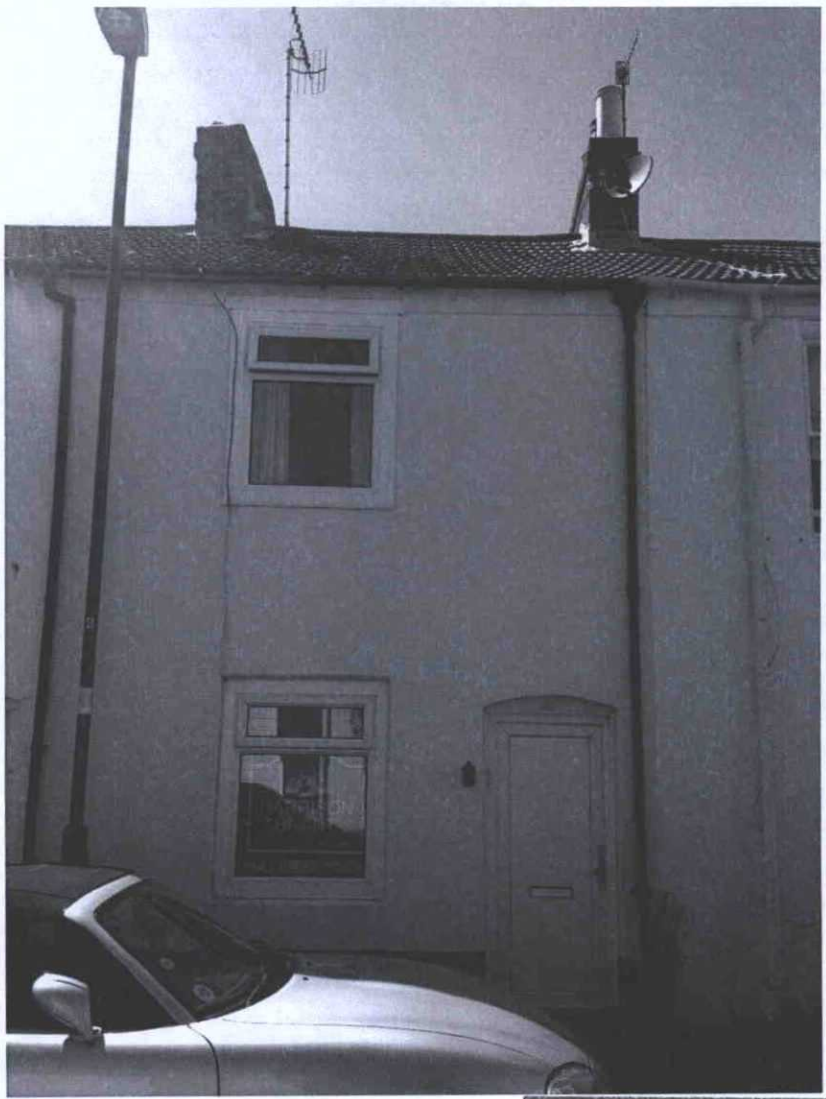
Liam Russell Architects
architecture and development

# DESIGN AND ACCESS STATEMENT V2

# 36 Ship Street, Shoreham-By-Sea



ADUR & WORTHING
PLANNING SERVICES

| | |
|---|---|
| PLAN | AWDM/ 1350/13 |
| DATE VALID | 28 OCT 2013 |




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## 1.0 INTRODUCTION

The property is a mid-terrace two-storey former fisherman's cottage, to the northern end of Ship Street. The property is currently unoccupied, and falls within the Shoreham Conservation Area. The building is not listed.

## 2.0 USE

The existing use is C3 - Residential

The proposed use is C3 - Residential

## 3.0 AMOUNT

The floor areas of the existing property are:

*Ground Floor* – 29sqm
First Floor – 22sqm
Total –51sqm

The proposed areas are:

*Ground Floor* – 35sqm
First Floor – 22sqm
Total – 57sqm

## 4.0 LAYOUT

The existing property is over two floors; the ground floor accommodating a living room on entrance and a dining room to the rear. A dilapidated single storey extension to the rear accommodates the existing kitchen. The stairs are accessed via door off the dining room, which travels from the back wall towards the centre of the first floor plan. The first floor accommodates one bedroom and a generous size bathroom. Each room has access to natural light via the windows on the front and rear elevations.

The proposals include the removal of several internal walls to allow for a more useable open-plan space. The proposed single-storey extension allows for a better kitchen/dining layout. The bi-folding doors and proposed roof-lights will make better use of the natural light, and form a better connection with the garden.

We have discussed the proposals with Building Control, who advised that the staircase side wall can be removed. The proposals also include the removal the rear chimney stack internally, to provide a functional kitchen and bathroom space.

We are also proposing to enlarge the rear bathroom window, to match that of 35 Ship Street, to provide more natural light into the bathroom.

The street elevation will remain unaltered.

## 5.0 SCALE

The proposed single-storey extension has a flat roof with a parapet, which is 2900mm from the existing garden level, accommodating internal headroom of 2300mm. The extension projects out by 4050mm from the main rear elevation, and is built up against both boundaries to the east and west. The proposed window enlargement to the first floor bathroom has been designed to match that of the neighbouring property (35 Ship Street).

Due to the orientation of the extension, and its location between adjacent extensions, there will be no loss of light to the neighbouring properties.

## 6.0 LANDSCAPING

The front area will be retained as existing, as well as the rear garden; the existing shed will be demolished, making a larger garden space. Boundary walls will be made good.

## 7.0 APPEARANCE

The single-storey rear extension will be white render, to match the existing house, with an asphalt flat roof. The proposed window will be a painted timber window, and both roof lights to the flat roof will be conservation style. The bi-folding doors to the rear will be painted timber.

The existing uPVC cladding to the rear elevation will remain as existing. The street elevation will remain unaltered.

## 8.0 ACCESS

Access to the property remains unaltered, the house and its grounds can only be accessed via the front of the property.

## 9.0 SUSTAINABILITY

All new internal and external works will be constructed from locally sourced materials, and any waste materials will be recycled in a responsible manner.

The internal alterations will be constructed with a high level of insulation, with sustainability at the forefront of the proposals.

## 10.0 WASTE MANAGEMENT

The development proposals look to demonstrate how regard has been given to the minimisation and re-use of construction waste by:

The construction methods applied to the proposals will be commensurate to the scale of the development and will utilise construction methods, which minimise the use of raw materials and maximise the use of secondary aggregates and recyclable and re-cycled materials. Any construction waste will be used as much as possible on site and into the design of the development. On site sorting and recovery of waste materials will be carried out where applicable.
The principal contractor will work in accordance with the Site Waste Management Plans Regulations 2008 and section 34 of the Environment Protection (duty of care) Regulations 1991(4).

## 11.0 PHOTOS



Photo 1: View of terraces from Ship Street

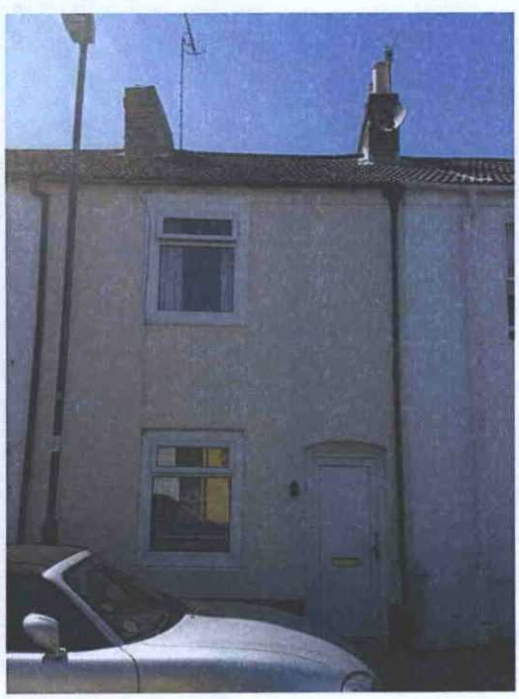


Photo 2: View of property from Ship Street



Photo 3: View of rear garden



Photo 4: View of existing rear extension



Photo 5: View of rear elevation



Photo 6: View showing adjoining property and neighbouring extensions



Photo 7: View of adjoining property and neighbouring extensions