27 RAVENS ROAD

Design and Access Statement

27 Ravens Road
Shoreham by Sea
BN43 5AJ

FLOWER MICHELIN

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INTRODUCTION

This report has been prepared to support a Planning Application submission for the proposed works at 27 Ravens Road, Shoreham by Sea, BN43 5AJ. It seeks to outline the context and design intentions of the proposal.

The proposal is for a new wrap around single storey side infill and rear extension at ground floor.

The Property

Council: Adur and Worthing Council

The existing property is a semi detached Victorian style, three storey dwelling. The property is not listed or in a conservation area.

The property is a combination of painted render and stucco. The front elevation has a large bay window, cornicing framing the windows and a recessed porch to form the entrance.

The side and rear elevation have a more simple design. There is a second bay window to the side elevation and decorative timber fascia.

The property has a large west facing garden. An access road runs along the north boundary, creating more seperation between the house and the neighbouring property at No. 29, and therefore the garden feels very open.

There is garage which has permission to be replaced. This was approved in February 2021 (Ref. AWDM/0016/21).

Context

Shoreham by Sea is located in West Sussex on the south coast.

There is a mix in Shoreham by Sea of typical Victorian terrace properties and smaller historic cottages and houses that date from the 18th and 19th centuries. These older properties were generally built in cobble stones, pebbles and flint with either Flemish or clay roof tiles.

In contrast the Victorian terraces similar to 27 Ravens Road have a simple design, painted render or stucco finish and pitched slate roofs.

The area has distinctive rough cast walls for boundary treatments consisting of a mix of flint, old brick pieces, course lime and sea sand. This can be seen along the boundary walls to 27 Ravens Road garden.



front elevation



rear elevation

SITE PHOTOGRAPHS



front elevation



fascia detail



bay window detail





side elevation



rear elevation



flint & brick boundary walls

Previous Planning Permission

27 Ravens Road
AWDM/0016/21

Construction of replacement garage with storage above

Approved

Surrounding Planning Permissions

15 Ravens Road
AWDM/1169/21

Single storey side extension and single storey rear extension

Registered

29 Ravens Road
AWDM/0677/15

Two storey side extension with integrated garage; single storey rear extension. Demolition of existing garage/workshop and rear conservatory

Approved

17 Ravens Road
AWDM/0488/15

Construction of single storey side extension

Approved

Planning Policy

Adur Supplementary Planning Document, Extensions & alterations to Dwellings:

2.2 *Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to:*

- Privacy - the proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.
- Daylight - any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.
- Outlook - the fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive.

2.5 *The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.*

2.6 *The following principles should also help to ensure that the criteria discussed are met:*

- External construction materials should usually match in colour and texture the materials of the existing dwelling.
- Windows or other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.
- On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions.

3.2 *The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semi-detached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than* **3.5m**.

3.4 *Principal windows on the side elevation of rear extensions should be a minimum of* **6.1 m** *from any solid obstruction or boundary but 22m from facing principal windows.*

3.6 *On single-storey rear extensions that are not clearly visible from the road a flat roof is usually acceptable.*

Proposed Works

Planning approval is sought for a new wrap around single storey side infill and rear extension.

The proposed works have been considered in relation to the character of the existing property, the context and planning policy.

The extension proposed will extend **3.5m (1)** to the rear from the existing building, in response to policy in the Adur Supplementary Planning Document. It will therefore be set back slightly from the footprint of the existing outbuilding (to be removed) and the outbuilding to the neighbouring property, No. 25.

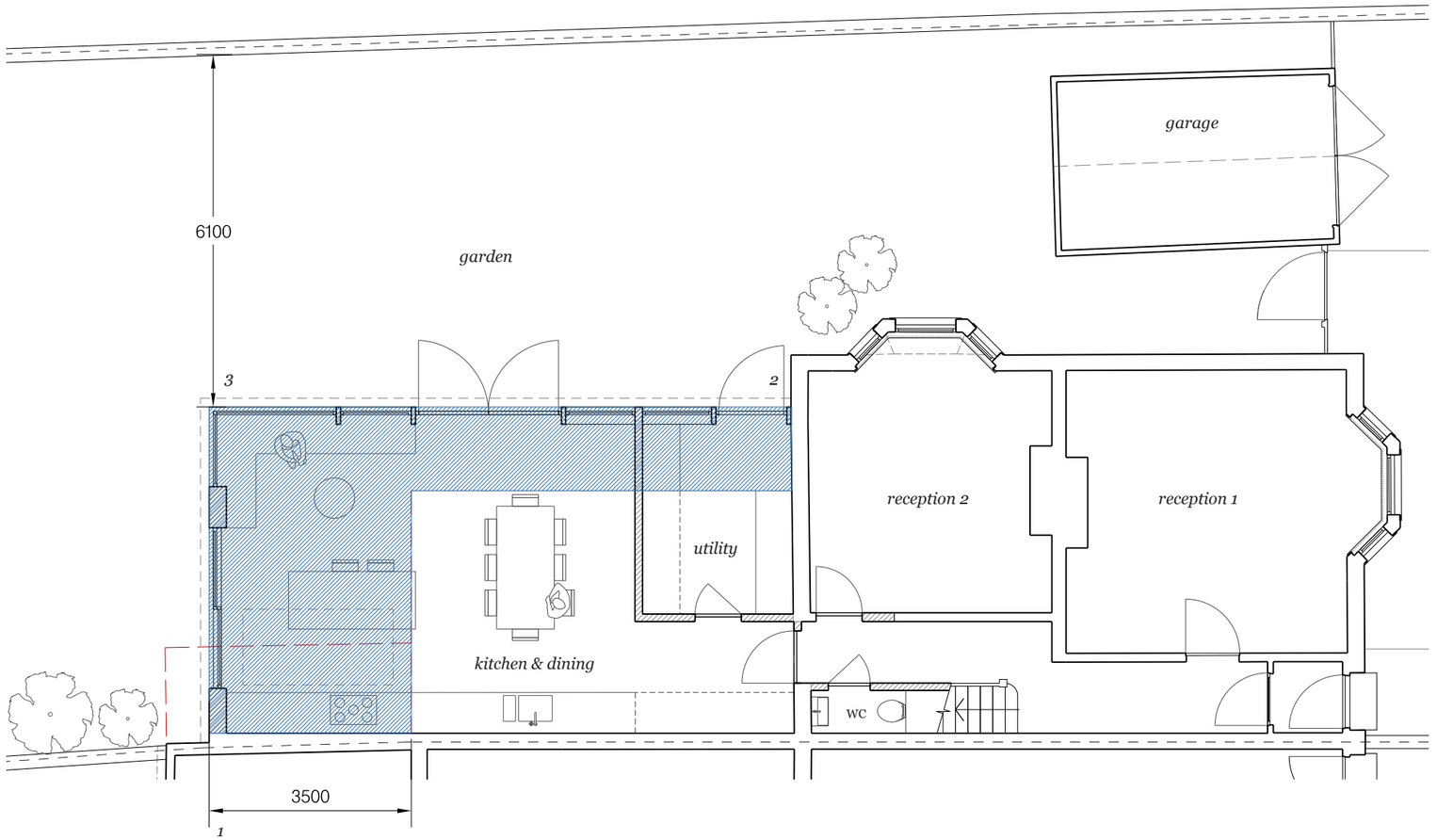
The side infill extension will be set back from the side elevation (2), to ensure the extension feels subservient to the existing building. It extends approx. 1.45m from the existing outrigger. This also allows for a minimum distance of **6.1m** (3) between the extension and the boundary wall to be retained as advised in the planning policy.

Layout

The proposed works are necessary to provide a suitable sized family home for the owners, fulfilling both their current and future spatial requirements.

The proposed design of the ground floor extension creates a contemporary, open-plan, light-filled kitchen and dining room.

Glazing to the side and rear elevation and a large corner window seat create a strong connection from inside to outside, and large doors open up the space to the garden.



Ground Floor Plan
scale 1.100 @ A3

N

proposed extension

DESIGN STATEMENT

Form and Design

A simple form with a flat, green roof is proposed. It is single storey, the height proposed allows for a continuous ceiling height between the existing and new ceiling internally.

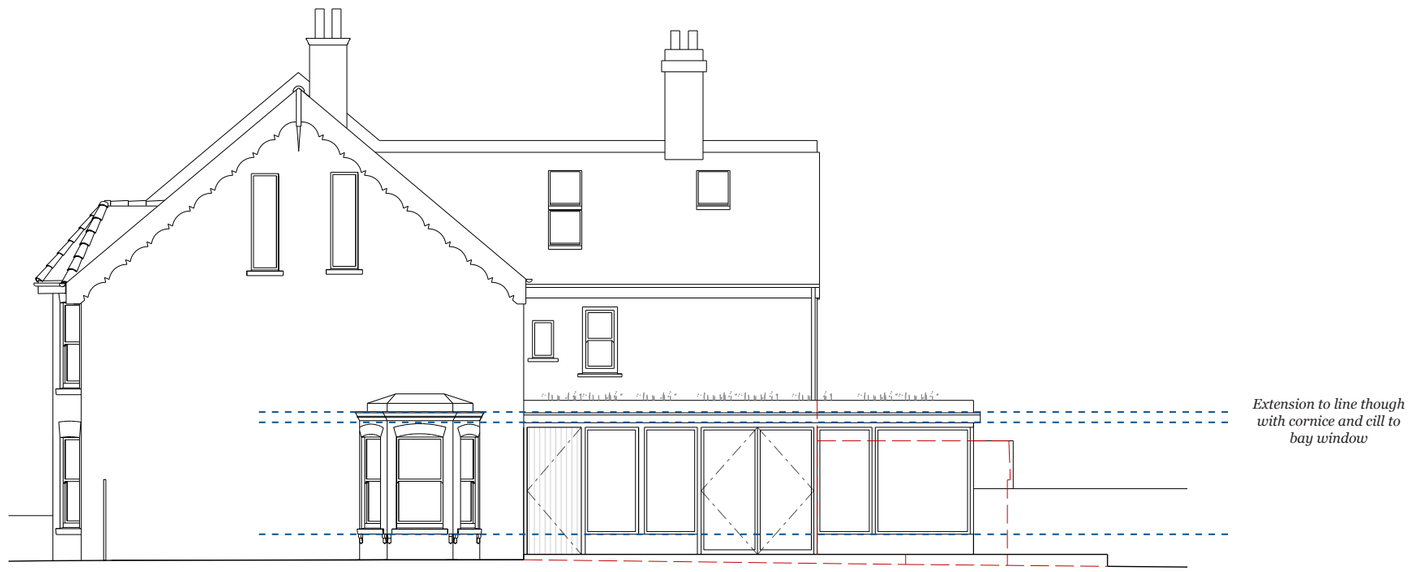
The design of the extension has been considered in response to the character of the house, the proposal aims to be in keeping with the existing property, while also proposing a scheme that is contemporary and of its time.

The bays windows and cornicing to the front and side elevation, both key architectural features of the existing house, have influenced the design. A plinth and timber fascia are proposed to the new extension that draw reference from the existing house by lining through with the existing cornicing and the window cill of the bay window on the side elevation.

The glazing proposed will have similar proportions to the glazing in the bay windows, to create consistent scale and proportions between new and existing.



proposed 3D visual



proposed side elevation
(not to scale)

DESIGN STATEMENT

Materiality and Appearance

The materials proposed aim to be sympathetic towards the existing house.

A pale-mid natural coloured timber cladding is proposed with timber fins framing openings and a timber fascia above.

Metal framed glazing for the doors and windows is proposed.

Below a pale masonry plinth (stone effect, concrete or brick) is proposed which also forms the corner window seat.

Zinc or aluminium will clad the fascia/ up stand to the flat roof.

The colour palette of the materials proposed has been chosen to tie in with the palette hues in the existing boundary walls and context.



zinc or aluminium fascia



timber cladding & fins



concrete/ stone effect plinth



proposed 3D visual rear elevation

DESIGN STATEMENT

Use

No changes to the use are proposed, the property will be maintained as a single family dwelling.

Access

The proposal will not affect access to the property.

Sustainability

Sustainability is integral to our office culture and design approach. Where possible we look to produce designs which are efficient in its use of local and renewable materials, in the energy required to build them, and the energy generated while in use.

The proposal will seek to create a more efficient home. Insulation to the new extension will be specified to surpass building regulations and improve thermal efficiency.

Glazed doors and the skylight to the ground floor extension will limit the use of artificial lighting as well as increasing the user's well-being through visual apertures.

The green roof proposed will enhance environmental credentials, biodiversity and provide better outlook, as well as acting as a sustainable drainage system (SuDs), to reduce the amount of surface water run off.

Energy efficient services, fixtures and fittings will be implemented throughout.

Recycled materials and sustainably sourced materials, with low embodied energy, will be used where possible. Non-toxic paints and natural materials with minimal finishing involved will be used where possible.

Summary

Care has been taken in researching current policy, as well as analysing the original house and context to reach the submitted proposals.

The proposal for the extension responds to the property and context with the appropriate scale and materials. The extension proposed is subtle and subordinate to the existing house.

We look forward to receiving your comments, and please do contact us should you wish to discuss.