DESIGN AND ACCESS STATEMENT:

AR/0123/10

REDEVELOPMENT OF NO.07 THE MEADWAY, SHOREHAM BY SEA

INTRODUCTION:

This statement describes and considers the impact of a development which comprises the erection of 2 semi-detached houses at No 07 The Meadway. The site already has Planning Permission for a pair of semi detached houses (reference ADC/0256/09. The existing Planning Permission is the same in footprint, volume and height as the proposals of this application so the majority of the Planning critieria has already been considered acceptable.

There are some minor amendments contained in this application which require a fresh application. These are:

1. Removing the front door from the front elevation and replacing the entrance at the side of the house.

2. Altering the living room window so that it does not form the corner of the ground floor front elevation.

3. Altering the first floor elevation so that it is flush with the ground floor elevation.



No 07 The Meadway

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The topics which are usually discussed under the subject headings: ***Surroundings, Use, Amount of development, Layout, Architectural Style and Appearance***, ***Scale, Materials and Landscaping*** have already been considered under the current Planning Permission ADC/0256/09 and therefore we hope that these subjects are considered to be acceptable under this application.



Neighbouring properties looking towards Ferry Road

1. Removing the front door from the front elevation and replacing it at the side elevation.

This amendment is proposed to enable the ground floor accommodation to be used more effectively. By entering the house at the side the hallway can be located in the middle of the house which enables the living room at the front to be larger.

Many houses in the area have the front doors located on the side elevation and indeed a Planning Permission exists for this site where the front doors are located on the side elevation. A small canopy will be located above the front door and projecting from the building 600mm to give shelter to the front entrance.

2. Altering the living room window so that it does not form the corner of the ground floor front elevation.

This alteration is proposed to improve the front elevation by centrally placing the window to the living room in the middle of the front elevation.

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View south towards new houses in the Old Fort road

3. Altering the first floor elevation so that it is flush with the ground floor elevation.

This alteration is proposed to make the front elevation less fussy and flush with the ground floor front elevation.

None of the 3 alterations affect the appearance or character of the proposals. The main contemporary features of the house: large chimney, brickwork and timber weatherboarding and a flat roof remain.

We trust that these revisions are considered to be inconsequential to the overall appearance of the houses and the revised design will still make a positive and interesting architectural addition to the Meadway.

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