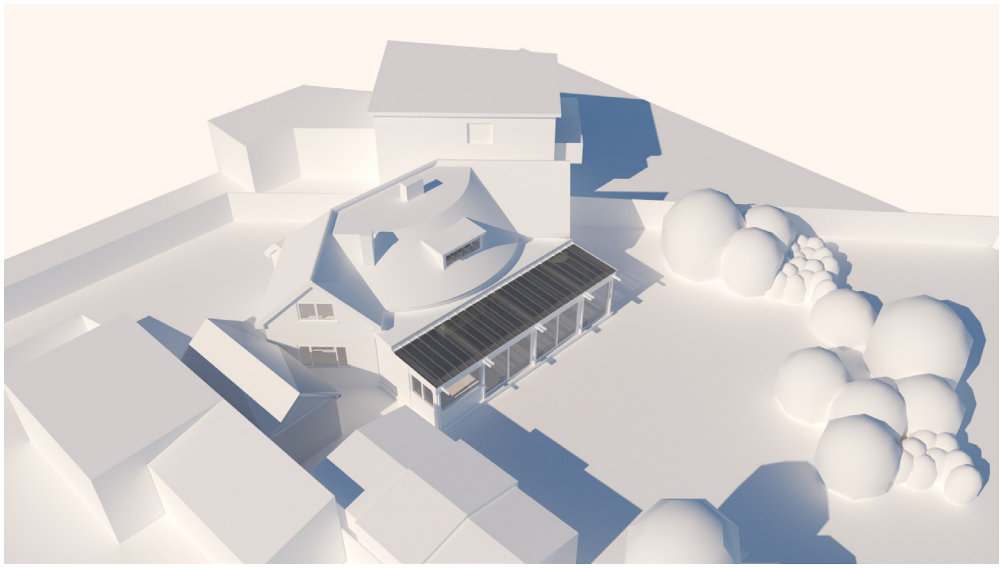
View of existing rear elevation looking West



View of existing rear elevation looking South West



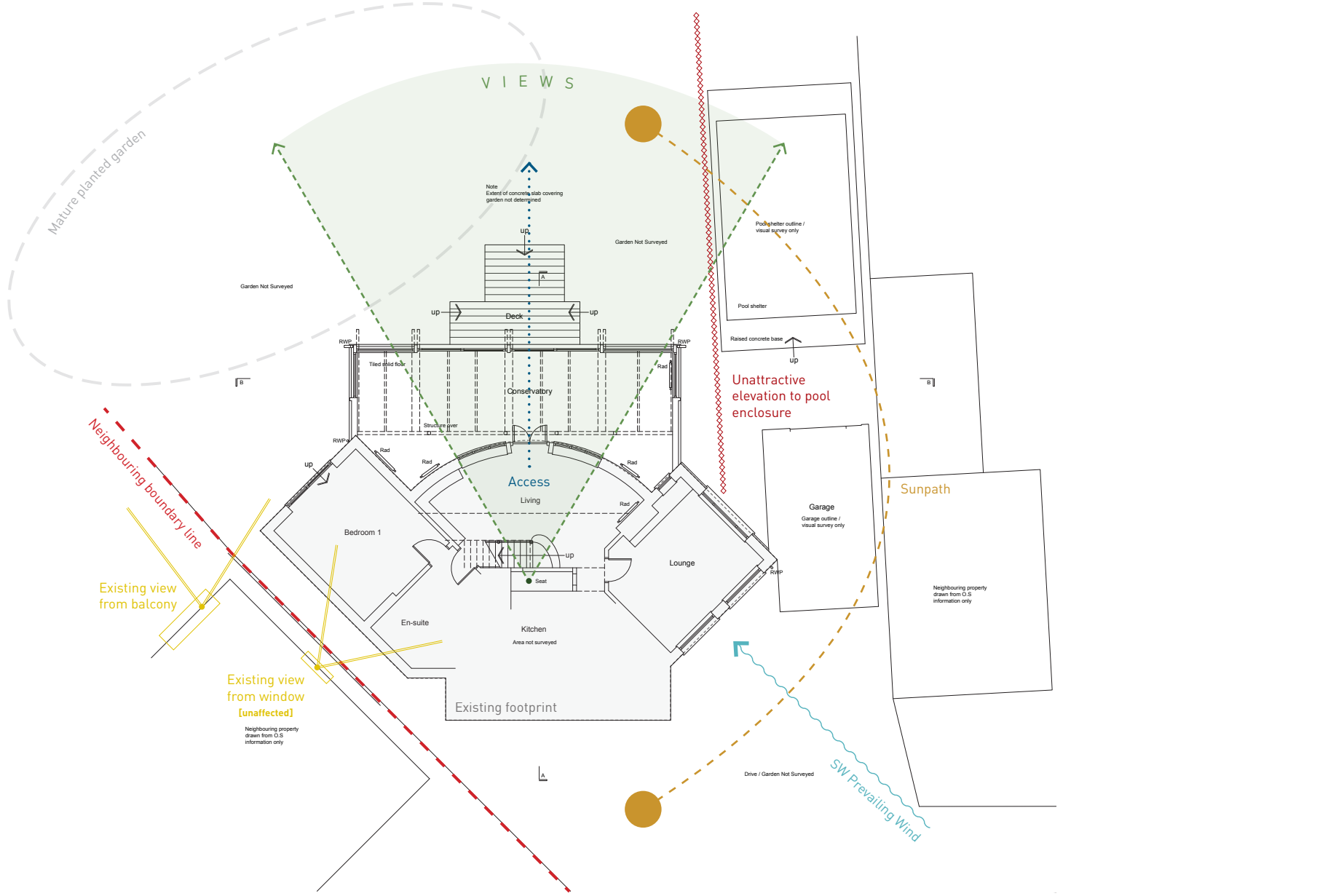
Aerial view of existing looking South West



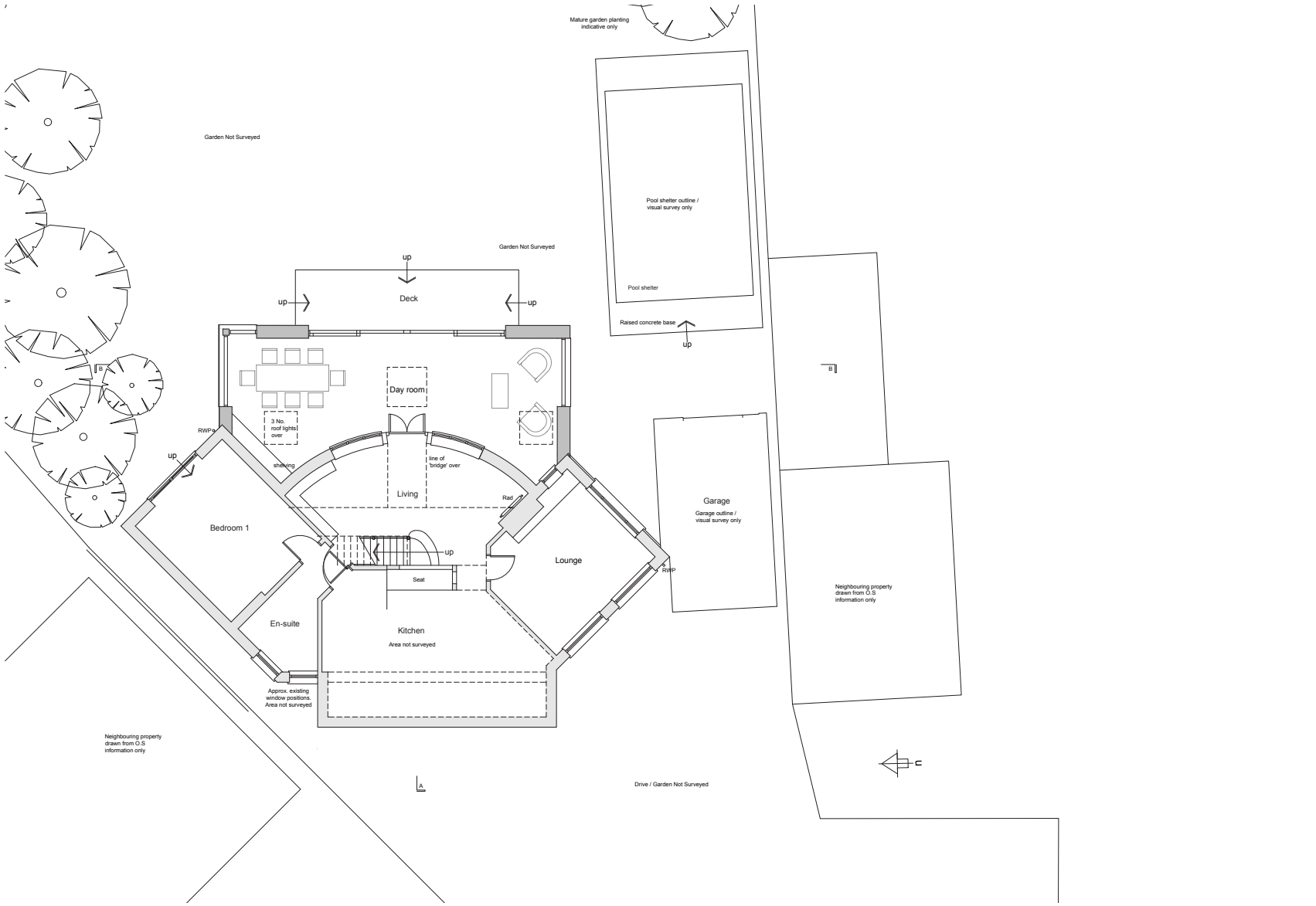
Aerial view of existing looking North West

2.07 Constraints & Opportunities Diagram

scale in meters



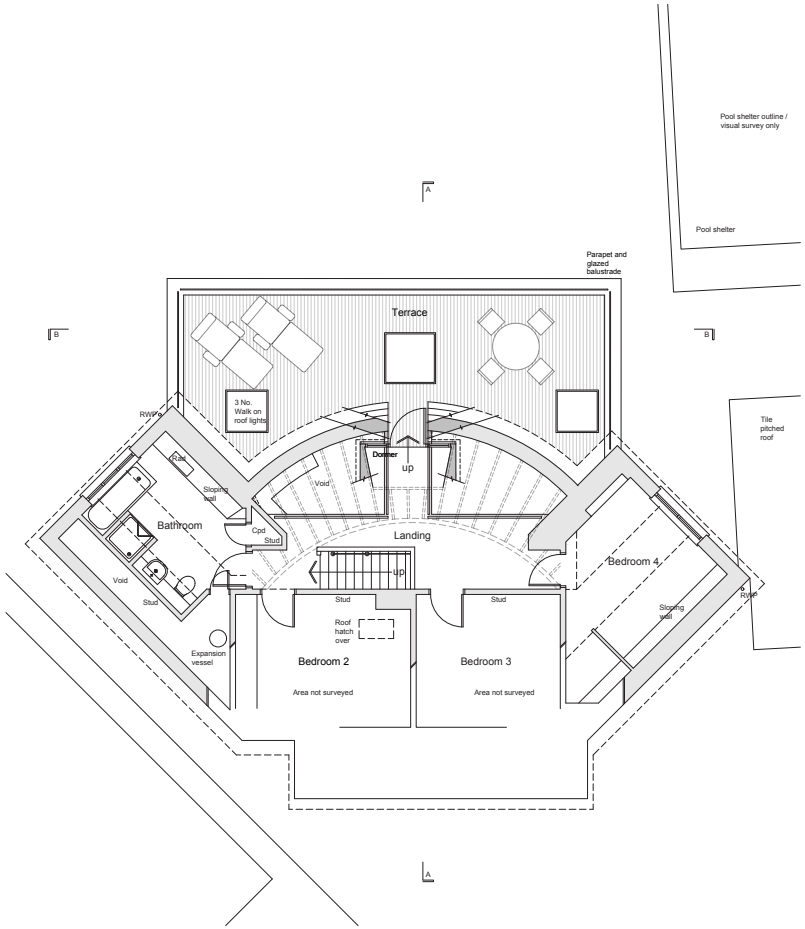
3.01Proposed Ground Floor Plan



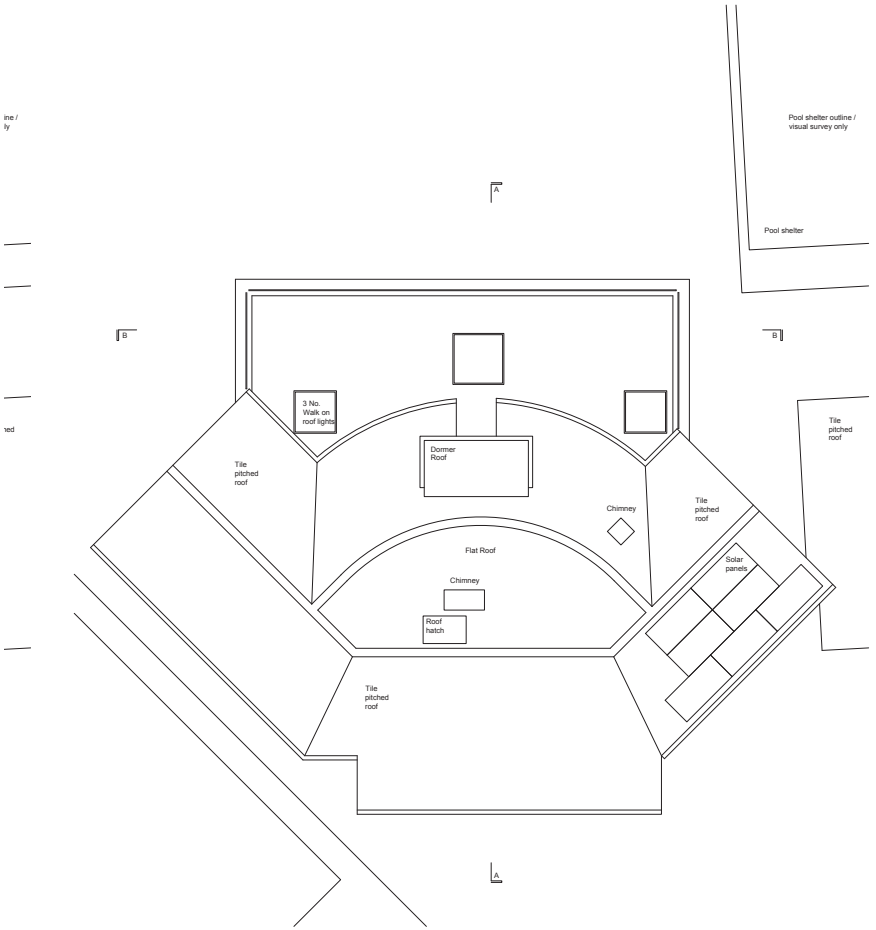
Proposed ground floor plan

3.02 Proposed First Floor & Roof Plan

scale in meters



Proposed first floor plan

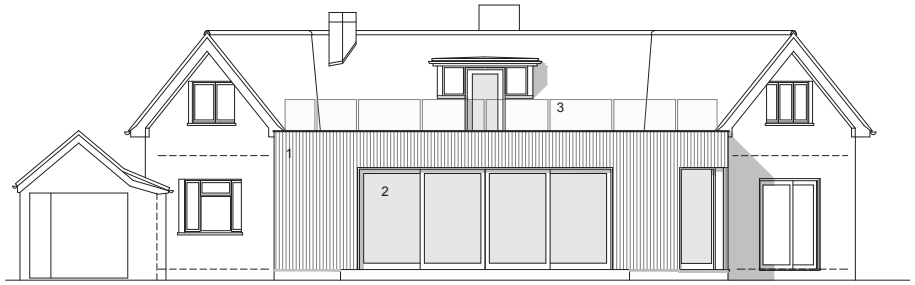


Proposed roof plan

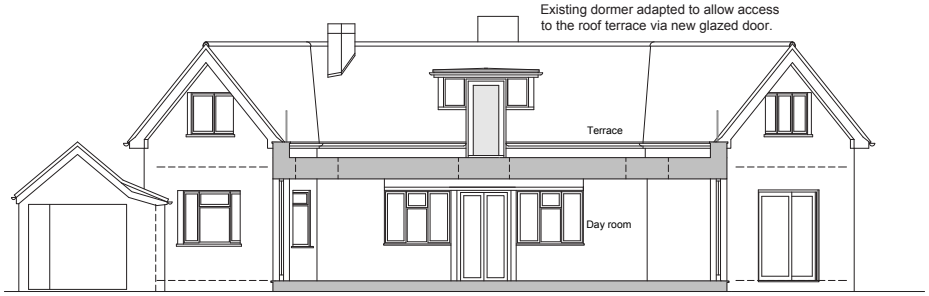
3.00 Proposals

3.03 Proposed Sections and Elevations

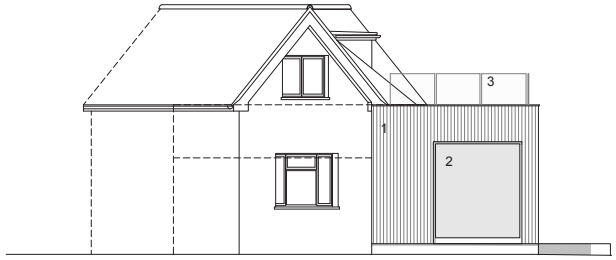




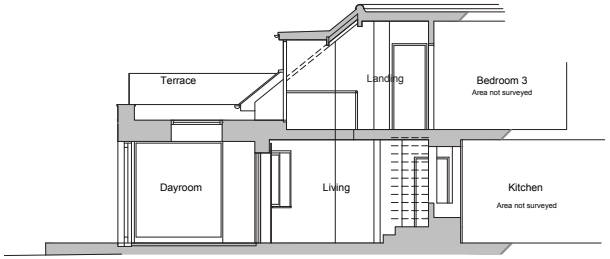
Proposed rear (east) elevation



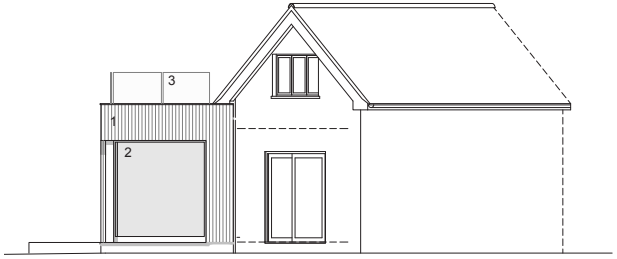
Proposed long section



Proposed side (south) elevation



Proposed cross section



Proposed side (north) elevation

Key for materials

1. Vertical natural timber boards
2. High performance powder coated composite (aluminium and timber) windows and sliding doors
3. Frameless glazed balustrade

3.04 External 3D Renders



▲ View of rear elevation from the East.

3.04 External 3D Renders



▲ View of rear elevation from the North-East.



▲ Aerial view of proposal from North-East.

3.00 Proposals

3.05 Use

The site is currently occupied by a detached dwelling with pitched and pitched-curved roofs over two storeys. The proposals seek the extension to and retention of a single family dwelling.

3.06 Amount

There is no change to the GIFA.

3.07 Layout

The existing rear conservatory extension is to be demolished. The proposed single storey extension expands to the existing site of the conservatory, offering a new day room.

At first floor a new 'bridge' from the landing is proposed, providing access onto the roof terrace through a proposed doorway in the existing dormer.

3.09 Scale

The proposed extention is kept to a similar scale as the existing conservatory on the east facing facade. The proposed roof terrace is contained by a glass balustrade.

3.10 Landscaping

Additional landscaping is not required as the extension is located on the footprint of the existing conservatory sitting within a garden already wonderfully planted.

3.11 Appearance

The proposed extension is to be clad in untreated vertical timber boarding. The terrace balustrade is frameless glass. Windows and doors are to be powder coated high performance composite timber and auminium coloured grey.

3.12 Access

Access to and within the dwelling remains unaltered.

The first floor roof terrace has a stepped access.