



Design and access statement for the external alteration and refurbishment of a two storey detached beach house, including landscaping works and garden room

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ABIR Architects Ltd
1 Beta House, St Johns Road
Hove
BN3 2FX

t: +44 (0)1273 724384
e: studio@abirarchitects.co.uk
www.abir.co.uk

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Contents

1.00	Introduction and Brief	002
2.00	Site Assessment	003
2.01	Site Overview and Description	003
2.02	External Photographs	004
2.02	Internal Photographs	005
2.03	Existing Plans	006
2.04	Existing Plans	007
2.05	Existing Elevations	008
2.06	Existing street views of the north elevation	009
2.07	Existing views of the south elevation	010
2.08	Site analysis and precedent study	011
3.00	Proposal	012
3.01	Proposed Site Plan and Sustainability Proposal	012
3.02	Proposed Floor Plans	013
3.03	Proposed Elevations	014
3.04	Proposed Elevations	015
3.05	Proposed garden room and garden structures	016
3.06	Proposed view	017
3.07	Proposed view	018
3.08	Proposed view	019
3.09	Existing and proposed model views	020
3.10	Existing and proposed model views	021
3.11	Appearance	022
3.12	Landscaping	022
3.13	Layout and Access	022
3.14	Scale	022
3.15	Sustainability	022
4.00	Conclusion	022

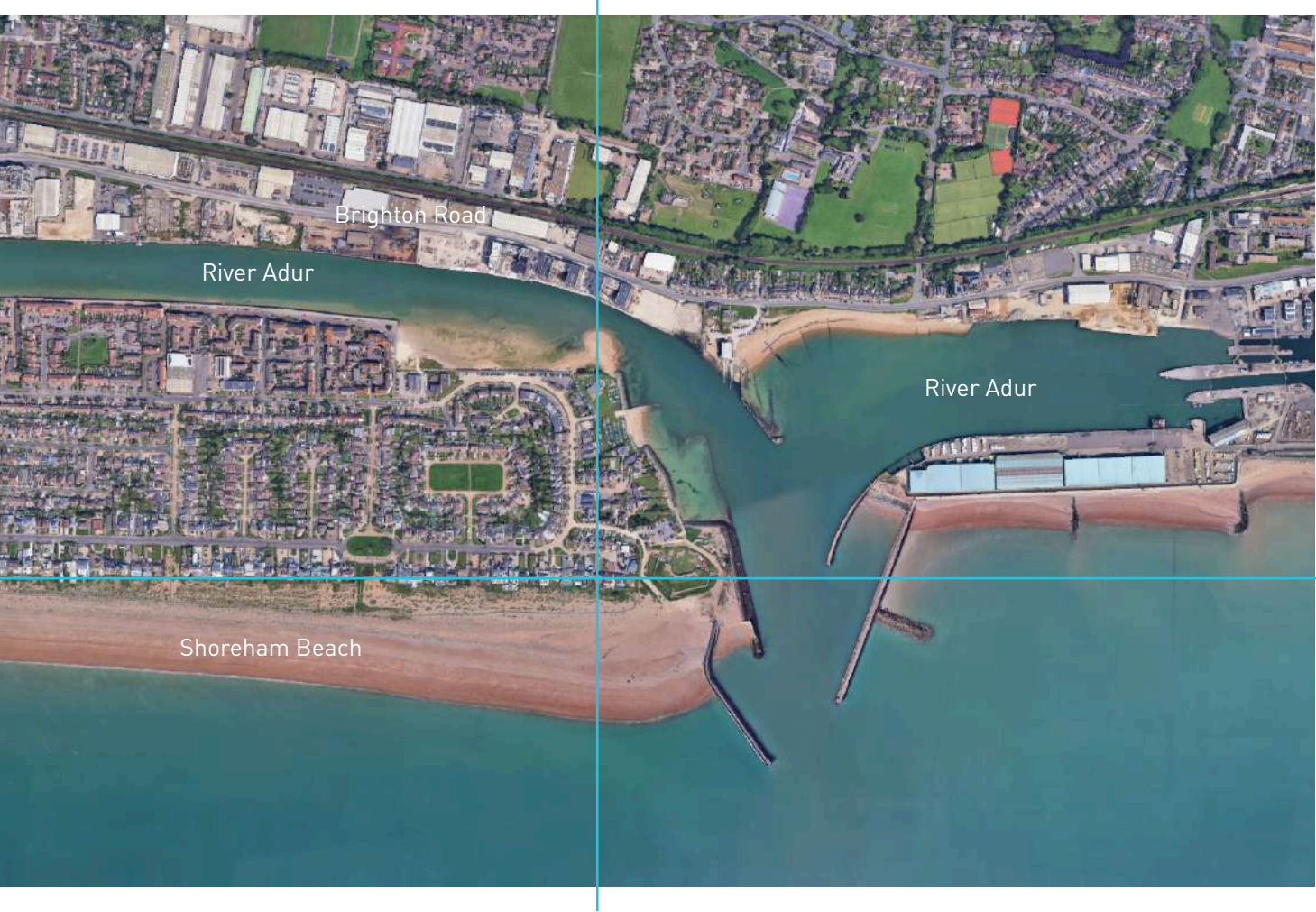
1.00 Introduction and brief

154 Old Fort Road is a 1970s two-storey detached beach house located on the beach front of Shoreham-by-Sea. Shoreham-by-Sea is approximately 7.5 miles west of Brighton. The property is situated in amongst predominately two and three storey detached dwellings, ranging from the 1960s to present day.

The site topography is predominantly flat with no significant level changes, sloping down slightly towards the beach front. The existing building was built in the 1970s and has only undergone minor renovations which consisted of resurfacing the driveway and replacing the original stained timber cladding. The ground floor consists of two bedrooms, a bathroom and a garage. The first floor accommodates the living spaces, including the kitchen, a conservatory used for dining, a full width south facing balcony as well as a bathroom and separate toilet.

This Design and Access Statement outlines the proposal to undertake refurbishments and external alterations to the property while maintaining its architectural character. The brief asked for proposed works to respect the original 1970s design concept and its established palette of materials. Additionally, the brief asked for a garden room and minor alterations to the external façades, (notably upgrading fenestration). Other aspects of the brief include; thermal performance upgrades at both ground and first floor levels, alongside the installation of new cladding, re-rendering and a replacement roof covering of zinc. Externally, the existing first-floor timber balcony is to be replaced, along with the addition of a new staircase providing access to the garden. Landscape improvements to both the front and rear gardens include enhancements for better access and improved parking arrangements as well as a swimming pool, sauna, garden storage, and bin store.

1. Ariel Local Map



2. Ariel Site Map



2.00 Site Assessment

2.01 Site Description and Overview

The property is within close proximity to the Shoreham-by-Sea town with cafés, shops and other amenities. It is approximately 0.7 miles from Shoreham-by-sea train station.

The driveway is accessed from Old Fort Road, to the north of the property. The front entrance is located on the north elevation with a side gate leading to the rear garden which can also be accessed via a gate from the beach. The front garden consists of a brick driveway, with both lawn and gravel either side. The rear garden is paved with concrete slabs with raised beds along both boundaries. The south and east boundaries are a decorative breeze block wall, with the rest of the boundaries being a mixture of brick and block work.

The property is constructed using traditional 1970s materials and methods. Horizontal and vertical timber cladding are used at first floor level, with face brick and render to the ground floor. There are white UPVC windows, a composite sheet roof covering and white rainwater pipes and gutters. The existing site area is approximately 716m², and the existing internal floor area is approximately 170m² (both floors)

To the west, the neighbouring dwelling, No. 152 is set 4m away from the west elevation and is approximately one storey higher. To the east the neighbouring dwelling No. 156 is set 3.7m away from the east elevation and is approximately half a storey higher. 156 has a glazed privacy screen on its west side of the first floor balcony and 154 has a privacy screen on its east side of the first floor balcony.

1. Site Map



2. Site Location Map



2.02 External Photographs



1. Driveway/front garden



2. North Elevation



3. Driveway/front garden



4. Garage and entrance porch



5. Beneath balcony in rear garden



6. Looking west from the balcony

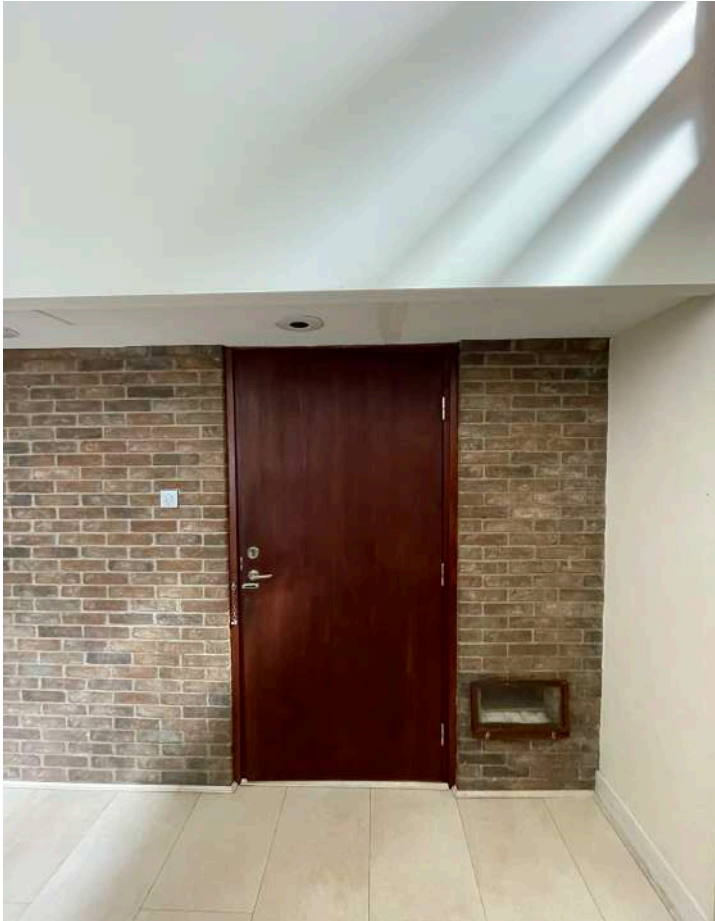


3. Looking north along east boundary



8. South elevation from rear garden

2.02 Internal Photographs



1. Front door



2. Hallway from bedroom 2



3. Staircase



4. First floor lounge



5. Looking towards kitchen from first floor lounge



6. First floor lounge from conservatory



6. Conservatory



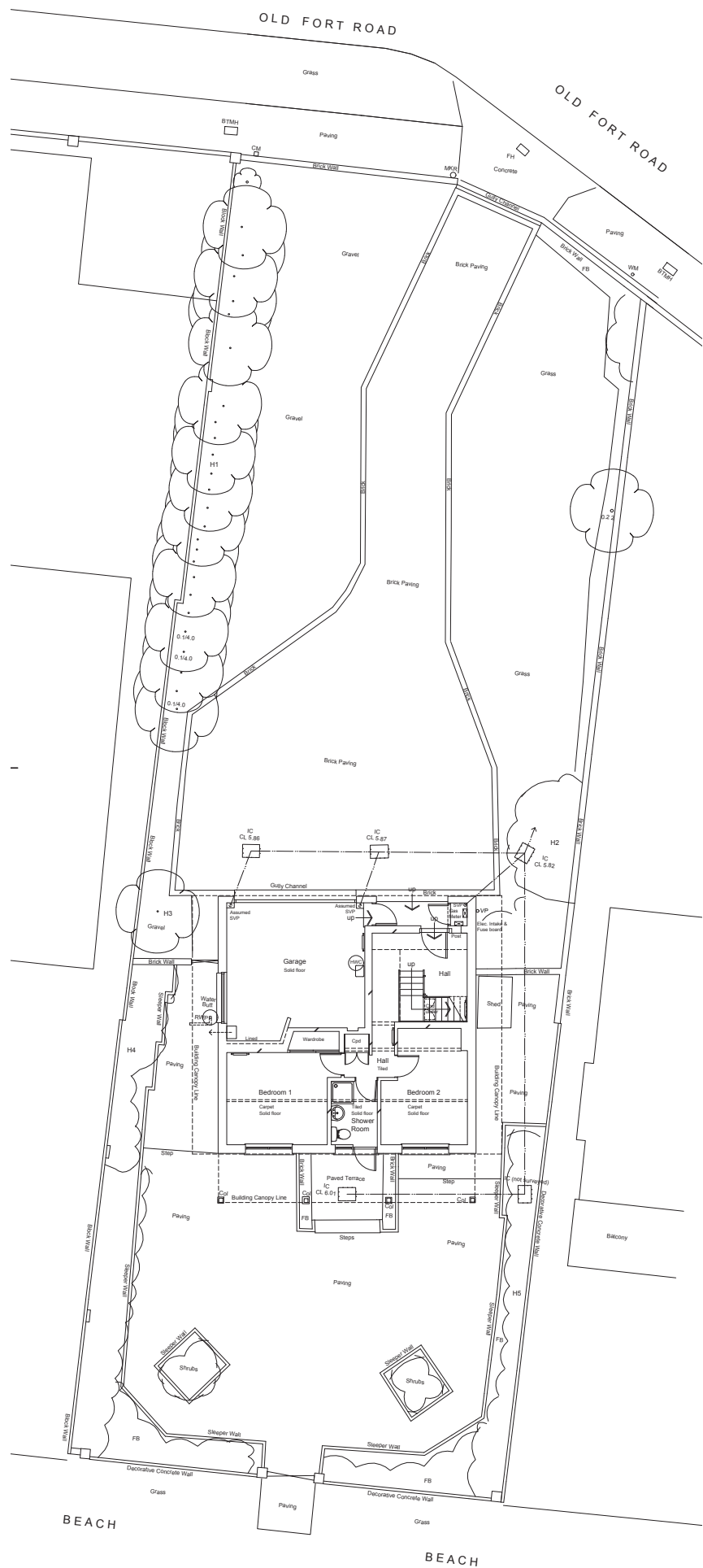
8. Looking toward conservatory from bedroom 3

2.03 Existing Plans

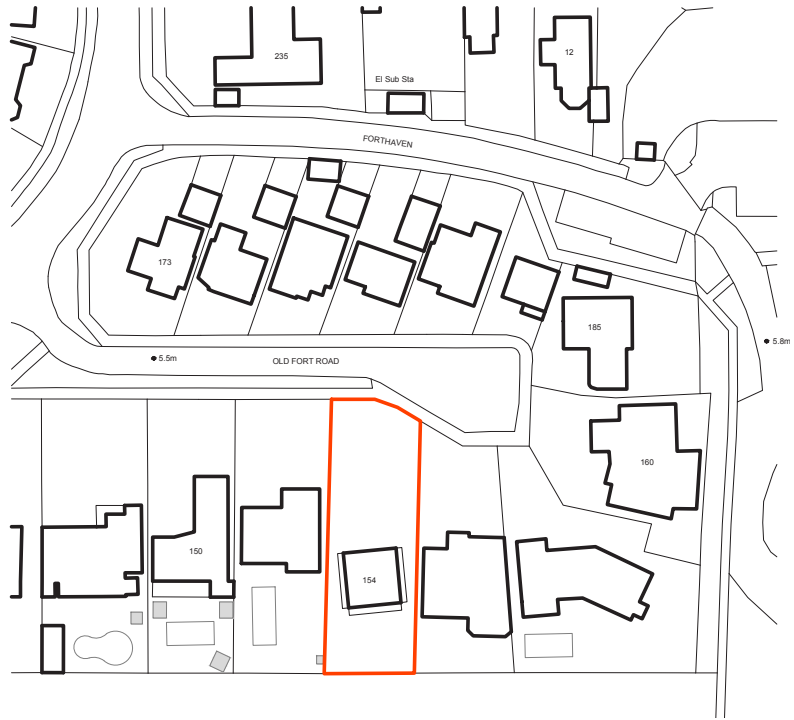
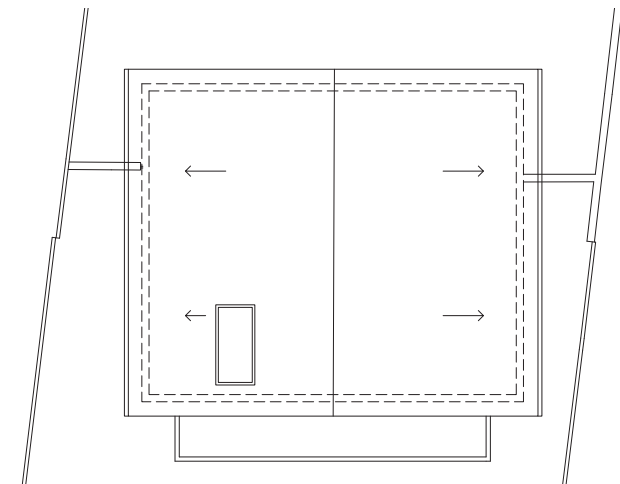


Scale in metres

Site Plan



Roof Plan

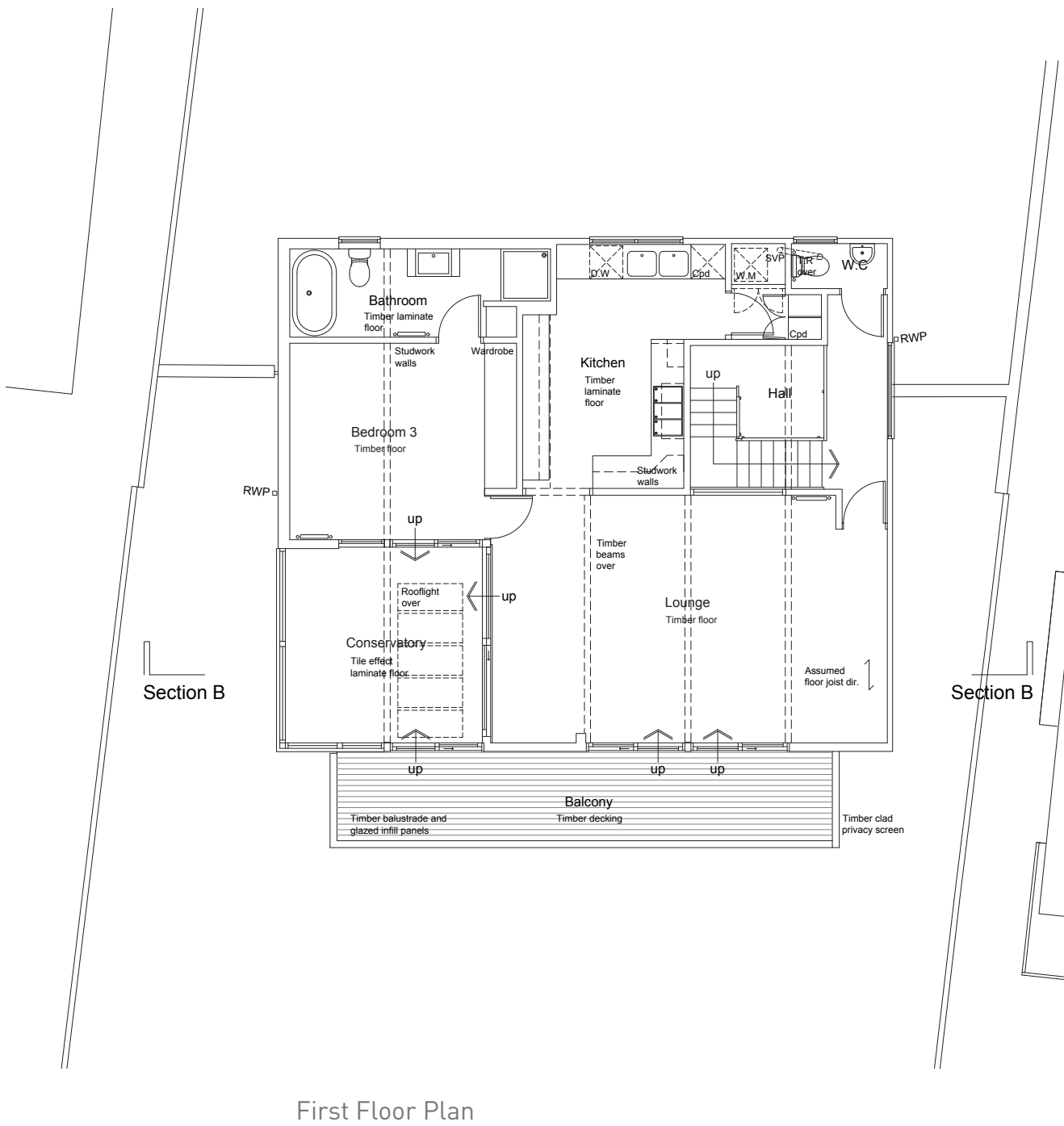
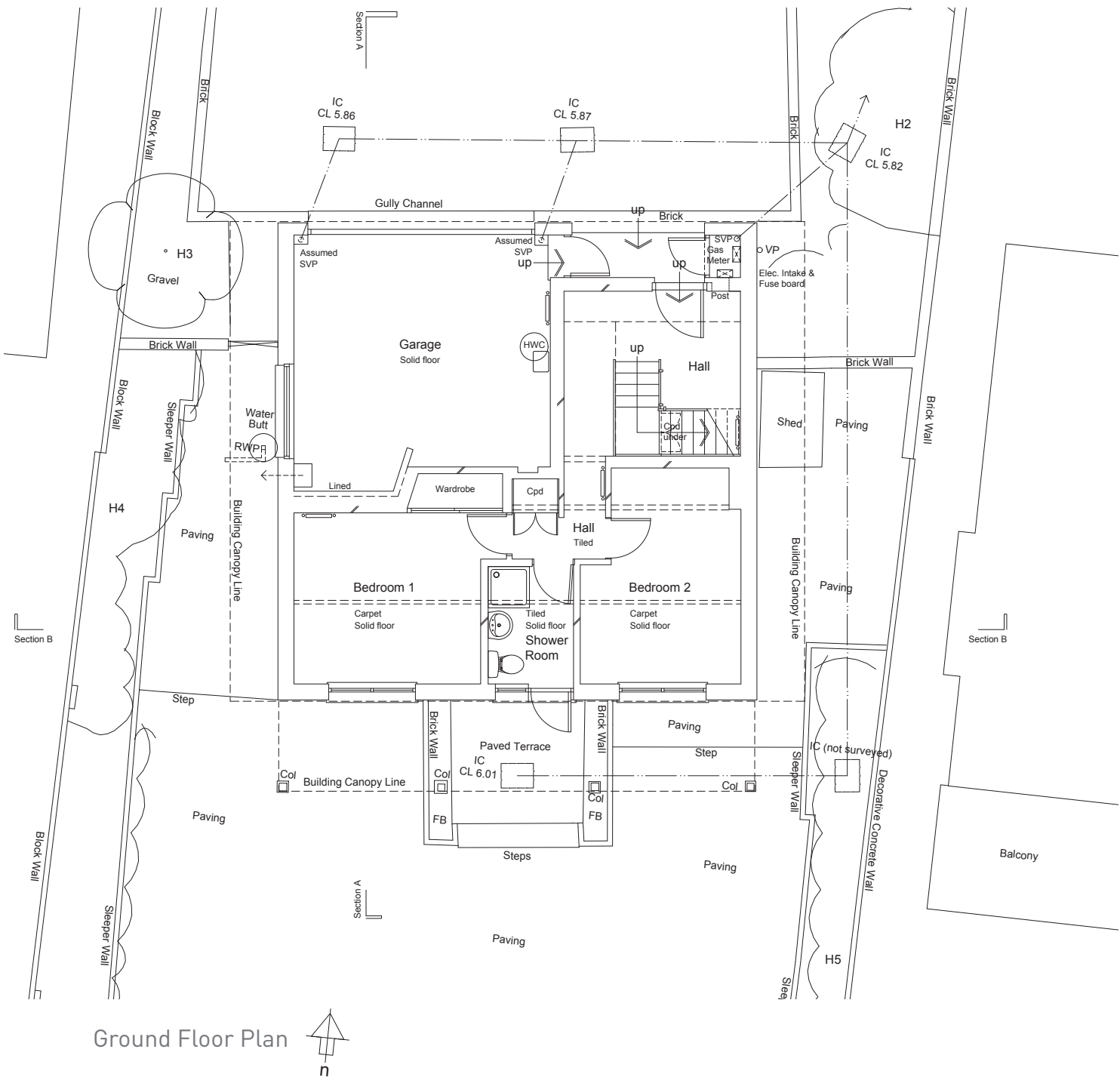


Site Location Plan





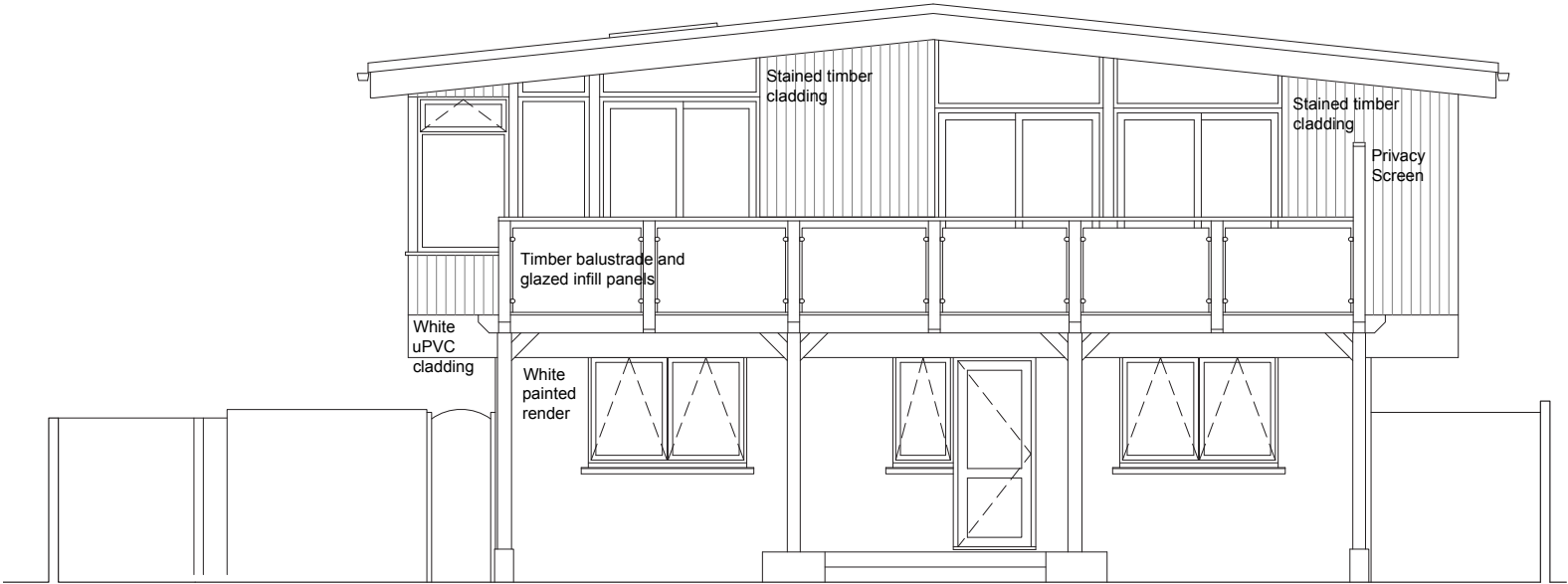
Scale in metres



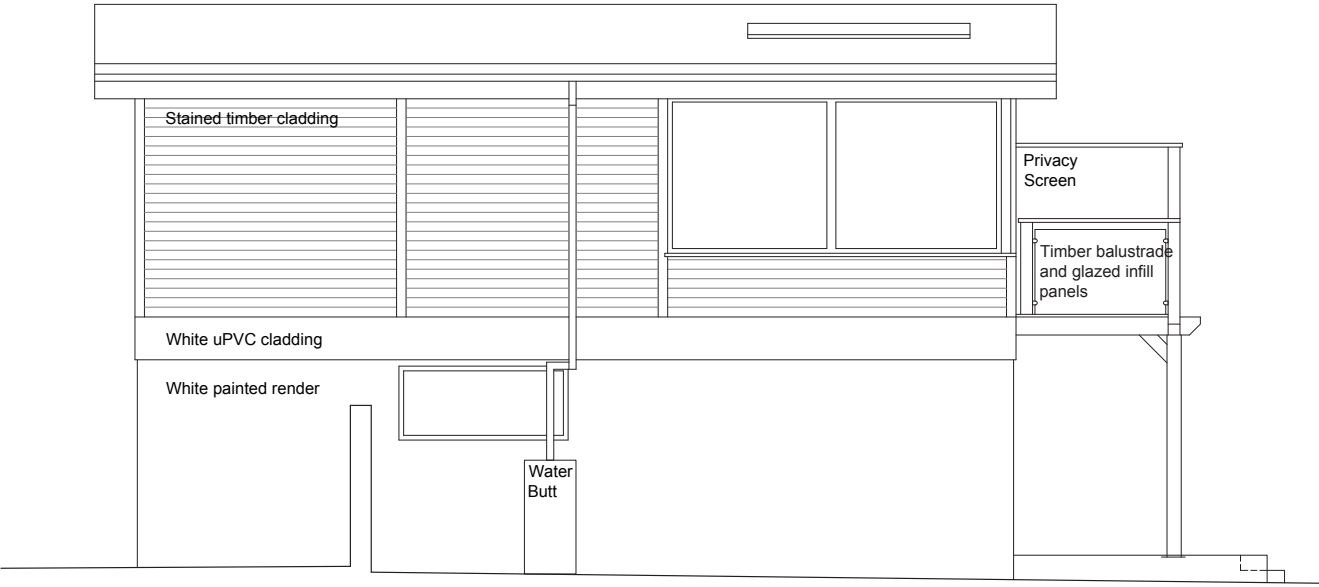
2.05 Existing Elevations



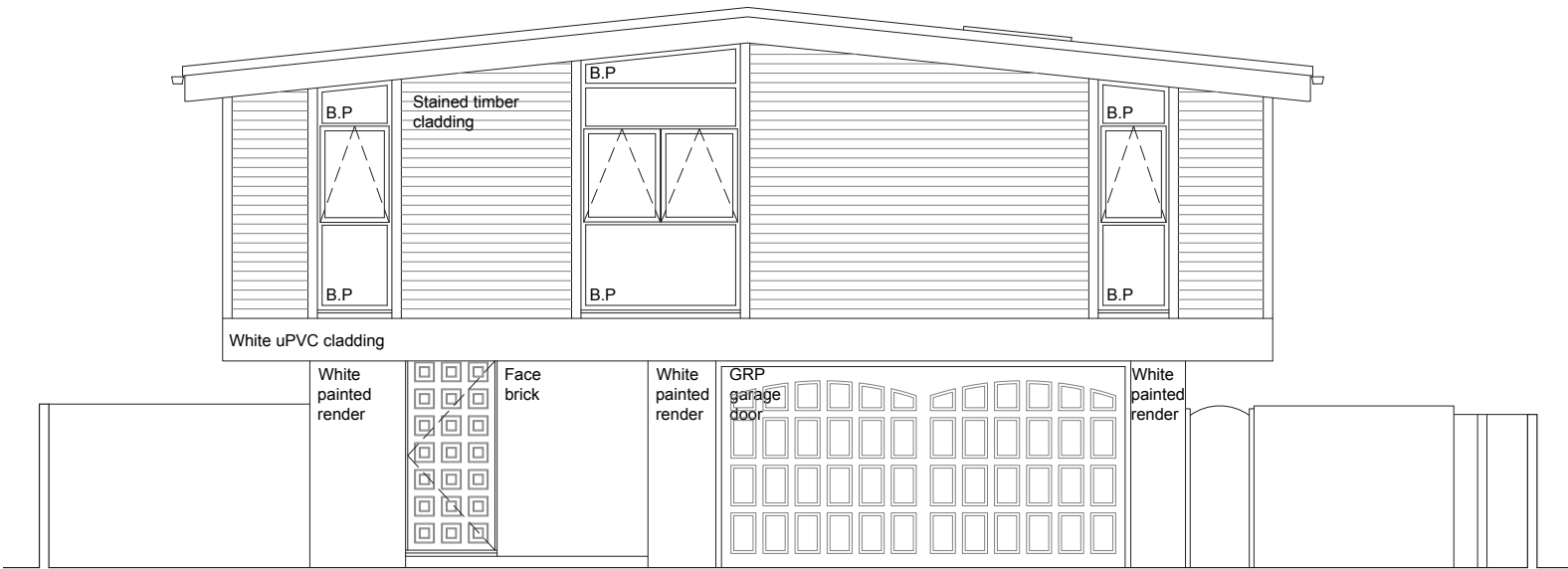
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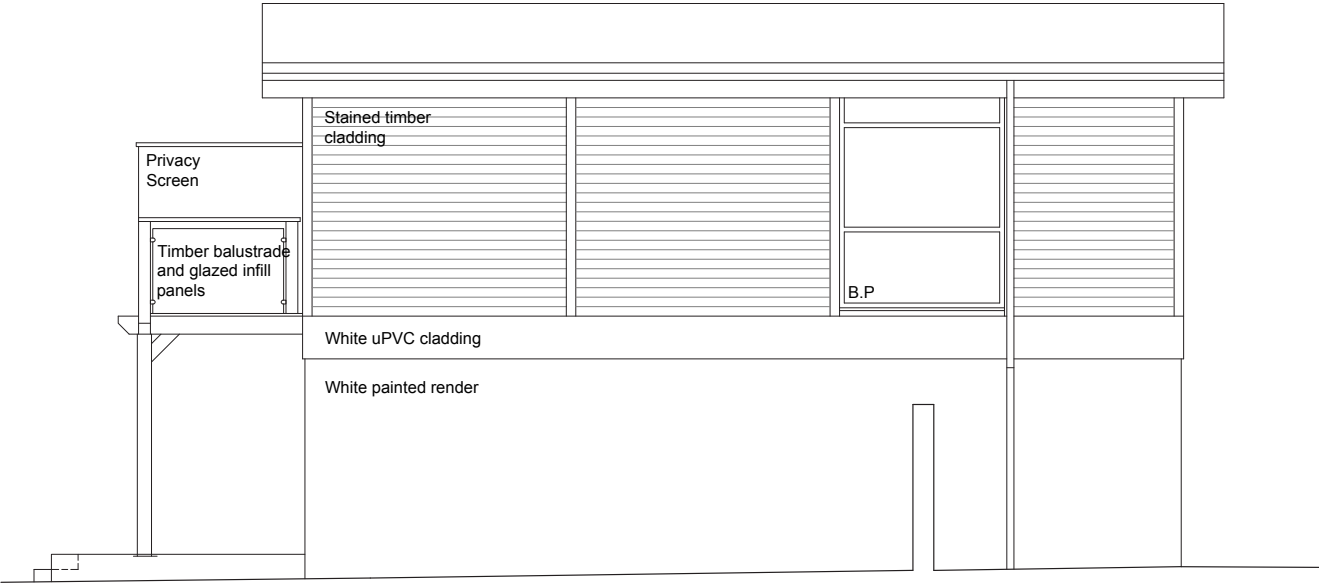
South Elevation



West Elevation



North Elevation



East Elevation

2.06 Existing street views of the north elevation



1. Approach from Old Fort Road



2. Approach from Old Fort Road



3. View from the driveway



4. North and east elevations from Old Fort Road

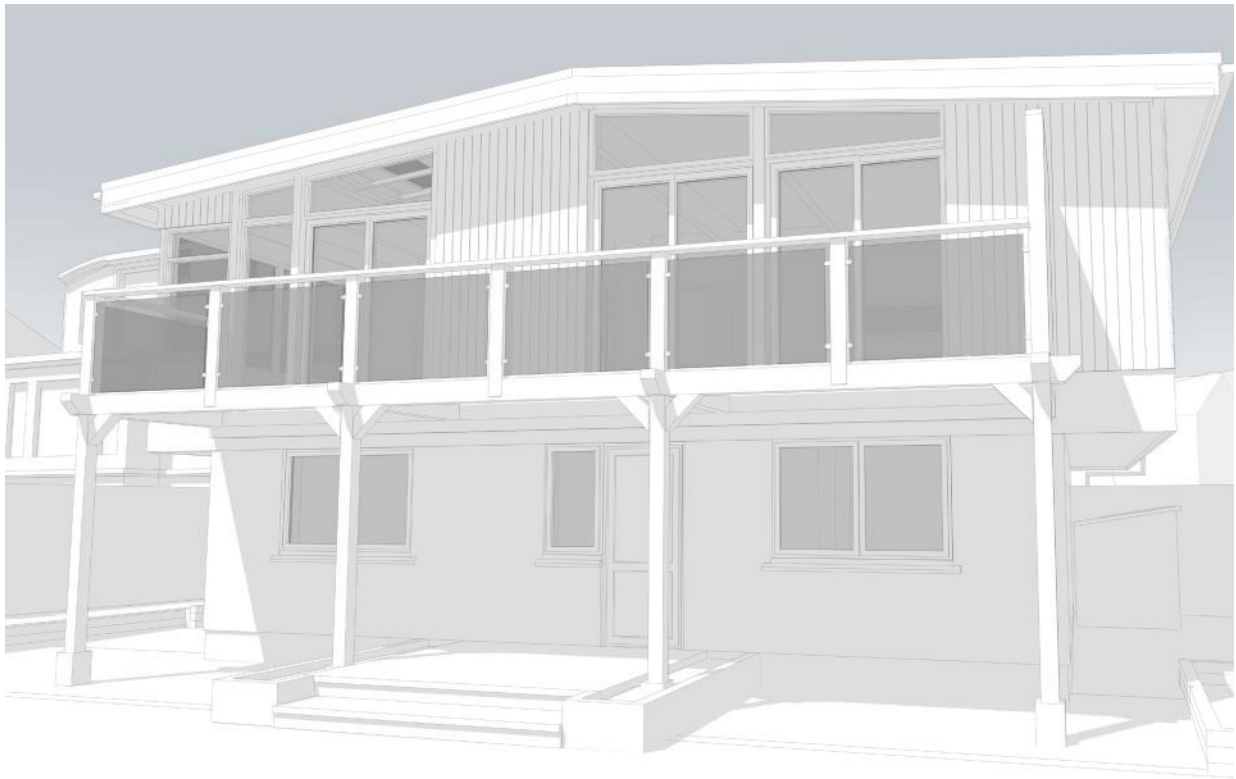
2.07 Existing model views of the south elevation



1. Approach from the beach



2. South elevation from the beach



3. South Elevation from the garden

2.08 Site Analysis and Precedent Study

Pett Level Beach House, designed by Micheal Patrick in 1959 is an example of a beach house from the mid-century period which has been preserved to celebrate its nostalgic, nautical and retro design. While ongoing changes have been made to the property, all refurbishments has respected its unique form and traditional construction. Additionally, any landscaping, or external structures are kept away from the building, creating unobstructed views. The property is Grade II Listed.



Pett Level Beach House in 1959 Pett Level Beach House in 2024

154 Old Fort Road remains close to its original construction, with only minor changes made to the external cladding and paving. This provides the opportunity to take the same approach and celebrate its unique character.



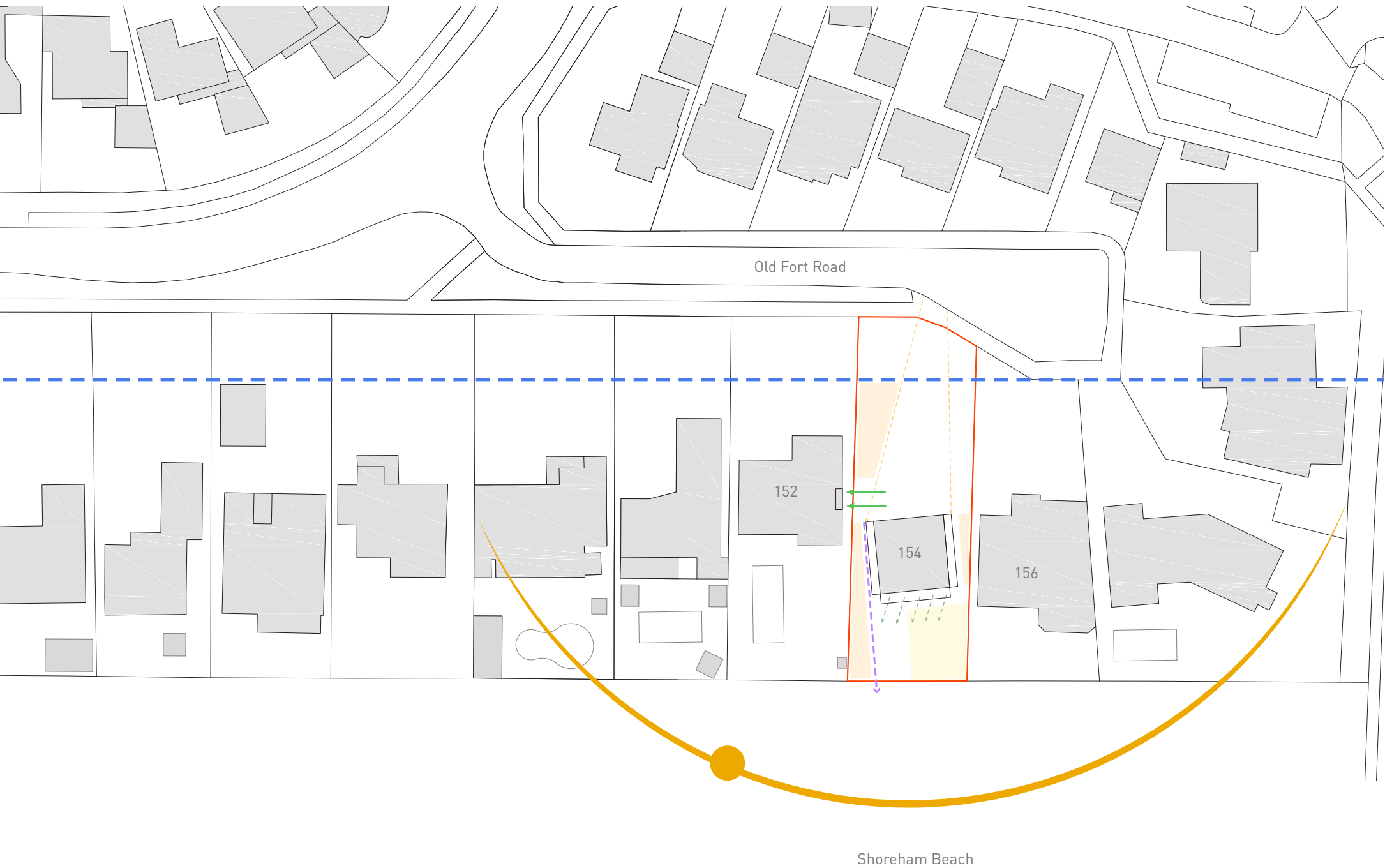
154 Old Fort Road in 2009 showing original timber cladding



Image of a 'Celtic Homes' timber frame house - a similar style to 154 Old Fort Road built in 1969. Taken from a house and garden magazine article (name unknown).

- Site Analysis
- Red line boundary
 - Sightlines to property to remain unobstructed
 - Notional Building Line
 - Direct route through South/west views
 - Daylight to neighbouring window
 - Available area to build

The brief has asked for a multi-use garden room and additional space for storage and a sauna. The diagram illustrates constraints such as the notional building line and sight lines to the property. The area marked in orange represents the available area on site for proposed structures. The west side of the front garden is an ideal location for the 'garden room' as it will not overshadow neighbouring properties. The most appropriate position of this will be behind the notional building line. The space directly east of 152 Old Fort Road that is not shaded demarcates an area to remain clear to allow daylight into the dwelling through its ground floor windows.

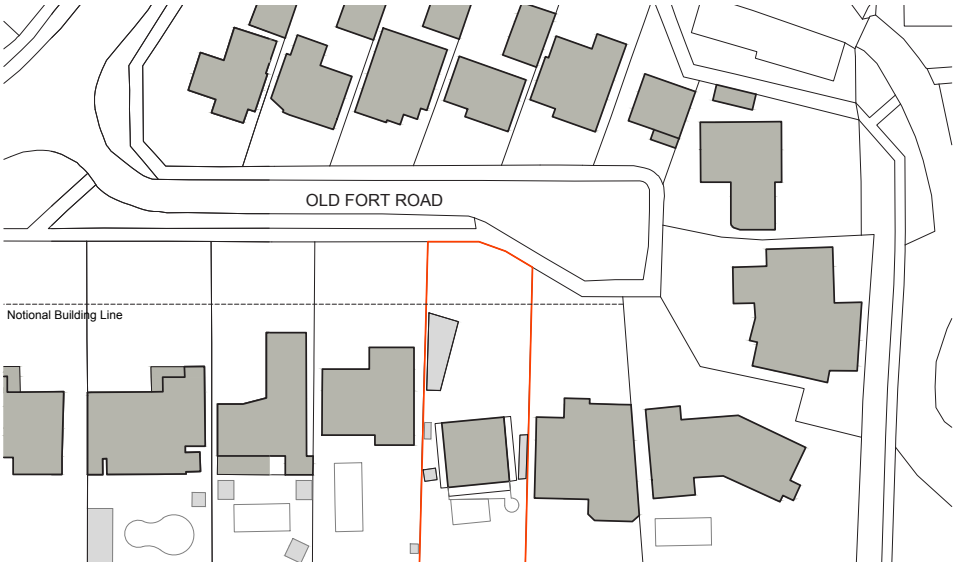


3.00 Proposal

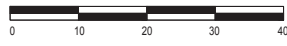
3.01 Proposed Site Plan



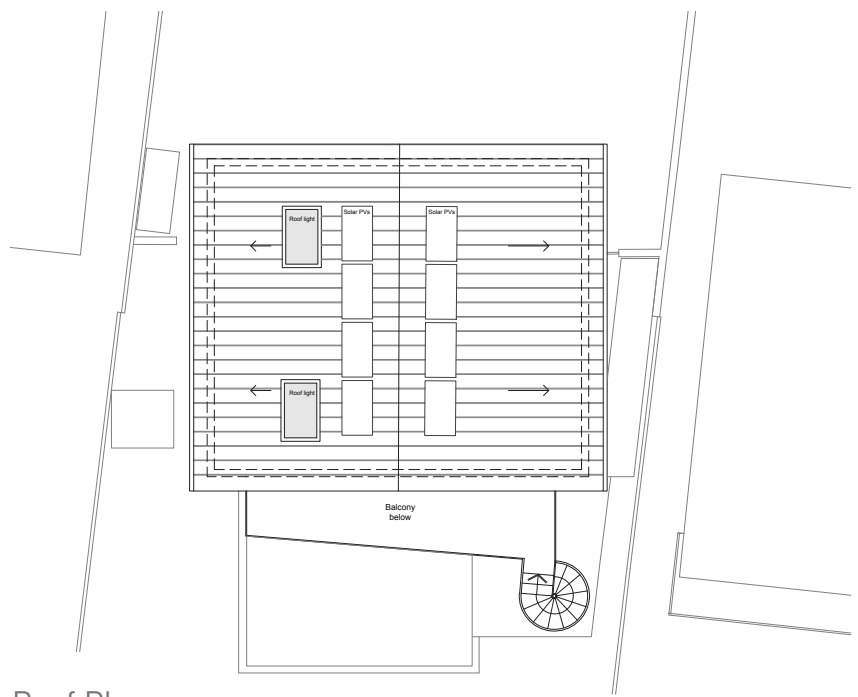
Scale in metres



Block Plan



Scale in metres



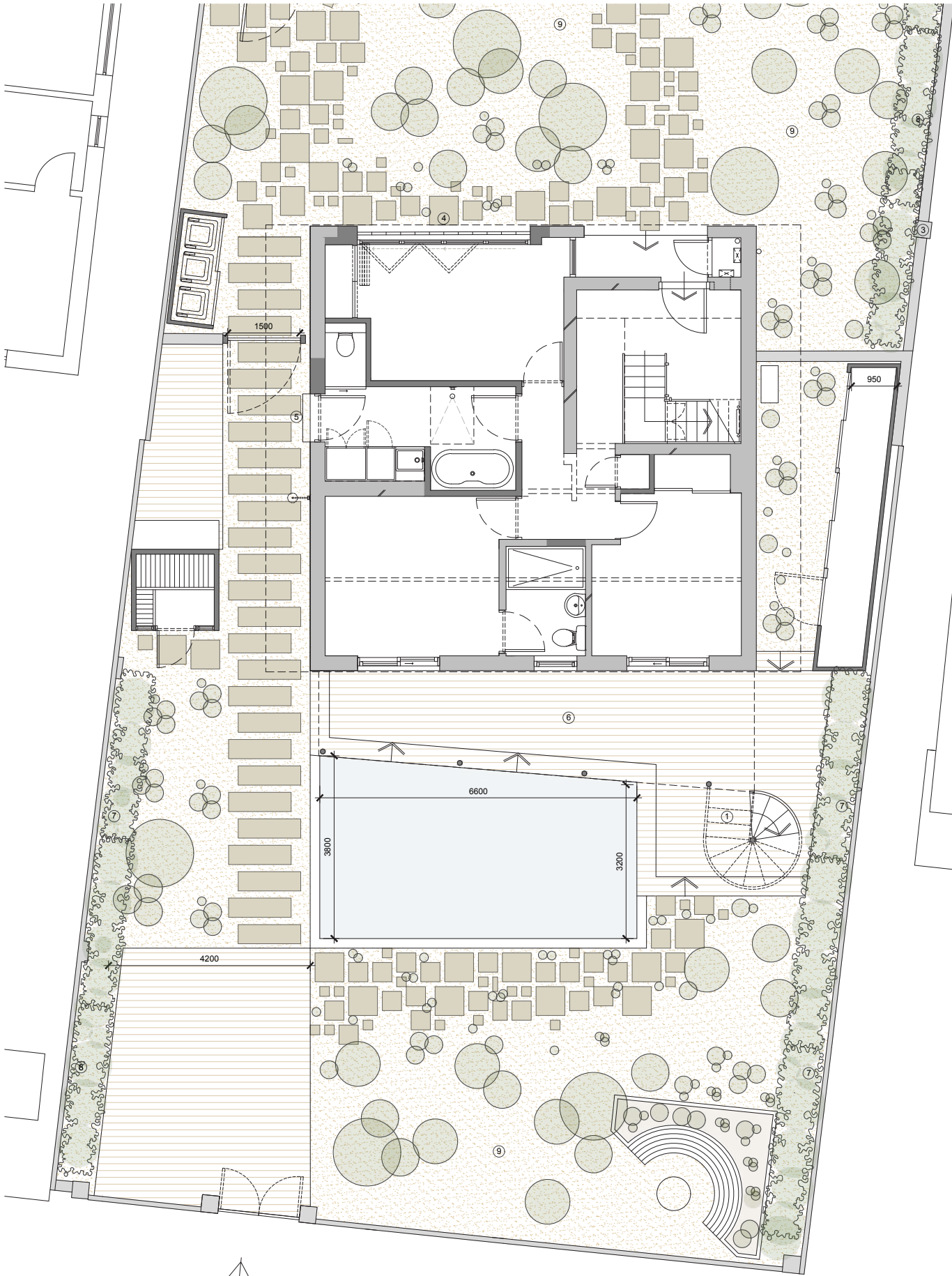
Roof Plan

Key

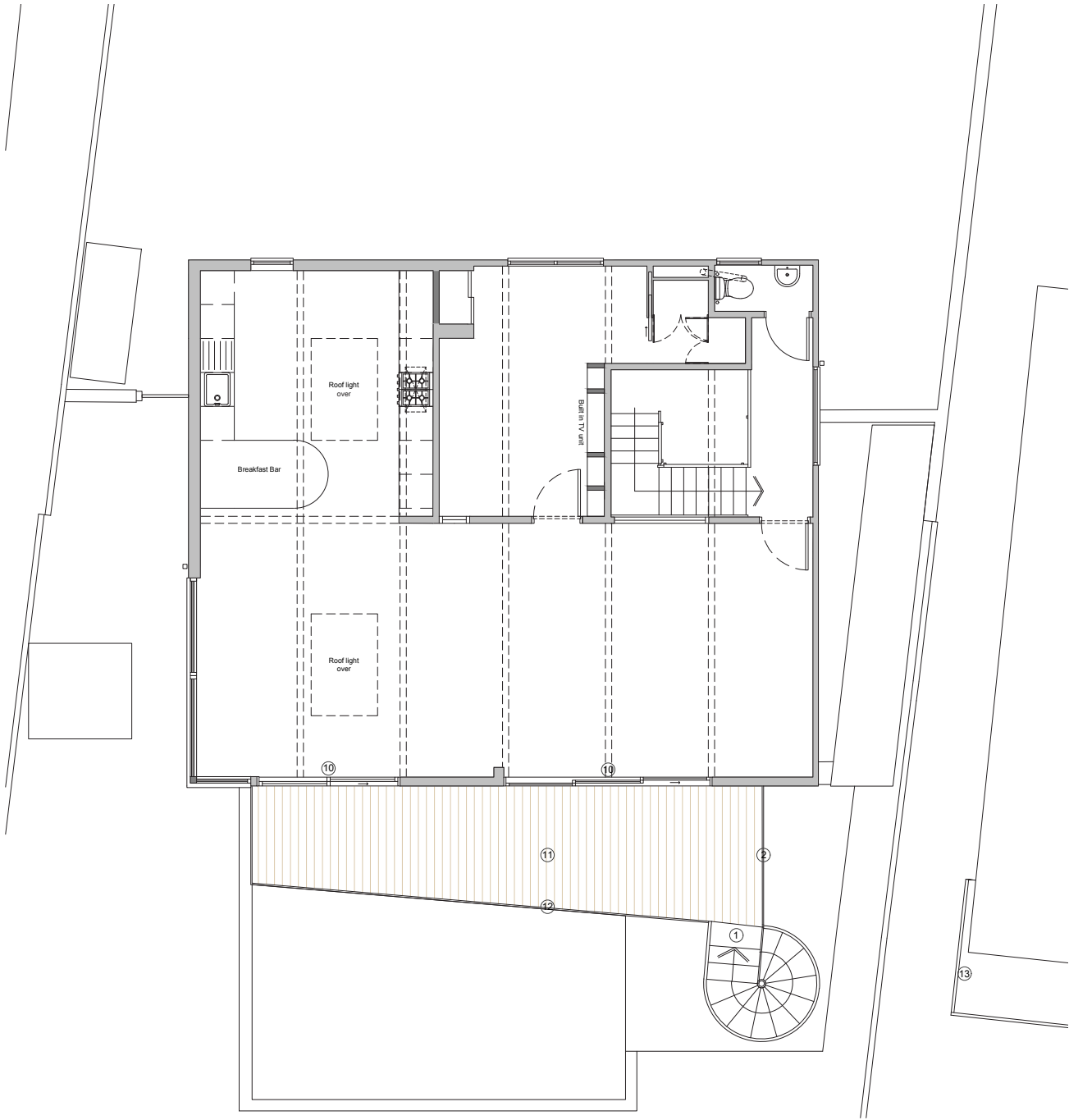
- ① Powder coated (colour) steel spiral staircase
- ② Re-used paving from existing driveway (parking area repositioned for 2No. cars)
- ③ Decorative breeze block boundary wall
- ④ Clay breeze blocks to replace garage door
- ⑤ Glazed side entrance door
- ⑥ Timber terrace (320mm high as existing)
- ⑦ Existing hedge planting
- ⑧ Proposed hedge planting
- ⑨ Beach shingle with planting
- ⑩ Alterations to glazing



Scale in metres



Ground Floor Plan



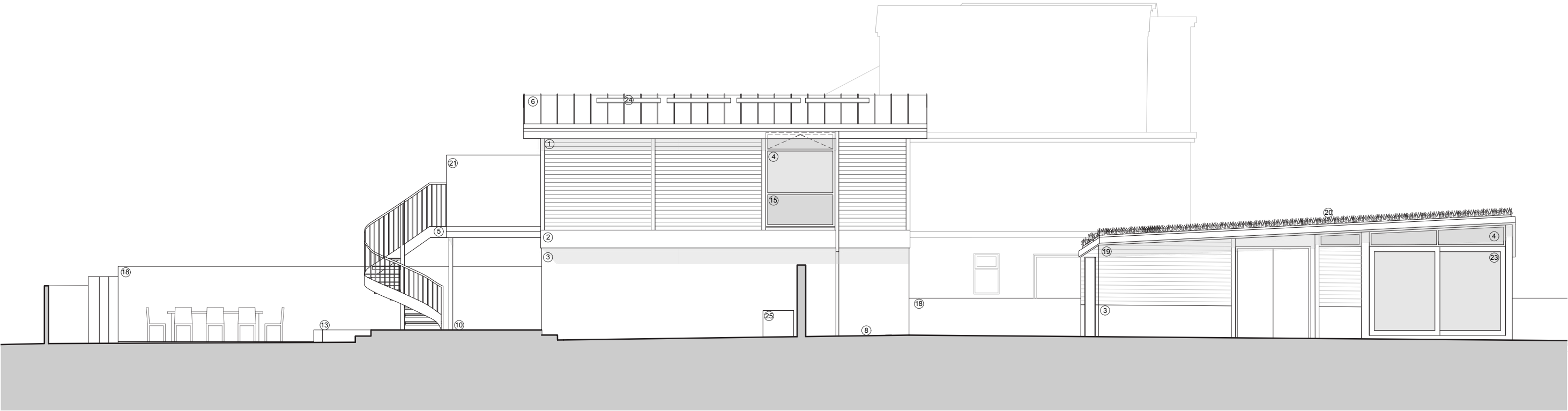
First Floor Plan

- Key**
- ① Powder coated (colour) steel spiral staircase
 - ② 1.8 high screen/mirror as existing
 - ③ Decorative breeze block boundary wall
 - ④ Clay breeze blocks to replace garage door
 - ⑤ Glazed side entrance door
 - ⑥ Timber terrace (320mm high as existing)
 - ⑦ Existing hedge planting
 - ⑧ Proposed hedge planting
 - ⑨ Beach shingle with planting
 - ⑩ Alterations to glazing
 - ⑪ Balcony replaced and extended by 750mm on the east side
 - ⑫ Frameless glass balustrade
 - ⑬ 156 Old Fort Road's terrace with 1.8m high screen on west side

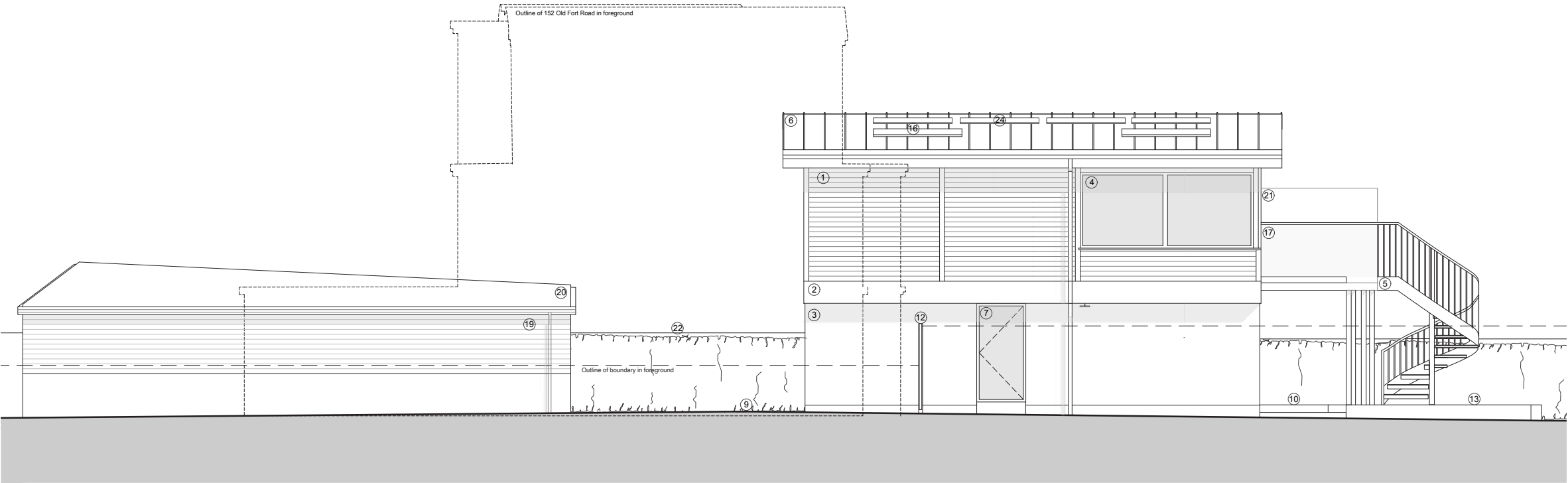
3.03 Proposed Elevations



Scale in metres



East Elevation



- Key
- ① Replacement timber cladding ('Thermory')
 - ② White uPVC cladding to be replaced with powder coated aluminum
 - ③ White painted render
 - ④ Treble glazed windows and doors ('Nordan')
 - ⑤ Powder coated (colour) steel spiral staircase
 - ⑥ Metal zinc roof
 - ⑦ New glazed door
 - ⑧ Beach shingle with planting
 - ⑨ Re-used paving (from existing driveway)
 - ⑩ Timber terrace
 - ⑪ Replaced balcony
 - ⑫ Powder coated (colour) galvanised steel gate
 - ⑬ Swimming Pool
 - ⑭ Painted breeze blocks
 - ⑮ Translucent coloured panel (as existing)
 - ⑯ Roof light
 - ⑰ Frameless glass balustrade
 - ⑱ Existing boundary wall
 - ⑲ Horizontal timber cladding
 - ⑳ Sedum roof
 - ㉑ 1.8m high screen/mirror as existing
 - ㉒ Decorative Breeze block boundary wall
 - ㉓ Original timber frame doors from house reinstated to 'garden room'
 - ㉔ Solar PVs
 - ㉕ Air Source Heat Pump

West Elevation

3.04 Proposed Elevations



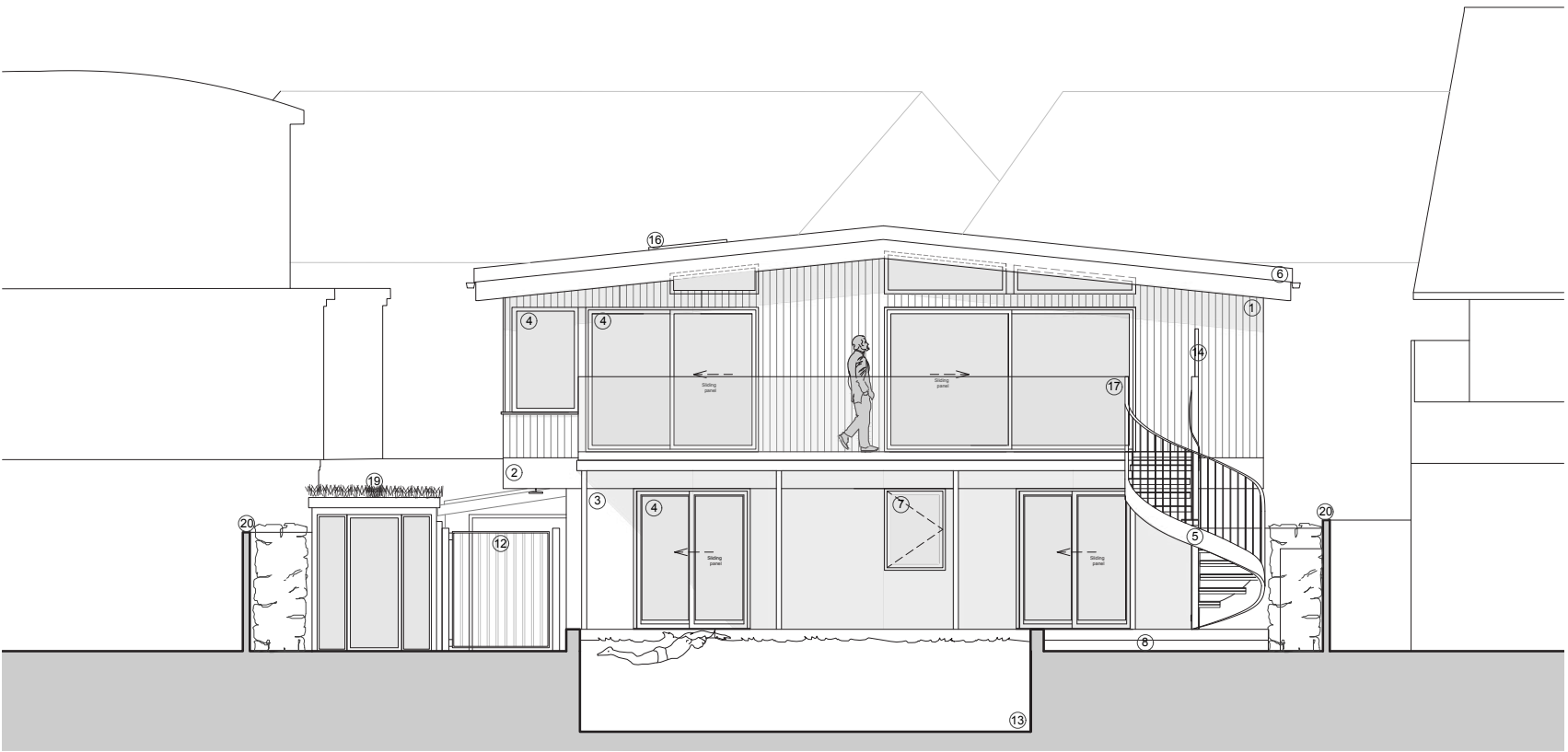
Scale in metres



North Elevation (excluding 'garden room')



North Elevation (including 'garden room')



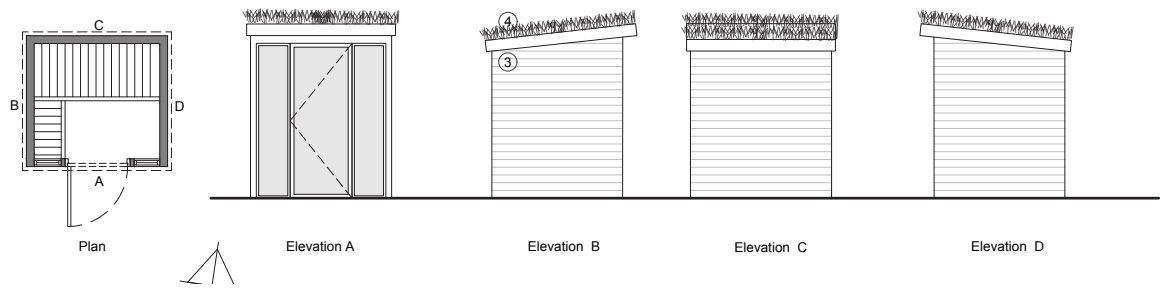
South Elevation

- Key**
- ① Replacement timber cladding ('*Thermory*')
 - ② White uPVC cladding to be replaced with powder coated aluminum
 - ③ White painted render
 - ④ Treble glazed windows and doors ('*Nordan*')
 - ⑤ Powder coated (colour) steel spiral staircase
 - ⑥ Metal zinc roof
 - ⑦ Treble glazed casement Window to replace existing door
 - ⑧ Beach shingle with planting
 - ⑨ Re-used paving (from existing driveway)
 - ⑩ Timber terrace
 - ⑪ Painted breeze blocks ('*UK Best Tile's clay breeze blocks*')
 - ⑫ Powder coated (colour) galvanised steel gate
 - ⑬ Swimming Pool
 - ⑭ 1.8m high screen/mirror as existing
 - ⑮ Translucent coloured panel to top and bottom window panes (as existing)
 - ⑯ Roof light
 - ⑰ Frameless glass balustrade
 - ⑱ Horizontal timber cladding
 - ⑲ Sedum roof
 - ⑳ Existing Boundary wall
 - ㉑ Decorative breeze block boundary wall

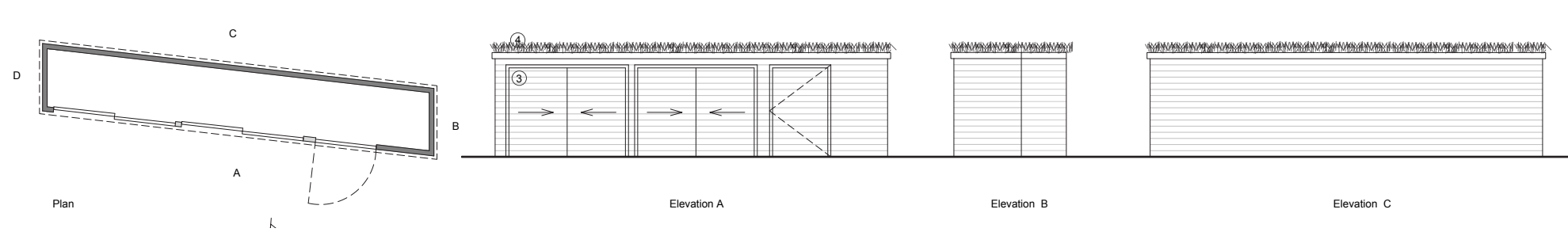
3.05 Proposed garden room, and garden structures



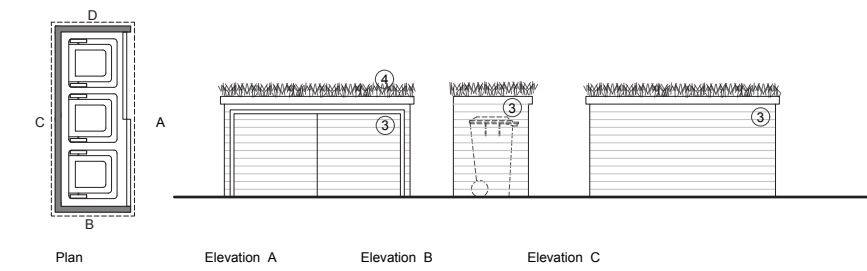
Scale in metres



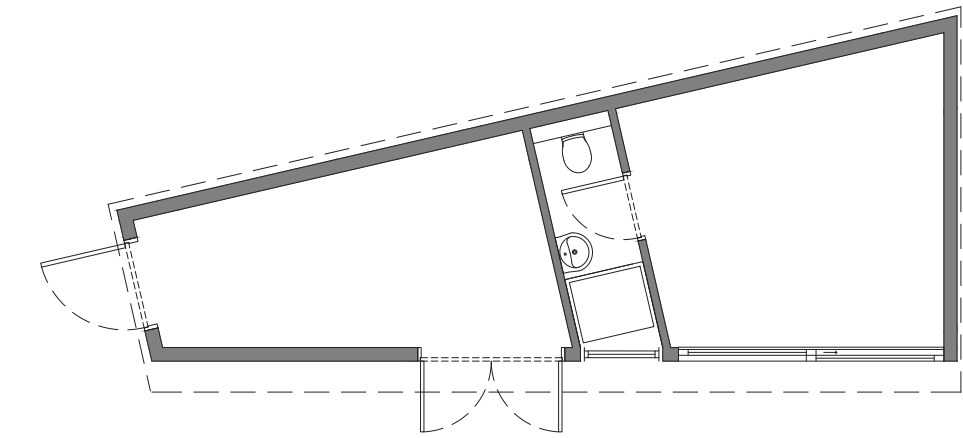
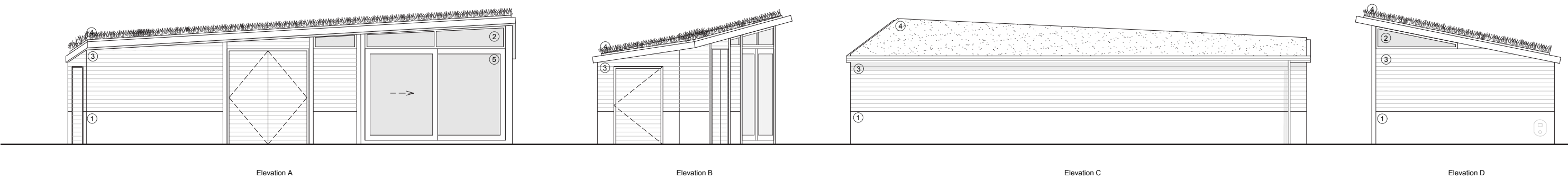
Sauna



Garden Storage



Bin Storage



Garden Room

- Key
- ① White painted render
 - ② Treble glazed Windows and doors (*Nordan*)
 - ③ Horizontal timber cladding
 - ④ Sedum roof
 - ⑤ Original sliding timber doors reused



View of the north elevation



View of the south elevation from the garden



Ariel view of the south-west elevations

3.09 Existing and proposed model views of the driveway and garden room



Existing view of approach from Old Fort Road



Existing view of driveway



Proposed view of approach from Old Fort Road



Proposed view of driveway and garden room

3.10 Existing and proposed model views of the driveway and garden room



Existing view from the driveway



Existing view of north and east elevations from Old Fort Road



Proposed view from the driveway



Proposed view of north and east elevations from Old Fort Road

3.11 Appearance

The brief asked for proposed works to respect the original 1970s design concept and its pallet of materials. This proposal seeks to respect the existing house by using materials to match the existing. These materials include; horizontal and vertical timber cladding to the first floor and to all proposed garden structures, white painted render to the house and boundary walls, as well as white powder coated aluminium to replace the white uPVC cladding at first floor. Lastly, painted breeze blocks to the former garage door opening will continue the 1970s design concept.

Where windows and doors are replaced, white powder coated aluminium frames will closely match the white uPVC frames to the existing. On the first floor, existing translucent coloured panels to the north and east elevation will be replaced with red, yellow and blue panels (see pages 17, 20 and 21). The replacement balcony will be powder coated galvanised steel with a timber floor finish and a frameless glass balustrade to enhance views to the sea and limit obstruction to the south elevation. The composite sheet roof covering will be replaced by a light grey zinc covering with an increased overall thickness to allow for insulation.

3.12 Landscaping

Landscaping improvements are proposed throughout to soften boundaries, and improve the access and functionality of both garden spaces. Shingles with beach planting and re-used paving slabs are to be used throughout the front and rear garden. Existing paving is also to be re-used for the re-positioned parking area. Where part of the boundary wall is raised on the west side of the front garden, it will match the breeze blocks used in the rear garden. All proposed garden structures are to have a sedum roof. Impact on the existing landscape is minimised by retaining the existing hedge planting as much as possible, and replanting existing shrubs and hedging where appropriate. The hedging to the west boundary of the front garden is to be removed to allow for the garden room.

3.13 Layout and Access

To the front of the property, the repositioned parking area provides space for 2 No. cars. No alterations have been made to the driveway entrance or to the position of the drop kerb. Space provisions for 2No. bicycles have been made in the garden room, as well as space for 3 No wheelie bins.

Several minor external alterations have been proposed; all glazing to the south elevation has been rationalised to improve access and open up views to the sea. At ground floor level window sills have been dropped and windows replaced with glazed sliding doors for improved access to the garden. At first floor level the glazing has been rationalised to improve access to the balcony and views out to sea. For external access from first floor to ground level, a spiral staircase will meet a timber terrace at ground level which steps down to a swimming pool.

3.14 Scale

With no proposed extension to the property itself, the garden room seeks to respect the 1970s design concept of the existing house as well as its neighbours. To do so the garden room is placed to the west boundary to stop overshadowing. It is also positioned following the notional building line (refer to page 11). Its height has been kept to a minimum (between 2m and 2.9m sloping down towards the property) and a clear sight line is maintained between the garden room and the property.

3.15 Sustainability

The proposal incorporates the following:-

- First floor walls will be thermally upgraded when replacing timber cladding.
- The pitched roof covering will be replaced with zinc allowing for an increased thickness and insulation value.
- The ground floor walls will be insulated both within cavities and externally.
- The existing gas boiler will be replaced with an Air Source Heat Pump (ASHP) which will also be used to heat the pool
- Photovoltaic roof panels will be located on the east and west facing pitched roofs.
- Treble glazed high performance composite aluminium doors and windows will replace the existing.
- Materials such as paving in the front and rear garden will be re-used where possible.
- All proposed garden structures are to have sedum roofs.
- Hedge planting is to be maintained and enhanced where possible.

4.00 Conclusion

The proposal is for the alteration and refurbishment of this 1970s beach front property to improve access, layout and performance. The proposal set out within this document meets the brief to maintain the character of the house while upgrading elements such as the cladding, roof covering, walls and glazing. The proposal presents minor changes to the landscape to make better use of the front garden to allow for more parking and storage spaces as well as space dedicated for beach appropriate planting to the front and rear. The garden room, sauna, garden storage and bin store structures have been kept to an appropriate scale to ensure they are not overbearing to neighbours and do not restrict existing sea views. All internal alterations have been kept discreet and do not contradict the original design of the property. Overall, the proposal aims to enhance and celebrate the unique character of the house while meeting the requirements set out in the brief.