5 SHINGLE ROAD, SHOREHAM-BY-SEA

Design and Access Statement

PROJECT OVERVIEW

Planning Application for external alterations including a 2 storey side extensions, re-cladding, demolition of garages, internal reconfiguration & dilapidation works.

The property is located in Shoreham Beach within the Marine Adur district. The proposed work aims to create a family home suitable for modern living. The elevations will be rationalised and unified by re-cladding in locally sourced timber, and replacing pebbledash with rendering on all elevations, in keeping with the surrounding area.



5 Shingle Road sits on one of the larger plots of land. Shoreham beach is outside of the Shoreham-by-Sea conservation area and consists of an array of property styles including bungalows, housing developments, 2-storey houses and large properties in varying aesthetics. The proposed works would still allow for the property to have a large garden and separation from neighbouring properties.

EXISTING

Front + Rear Images



Front Elevation



Rear Elevation

EXISTING



Full Elevation

SHOREHAM-BY-SEA

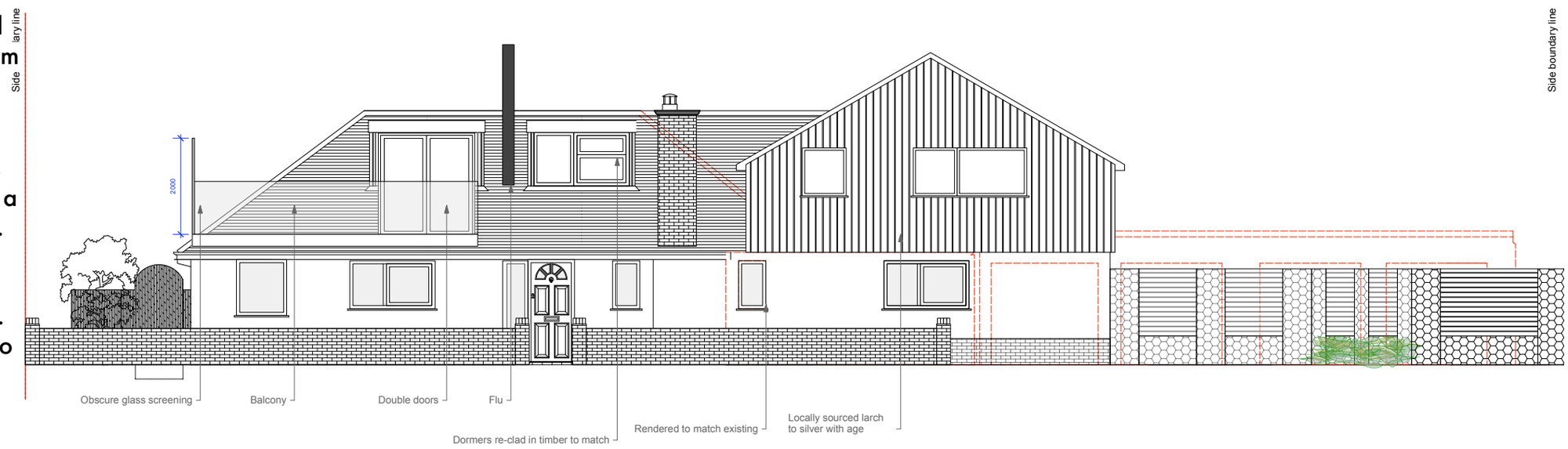
Character Statement - Appearance

The proposal aims to unify and enhance the front elevation from its existing run down appearance.

The conservatory and garages will be removed replaced with a 2 storey extension in it's place. Timber clad, similar to other properties within the area and to maintain a coastal aesthetic. The dormers re-clad in timber to match and pebble dash removed with the ground floor being rendered.

The balcony is located at the front of the property to avoid overlooking to neighbours and the nearby school.

All first floor windows will be modest in scale.



Proposed



Existing

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Precedents

Properties within Shoreham Beach



Timber cladding



Two-storey property,

first floor in timber cladding



Balcony

Statements

Use

The property will remain in single residential use.

Amount

The property will be reconfigured from a 2 bed bungalow with a conservatory and 4 garages. To a 4 bedroom home with a kitchen-dining space suitable for modern family lifestyle.

The proposed extension will provide additional living space at ground floor level, the footprint of the property will reduce overall.

Scale

The scale of the ground and first floor extension are in keeping with neighbouring extensions.

Landscaping

The front and rear gardens will be rejuvenated, there is no removal of any mature trees as part of this application.

The garden will increase in size overall and appropriate bushes and fencing installed for privacy.

All work carried out will aim to enhance the gardens.

Layout

The layout of the property is reconfigured to suit a modern family lifestyle, the 2 small bedrooms are replaced with 4 bedrooms and a kitchen-diner in the heart of the home.

The ground floor is generally more open and connected whilst still providing areas to create cosy spaces as per the traditional layout. The rear opens up with doors and glazing to connect the indoors to the large garden to the rear and allow greater light penetration, improving the standard of living.

The front entrance is opened up by relocating the stairs to create a more welcoming first impression when entering the home. The garages and conservatory are removed, whilst the off street parking is retained.

The first floor reconfiguration mimics the essence of the ground floor providing bedrooms for the children, and a separate space for the master bedroom and ensuite. Again suiting modern lifestyles and the proportions of properties on Shoreham Beach.

Access

Access to the property will not be affected to the front, the side door will blocked off and there are additional doors to the rear and north to create a better connection to the garden.

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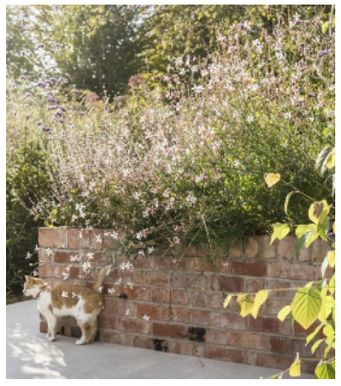
LOOK & FEEL

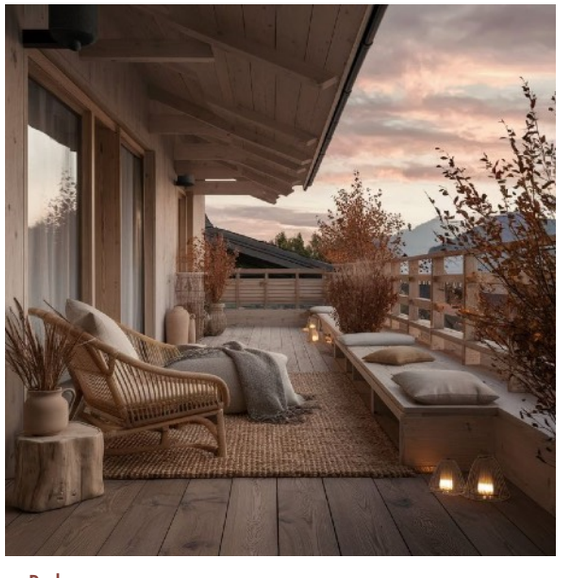
Materiality











Balcony



Corner to corner sliding doors

Vertical timber cladding with render

CONTACT

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