Design and Access Statement & Heritage Statement

57 NEW ROAD
SHOREHAM-BY-SEA
BN43 6RB

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1.0 Introduction

1.1 The property is one of a pair of semi-detached houses built circa 1830 and is Grade II Listed.

1.2 The rear boundary wall is a brick and flint wall approximately 1.9m high with a pair of timber gates across the vehicle access which is approximately 2.136m wide.

2.0 Design & Access Statement

Statement to be read in conjunction with the following drawings & schedule of photographs:

N82PC/PLB1/01 – Location Plan.
N82PC/PLB1/02 – Block Plan.
N82PC/PLB1/03 – Plan & Elevation as existing.
N82PC/PLB1/04 – Plan & Elevation as proposed.
Schedule of photographs

2.1 Proposal

The proposal is to widen the existing vehicle access and crossover on the rear boundary and replace the existing timber double gates with a wider pair of motorised treated timber gates of a similar style to the gates on the adjoining Listed building at No. 55. The widened crossover and entrance will facilitate access for onsite parking for one vehicle.

Currently the width of the access is only approximately 2.136m between the brick piers and is not practical for daily use as a vehicle access to the property. The problem is exacerbated by the fact that people park their cars very close to the point of access, making turning into the driveway and reversing out, very awkward. This often results in the owners having to park in the road utilising sort after parking space.

2.2 Use

The property is a residential house occupied by the owners.

2.3 Amount

There will be no change to the footprint of the property.

2.4 Layout

The layout of house and points of access to the property will not alter.

2.5 **Scale**

The proposed works will have no impact on the scale of the building. The new gates will be more in keeping with the gates of the adjoining listed building and hence will provide more synergy between the pair of buildings.

2.6 **Landscaping**

A small section of the garden, approximately 2.7m^2, will be cut back at the end closest to the entrance and the edge finished in the style of the existing edging. The tapered edge of the brick paved driveway in this area will be removed and the brick paved driveway extended across and down in a in a straight line to accommodate the widened vehicle entrance.

2.7 **Access**

The access to the property at the rear will remain in the same position, only slightly wider.

2.8 **Appearance**

The works to the brick and flint wall will be carried out on a like for like basis with bricks and cobbles salvaged, where sound and reused.

The width of the new vehicle access will match that of the neighbours thus creating more synergy between the pair of houses.

The proposal involves minor alterations but will greatly facilitate the use of the existing onsite parking area, otherwise practically redundant.

The proposal will not unduly impact on the appearance and character of the Listed Building or the Conservation Area.

3.0 Heritage Statement

3.1 Scheduled Ancient Monument

Not applicable.

3.2 Area of Archaeological Interest

Not applicable

3.3 Listed Building

The property is one of a pair of semi-detached houses, built circa 1830 and is Grade II Listed.

3.4 Conservation Area

The site is situated in the Shoreham-By-Sea Conservation Area.

3.5 Historic Parks & Gardens

Not applicable.