The Amos Partnership
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25 Queen Elizabeth Street
London SE1 2JE

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info@amospartnership.com
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Planning Department
Adur District Council
Civic Centre, Ham Road
Shoreham-By-Sea
West Sussex
BN43 6PR

04014A/GW/lsl

ADUR DISTRICT COUNCIL
PLANNING DIVISION
Ack 02.5.07
DATE RECEIVED 25 APR 2007

23rd April 2007

Dear Sir/Madam

Re: Harbour Way, Shoreham- Proposed Office and Workshop type Buildings and Relocation of 3no. previously granted terrace houses.

Please find enclosed the above planning application.

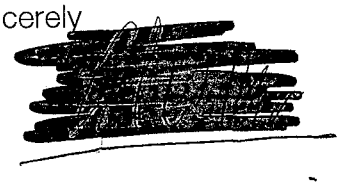
The area of site relates to the original employment area that formed part of the wider granted permission being developed by Taylor Woodrow.

This application is being made following confirmation from the Primary Care Trust that there is no plan nor funding for a doctor's surgery in the Shoreham Beach area and following an assessment of the layout and size of business units that would be most likely to be viable on the site.

A design access statement is included with the application.

We look forward to answering any questions that may arise from this application

Yours sincerely



Guy Walker

Form Ref. No. 168055

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY	
Appl. No.	A/0/0255/07
Date Received	25 APR 2007
Fee	£0.070
Rem. List	

Applicant's Details

Title	MR.	F.A.O	
Forenames	PAUL RICHMOND	Address	CENTRAL HOUSE
Surname or Company/ Organisation	TAYLOR WOODROW DEVELOPMENTS Ltd.		11-13 BRIGHTON ROAD
			CRAWLEY
			WEST SUSSEX
Telephone	[redacted]	Postcode	RH10 6AE.
Email	[redacted]		
Do you have an agent?	YES		

Agent's Details

Title	MR	Address	2 THE CANVAS HOUSE
Forenames	GUY		JUBILEE YARD
Surname	WALKER		25 QUEEN ELIZABETH STREET
			LONDON
Telephone	07074830009		
Email Address	guy.walker@amospartnership.com	Postcode	SE1 2NE

Application Type

(a) Full planning permission (including changes of use) ✓

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission N/A

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date and Permission Application and the Condition Number

NA

Land Details

Full address or location of the land to which this application relates

SUSSEX WHARF,
HARBOUR WAY,
SHOREHAM BY SEA.

Does the applicant own or control any adjoining land? YES — CURRENTLY HOUSES BEING SOLD SO CHANGING BOUNDARY.

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.2387

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number. NA

Description of proposed development

RELOCATION OF 3 TERRACE HOUSES PREVIOUSLY GRANTED. DEVELOPMENT OF NEW 3 & 2 STOREY OFFICE BUILDING + WORKSHOP.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) YES

(ii) Alteration or extension of building(s) NO

(iii) Construction of a new *vehicular* access to a highway YES

Construction of a new *pedestrian* access to a highway YES

(iv) Alteration of an existing *vehicular* access to a highway No.

Alteration of an existing *pedestrian* access to a highway No.

(v) Closure of existing access NO

(vi) Change of use only NO

Is there to be any 'furniture' placed on a street/highway? No.

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: VACANT

If vacant, the last use: GRANTED PERMISSION SU/56/03/TP

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? NO

(c) Is the application for an agricultural dwelling or building? NO

(d) Does the proposed development involve the demolition of any residential units? — RELOCATION

If 'Yes', how many units? 3 *Please indicate their position on plans*

(e) Does the proposed development involve the felling of any trees? NO If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? NO

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? MAINS

(ii) How will foul sewage be disposed of? MAINS (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? NO

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

NA

Details of Proposal

Is the proposal related to an existing use on or near the site?

If 'Yes', please explain the relationship NA

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

NA

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?	28355 SQ.FT		
What is the amount of retail floor space?	EMPLOYMENT	AS OFFICE	
What is the amount of storage or warehousing floor space?	AND WORKSHOP REPLACING EXISTING	GRANTED	
Other Use 1 (please specify)	EMPLOYMENT	APP. SU/56/03/TP	
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	Office		Industrial		Other	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**	BASED ON		AREA	APPROX	200 PEOPLE.	
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing REFER DESIGN STATEMENT	Number	Scale
~~XXXXX~~ LOCATION PLAN, SITE PLAN	X000, X001	1:1250 & 1:250
COM. BLOCK 1 GRD & 1ST + ~~XX~~ 2ND & ROOF	X100, X101	1:100
COM. BLOCK 2 ELEVATION + COM. BLOCK 1 ELEVATION	X102, X103	1:250
COLOURED CONTEXT ELEVATION	X104	1:250
COM. BLOCK 2 PLAN & ELEVATION	X200, X201	
Com Block 3 Plan & elevation + Com Block 4	X300, X400	
Mewing Block Plan & Elevation	X500	

Fees

If a fee is submitted, please give the amount ~~£10,070~~ £10,070 Calculated Fee ~~£10,070~~

£9,275 Commerc
3x £265/Month
£10,070

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☐ Tick to agree to this statement.

Signed: THE AMOS PARTNERSHIP

On behalf of: (Insert applicant's name if signed by agent) TAYLOR WOODROW DEVELOPMENTS Ltd.

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the *following certificate should be completed and signed.*
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? YES

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

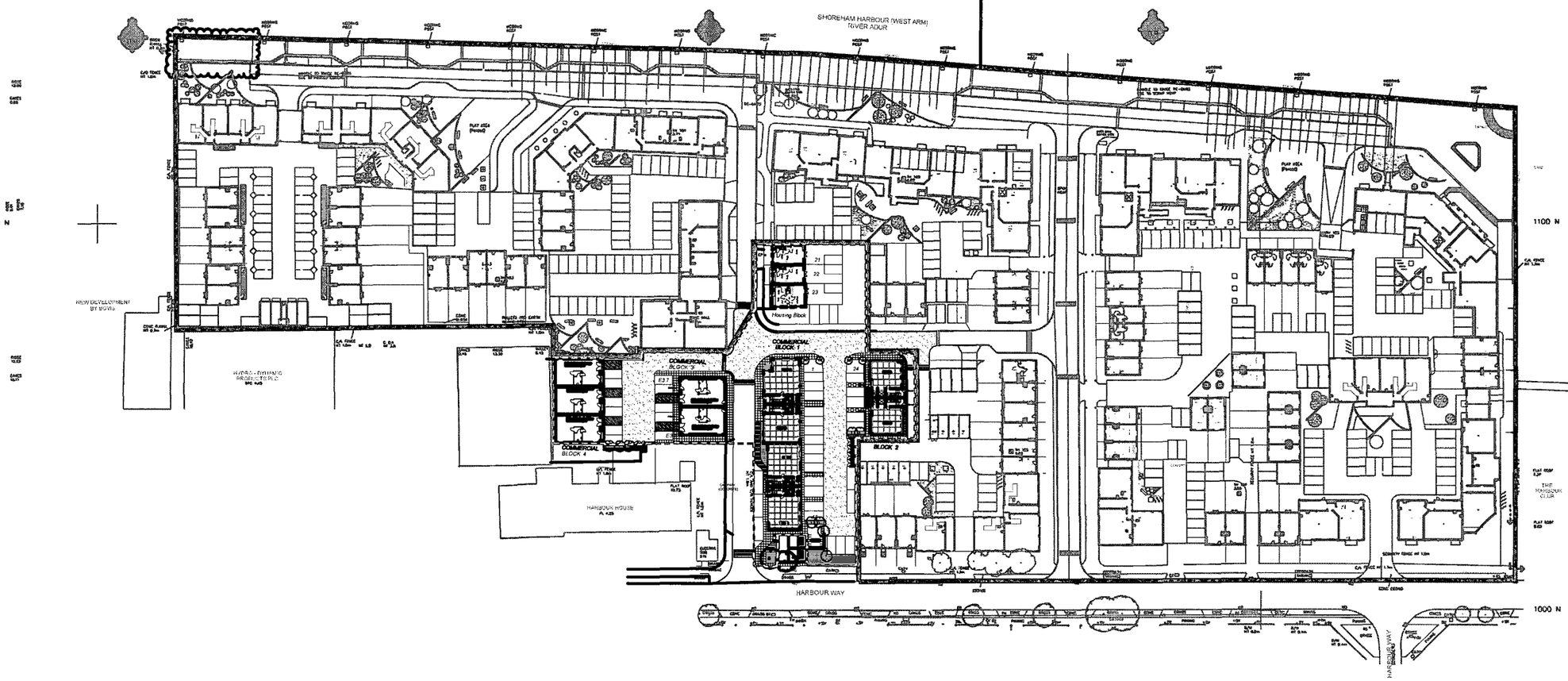
Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements? [ ]

Signed: THE AMOS PARTNERSHIP Date: 23/04/07

On behalf of: TAYLOR WOODROW DEVELOPMENTS (TD).

In ownership when application granted
SU /56 /03 / TP



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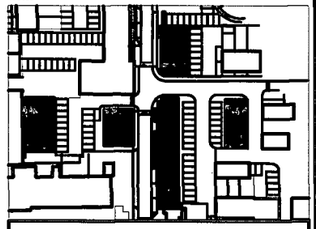
Notes



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO Ad0255/67
DATE 25 APR 2007
CONSULT

REV	DATE	DESCRIPTION	INITIAL

Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Shoreham

Harbour Way - Shoreham

Location Plan

April. 2007	1:1250 @ A3
04014	X000
JG	GW
Planning	

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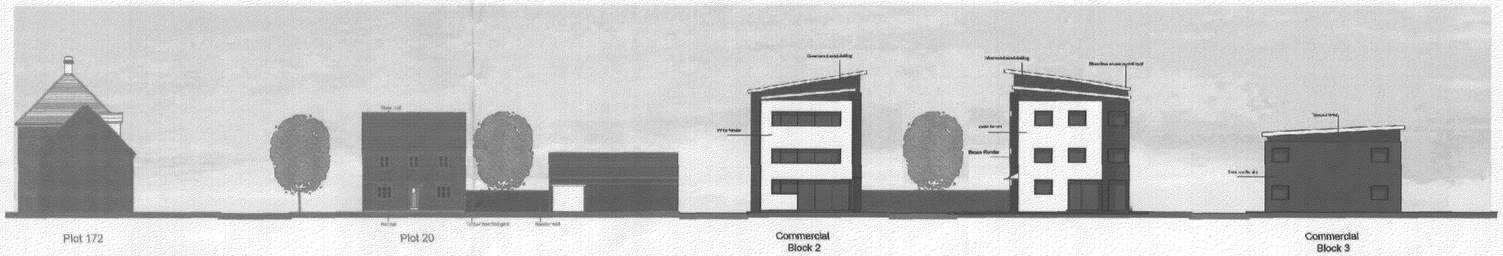
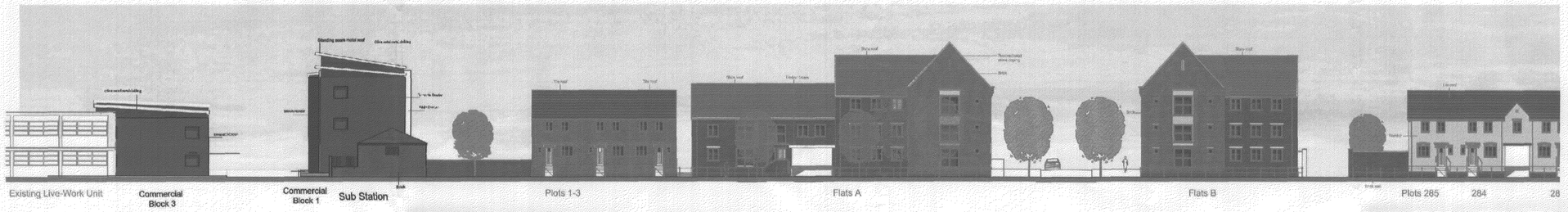
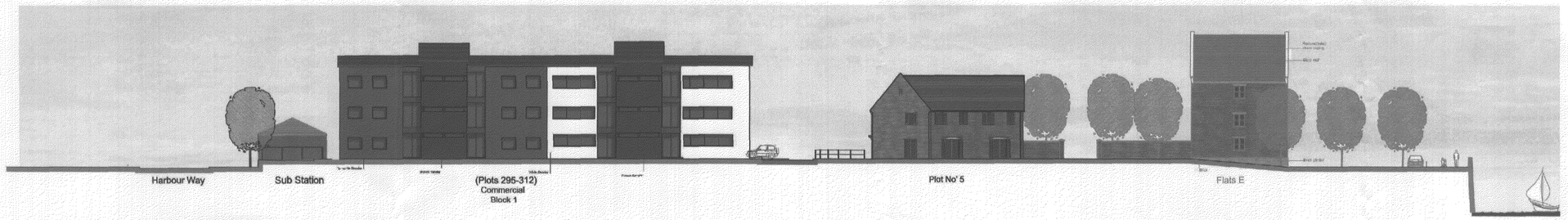


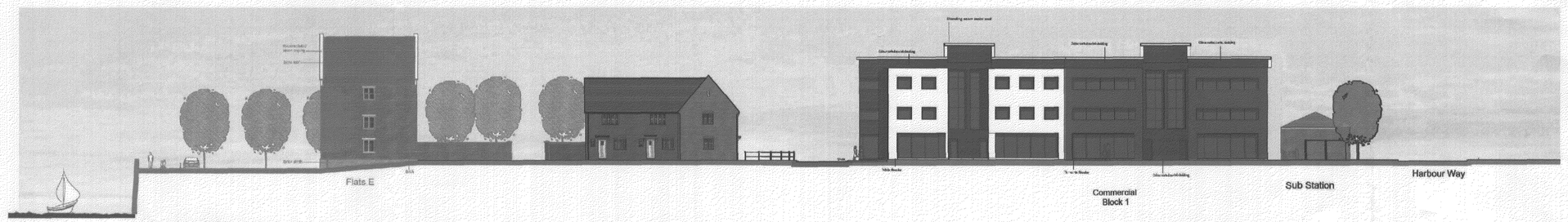
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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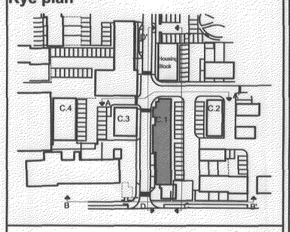
Kye plan



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc/025567
DATE RECEIVED 25 APR 2007

REV	DATE	DESCRIPTION	INITIALS

Client
Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Project title: Shoreham

Project address: Harbour Way - Shoreham

Drawing title: Commercial Block 1
Coloured Context Elevations

Date	Drawing scale
April. 2007	1:250 @ A1
Project No. 04014	Drawing No. X104
Drawn JG	Checked GW
Status Planning	

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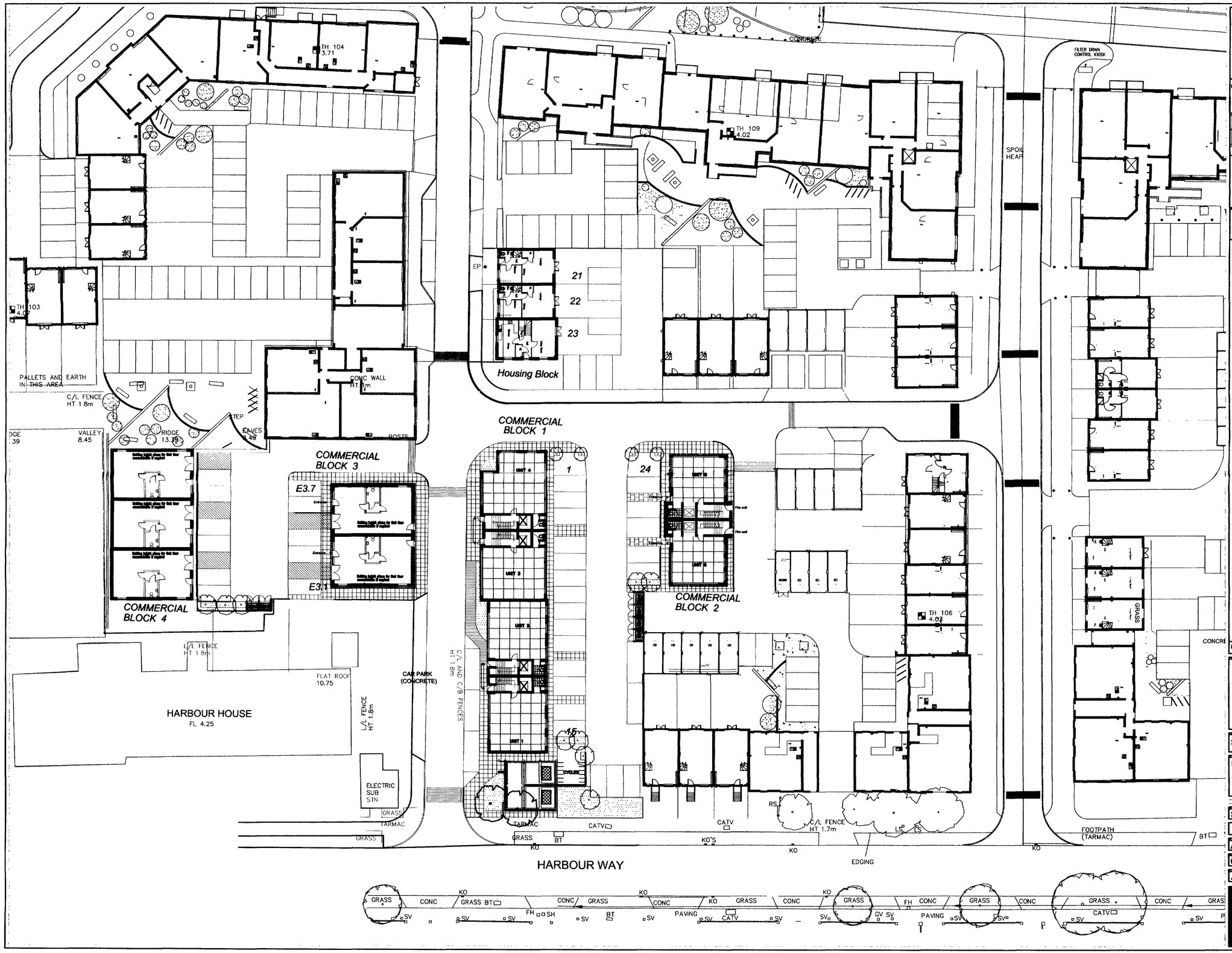

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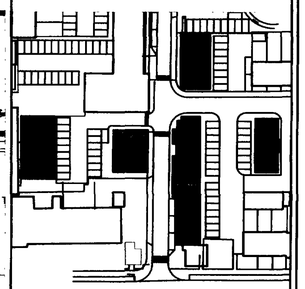
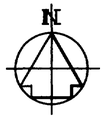
Notes





Arc/025567

25 Apr 2007

REV	DATE	DESCRIPTION	INITIALS

Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Project Title: Shoreham

Project Address: Harbour Way - Shoreham

Drawing Title: Site Plan

Date	Drawing scale
April. 2007	1:250 @ A1
Project Number: 04014	Drawing Number: X001
Drawn by: JG	Authorised by: GW
Drawing Status: Planning	

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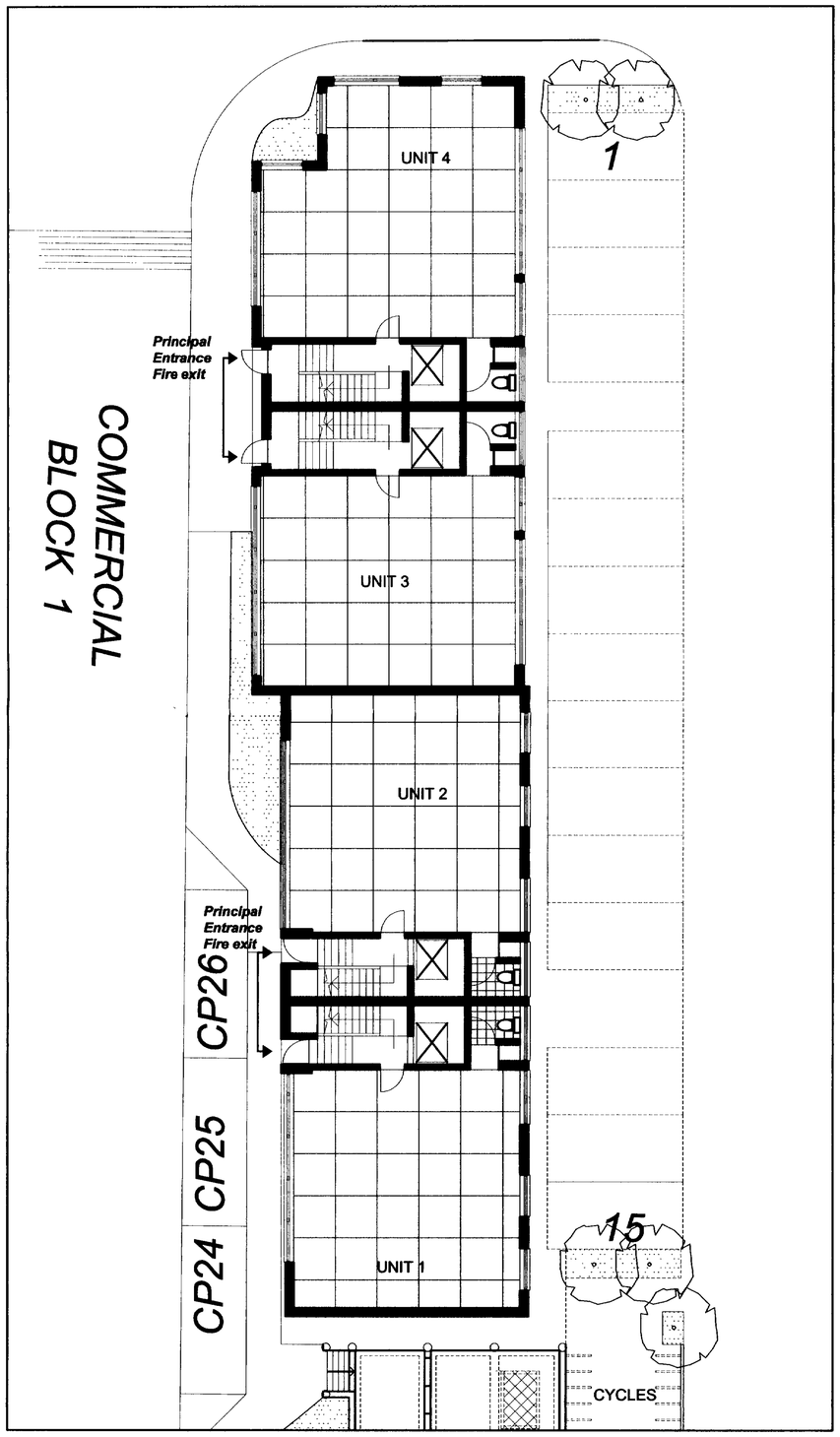
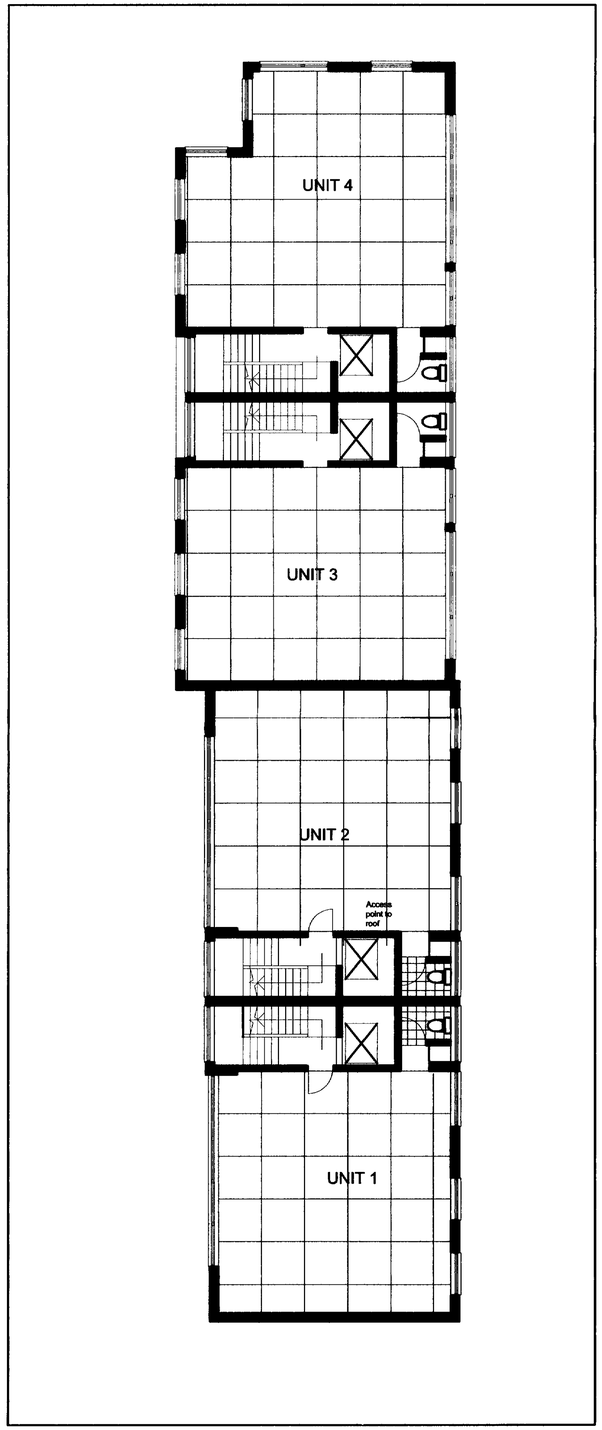


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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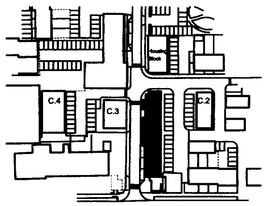
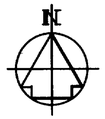
Key plan





Arxc/0255/07
25 APR 2007

REV	DATE	DESCRIPTION	INITIALS

Client
Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Project title
Shoreham

Project address
Harbour Way - Shoreham

Drawing title
Commercial Block 1
Plans - ground & first

Date	Drawing scale
April. 2007	1:100 @ A1

Project number	Drawing number	Revision
04014	X100	

Drawn by	Authorised by	Drawing status
JG	GW	Information

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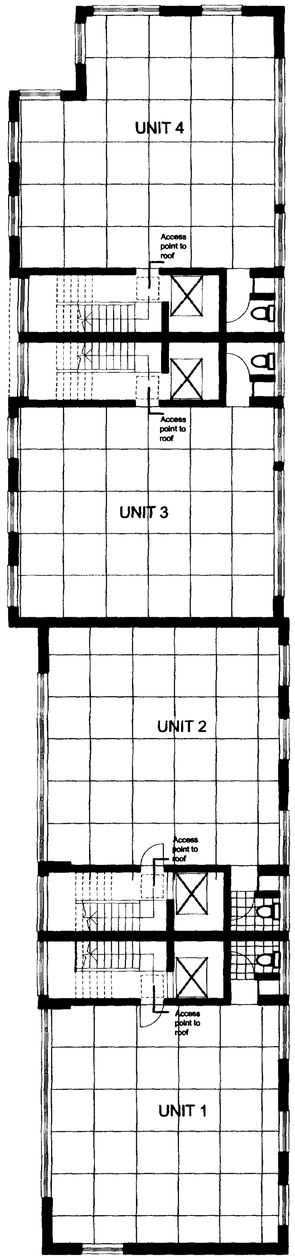
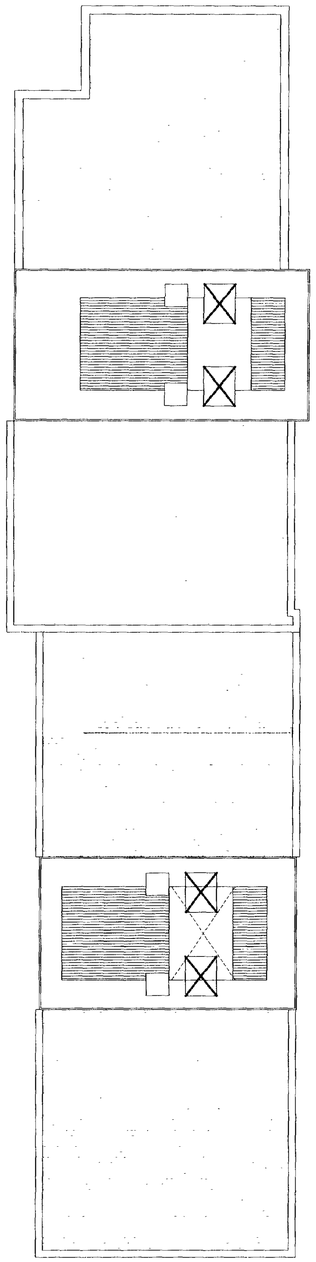


SECOND FLOOR PLAN



ROOF PLAN

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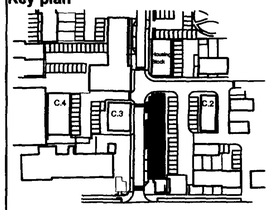
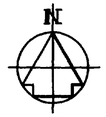
Key plan





Ardc025567
25 APR 2007

REV	DATE	DESCRIPTION	INITIALS

Client
Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Project title
Shoreham

Project address
Harbour Way - Shoreham

Drawing title
Commercial Block 1
Plans - second & roof

Date	Drawing scale
April. 2007	1:100 @ A1

Project number	Drawing number	Revision
04014	X101	

Drawn by	Checked by	Drawing status
JG	GW	Information

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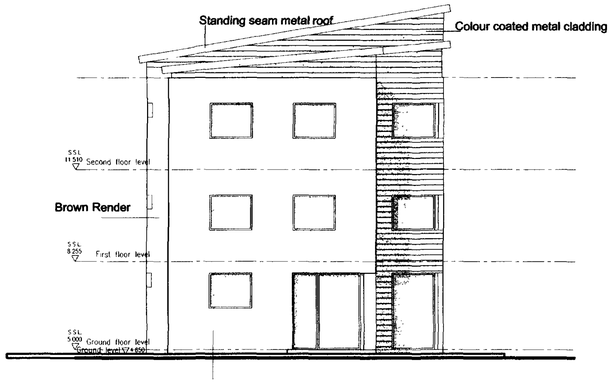
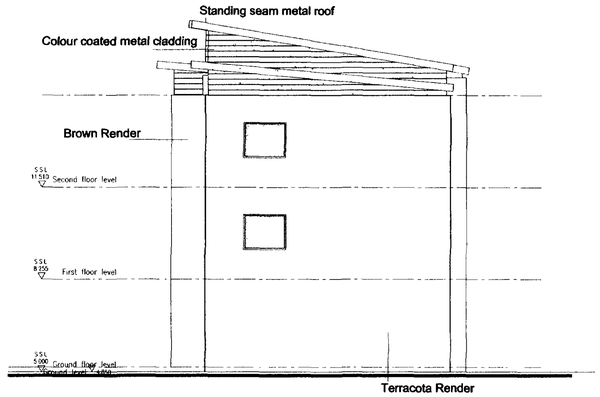


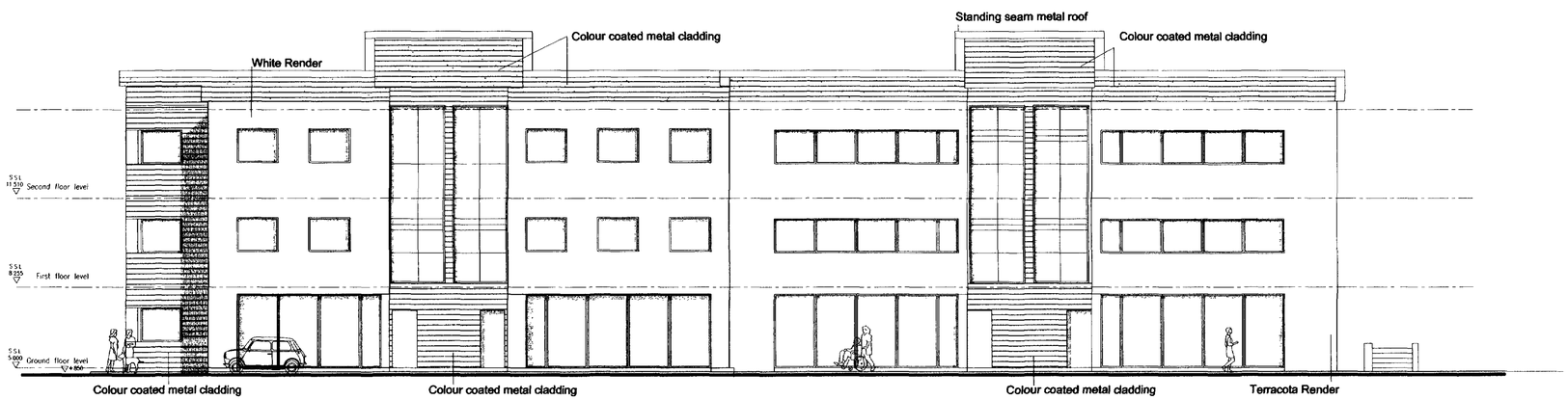
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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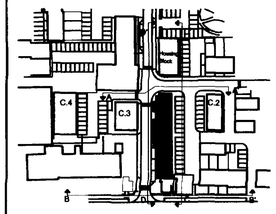
Keyplan



N

Application No: A/07/55567
Date Received: 25 April 2007

REV	DATE	DESCRIPTION	INITIALS

Client: Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Project No: Shoreham

Project address: Harbour Way - Shoreham

Drawing No: Commercial Block 1

Elevations

Date	Drawing scale
April. 2007	1:100 @ A1
Project number: 04014	Drawing number: X102
Drawn by: JG	Authorised by: GW
	Drawing status: Planning

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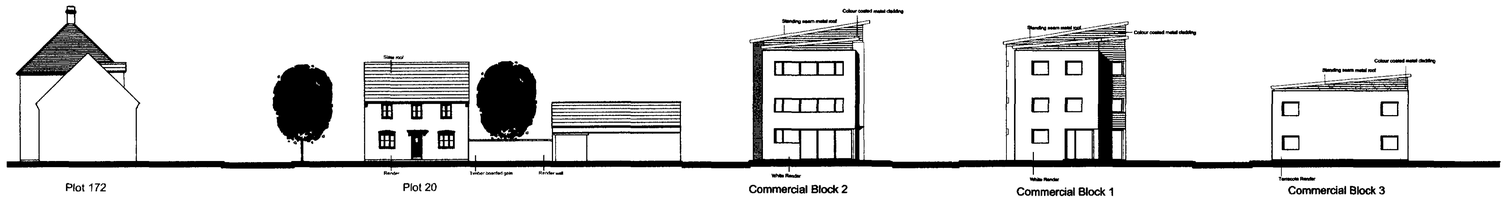
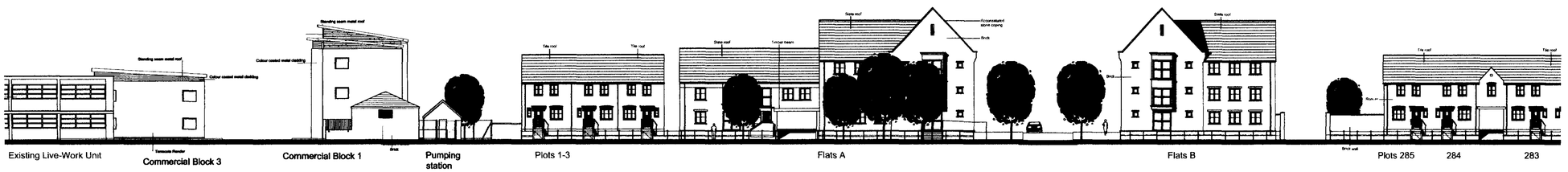
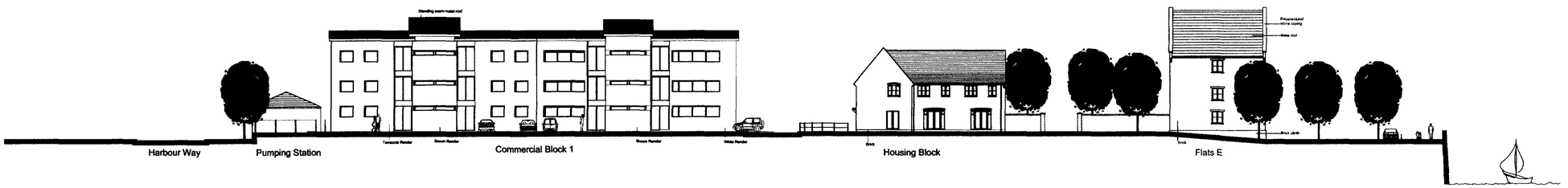


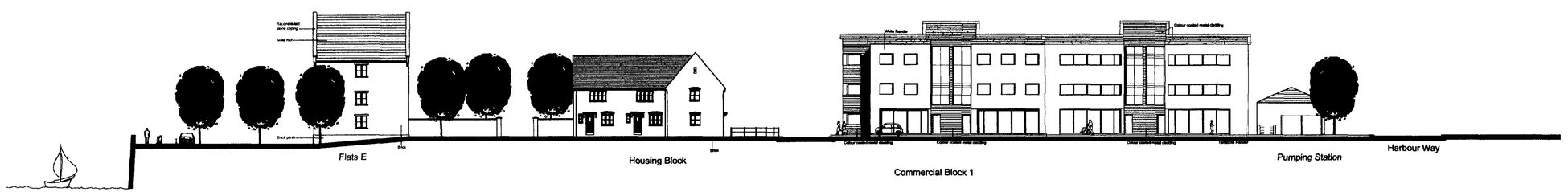
NORTH ELEVATION (A-A')



SOUTH ELEVATION (B-B')



EAST ELEVATION (C-C')



WEST ELEVATION (D-D')

General Notes
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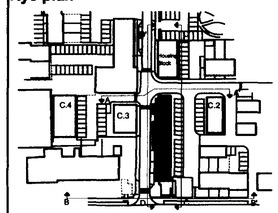
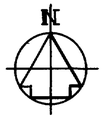
Kye plan





Ax0125567

25 APR 2007

REV	DATE	DESCRIPTION	INITIALS

Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Project title: Shoreham

Project address: Harbour Way - Shoreham

Drawing title: Commercial Block 1

Context Elevations

Date	Drawing scale
April. 2007	1:250 @ A1

Project number	Drawing number	Revision
04014	X103	

Drawn by	Checked by	Drawing status
JG	GW	Planning

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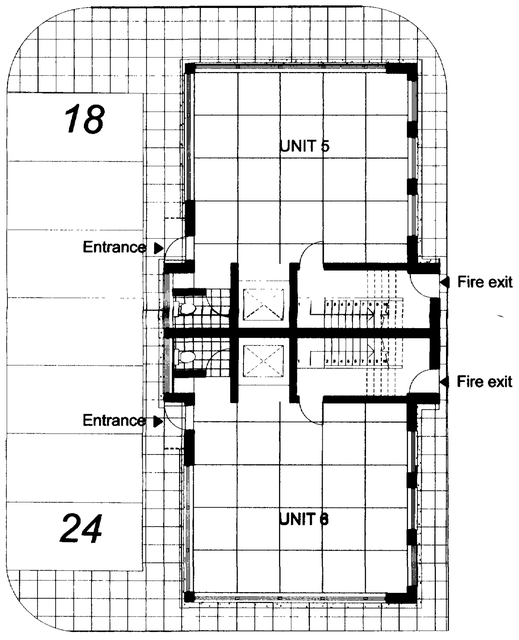

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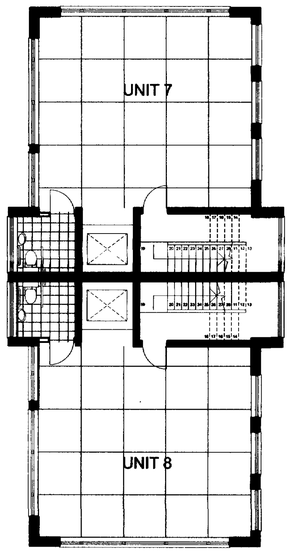

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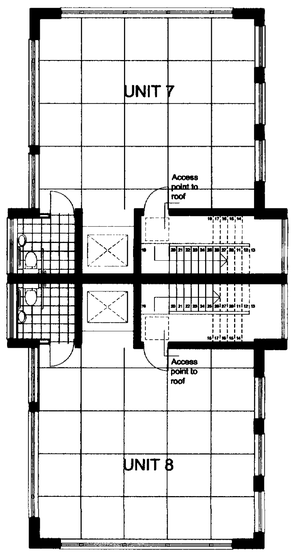

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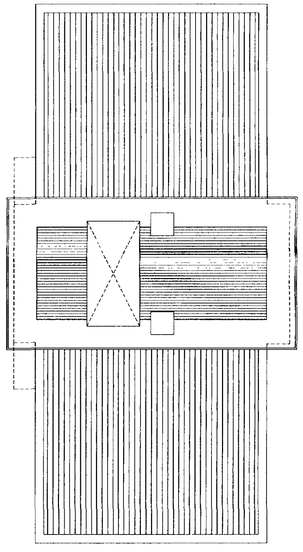

ROOF PLAN

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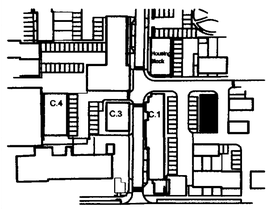
Key plan



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Arch/25567

DATE RECEIVED 25 APR 2007

REV	DATE	DESCRIPTION	INITIALS

Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Shoreham

Harbour Way - Shoreham

Commercial Block 2

Plans

April. 2007	1:100 @ A1
04014	X200
SS	Planning

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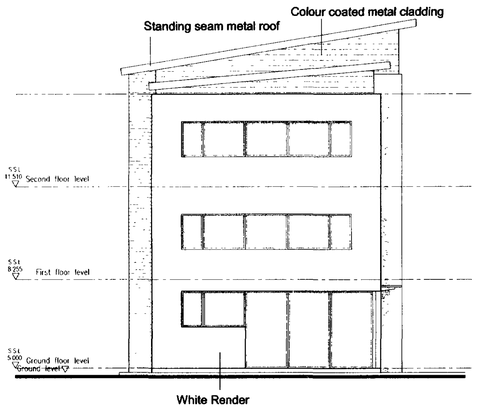
www.amospartnership.com



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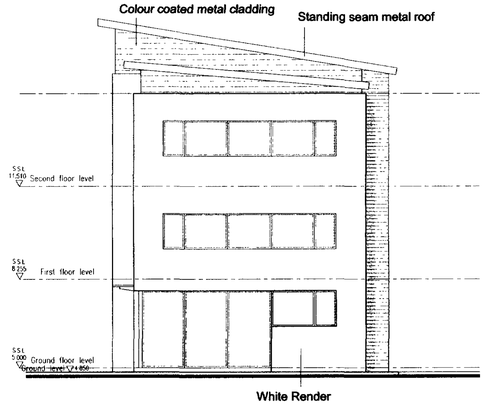

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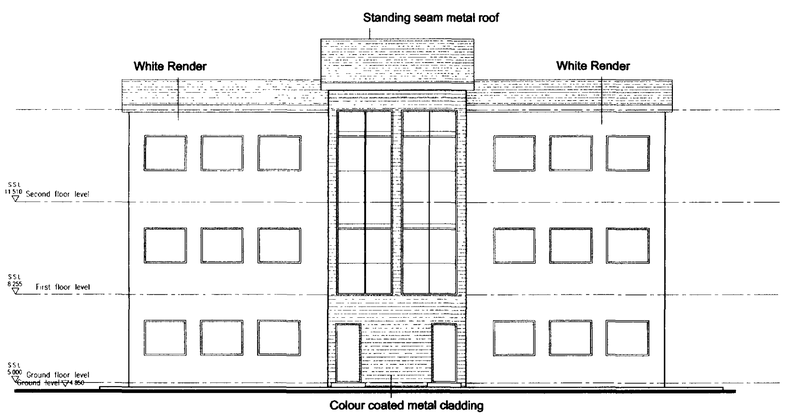

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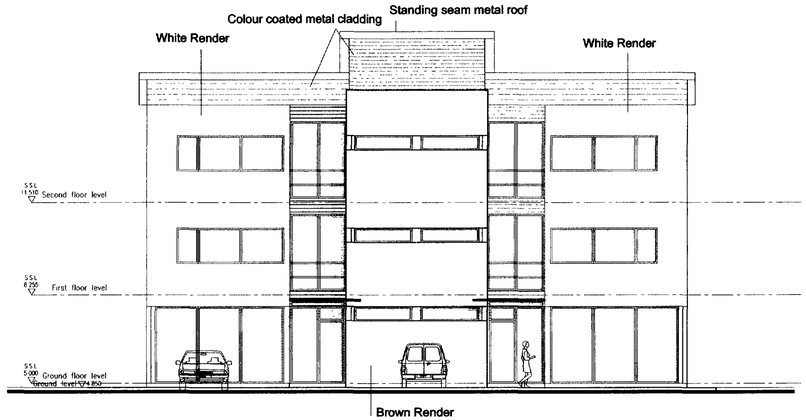

WEST ELEVATION

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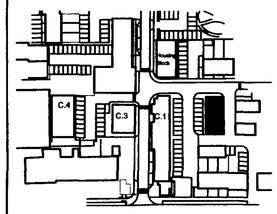

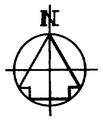

Ax6255b7
25 APR 2007

REV	DATE	DESCRIPTION	INITIALS

Client
Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Project title
Shoreham

Project address
Harbour Way - Shoreham

Drawing title
Commercial Block 2
Elevations

Date	Drawing scale	
April. 2007	1:100 @ A1	
Project number	Drawing number	Revision
04014	X201	
Drawn by	Reviewed by	Drawing status
JG	GW	Planning

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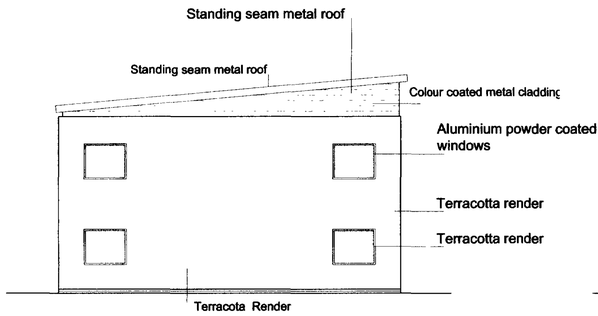

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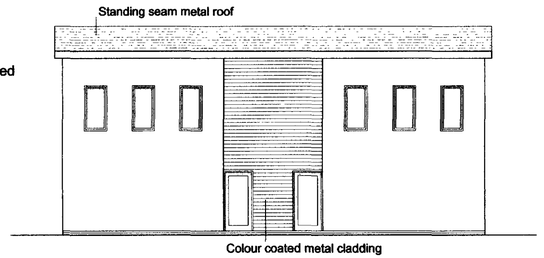

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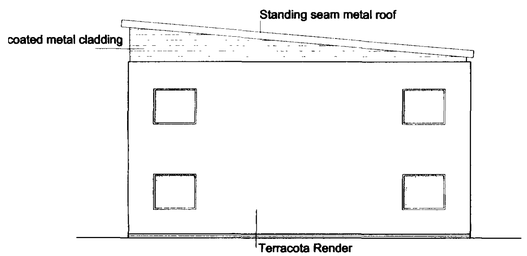

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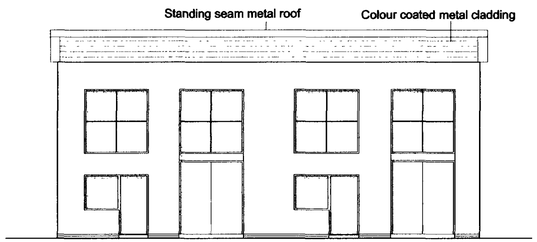

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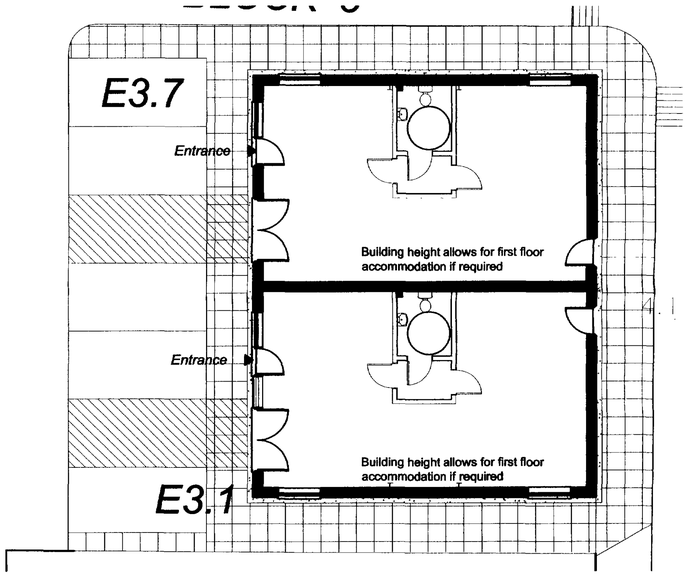

FLOOR LAYOUT PLAN

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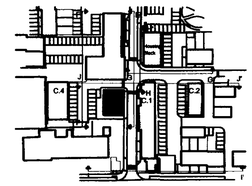
Key plan



Rec'd 25 APR 2007

REV	DATE	DESCRIPTION	INITIALS

Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Shoreham

Harbour Way - Shoreham

Commercial Block 3

Plan and Elevations

April. 2007	1:100 @ A1
04014	X300
JG	GW
	Planning

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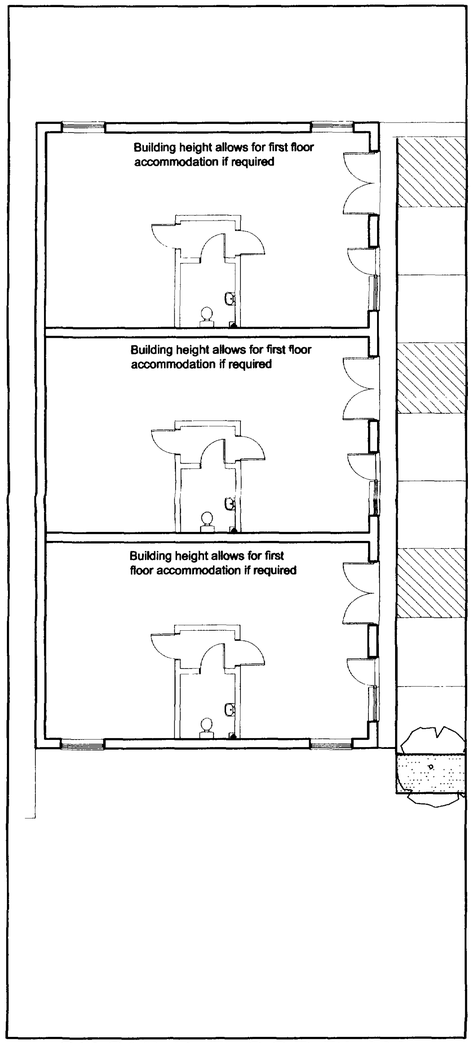

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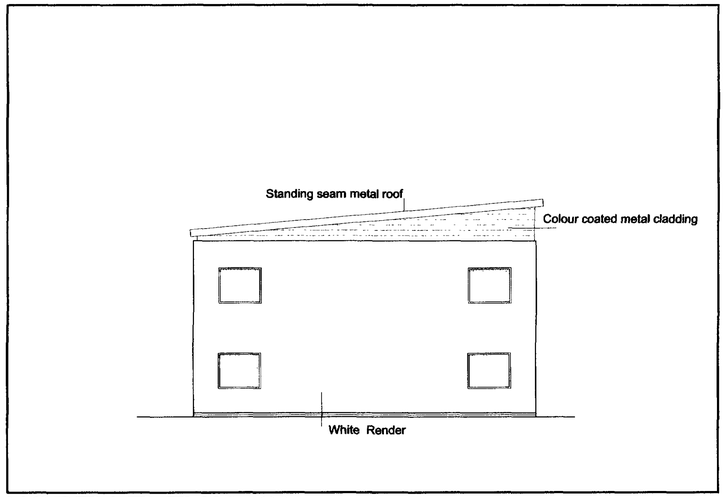

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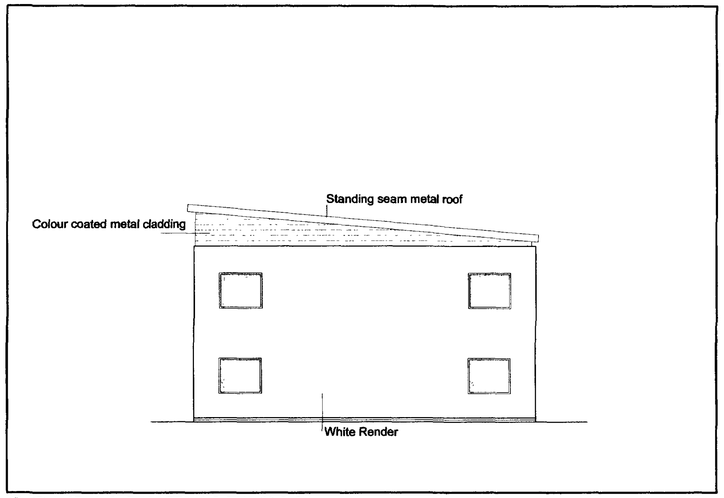

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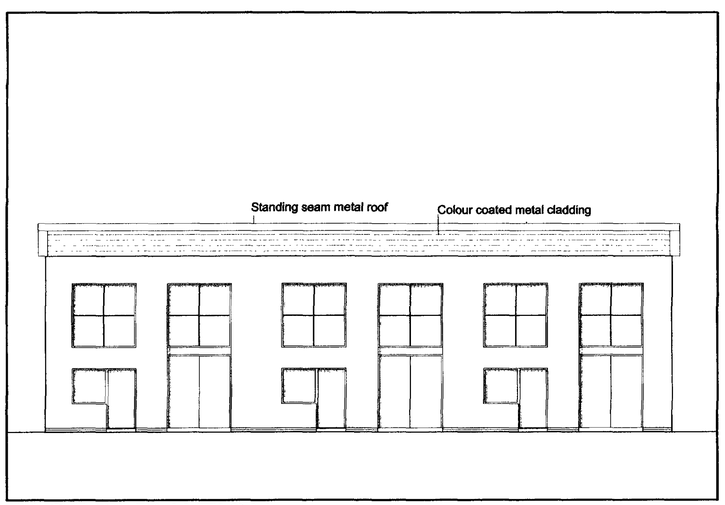

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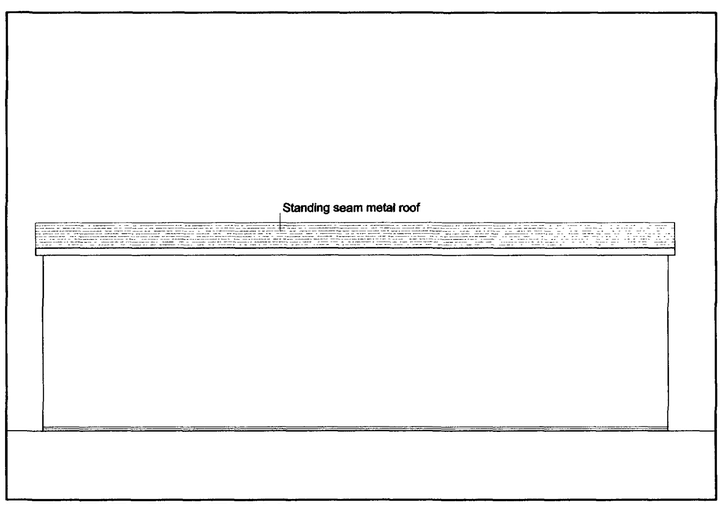

WEST ELEVATION

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25 APR 2007

REV	DATE	DESCRIPTION	INITIALS

Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Shoreham

Harbour Way - Shoreham

Commercial Block 4

Plan & Elevations

April. 2007	1:100 @ A1
04014	X400
JG	GW
	Planning

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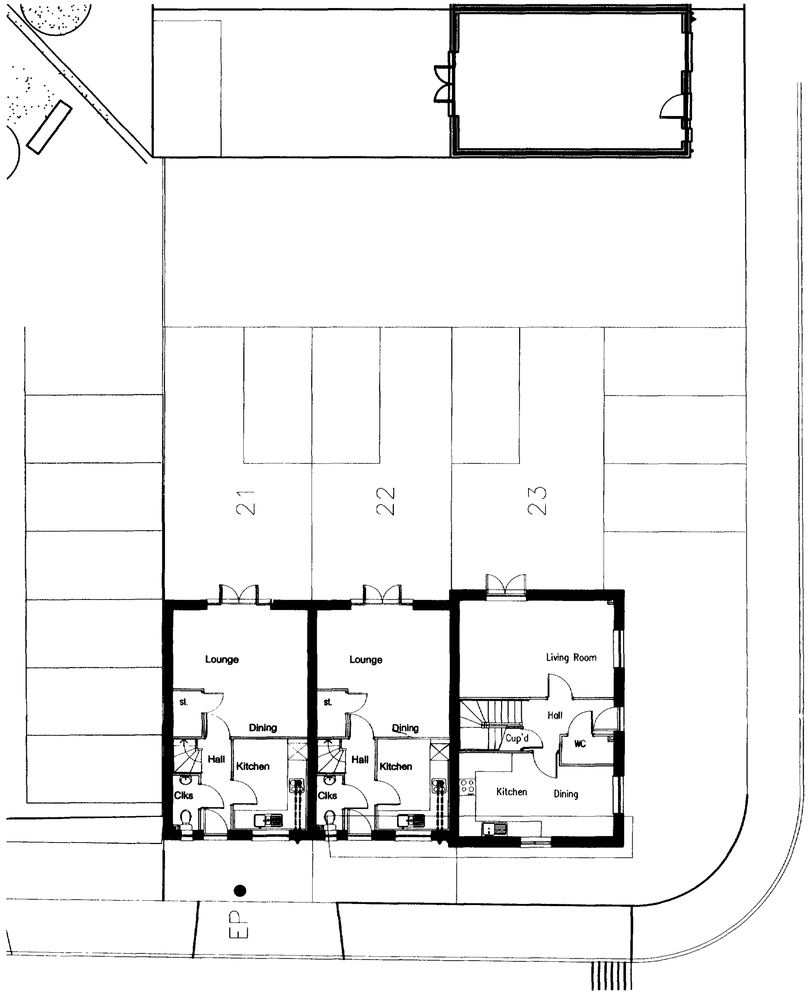

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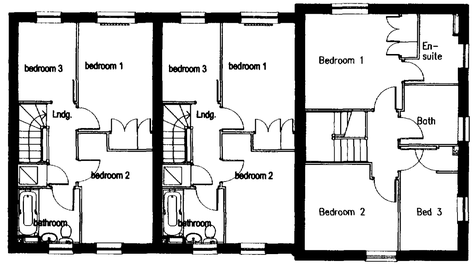

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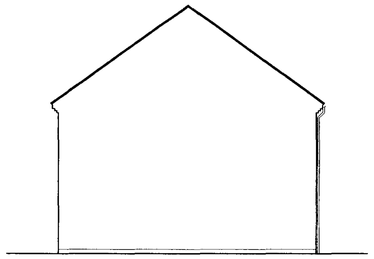

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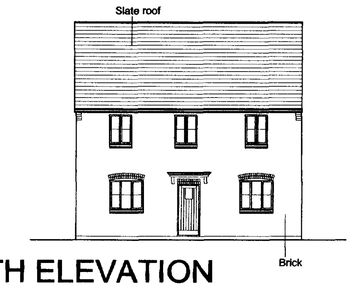

SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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Notes

Address
25 APR 07

REV	DATE	DESCRIPTION	INITIALS

Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

Project No.
Shoreham

Project address
Harbour Way - Shoreham

Drawing No.
House Blocks

Drawing title
Plans & Elevations

Date
April. 2007

Drawing scale
1:100 @ A1

Project number
04014

Drawing number
X500

Revision

Drawn by
JG

Checked by
GW

Status
Planning

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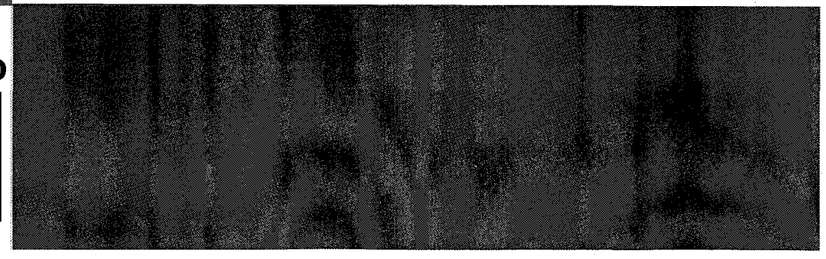
Ard0255/07
25 APR 2007

Harbour Way Commercial, Shoreham

Planning Application Feb 2007

Taylor Woodrow
Central House
11-12 Brighton Road
Crawley
West Sussex
RH10 6AE

The Amos Partnership



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Application drawings

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X100 Com. Block 1 Ground & First Plans	1:100
X101 Com. Block 1 Second & Roof Plans	1:100
X102 Com. Block 2 Elevations	1:100
X103 Com. Block 1 Context Elevations	1:250
X104 Com. Block 1 Coloured Context Elev.	1:250
X200 Com. Block 2 Plans	1:100
X201 Com. Block 2 Elevations	1:100
X300 Com. Block 3 Plans & Elevations	1:100
X400 Com. Block 4 Plans & Elevations	1:100
X500 Housing Blocks	1:100

1.0 Site Location and History
2.0 Site Photographs and Context
3.0 Site Analysis
4.0 Design Objectives & Principles
5.0 Site Plan
6.0 Urban Design – Access and Movement

7.0 Urban Design- Landscaping
8.0 Urban Design- Massing and Scale
9.0 Urban Design- Materials, Colour & Texture

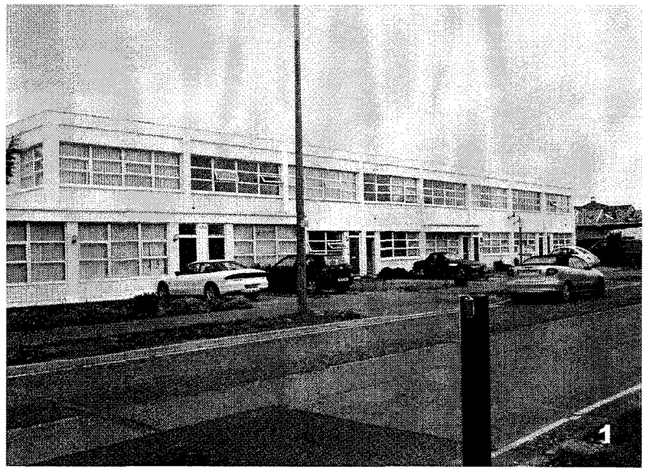
2.0. Site Location & History



This application is a revised application for the commercial buildings at Harbour Way. The sites form part of the larger application being developed by Bryant Homes, Taylor Woodrow.

The space created if you include the retail unit On the site on Harbour Way provide a total area 25,000sq.ft of net space which is equal to that Provided in the consented application.

2.0. Site Context & Photographs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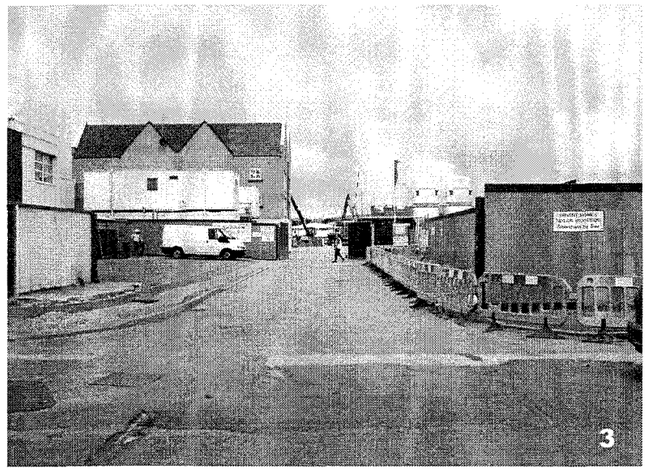
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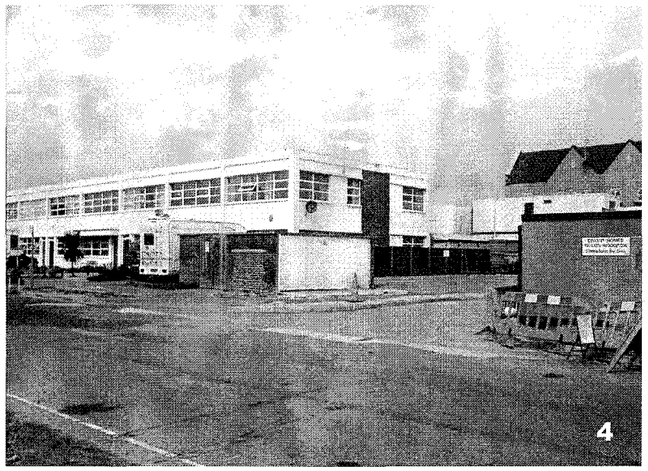
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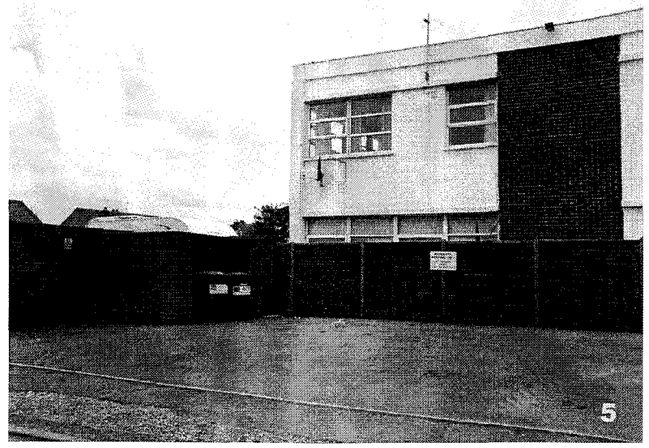
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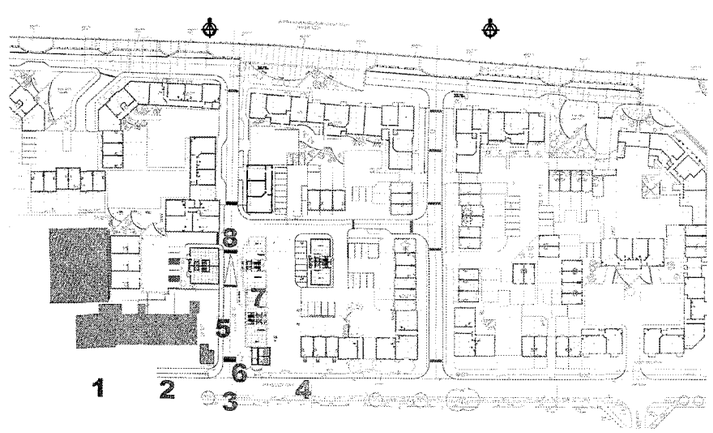
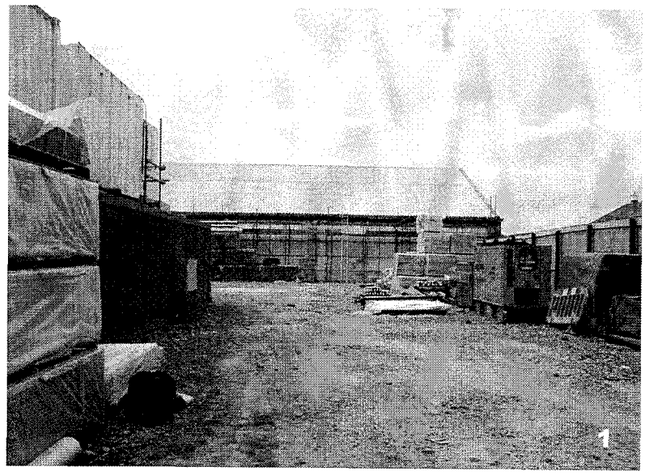
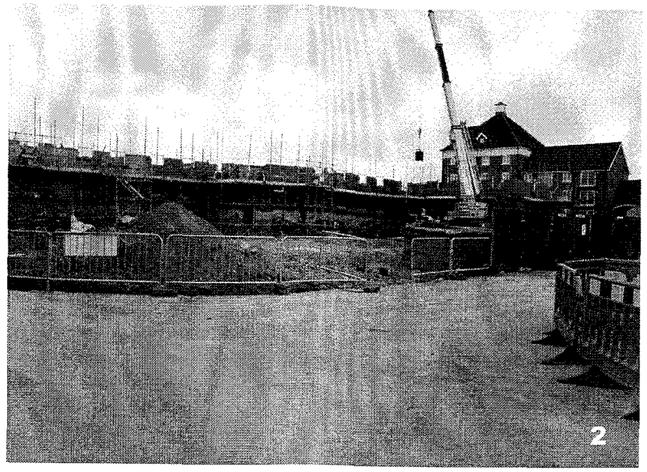
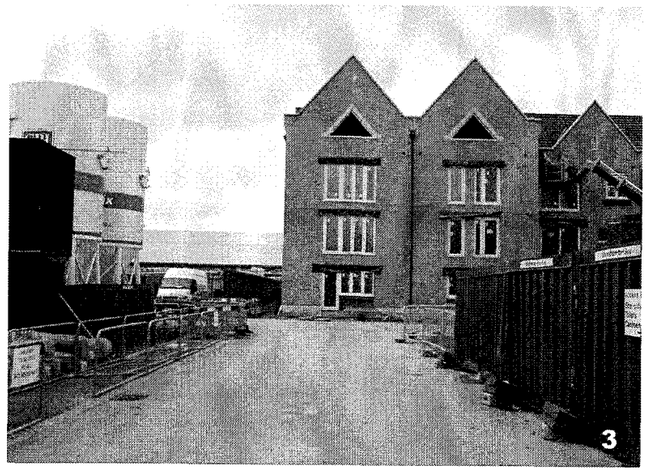
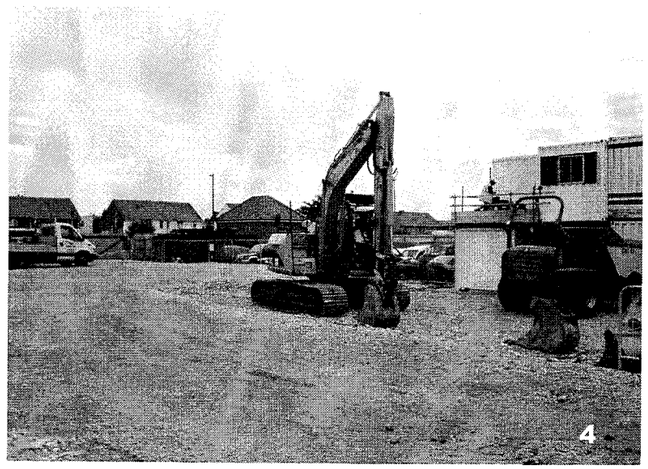


2.1 Site Context & Photographs



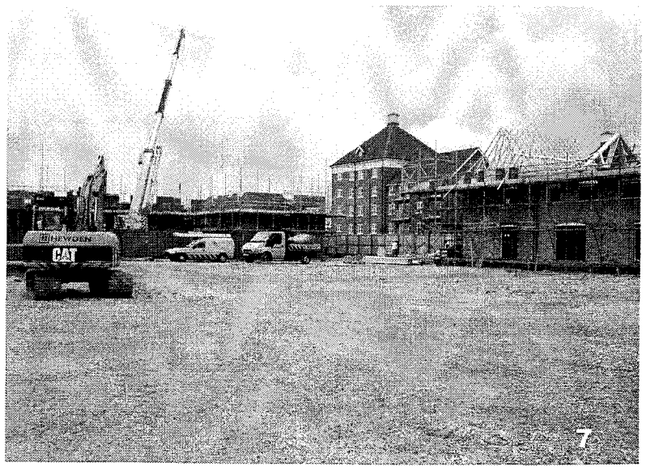




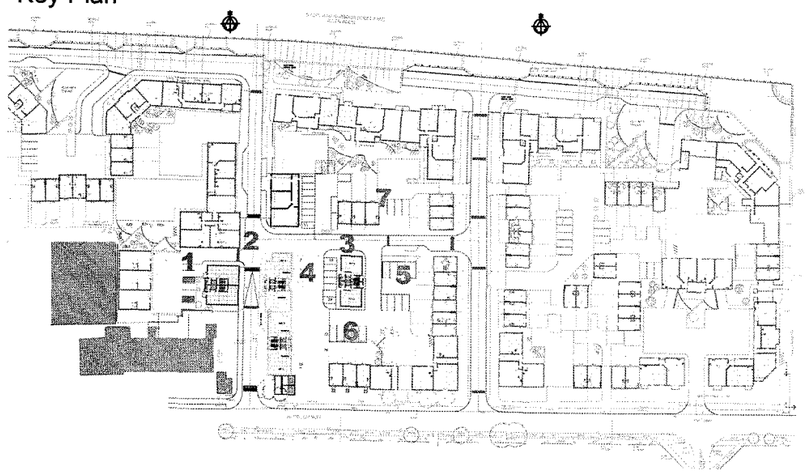


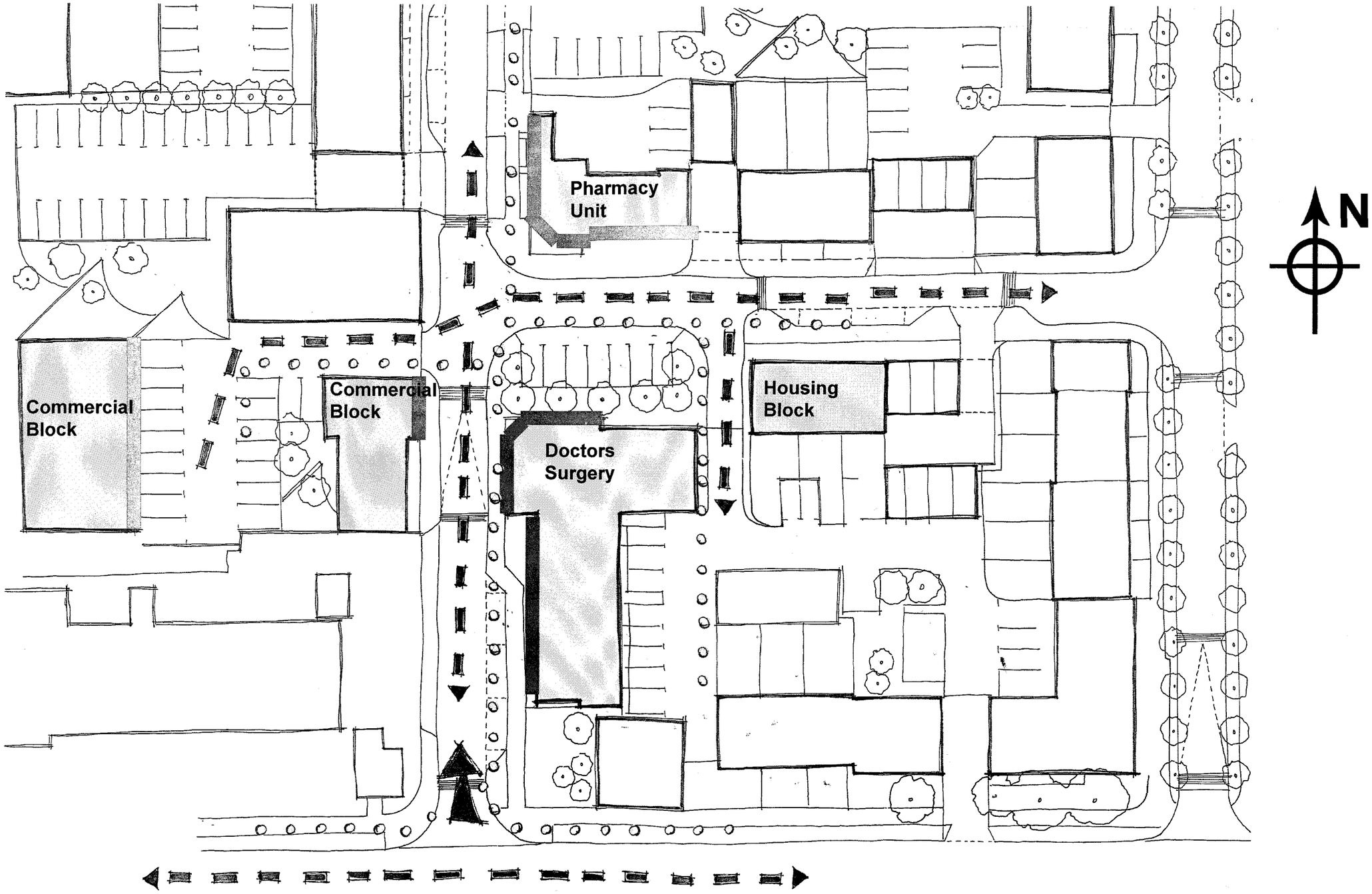






Key Plan





Key

Site Entrance

Active Frontage

Pedestrian Movement

Vehicles Movement

0 10 30

-To maintain a similar area to the existing consented application.

-To make employment space that is sustainable in the location.

-Market forces indicate individual business units suitable for individual investors is best suited for the location.

-The main access is from Harbour Way. The aim is to maintain the link to the water front.

-Car parking to be easily assessable to the individual units and the units are to look over the car parking to provide natural surveillance.

-The scheme is to allow for some frontage to the new access road.

-The commercial to be separated from the residential where possible.

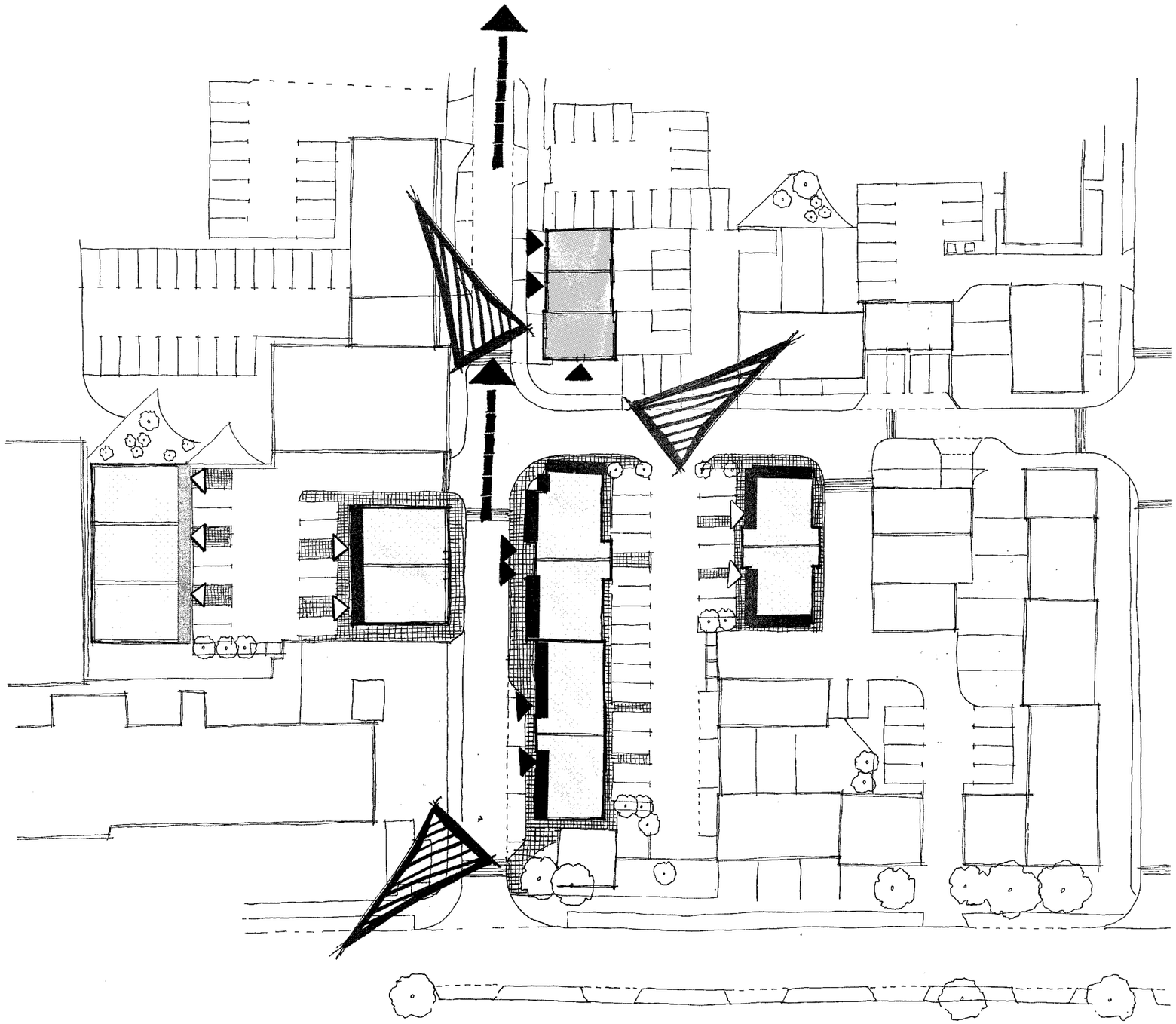
-The site is to be designed to relocate the three houses to the north of the site.

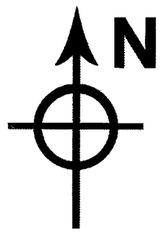
-The buildings are to be designed on a 1.5metre grid where possible.

-A lift to be included for each office building to allow for wheelchair access.

-Hard and soft landscape to be provided with defined and concealed refuse area.

5.0. Site Plan





Key

Views to Site

Water Front Link

Active Frontage

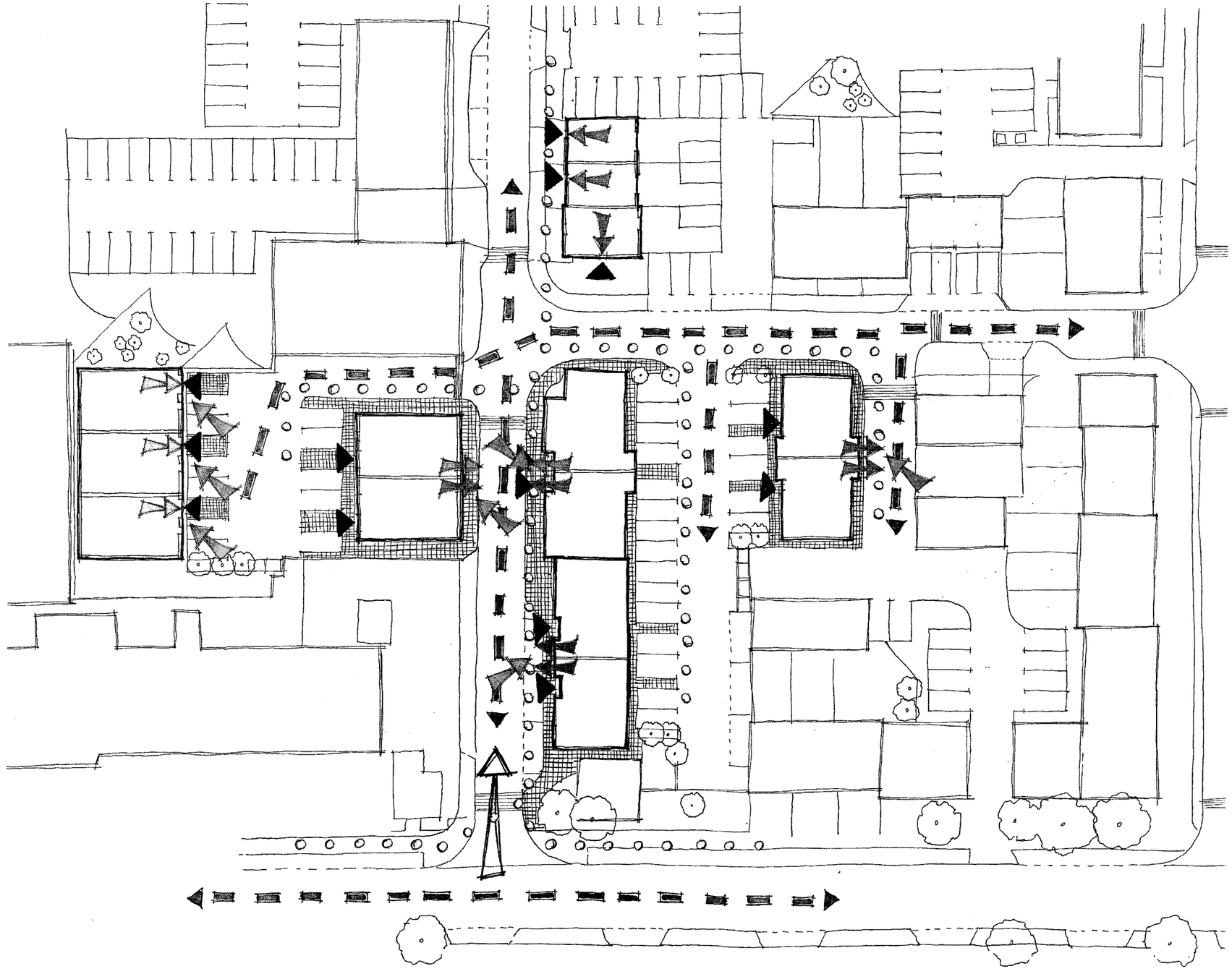
Commercial Blocks

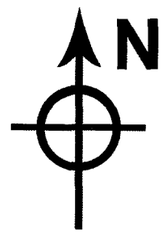
Housing Block

Block Entrance

0 10 30

6.0. Urban Design- Access and Movement





0 10 30

Key

Principal Building Entrance

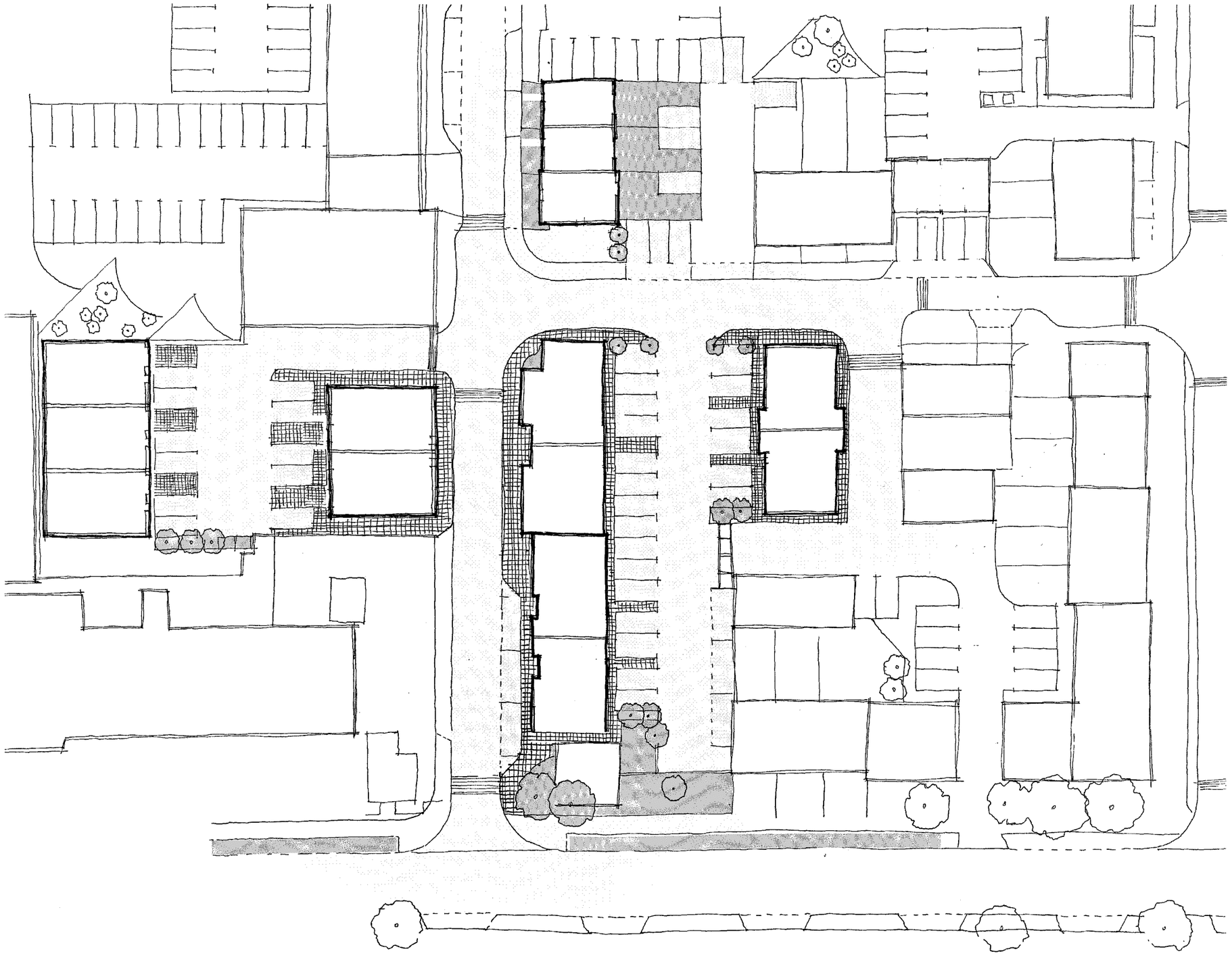
Services Entrance

Fire exit

Pedestrians Movement

Vehicle Movements

Site entrance



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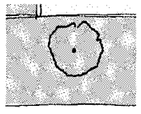
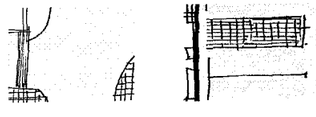
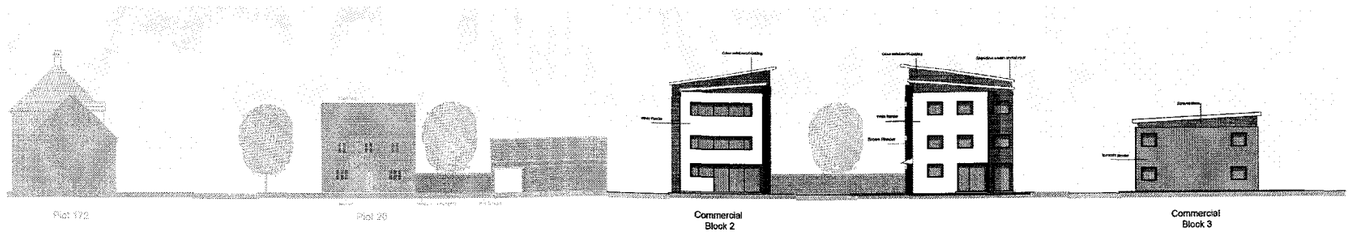


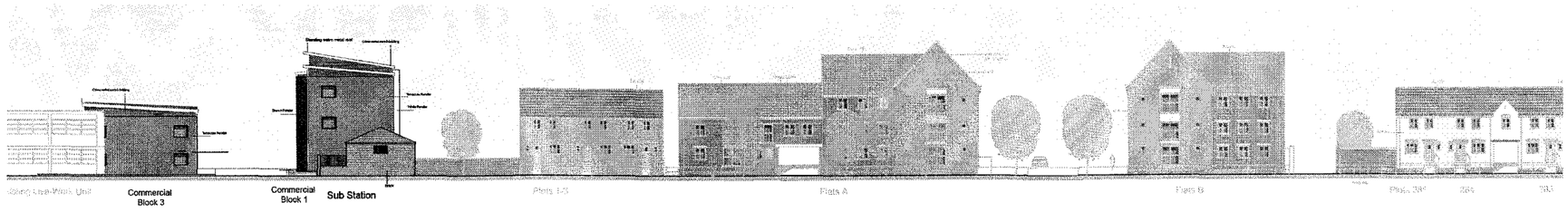
Soft Landscape



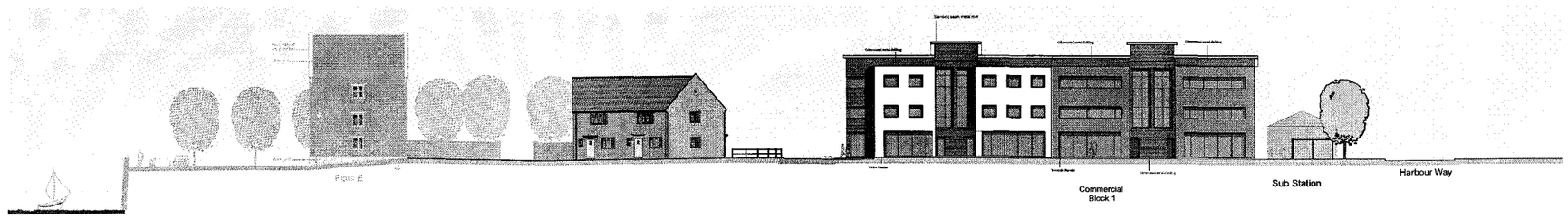
Hard Landscape

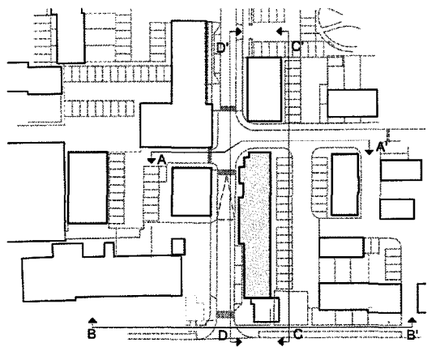
8.0 Urban Design- Massing & Scale





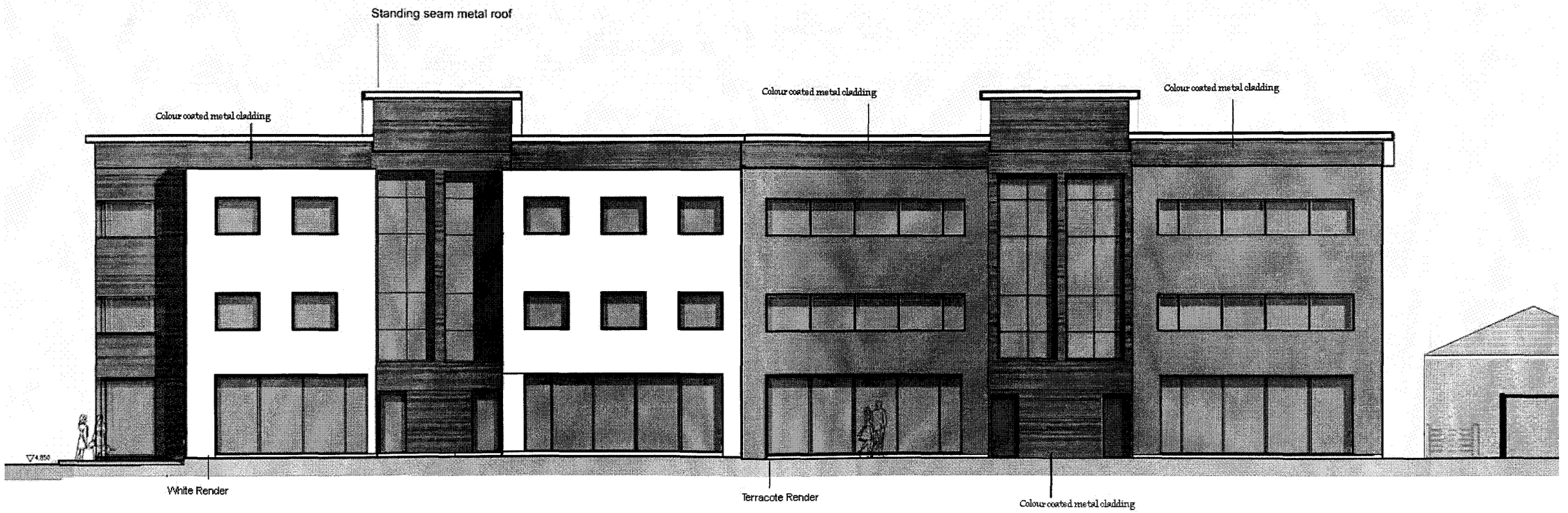






The buildings are a maximum three storey and take on a similar mass to the existing consented planning permission. The roofs have a shallow pitch with the cores having a higher roof to allow for a concealed plant area on top of the core.

The buildings take on a contemporary style. Punched windows in rendered facades are adopted in preference to highly glazed facades. This type of façade was aimed at being less obtrusive to the adjacent residential.



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