ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/0578/15
DATE VALID	14 JUL 2015

Design & Access Statement

Garage and Rear Extension together with associated landscaping works at 32 Old Fort Road, Shoreham By Sea

Use & Amount

The existing detached house sits in a larger rectangular plot on the foreshore of Old Fort Road. The existing house has a footprint of approximately 226m² and the site approximately 900m². The proposed extensions will provide additional garage space accessed from the drive and a modest rear extension to the kitchen that will open onto the rear garden.

Layout & Scale

The garage extension with a footprint of 46m² will extend the line of the existing garage out to the line of the neighbours existing garage. The height of the garage will match that of the existing but will have a raised central rooflight to provide natural light into the garage and also additional height in this area for working on cars below.

The rear extension will be single storey with a footprint of 10m² extending the existing kitchen area and infilling a small area between the living area and the side boundary. The rear f the extension with be fitted with concertina doors that will open out onto the rear garden.

Both of the extensions are single storey and considered modest in relation to the scale of the existing house, the plot and adjacent properties. The proposals have been designed to make a positive visual contribution to the existing house.

Appearance & Landscaping

The new garage will provide an integral part to the re landscaping to the front of the house. It is proposed that the roof will be covered in a green roof that will continue over the existing garage and the northern and eastern walls will be green walls. These are both specialist modular systems by ANS living wall systems and ANS Grufe green roof systems and will be planted with a specific planting mix that thrive in the beach environment and provide a mixture of all year colour as well as season colour. It is also proposed that part of an existing rear flat roof will be covered with the same green roofing system.

The rear kitchen extension will have a 5°glazed pitched roof and the rear elevation will have powder coated aluminium concertina opening glazed rear doors with a stainless steel surround that will match the adjacent living area.

The front drive will be re landscaped to provide an improved setting for the house. The existing gate will be moved east by 4m with a corresponding relocation of the existing dropped kerb. The gate opening will also be reduced in width down from 5m to 4m. A new front wall and piers will be formed along the northern and western sides to match the existing boundary wall along the eastern boundary. New planted beds will be created and the area repaved.

A new front door with a flush threshold to improve access will be fitted into the existing front door opening and a new glazed entrance canopy.