From: Breckell Architects <james@breckell.co.uk>
Sent: 30 July 2009 11:32
To: Peter Barnett
Subject: RE: 9 The Meadway, Shoreham - ADC/0265/09
Attachments: P__262-9 the Meadway_planning drawing rev A.pdf

Dear Peter,

Thank you for your comments which I have discussed with the Client and we have made the following revisions to the design:

1. We have removed the side elevation windows to the kitchen/ dining room to overcome any overlooking issues here. The hall window is at high level only. The WC and the bathroom window (at first floor level) is to be obscure glazing.
2. We have removed the balustrade to the top of the parapet so that it cannot be used as a terrace.
3. We have put a roof light on the flat roof giving light to the kitchen/ dining room – as per your suggestion, this will make the flat roof less attractive as a future terrace.

We would hope that we do not have to remove the Juliet balcony entirely as it is a very attractive feature facing south and I believe that other examples of this type of feature is common along the south side of the Meadway.

These revisions, we think, make for an overall improvement to the proposal and, we hope, overcomes any overlooking of neighbours.

I have attached a PDF file of the revised drawing. Please take a look and let me know if the design is reasonably okay? I'm afraid I will not be able to send you a paper copy for a while as my A1 printer has blown a fuse and is likely to take a week to be repaired or replaced.

Regards

James Breckell

From: Peter Barnett [mailto:Peter.Barnett@adur.gov.uk]
Sent: 23 July 2009 15:41
To: Breckell Architects
Subject: 9 The Meadway, Shoreham - ADC/0265/09

James

Having looked at the plans for the above, I have a couple of points to make.

First, in order to prevent any loss of privacy to the dwellings either side of the site, the kitchen/dining room ground floor windows should be amended to be high level. The hall window should also be high level as it will face towards existing ground floor windows at the side of No.11.

The study window does not face any windows in the proposed new dwelling to the west and can remain.

Second, I am concerned at the potential to use the flat roof over the kitchen/dining room as a terrace. While the bedroom doors have a Juliet balcony across them, the roof is shown as having a balustrade around it which would imply future use of this area. A Juliet balcony rail is also not going to be sufficient to prevent a determined person from accessing the roof.

I would be happier if the flat roof could be made less desirable as a space to use. Is there a surface that could be used or features, such as a rooflight, which could be installed which restricts the amount of roof available? Alternatively, the best solution would be to replace the proposed bedroom doors with windows, as with the dwellings at No.7, to make it less easy to access the roof.

I look forward to hearing from you.

Regards

Peter Barnett

Peter Barnett - Principal Planning Officer Development Control, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR
Internal: 63233 | External: 01273 263233 | E-mail: peter.barnett@adur.gov.uk

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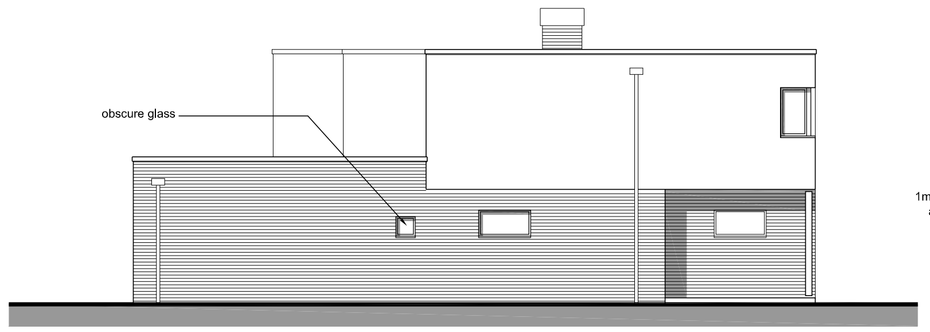
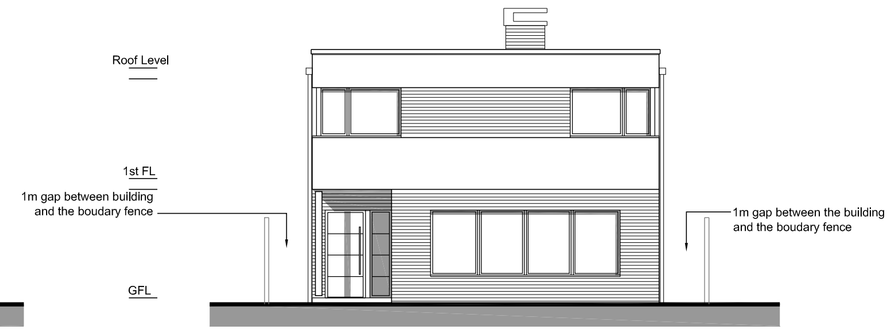
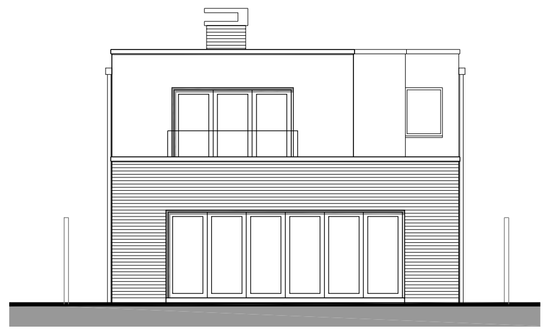
REV	DATE	BY	AMENDMENT
			SCALE FOR PLANNING PURPOSES ONLY
A	30.07.09	jb	side elevation windows removed/ amended, balustrade to parapet wall removed and a rooflight added to flat roof



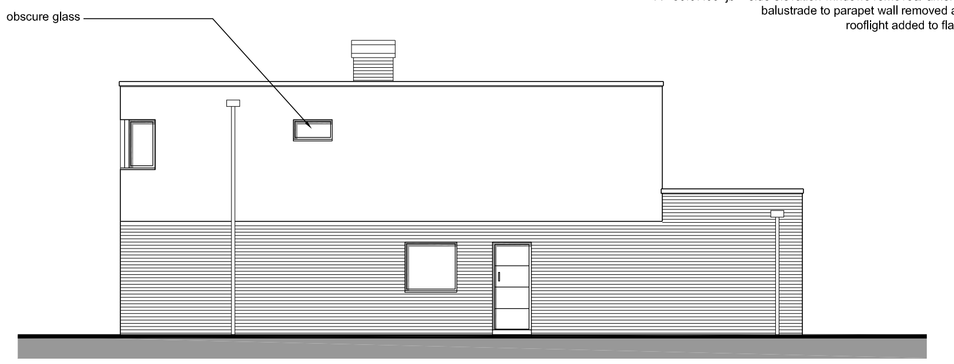
SIDE ELEVATION 1:100



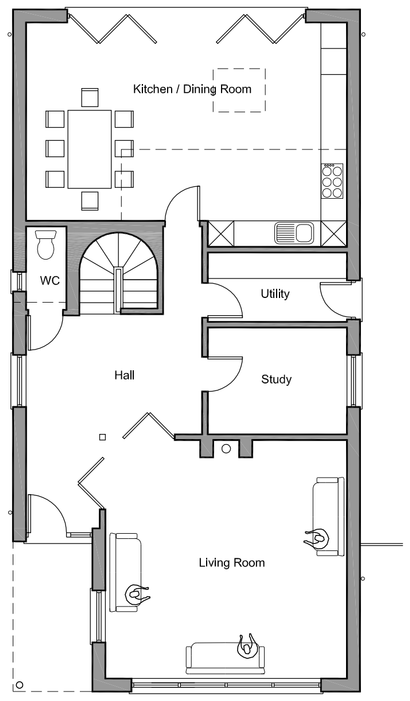
FRONT ELEVATION 1:100



REAR ELEVATION 1:100



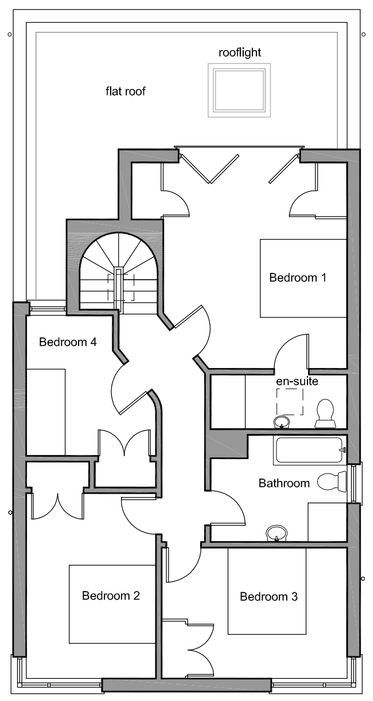
SIDE ELEVATION 1:100



GROUND FLOOR PLAN 1:100

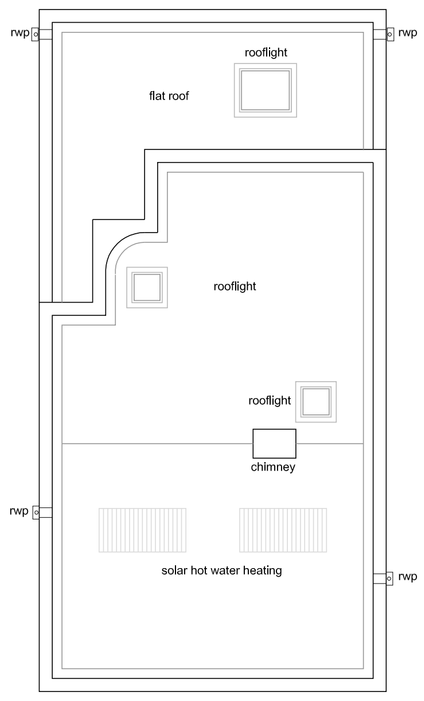
G.I.A. 105.6m.sq (1137 sq.ft)

Total Gross Internal Area: 187.2m.sq - (2015sq.ft)

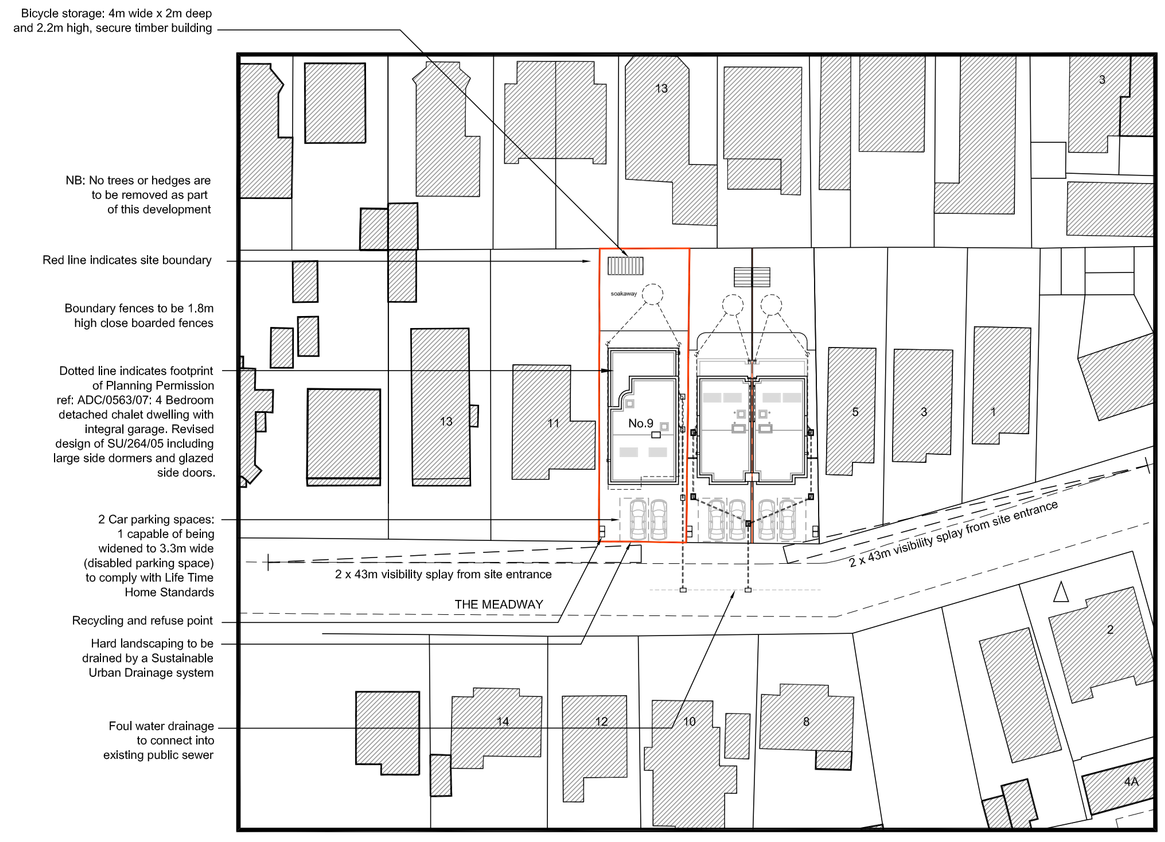


FIRST FLOOR PLAN 1:100

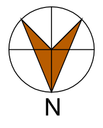
G.I.A. 81.6m.sq (878 sq.ft)

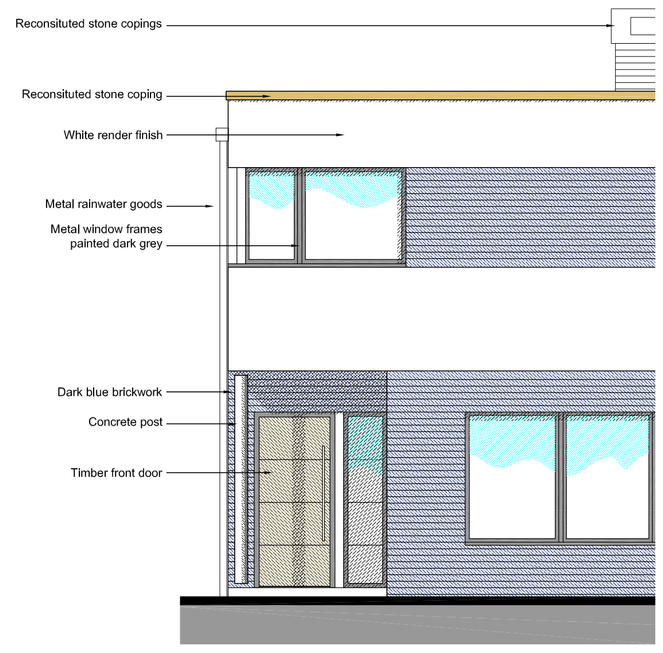


ROOF PLAN 1:100

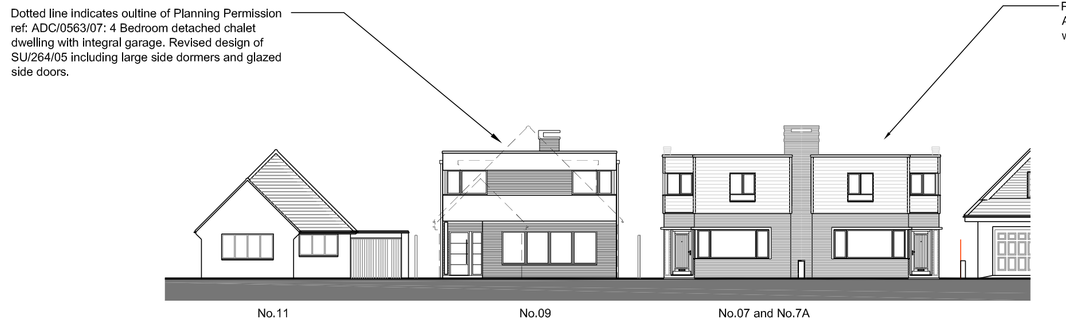


PROPOSED BLOCK PLAN 1:500





MATERIALS 1:50



COMPARISON OF EXISTING AND PROPOSED PLANNING CONSENT 1:200



LOCATION PLAN 1:1250



ELEVATION FACING THE MEADWAY 1:200

James Breckell Architects
Tower Point 44
North Road, Brighton
BN1 1YR
Tel: 01273 669 482
Fax: 01273 669 483
email: james@breckell.co.uk
website: www.breckell.co.uk

CLIENT
Bramber Construction Ltd

JOB
Proposed detached house
No. 9 The Meadway, Shoreham Beach

DRAWING
Proposed Plans, Elevations, Block Plan & Location plan

DATE	July 2009
SCALE	As shown @ A1
DRAWN BY	jb
JOB NO.	262
DWG NO.	01
REVISION	A