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PLAN No. Ar/0120/10
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PLANNING APPLICATION SUPPORTING STATEMENT 29/03/10

SITE

Old Fort Road, Shoreham, Sussex, BN43 5HL ***J7 Ref 251***

PROPOSAL

Application for minor material amendments to approval ADC/0455/08 (relating to windows design, sunroom design and additional glazed balcony)

INTRODUCTION

Minor variations from the approved plans have been made, partly upon the request of the applicant and importantly also as a result of the essential need to provide a building 'fit for purpose'.

Following an application for 'non material amendments' which Adur Planning Department did not validate, this application for 'material amendments' was compiled upon their request. A schedule of drawings, and amendments that are subject to this application, are listed below:

251-P01 Ground Floor Plan Proposed

- Sunroom rebuilt, minor change to plan

251-P02 A First Floor Plan Proposed

- Sunroom rebuilt, minor change to roof plan
- Living Room window design (West Ele') amended
- Bathroom window design (West Ele') amended
- Living Room window design (Terrace) amended
- Terrace – Additional window to South Elevation
- Bedroom – balustrade

251-P03 Roof Plan Proposed

- Sunroom rebuilt, minor change to roof plan
- Roof windows omitted (non maintainable)

251-P04 Sections proposed

- Section B- Living Room window design (West Ele') amended
- Section B- Bathroom window design (West Ele') amended
- Section B- Living Room window design (Terrace) amended
- Section B- Landing glazing design amended

251-P05 Elevations proposed

- North Elevation - Bathroom window design amended
- North Elevation – Ground Floor Bedroom window design amended
- East Elevation - Sunroom rebuilt, minor change to roof
- East Elevation - Living Room window design (Terrace) amended
- East Elevation - Dining Room Window design Amended
- East Elevation - Ground Floor Bedroom Windows design amended
- East Elevation - Balustrade added to first floor bedroom window.

251-P06 A Elevations Proposed

- South Elevation – Additional window to first floor South Elevation
- South Elevation – Ground Floor sliding windows to living room amended
- South Elevation - Sunroom rebuilt, minor change to roof
- West Elevation - Landing glazing design amended
- West Elevation - Bathroom window design amended
- West Elevation - Living Room window design amended

251-P07 A Site Location Plans

- Sunroom rebuilt, minor change to roof plan
- Roof windows omitted

DESIGN STATEMENT – GENERAL PRINCIPLES

The carefully considered approved design successfully transforms the sprawling and visually 'incoherent' bungalow into a two storey house with a visually coherent contemporary form.

The fundamental character of the approved 'modernist' design is of two timber clad 'boxes' at first floor mounted upon the rendered 'plinth' of the ground floor walls. The timber cladding is also utilised as cladding for the ground floor fascia, this acts a strong unifying element, 'binding' ground and first floor together. At first floor level, the two timber clad boxes are expressed separately, united by a glazed link that is the stair well enclosure. The resultant simple but visually powerful composition provides a coherent 'form' within which window openings of various proportions and size were placed where required by the building layout. This principle is appropriate to the 'form follows function' ethos of contemporary design where faux 'elevational tricks', for example to force a visual symmetry, are exchanged for an architectural honesty. Differences in function of different building elements should also be expressed and allow the elevation to convey some sense of the purpose of the building's elements to the viewer. In this approved design the different functions of the bedroom and living room 'box' are signalled by the lower roof height of the bedroom block, however somewhat conversely the strip window of the living room block is 'mimicked' by the originally proposed strip window to the bedroom block. The strip window to the bedroom block actually serves a bathroom and a wardrobe and is functionally unsuitable as described in detail under the heading 'Design Statement Amendments' and 'West Elevation'.

J7 Architecture were commissioned to 'build out' the approved plans and develop the planning drawings into information for construction. As architects we very much appreciate the importance of proportion, particularly in the design of 'contemporary' buildings with minimal 'decorative' elements where matters of form, materials and composition are paramount. The integration of windows into the visual composition as a whole must always be balanced with the essential consideration of the following practical issues:

1. Ventilation
2. Cooling
1) Means of escape
2) Health and safety
3) "Buildability"
4) The use of the building by persons of all ages

Whilst taking the design of the building forwards from 'planning application drawings' to 'construction stage drawings, we have had to ensure that a building 'fit for purpose' is provided and that that sustainability aspirations are met. The design of each window and elevation was carefully considered in relation to these factors, with due regard to the design 'ethos' of the original design. This has lead to the necessity for minor modifications to the windows of the approved plans as itemised in this letter below.

J7 Architecture have been pleased to be involved in this project and worked at length to ensure that the aspirations of the planning department are met in the 'detailing' of the design. The aesthetic success of the cedar cladding depends upon careful design and installation, appropriate drip details to prevent staining, adequate ventilation to the rear of the board to prevent rot, perfect setting out on site by the installer to provide consistency of line and careful detailing of the junctions at corners and reveals. As a practice, we have experience of timber cladding detailing that enable us to ensure that the necessary quality of installation is provided.

The client has also embraced the concept and agreed to replace all the ground floor windows at great expense to match the first floor. The original ground floor windows were 'leaded' windows in poor condition. The client also agreed to re-render the entire ground floor of the property to replace the ripple textured render with a more appropriate "flat" render. This commitment from the client has been at great expense.

DESIGN STATEMENT – AMENDMENTS

West Elevation - The Entrance Elevation

The strip window of the bedroom block at first floor level has been replaced with a smaller 'punched opening'. The originally proposed horizontally proportioned strip window served the bathroom and a wardrobe. Within the bathroom it allowed no installation of a vanity mirror above the wash hand basin, and within the wardrobe the window simply occupied wall area that was essential for hanging space. A blanking panel, installed in lieu of glazing would have been required to the wardrobe window section, an incongruous element against all the principles of minimal and 'honest' design. The lack of a bathroom vanity mirror would however have remained unresolved. The bathroom as originally proposed was in fact too

small for the applicant's purposes and it was necessary to install the dividing partition further towards the stairwell and hence the wardrobe was reduced in size, by necessity. As a result of this design change, and the problems described above, in order to ensure the building was 'fit for purpose' a smaller 'punched opening' was proposed instead of the strip window that was simply mimicking the living room block window. As described under the heading 'Design Statement – General Principles', the simple but visually powerful composition of the first floor extension provides a coherent 'form' within which window openings can be placed where required by the building layout. The bedroom 'box' is of lower roof height than the living room 'box' and it was considered that it was appropriate that the window should also be smaller, and therefore consistent with the change in roof height in visually defining the different functions of the 'boxes'. The bedroom 'box' is, after all, the more private of the two, we would submit that architecture of this nature benefits from this 'honest' approach to design.

The bedroom block is set back between 10 metres from the garage elevation, the living room block only 8.5 metres, the 'boxes' are also set at different angles in plan and separated by the glazed stair link. A hierarchy of form and fenestration will therefore exist, between ground and first floor and also between the two separate first floor 'boxes', appropriate to the inherent design principles of the approved plans. The proposed smaller window to the bedroom 'box' is in line with these design principles and coherent, both conceptually and visually.

To this same West Elevation, between the two first floor timber clad 'boxes', lies the glazed stair well elevation. The approved design made no allowance for opening 'vents'. This glazed elevation has been amended and opening vents have been proposed to make use of the 'stack effect' of air heating up within the stair well and being allowed to exit at high level. This will work in the same manner as a chimney and will draw air through the house and provide a good cooling effect in summer or even on sunny winter days. This is an essential element of the ventilation and cooling strategy for the project.

The strip window, to the Living Room block, that was originally proposed, has been divided into 2 windows openings, as result of an essential structural column required midway along the window. Each of the 2 window opening forms, by necessity, has been subdivided into proportions that are within the the structural limitations of the opening casement frame. The resultant proportions of the revised window casements are therefore in visual sympathy with the revised proportion of the bathroom window.

East Elevation - To the Fort.

We very much wished to avoid the necessity for air conditioning or comfort cooling to be installed to the , in line with current sustainability objectives. This required opening vents at high level to be proposed in the bedroom windows at ground floor level. The original approved proposal did not allow for this. It also necessitated that the dining room windows (East Elevation) be split into proportions that enable opening casements to be installed, proportions that are dictated by the structural limitations of the opening casement frame. The original proposal, that the ground floor dining room window's vertical mullions line up with those of the glazed link above was relevant when viewed in 2 dimensions on a plan, but in reality the 4 metre set back, in plan, between the 2 levels would mean that such 'lining up' of vertical elements would not occur. The resultant amended proposed dining room windows

at ground floor are instead similar proportionally to the bedroom windows adjacent at ground floor which ensures that a certain level of order and consistency is maintained to the elevation.

The bedroom windows at ground floor level, on the approved plans, were designed with no high level opening vents to allow a good provision of ventilation and cooling whilst remaining secure and avoiding drafts. High level opening vents are proposed as an amendment to these windows, to provide ventilation at high level. Aesthetically the bold timber first floor, glazed link and sunroom are the predominant visual form with large format glazed panels . The windows to the dining room and bedroom at ground floor, contribute to forming a coherent elevation, though proportionally smaller, 'nestled' beneath their respective visually dominant timber roof fascias.

To the first floor terrace, the installation of sliding glazed doors as opposed to sliding folding doors, as in the approved plans, offers the very necessary advantage that they will seal effectively against the elements and offer ease of operation to the elderly occupants. As stated. The proportions of these proposed sliding doors are in any case similar to the proportions of the other large 'format' glazing at first floor level to this elevation.

To the bedroom 'box', at first floor level, a glazed balustrade has been introduced where none was indicated on the approved plans, to the full height sliding bedroom windows. This balustrade will match that which will be installed to the first floor living room terrace to the opposite end of the elevation.

South Elevation - To 158 Old Fort Road

This approved elevation is very different in character to the West and East Elevations, but similar to that of the other side (North) elevation, with a blank expanse of timber cladding at first floor level to the extension. The approved proposed first floor roof terrace was considered likely to be deficient in direct sunlight for long periods of the day, the applicant therefore requested that a window be proposed to the South Elevation serving this external terrace. This window will be fixed shut, double glazed and obscure glazed. It is essential in order to allow sunlight into the terrace and the living room. The proposed window provides visual relief to the expanse of timber cladding, it's proportions and placement are in keeping with the minimal and abstract nature of this particular elevation and with the design principles of the proposed house as a whole.

In the case of the proposed sun room, it is understood that the planning department consider this to be a visually important element of the proposals. In developing the construction details , we have had to negotiate a number of technical problems. The approved plans allowed only 2 metres headroom at the edges of the room, we have therefore proposed to lower the sunroom floor level. The existing low masonry walls to the sunroom were built off paving slabs with no foundation. It was impossible to re-use these walls, they are instead proposed to be rebuilt with adequate foundations. The proposed sun room roof, as approved, indicated a 3.5 degree double pitch roof. Patent glazing does not work at this low pitch, a minimum of 5 degrees is required, double pitched aluminium glazing structures cannot in any case be built below 13 degrees. This is a structural limitation as each aluminium rafter must lean against the other side, an insufficient angle leads to slump and collapse. We have therefore

proposed an amended 5 degree monopitch which reflects and complements the contemporary nature of the proposals. The originally proposed sunroom, as approved, allowed no clearance for head height above the steps from the living room, lowering the proposed floor level has assisted this, together with adjusting the geometry of the supporting steel beam over the steps. The original proposed sun room, as approved, showed diverging eaves on the roof plan, this would have lead to sloping eaves in elevation, visually very discordant. The original approved plans did not represent this problem. An additional masonry wall is required to support the essential steel beam that the sunroom roof will 'lean' back onto. The geometry of the proposed sun room and floor level have therefore been adjusted in the amended proposal whilst reflecting as closely as possible, the original plans. This amended proposed sunroom, with large format glazed sliding panels, matching all other new glazing frames as originally approved, will sit comfortably visually with the building as a whole.

North Elevation – To 183 Old Fort Road

This elevation is very different in character to the West and east Elevation, but similar to that of the other side (South) elevation, with a blank expanse of timber cladding at first floor level to the extension. The bedroom window at ground floor level, on the approved plans, was designed with no high level opening vents to allow a good provision of ventilation and cooling whilst remaining secure and avoiding drafts. High level opening vents are proposed as an amendment to these windows provide such potential ventilation at high level without compromising the composition of the elevations.

SUMMARY

The proposed minor amendments to the approved plans are generally essential for both buildability and for the building to be 'fit for purpose'.

The proposed minor amendments to the approved plans are not materially detrimental to the fundamental design principles of the approved plans.

The proposed minor amendments to the approved plans are not detrimental to the amenity of the neighbouring owners.

The proposed minor amendments to the approved plans are not materially detrimental to the character of the area or to the streetscene.