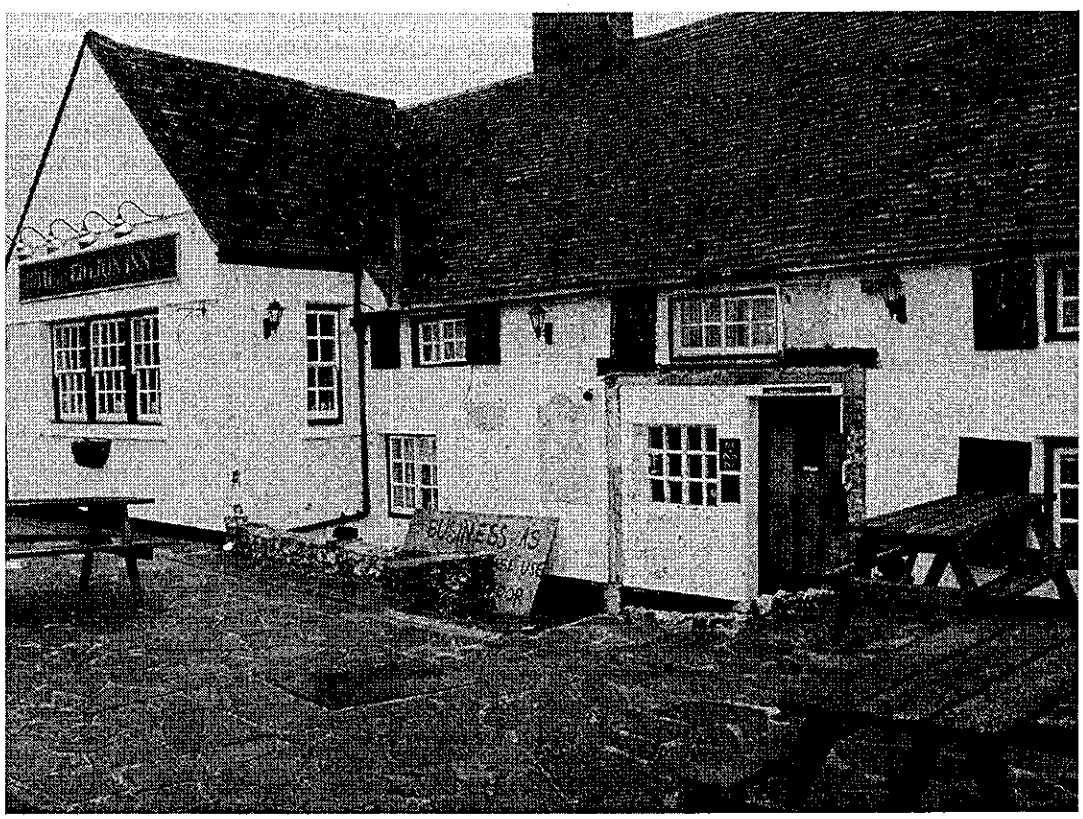
Design and Access Statement

PLANNING DIVISION
PLAN No. Add0005/11
DATE RECEIVED 21 JAN 2011

Listed Buildings Consent for

The Red Lion Inn, Shoreham-by-the-Sea, West Sussex



Prepared by

DKM Consultants **January 2011**

Design and Access Statement

For the Proposed new Porch on the Red Lion Inn

This Design Statement should be read in conjunction with the following drawings:-

- DKM / 8621 0/ 01 elevations and plans
- Land registry plot no WSX175296
- No Street scene – as this has not changed.

Introduction

The planning application for Listed structure was applied for the rebuilding of a front porch to the Red Lion Inn in Shoreham due to damage that was sustained to it when a vehicle hit it on 4 October 2010.

A link to the incident which made the local paper can be found below.
http://www.theargus.co.uk/news/8428708.Van_hits_policeman_then_Shoreham_pub/

The Site

- The property is grade II listed and was recently damaged in a vehicle accident where the porch was demolished when it was hit by a van beyond repair.
- The site is part of the original building and is only a replacement for the structure that was there previously.
- The property benefits from a small paved courtyard and raised beds together with seating area to the front and side and a medium rear garden.
- The property has 11 off road parking spaces to the side which is accessible via St Nicolas Lane.
- The property is approx 229 years old.
- The building comprises of public house and restaurant on the ground floor with toilets to the rear and living accommodation for the Proprietor.

Relationship to adjoining properties

- The property is detached and is set with grounds on the corner of Steyning Road and Upper Shoreham Road
- The property is set right on the face of the public footpath and overlooks the water.
- The property can be seen from road as it only 5 to 8m from the kerb line and it was due to this that the building was struck by the van.
- The neighbouring properties do not face the building but are side on and do not over look the property.

- The Public house has a small out building in the garden and has had planning history previously to building the toilets on the ground floor and the timber structure to the front of the building.

Existing Access

- The existing access onto the site is via the entrance that was demolished or the side entrance to the left. There is access into the rear garden adjacent to the rear toilets and a side gate into the garden from the left.
- There is no parking out the front of the property since it is sited on a roundabout.
- The existing access for pedestrians will also be off Steyning Road via a paved footpath

Surrounding Area

- The area is predominantly 2 bedroom houses and maisonettes with the odd 4 bedroom.
- The Area is considered a Prosperous area with good sized homes, nice size plots and most have off road parking for at least 1 vehicle (front gardens have not been altered)
- The streets are not permit parking but all adjacent streets are double yellow lines.

Existing Uses

- The site is currently a Public House, there is no intended change of use.

Reference Pictures



Photo 1 - Viewed from the south, the walls and window detailing can be clearly seen. This image is over 4 years old. The outside of the building had only 3 months prior been completely externally redecorated with the render repaired and all the shuttered refurbished.



Photo 2 – viewed from the west. The railings can be clearly seen and the open sided north facing elevation of the porch.

The Design Aims

- To re-create the porch at the front of the building that was demolished in October 2010.
- Materials used on the original porch will be replicated. These include the Oak frame stained black, the flint and brick walls, the railings and the windows which framed the front and side profiles of the porch.
- There are other internal repairs such as render and ceiling damage and these will be repaired sympathetically with materials used in day when the building was previous built. And also a redecoration of the ground floor.
- The living quarters will be unaltered.

The Proposals

- To reconstruct the walls in like material
- To construct a new oak frame from green oak which has been stained black.
- To re cover the roof with 4 x 2 oak and filled / covered with hot pitch and felt.
- To infill the front and side window with hardwood glazed units. These were fixed previously and will continue to be non opening.
- To re-create the railings to the same design as the railing previously there.

- All the above is possible since there are many record photos of the porch prior to it struck by the vehicle. Also dimensions and positions of the timbers could be obtained by an extensive site survey and detailed drawings.
- Radius`s while be matched, profiles of timbers and construction details matched since some of the railing and timber frame were kept after the impact. All the main timbers were broken or damaged beyond repair.
- The floor was not damaged and will remain as is.

Day lighting and Ventilation

Daylight is not an issue here. The structure does not create lost of light to the existing building nor to other buildings.
Ventilation will not be impaired to the main building since the porch is going back to its original position. No opening windows are being blocked and the door is solid timber to the main entrance. The window to the first floor will not be obscured wince the structure is going back to the same height as before.

Materials

The materials used to will be great oak, traditional flint, stone capping from stone sourced from the area, imperial face bricks to match those already within the dwarf walls, glazing to match the existing glass of the building and railings will be steel as the previous railings were beyond repair..

Amenity Space

The amenity to the front and rear remains unaffected.

Landscaping

There are no changes to the landscaping.

Parking

Car parking spaces will remain untouched. Some will be suspended for material storage and contractor parking whilst the porch is being constructed.

Demolition

The Porch was removed as it was a dangerous structure, most of which was not able to be kept.

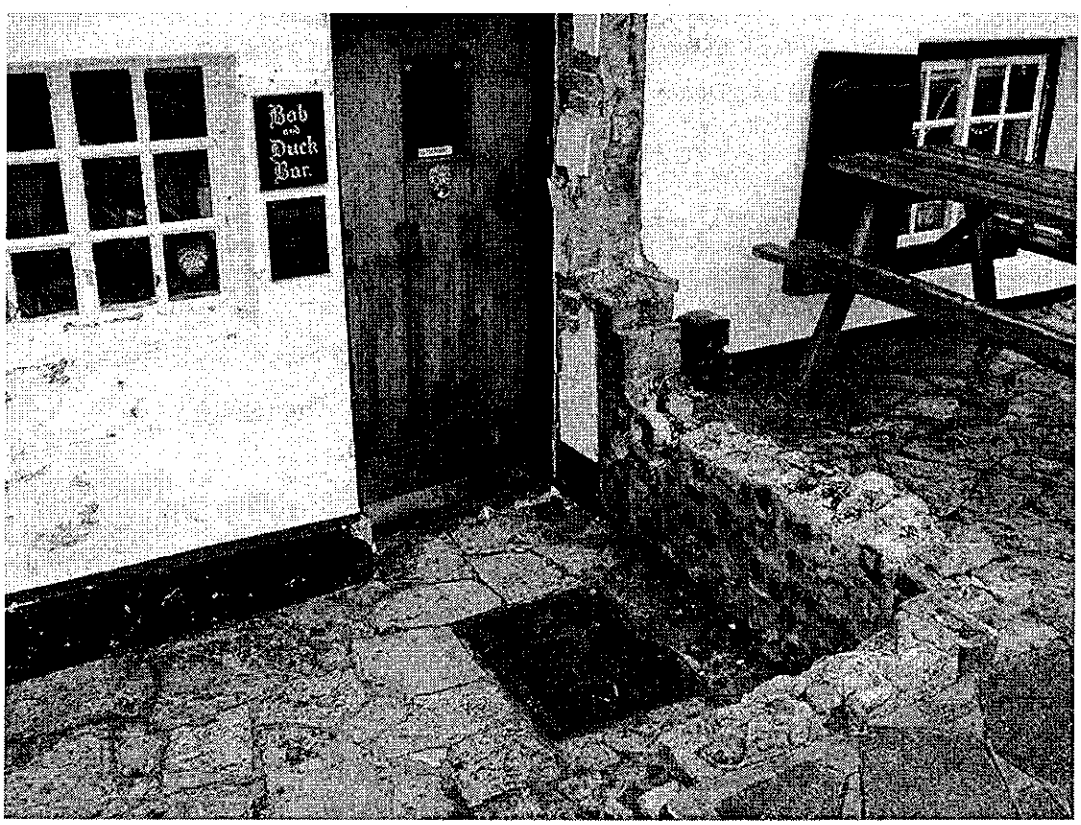


Photo 3 – damaged walls

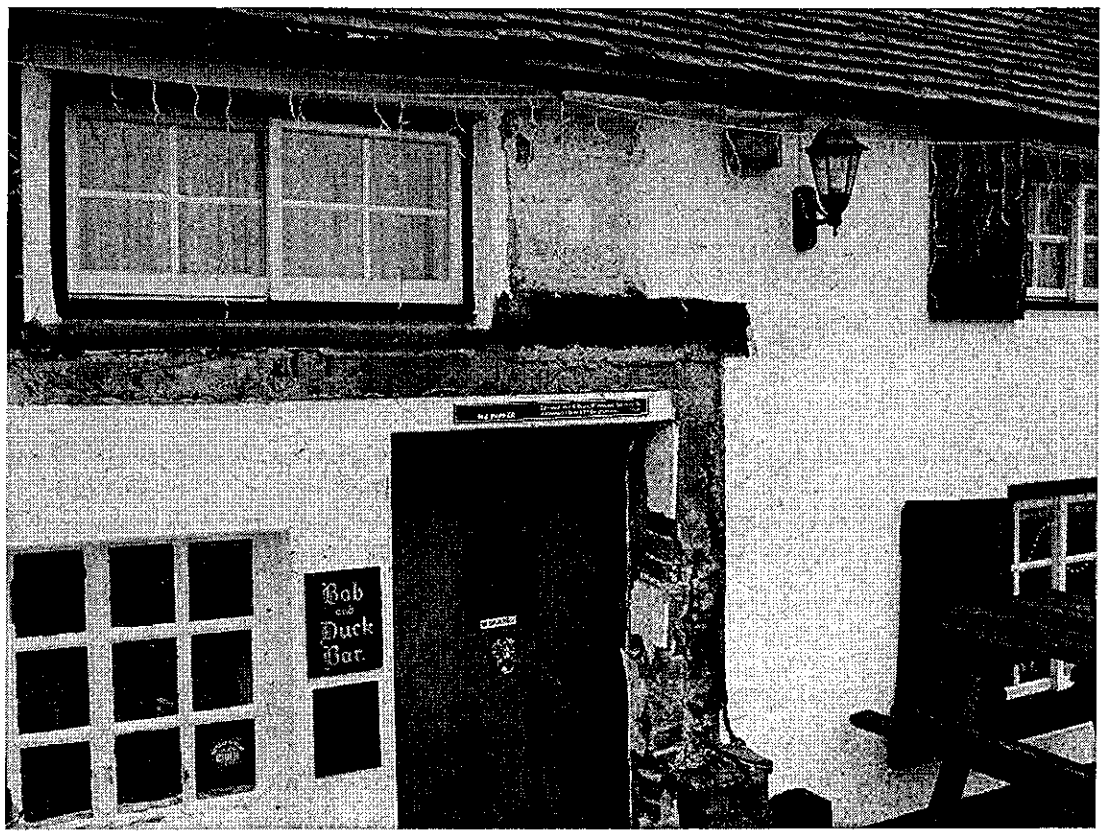


Photo 4 – damage to walls and line of structure where it ties to existing



Photo 5 – Underside of 1st floor window

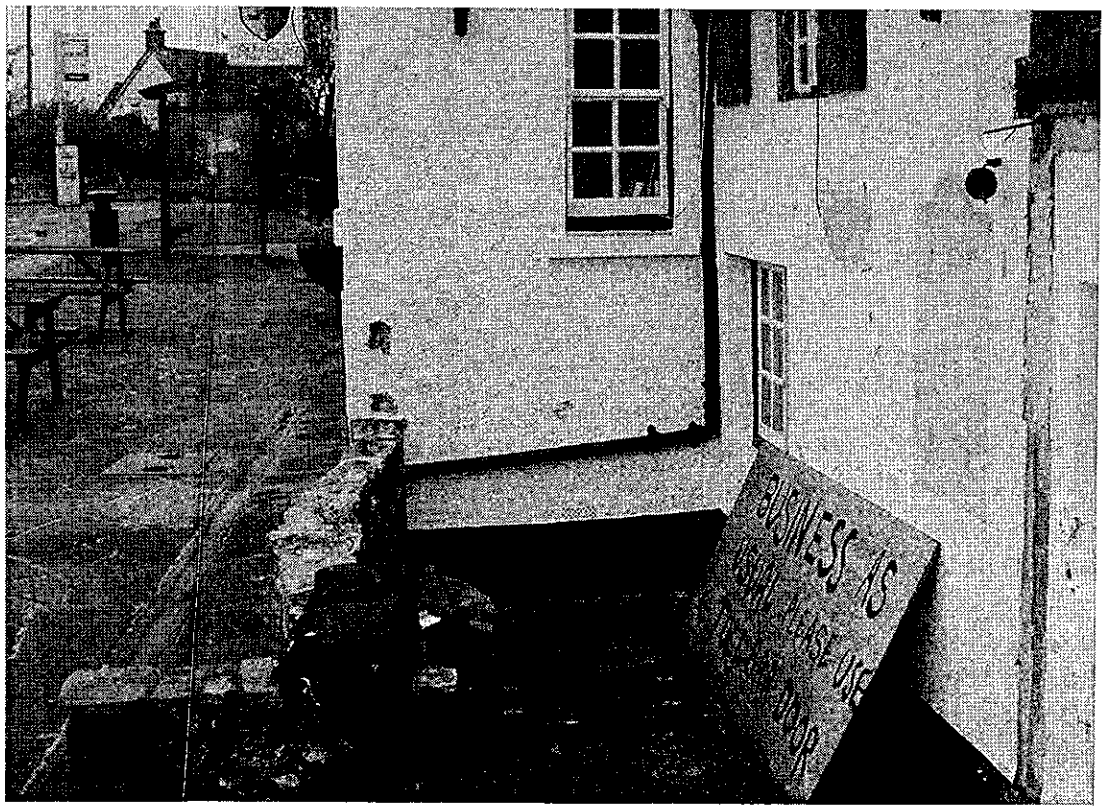


Photo 6 – Railings removed, centres of posts and fixings to the walls are all surveyed.

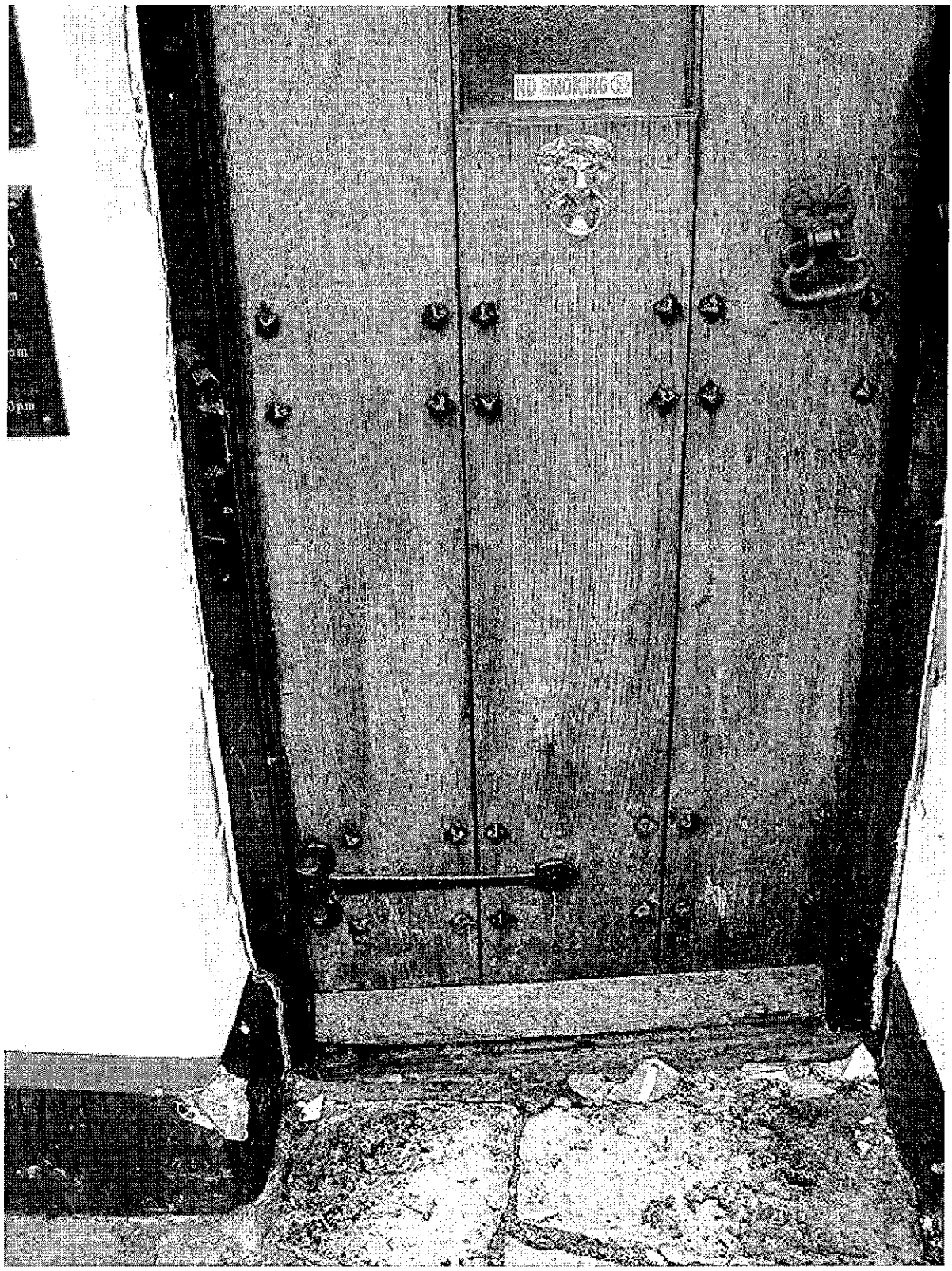


Photo 7 – Damage to entrance door and render

Inclusive Design

- The ground is not being altered so that it "Can" be made accessible for wheelchair users, the other entrance to the side is wheelchair accessible.

- The design for access is simple with no changes in floor level – no ramps and no cosmetic changes to the outside.

Entrance Doors

- The main entrance doors will be part glazed with solid bottom panel. the door will open with a traditional handle and will open inwards.
- Door closers will not be used on these doors.
- The doors to the bin store will be vented and covered with insect mesh

Internal Circulation – Common parts

- No Change internally

Bathroom Facilities

- No Change internally.

Doors and corridors

- Doors internally no change
- Doors externally no change – the front door requires the frame re-fixing as the outside lower courses of brickwork were shunted.

Wheelchair Accessible Flats

No Change – steps to front will remain untouched.

Transport study

Not applicable

Shops

Not applicable

Schools

Not applicable