Housing-Solutions

Better Homes by Design

DESIGN & ACCESS STATEMENT

118 Gordon Road, Shoreham by Sea

BN43 6WG

The proposal is for the removal of the existing front porch and replacement by a larger more usable space.

On behalf of Mr. Rob South

October 2023

DESIGN & ACCESS STATEMENT

118 Gordon Road, Shoreham By Sea, BN43 6WG

INTRODUCTION

This Design & Access Statement has been prepared for and on behalf of Mr. Rob South, our clients, who owns of the property.

The statement forms part of the Full Planning Application, for the provision of a new porch to the front of the property.

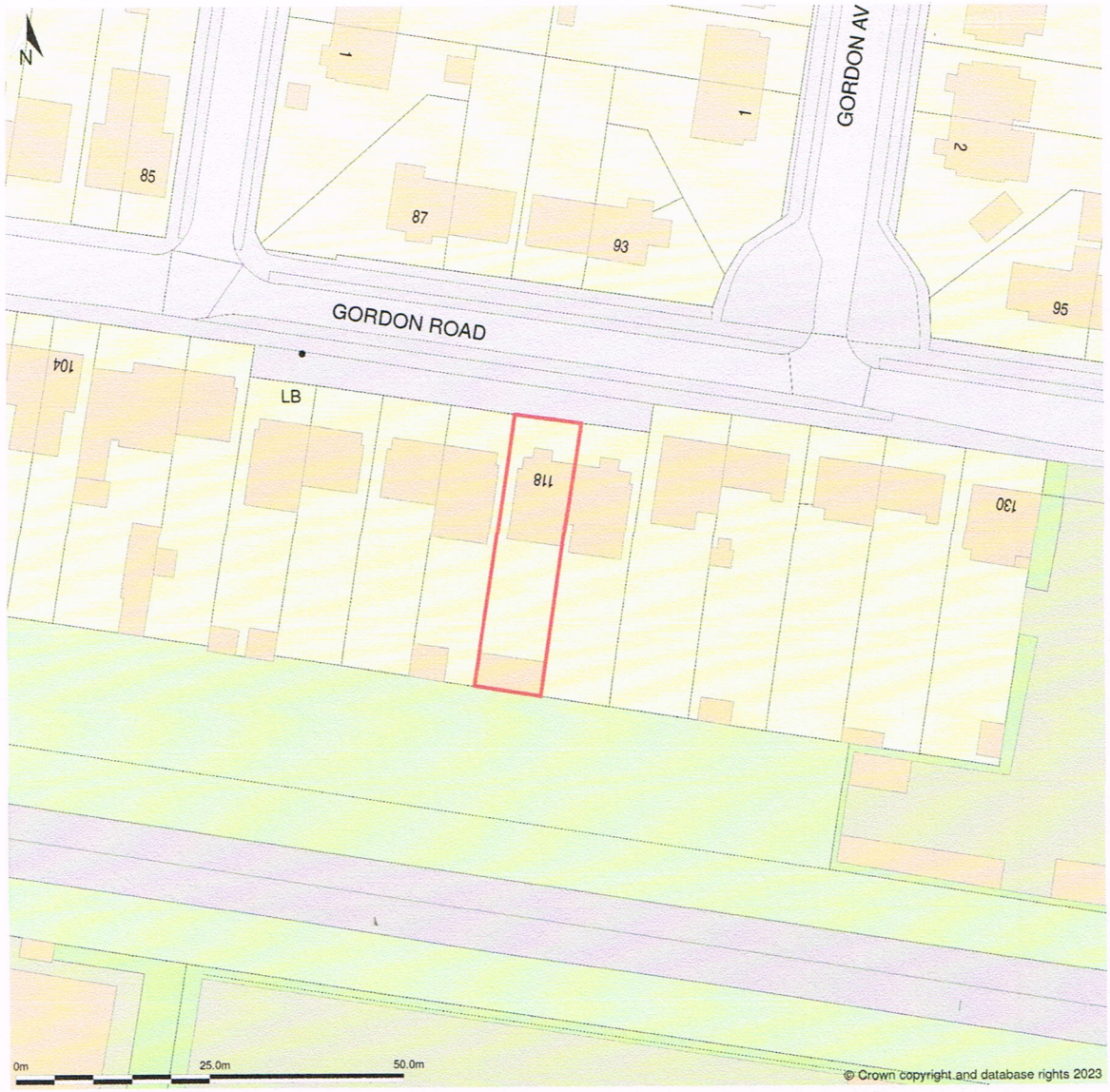


The proposal is for the current front porch, which is of a poor quality of build and does not meet the current requirements in terms of insulation or protection from the elements, to be removed.

A replacement porch, a little larger, is proposed that meets current standards and provides both protection from the weather and additional space upon entry to the home.

This document is to be read in conjunction with the drawings and plans provided to illustrate the form the proposal will take and how the designs have addressed the comments and observations raised by the planning officers in the Pre-App undertaken earlier.

SITE LOCATION



The property is located on the southern side of Gordon Road and is one of a pair of semi-detached dwellings. The street scene is well established with the majority of the homes made-up of semi-detached units facing north and having direct access onto Gordon Road.

118 is one of six units that have been stepped-back from the road, providing a greater area for parking and giving interest to the form of the street scene along this side of Gordon Road.

The property sits to the front of the site allowing for a large rear garden with an outbuilding located on the southern boundary. To the south is a rail line.

PROPERTY OVERVIEW

The property is a 3 bedroom semi-detached home with frontage facing north onto Gordon Road.

The roof-scape is of its time, with the roof-line extending to the lower sections of the property. There is a part central valley with the adjoining property with a central chimney also shared with the neighbours.

The front porch, which is to be removed, is of a single-skin brick construction, thus not providing the protection from the weather required from a practical entrance. The fact that the construction is not adequate prevents items of clothing being stored ready for use outside, thus rendering the space unusable.

There is a small area to the right of the stairwell utilized as a ground floor WC, behind this is a ground floor shower/utility room.

To the left is the lounge with a further reception located to the rear of the lounge. The kitchen is to the right of the large rear reception room with a large dining room covering the whole rear of the property.

The rear dining room is a later addition to the property and appears to be the only planning application made to this property over recent years.

The first floor layout is typical for this design of dwelling with a central landing with all three bedrooms served by the landing and the family bathroom also located above the lower kitchen/utility rooms.

The rear bedrooms and the family bathroom all have dormer windows.

Due to the roof configuration, there are small sections of sloping ceiling to the bedrooms and the bathroom.

The existing joinery is Upvc that is brown in colour.

DEVELOPMENT PROPOSAL

The reasons for the proposal are two-fold. The first is the need to provide an entrance to the property that is constructed in a manner that produces a weather-proof environment upon entry to the dwelling. Secondly, the need for greater storage for outdoor clothing and a more logical layout to the front access.

The current porch is of a single brick skin construction which allows the outside elements to penetrate the wall and thus dampness into the porch. There is also no form of insulation in walls or ceilings, thus again allowing heat to be lost.

The existing porch will be demolished and new foundations will be formed as per the details provided on drawing no. 118GR/0723/21004 A.

New brick/block cavity walls will be constructed with insulation in the cavities. The brickwork is to match that of the existing house. The door and window joinery is to be similar to the existing in brown Upvc using d/glazed sealed units.

The ground floor slab will also have PIR insulation to ensure no heat is lost via the concrete solid floor construction.

The western wall is to follow the line of the existing property with the roof line a continuation of the existing, as shown on the elevation drawing no. 118GR/0723/21003 A.

The mono-pitched roof rafters will be secured to the house by providing a wall plate and a hipped section where the new roof meets the line of the existing upper roof.

Ceiling joists will be provided as shown allowing for insulation to the roof. These joists to be hung from a new wall plate.

The existing doorway into the ground floor WC will be blocked and a new opening formed as indicated on drawing no. 21003 A. Also the front entrance door and window will be removed to allow greater access to the hallway.

Given that the proposal will extend to the west, the waste bin storage will be relocated to the front left boundary wall as indicated on drawing no. 21003 A.

External Works

The only external works will be the making-good of the driveway and the rainwater access from the new down pipes.

There is no need for any new drainage as the new proposal will use existing provisions.

Summary

Following a positive response to a Pre-App request, the proposal has been formed to remove the existing small and poorly constructed porch and replace it with a larger usable space that will be built to modern day requirements.

The changes to the internal layout will ensure that the base of the stairs cannot be hindered by doorways etc.

The opening of the entrance by the removal of the doorway and window will provide a greater flow into the hallway and home.

The external finishes will match those of the existing house. The brickwork will be undertaken using the same or very similar bricks. The roof tiles will match those of the existing roof as will the rainwater goods.

The joinery will be brown Upvc to match the existing windows and doors of the house.




118

