ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/1472/15.
DATE VALID 14 OCT 2015

THE TOLL HOUSE
87A HIGH STREET
SHOREHAM

Design and Access Statement

Access

Not applicable.

Use

The property is a single detached domestic dwelling house.

Amount

The proposal is for the construction of a conservatory onto an existing balcony over a lower ground floor area.

Layout

The conservatory would take the area of the balcony only, but also includes four closing in the area under the balcony in matching materials.

The conservatory will be attached to the south corner of the house.

Scale

The building has been arranged to fit the space of the balcony, thus effectively not extending the current footprint.

Landscaping

Not applicable.

Appearance

The conservatory in this instance has been designed to a Victorian orangery style and will have a dog-tooth moulding around the eaves, not dissimilar to the original building.

The finish will be in PVC and glass.

Social Economic Context and Planning Context

The proposed development will provide enclosed accommodation protecting against the wind which comes across the River Adur making the house more useable.

This will also protect against the excessive sound contamination from traffic on the Norfolk Bridge.

Heritage Statement

The property was presumably an original toll house, the exact date of which is unclear.

The south end was extended with a two-storey building (ground floor and lower ground floor levels), the date of which is unknown but probably 19th Century.

At some stage within the last 20 years or so, a balcony was constructed by the south corner, this being of metal and timber with glass balustrade.

The property itself is a single unit left over from previous incarnations of the Norfolk Bridge. The Norfolk Bridge is, as you are aware, a relatively modern construction and thus there is no affect on the surrounding area.

The proposal will not result in any alterations to the original building whatsoever and could be removed on a future occasion without more than minor making good to some screw holes. The proposal is away from the original main part of the building and attached to the more modern extension, which has little or no historical significance, consisting of white uPVC windows and PVC cladding.

In conclusion therefore we are of the opinion that there is no impact whatsoever on the historic fabric and no adverse impact on the aesthetic value of the south west end of the building and which, itself, has no undue merit and indeed we are of the opinion that it will be improved by the proposal.

SWB/aa/10644.073