Design and Access Statement & Heritage Statement

PROPOSED NEW LIGHT WELL

57 NEW ROAD
SHOREHAM-BY-SEA
BN43 6RB

24.08.2017
Stuart Radley Associates

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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.

2.0 Design & Access Statement

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

N82PC/PLB/01 – Location Plan.
N82PC/PLB/02 – Block Plan.
N82PC/PLB/03 – Plan, Section & Elevation as existing.
N82PC/PLB/04 – Plan, Section & Elevation as proposed.
N82PC/PLB/05 – Section B-B as proposed.
N82PC/PLB/06 – Part Basement Plan as proposed
Schedule of photographs

2.1 Proposal

The proposal is to construct a new light well approximately 1200mm x 628mm to the front of the South Elevation approximately in the same position as the light well on the adjoining property. The well is to provide natural light to the existing basement room. It is proposed to open up the basement room to the light well in the form of a seat or 'reading nook', covered above at ground level with a 'walk-on' glazed cover, provided by a specialist company.

In order to provide some natural ventilation to the room, three new air vents are proposed for installation in the base of the external south wall, just above the line of tiled paving, with ducts running in the floor and terminating in the ceiling of the basement room. Painted black cast iron exterior grilles with built-in insect screens are to be fitted to the vents on the outside wall with associated vent covers on the inside.

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.

2.6 **Landscaping**

Excavation works will be required in the front paved garden in order to construct the new basement walls of the light well. The paving will be restored on completion of the works.

2.7 **Access**

The access to the property remains unchanged.

2.8 **Appearance**

Only the glazed ‘walk-on’ cover, fitted neatly into the narrow section of mosaic tiling beneath the canopy on the front elevation, will be visible externally.

Internally, there are no architectural features in the basement room to be adversely affected by the new light well. The natural light and ventilation will only enhance the room making it a far more desirable and habitable space with the house.

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.