Existing Images - 4 The Marlinespike

Shoreham Beach



Existing front elevation (from The Marlinespike)



Existing Rear elevation (from rear garden)



Application property as viewed in contect from Winterton Way



Existing Garden showing side elevation of garage



Existing front elevation including garage



Existing Rear elevation (from rear garden) - Connection of house with garage



4 The Marlinespike, Shoreham, BN43 5RD

Proposal

The property is a detached bungalow with a substantial garden to the front and an enclosed garden to the rear, with a garage located to the side.

The proposal is to maximise the usage of the property within the existing footprint by making use of the substantial loft space and adding a full width dormer to the rear and a smaller dormer to the front with a roof terrace facing the road. This will enable the creation of 4 double bedrooms to create a good sized family home.

New cladding is proposed to the exterior of the building to protect the existing structure and give the elevations a cleaner and coherent look. The roof will be upgraded to increase the thermal performance and in turn be re-roofed with a metal standing seam system to create a durable and unfussy appearance with the timber cladding.

The garage will retain its usage but will receive new external finishes to ensure it is in keeping with the main house.

Location

The site is located at the east end of The Marlinespike, towards the junction with Winterton Way. The area is set between the River Adur to the North and Shoreham Beach to the south. The property is situated on the north side of the street.
This residential area consists of mainly detached properties of single and two stories. There are many examples where existing properties have been adapted to form dormers, extensions and a variety of different materials have been used for external cladding. The variety creates a vibrant mix in an ever evolving street scene.

Scale

The proposal retains the existing height and width of the property to ensure it does not impact the neighbouring properties. The new additions of the dormers to the front and rear and in proportion with the house as a whole. Care has been taken in the use of materials on the exterior to further enhance the scale. The dormers are clad in the same material as the roof which allow the new additions to be absorbed by the existing volumes.

Design

The design is sympathetic to the scale and character of the existing building. It also takes cues from the architecture of other properties in the area which have been developed from bungalows into two storey houses. The proposed material and fittings are of good quality and considerably improve the thermal efficiency of the building. The change of shape to the front portion of the ‘L-shaped’ building is brought in-line with the main house to make it feel incorporated withing the overall volume of the house and less like an ‘add-on’.

Access

Pedestrian access is from either corner of the front garden which fronts The Marlinespike. This will remain unchanged.

Parking

Parking on site to front of the property already exists and will be retained in the proposals.

Flooding

There is medium to low risk of flood on the site.
Surface water: Medium risk.
Rivers and sea: Low risk.