Design and Access Statement & Heritage Statement

ALTERATIONS TO GARAGE

1 OLD SWAN COTTAGES
CHURCH STREET
SHOREHAM-BY-SEA
BN43 5DT

02.11.2017
Stuart Radley Associates

CONTENTS

1.0 Introduction

2.0 Design and Access Statement

3.0 Heritage Statement

1.0 Introduction

1.1 The property is one of a pair of cottages, Grade II Listed.

2.0 Design & Access Statement

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

O52PC/FP/01 – Location Plan.
O52PC/FP/02 – Block Plan.
O52PC/FP/03 – Plan, Section & Elevation as existing & as proposed

2.1 Proposal

The garage on this property is situated on the west side of the property with the vehicle access off Middle Street. The garage door opening is narrow and the owner finds it very stressful navigating his car through this opening into the garage.

This is exacerbated by the fact that the existing garage door is a manually operated tilt-up door meaning the owner has to potentially hold up traffic while he stops his car in the road to open up the door and then slowly manoeuvre his car into the garage.

The proposal is to widen the existing narrow garage door opening by approximately 330mm and to replace the existing metal tilt-up garage door with a new automated up and over sectional garage door.

2.2 Use

The garage provides access for one motor vehicle and has an additional area along the north side of the garage for bicycles and storage.

2.3 Amount

No change to the footprint.

2.4 Layout

No change.

2.5 Scale

The only change will be to the width of the garage door.

2.6 **Landscaping**

Not applicable.

2.7 **Access**

The access points to the property remain unchanged.

2.8 **Appearance**

The façade of the garage facing Middle Street is lacking in any special architectural features. The alteration to the garage door will provide a practical solution to the problem without any negative impact on the street scene.

3.0 Heritage Statement

3.1 Scheduled Ancient Monument

Not applicable.

3.2 Area of Archaeological Interest

Not applicable

3.3 Listed Building

The garage, which is not directly attached to the house, is sited on the west side of the property bordering Middle Street.

3.4 Conservation Area

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

3.5 Historic Parks & Gardens

Not applicable.