November 2020

CZWG

FREE WHARF,
PHASE 2 BUILDING G DESIGN STATEMENT
DESIGN AND ACCESS STATEMENT ADDENDUM
SHOREHAM-BY-SEA



Prepared by CZWG Architects LLP on behalf of Southern Housing Group
2052-00-BR-0255-P01 Planning Amendments

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Site location plan



Phase 2 BUILDING G WITHIN THE WIDER SCHEME

1.0 INTRODUCTION

1.1 Summary

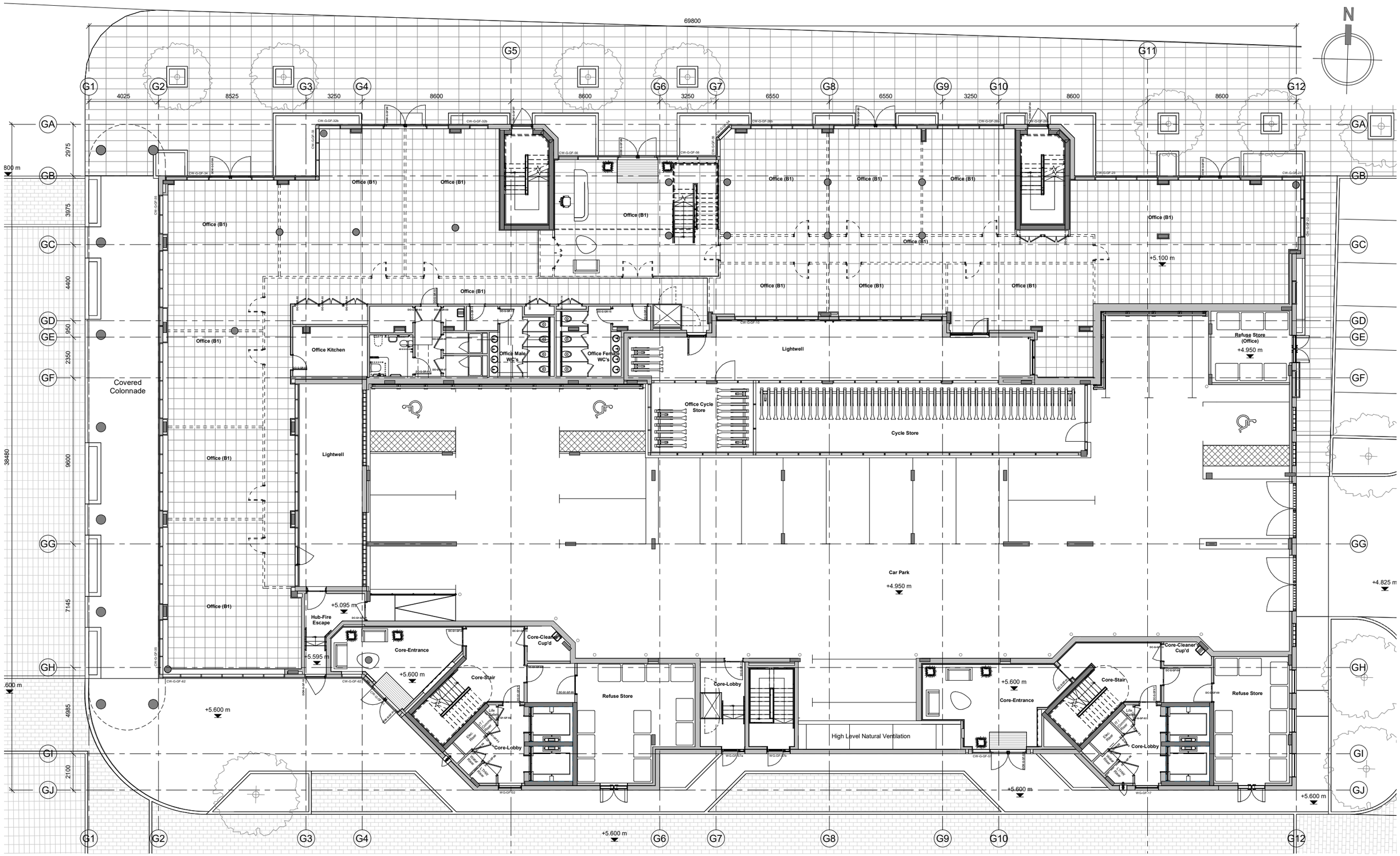
This document summarises amendments that the original applicant wishes to make to the Free Wharf scheme which was granted planning permission in January 2018.

It is to be read in conjunction with the Design and Access Statement of Permission AWDM/1497/17. Any items not addressed as a change in this document remain as per the original planning consent AWDM/1497/17.

The amendments sought in this Design Statement relate to changes to the external appearance of the building, namely to the external facade cladding material and the design of the balconies to some facades. In addition, it also proposes the change of use of the commercial space at mezzanine level to residential, resulting in an additional 8no apartments in this building.

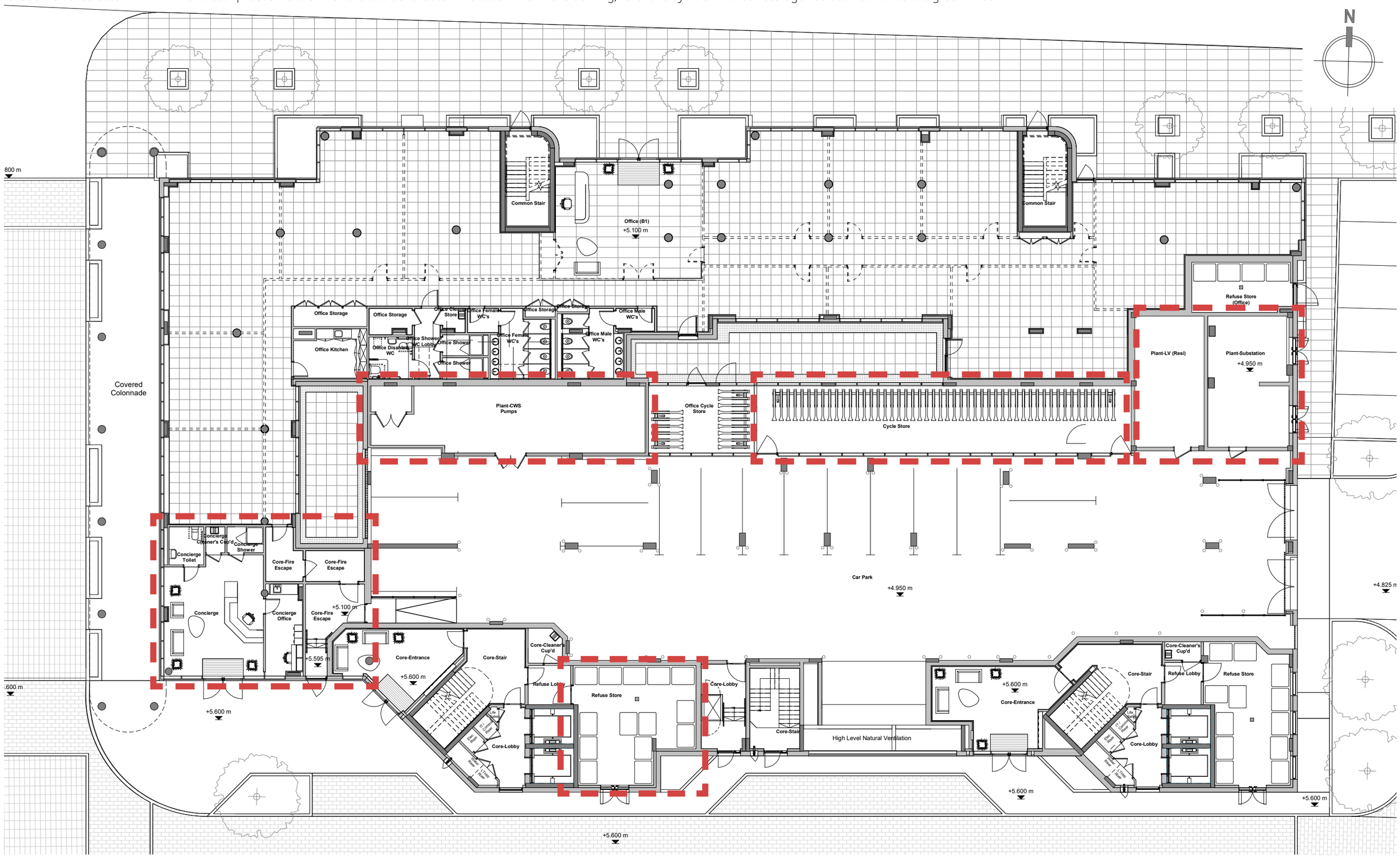
2.0 BUILDING G GROUND FLOOR PLAN ARRANGEMENTS

Consented scheme showing office space, internal parking and residential entrance core layouts



Ground floor plan Consented scheme

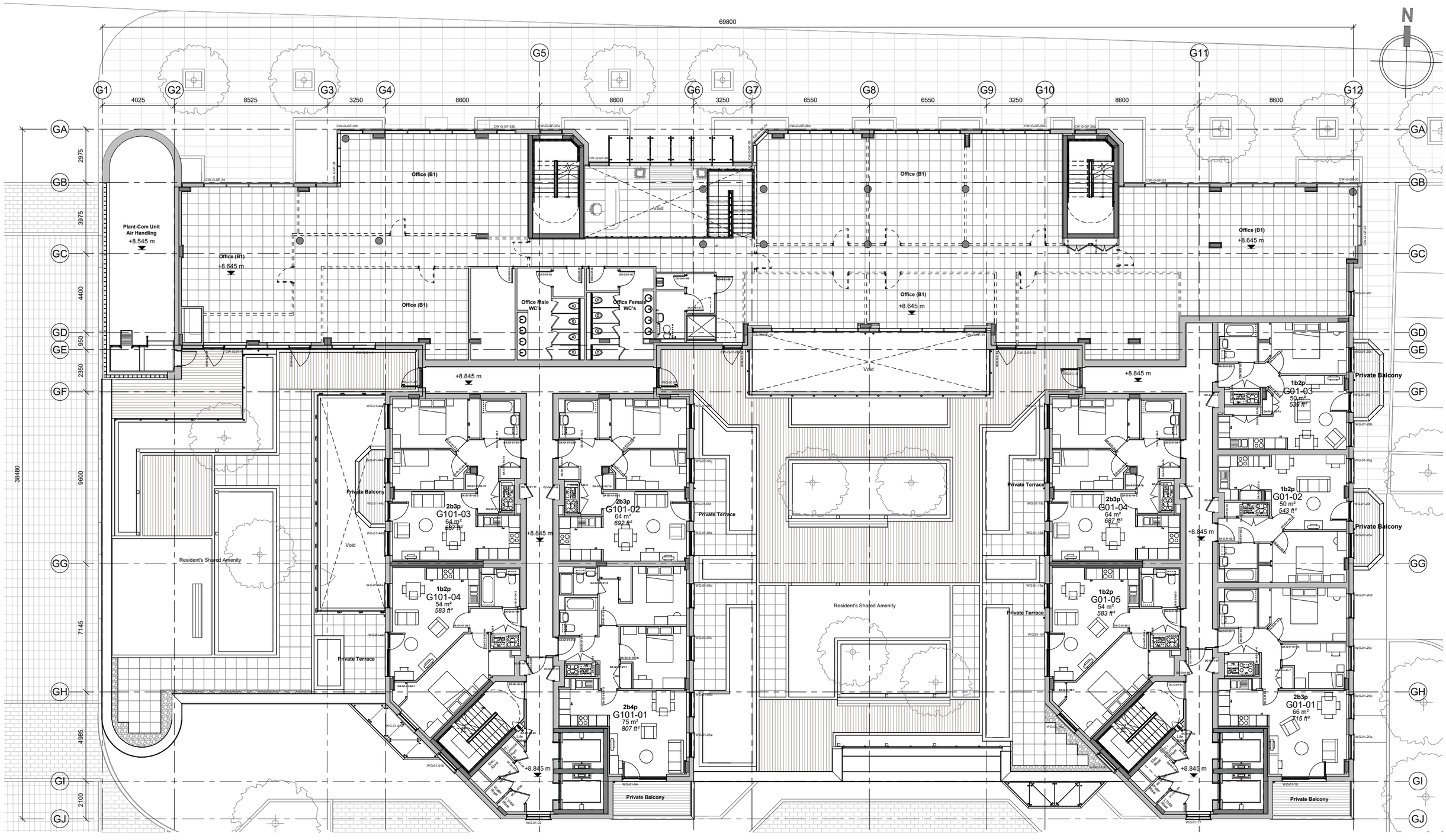
Proposed scheme showing additional sub-station, switch rooms and other plant space. A temporary Concierge's office, WC and storeroom is located in the office space until a permanent location is constructed in Bld D in the later phases. To allow for the additional accommodation within this building, further bicycle and refuse storage has been added to the ground floor.



Ground floor plan Proposed scheme

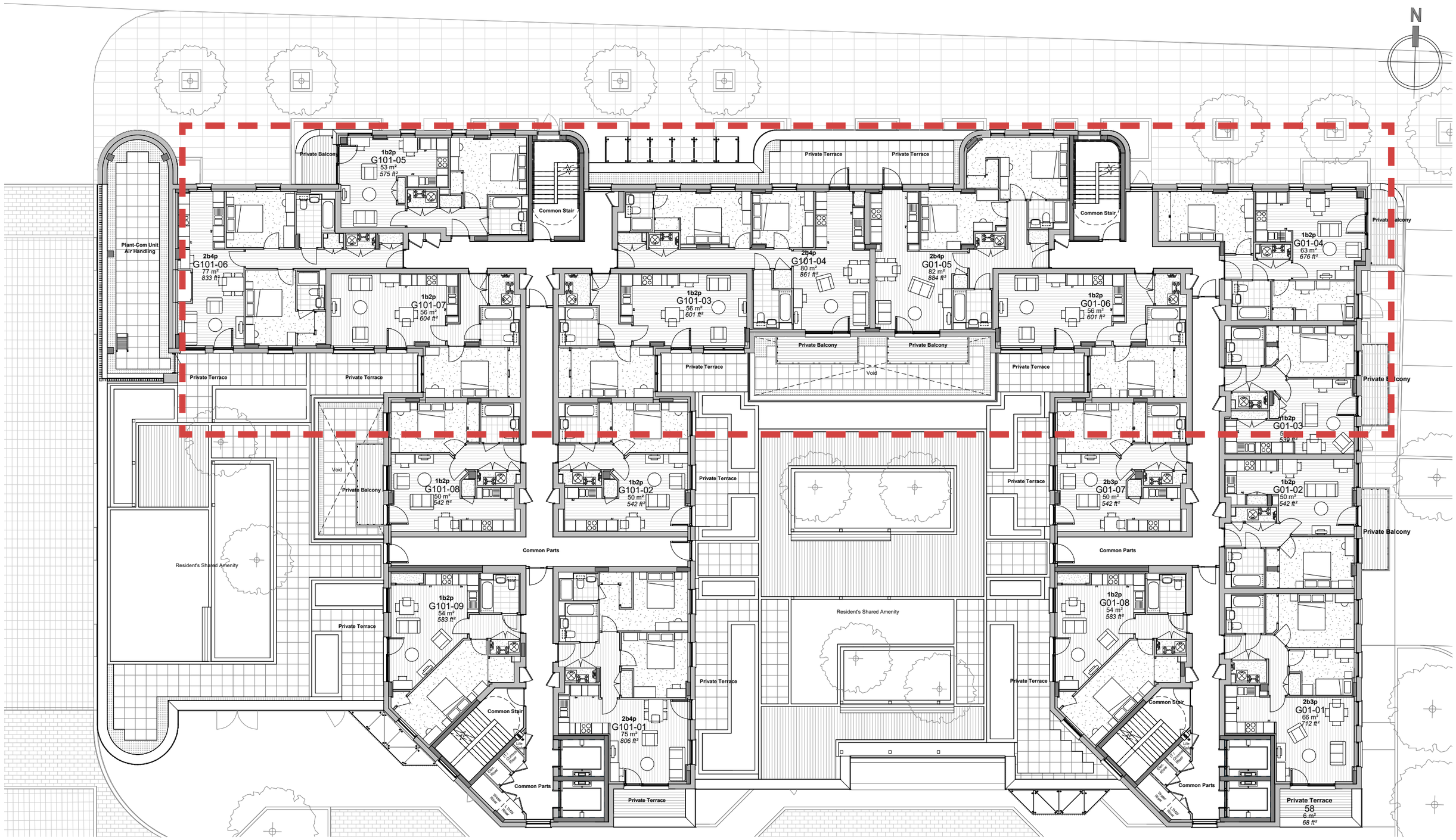
3.0 BUILDING G 1ST FLOOR AMENDMENTS

Consented scheme showing office space to Brighton Road facade, residential apartments to the inner courtyard and shared residents amenity gardens



1ST floor plan Consented scheme

Proposed scheme showing 8 No. Additional residential units in lieu of office space (essentially a duplicate of the full residential floor above)
Access to shared residential amenity gardens adjusted to provide private external space to internal corner apartments.



1ST Floor plan Proposed scheme

4.0 BUILDING G - ELEVATIONS

North Elevation



Consented scheme

This is the main facade onto Brighton Road and therefore needs to be considered alongside building H. The introduction of residential accommodation at mezzanine level has resulted in a reduction of the glazed plinth height at ground floor and an overall increased building height. The upper level corners are curved rather than chamfered which is a classic design feature that helped to reinforce the art-deco influences cited in the original design origins and development



Proposed scheme

South Elevation



Consented scheme

On the South facade, the proposed amendments relate to the curtain walling arrangements at the ground floor addressing the internal changes. On the upper levels, the previously enclosed balconies are to be replaced with lightweight balconies with metal balusters.



Proposed scheme

East Elevation



Consented scheme

Changes on this facade relate mainly to arrangement of the ground floor towards the Brighton Road where additional residential apartments are introduced at mezzanine level. On the upper floors the balconies proposed are lightweight with vertical metal balusters apart from the ones facing the Brighton Road which are in curved brickwork.



Proposed scheme

West Elevation



Consented scheme

The majority of amendments on the East facade relate to the changes to the balcony design on the upper residential levels.



Proposed scheme

5.0 BUILDING G 1ST FLOOR AMENDMENTS BRIGHTON ROAD ELEVATION

This application seeks to replace the commercial space at mezzanine level with an additional 8no residential apartments. This proposal results in a nominal height increase of 1080mm in Building G and elevational changes. The image here shows a comparison of the approved and proposed schemes, alongside building H which is subject to a separate application proposing changes to materials for consistency.

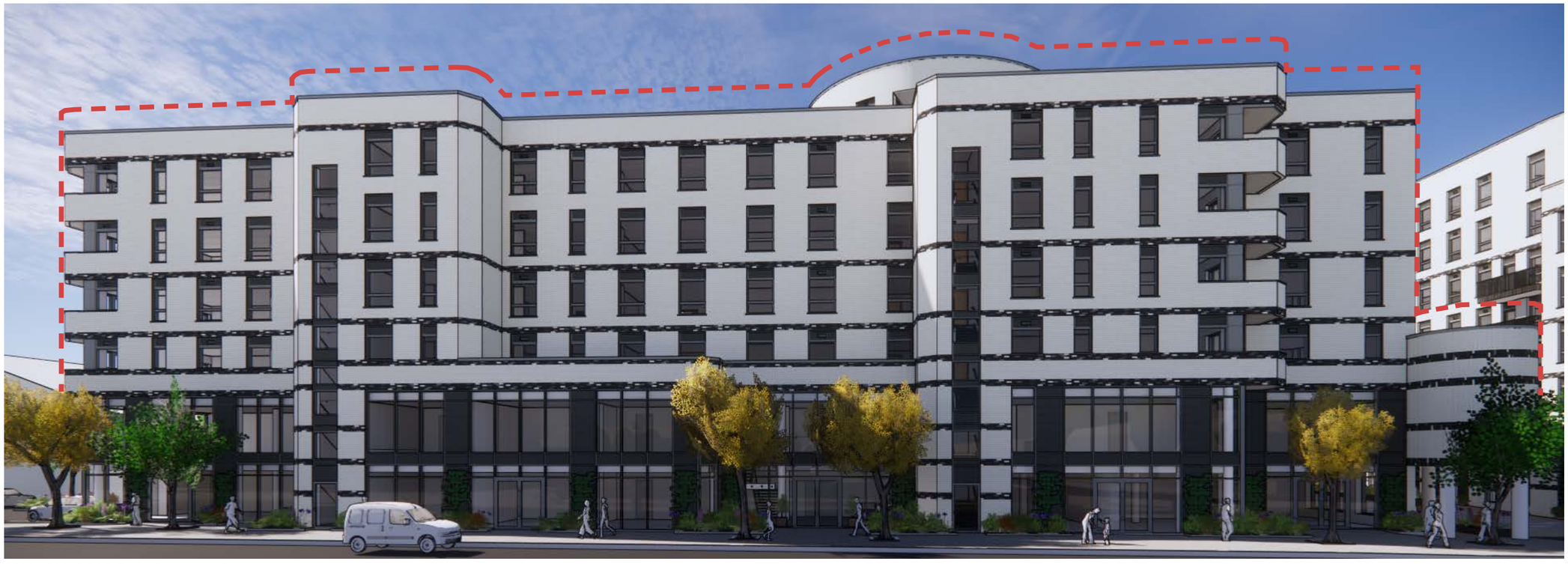


BRIGHTON ROAD FRONT ELEVATION CONSENTED SCHEME (BLD G DOUBLE STOREY OFFICE)



BRIGHTON ROAD FRONT ELEVATION PROPOSED SCHEME (BLD G SINGLE STOREY OFFICE)

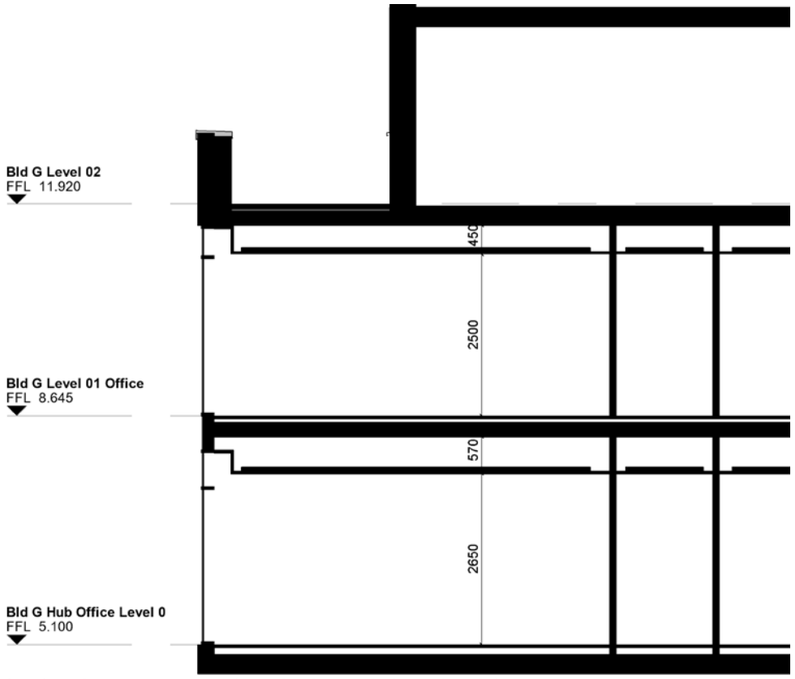
Comparative wireline views showing the increased height of 1080mm to Building G.



BRIGHTON ROAD Front Elevation Consented scheme with wirelines showing height of proposed scheme



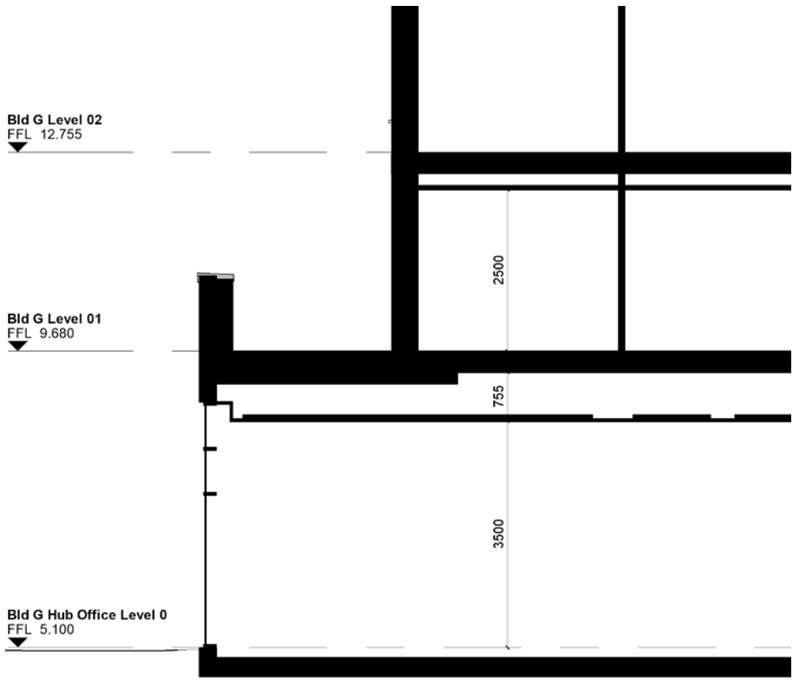
BRIGHTON ROAD Front Elevation Proposed scheme (BLD G single storey office) levels aligned to ground floor glazed commercial plinth and Bld G raised 1080mm



Section Consented scheme (BLD G DOUBLE STOREY OFFICE)



BRIGHTON ROAD Oblique VIEW Consented scheme (BLD G DOUBLE STOREY OFFICE)



Section Proposed scheme (BLD G SINGLE STOREY OFFICE)



BRIGHTON ROAD Oblique VIEW Proposed scheme (BLD G SINGLE STOREY OFFICE)

6.0 BUILDING H PROPOSED LEVEL AMENDMENTS

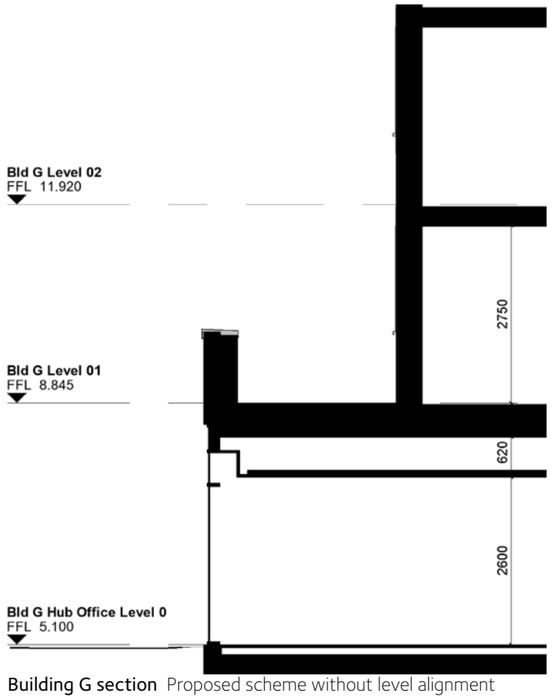
The amendment proposed for Building G resulted in a height disparity of the ground floor plinth glazing between Buildings G and H. As this impacted on the composition of the Brighton Road elevation, the ground floor glazed commercial plinth height has been aligned in Building H to allow for a more coherent street elevation.
This proposed amendment has been achieved by adjusting the internal levels of Building H without changes to the overall height of the building.
The changes shown to building H are dealt with under a separate parallel application.



BRIGHTON ROAD Front Elevation Proposed scheme (BLD G single STOREY OFFICE) disparity in levels of ground floor glazed commercial plinth



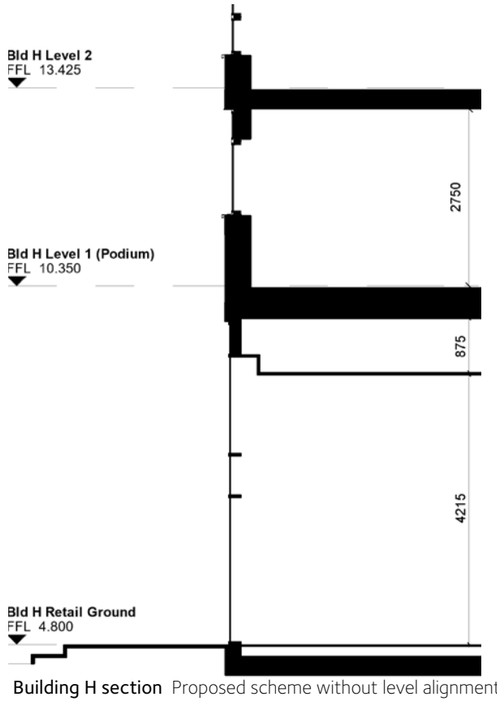
BRIGHTON ROAD Front Elevation Proposed scheme (BLD G single STOREY OFFICE) levels aligned to ground floor glazed commercial plinth. Bld G raised 1080mm



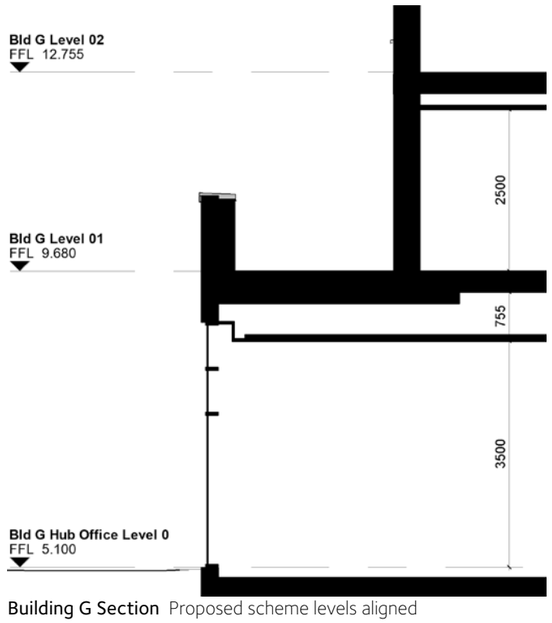
Building G section Proposed scheme without level alignment



BRIGHTON ROAD oblique view Proposed scheme (BLD G single STOREY OFFICE) disparity in levels of ground floor glazed commercial plinth



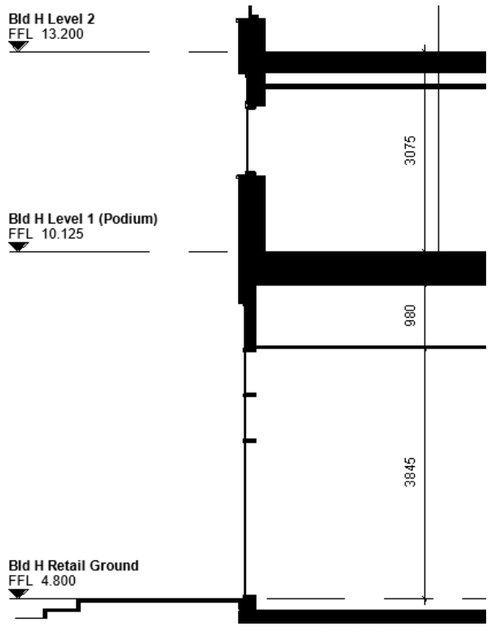
Building H section Proposed scheme without level alignment



Building G Section Proposed scheme levels aligned



BRIGHTON ROAD oblique view Proposed scheme (BLD G single STOREY OFFICE) levels aligned to ground floor glazed commercial plinth.



Building H Section Proposed scheme levels aligned

7.0 ACCOMMODATION SCHEDULE

The proposed increase in unit numbers takes the overall total from 540 up to 548. We are still proposing to retain 30% affordable housing as before so the number of affordable units increases proportionally going up from 162 to 165 (net +3). Building G & H remain as they were in terms of Tenure, and the mix of tenures in Bld F has been adjusted to retain the 30% total.

SITE WIDE APARTMENT TOTALS	No. of Units	Site Wide %
Total Studio Units	2	0.4%
Total 1 Bed Units	179	33.1%
Total 2 Bed 3p Units	142	26.3%
Total 2 Bed 4p Units	181	33.5%
Total 3 Bed 5p Units	28	5.2%
Total 3 Bed Penthouse Units	8	1.5%
TOTAL UNITS ACROSS ENTIRE SCHEME (BLDS A-H)	**540**	

SITE WIDE TENURE SUMMARY	No. of Units	*Sub-Total*	Site Wide %	*Sub-Total %*
Total Open Market Sale	264		48.9%	
Total Private Rented Sector	114		21.1%	
Total Afforable Housing	162		30.0%	
→ Total Shared Ownership		122		*22.6%*
→ Total Affordable Rent		40		*7.4%*
TOTAL UNITS ACROSS ENTIRE SCHEME (BLDS A-H)	**540**			

Building G (Shared Ownership)

Type	Studio	1 Bed			2 Bed 3P			2 Bed 4p				3 Bed 5p		3 Bed Pent	
Spec	*Enh*	*Stan*	*Enh*	*Enh+*	*Stan*	*Enh*	*Enh+*	*Stan*	*Enh*	*Enh+*	*Pent*	*Enh+*	*Pent*	*Pent*	*Total Units*
Level 1		3			2										5
Level 2		3	1		2	1			1						8
Level 3		3	1		2	1			1						8
Level 4			4			3			1						8
Level 5			4			3			1						8
Level 6				1						3					4
Sub-total		9	10	1	6	8	0	0	4	3	0	0	0	0	
TOTAL	**0**	**20**			**14**			**7**				**0**		**0**	**41**

Building G1 (Shared Ownership)

Type	Studio	1 Bed			2 Bed 3P			2 Bed 4p				3 Bed 5p		3 Bed Pent	
Spec	*Enh*	*Stan*	*Enh*	*Enh+*	*Stan*	*Enh*	*Enh+*	*Stan*	*Enh*	*Enh+*	*Pent*	*Enh+*	*Pent*	*Pent*	*Total Units*
Level 1		1			2			1							4
Level 2		3	1		2				3						9
Level 3		3	1		2				3						9
Level 4			4			2			3						9
Level 5			4			2			3						9
Level 6				1						3					4
Level 7				1						3					4
Sub-total		7	10	2	6	4	0	1	12	6	0	0	0	0	
TOTAL	**0**	**19**			**10**			**19**				**0**		**0**	**48**

Building F (Open Market Sale above)

	Studio	1 Bed	2 Bed 3P	2 Bed 4p	2 Bed 4p	2 Bed 4p	3 Bed 5p	3 Bed	
TOTAL	**0**	**4**	**8**	**2**	**8**	**5**	**5**	**2**	**34**

Building F (Shared Ownership below)

	Studio	1 Bed	2 Bed 3P	2 Bed 4p	2 Bed 4p	2 Bed 4p	3 Bed 5p	3 Bed	
TOTAL	**0**	**8**	**13**	**2**	**6**	**4**	**0**	**0**	**33**

SITE WIDE APARTMENT TOTALS	No. of Units	Site Wide %
Total Studio Units	2	0.4%
Total 1 Bed Units	186	33.9%
Total 2 Bed 3p Units	140	25.5%
Total 2 Bed 4p Units	184	33.6%
Total 3 Bed 5p Units	28	5.1%
Total 3 Bed Penthouse Units	8	1.5%
TOTAL UNITS ACROSS ENTIRE SCHEME (BLDS A-H)	**548**	

SITE WIDE TENURE SUMMARY	No. of Units	*Sub-Total*	Site Wide %	*Sub-Total %*
Total Open Market Sale	269		49.1%	
Total Private Rented Sector	114		20.8%	
Total Afforable Housing	165		30.1%	
→ Total Shared Ownership		125		*22.8%*
→ Total Affordable Rent		40		*7.3%*
TOTAL UNITS ACROSS ENTIRE SCHEME (BLDS A-H)	**548**			

Building G (Shared Ownership)

Type	Studio	1 Bed			2 Bed 3P			2 Bed 4p				3 Bed 5p		3 Bed Pent	
Spec	*Enh*	*Stan*	*Enh*	*Enh+*	*Stan*	*Enh*	*Enh+*	*Stan*	*Enh*	*Enh+*	*Pent*	*Enh+*	*Pent*	*Pent*	*Total Units*
Level 1		5			2			1							8
Level 2		3	1		2	1			1						8
Level 3		3	1		2	1			1						8
Level 4			4			3			1						8
Level 5			4			3			1						8
Level 6				1						3					4
Sub-total		11	10	1	6	8	0	1	4	3	0	0	0	0	
TOTAL	**0**	**22**			**14**			**8**				**0**		**0**	**44**

Building G1 (Shared Ownership)

Type	Studio	1 Bed			2 Bed 3P			2 Bed 4p				3 Bed 5p		3 Bed Pent	
Spec	*Enh*	*Stan*	*Enh*	*Enh+*	*Stan*	*Enh*	*Enh+*	*Stan*	*Enh*	*Enh+*	*Pent*	*Enh+*	*Pent*	*Pent*	*Total Units*
Level 1		6			0			3							9
Level 2		3	1		2				3						9
Level 3		3	1		2				3						9
Level 4			4			2			3						9
Level 5			4			2			3						9
Level 6				1						3					4
Level 7				1						3					4
Sub-total		12	10	2	4	4	0	3	12	6	0	0	0	0	
TOTAL	**0**	**24**			**8**			**21**				**0**		**0**	**53**

Building F (Open Market Sale above)

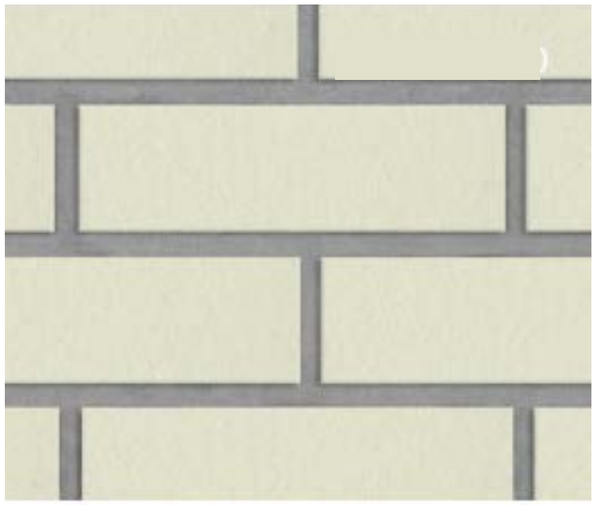
Type	Studio	1 Bed	2 Bed 3P	2 Bed 4p	3 Bed 5p	3 Bed Pent	
TOTAL	**0**	**6**	**10**	**16**	**5**	**2**	**39**

Building F (Shared Ownership below)

Type	Studio	1 Bed	2 Bed 3P	2 Bed 4p	3 Bed 5p	3 Bed Pent	
TOTAL	**0**	**6**	**11**	**11**	**0**	**0**	**28**

8.0 EXTERNAL FAÇADE MATERIAL AMENDMENT

Sample view of Corium brick tile



Proposed selection of traditional high-quality bricks







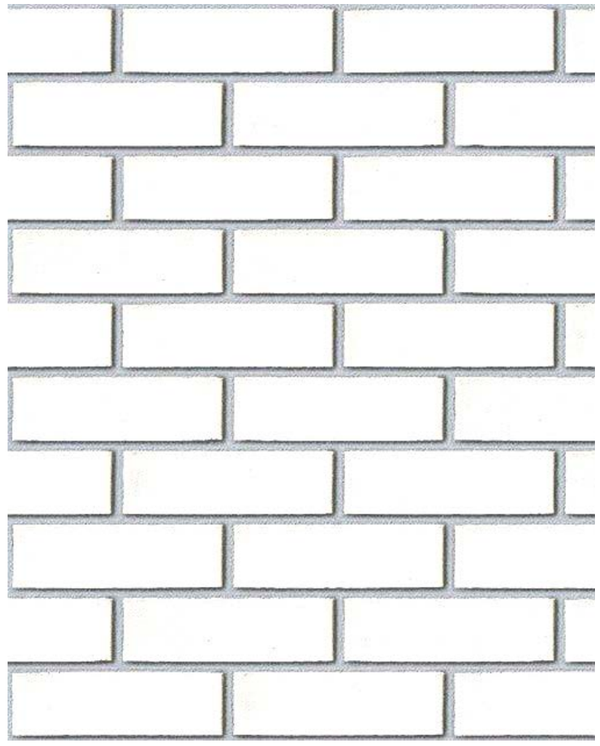
Traditional brickwork white finish: proposed alternative options

Corium tile white finish: Consented scheme

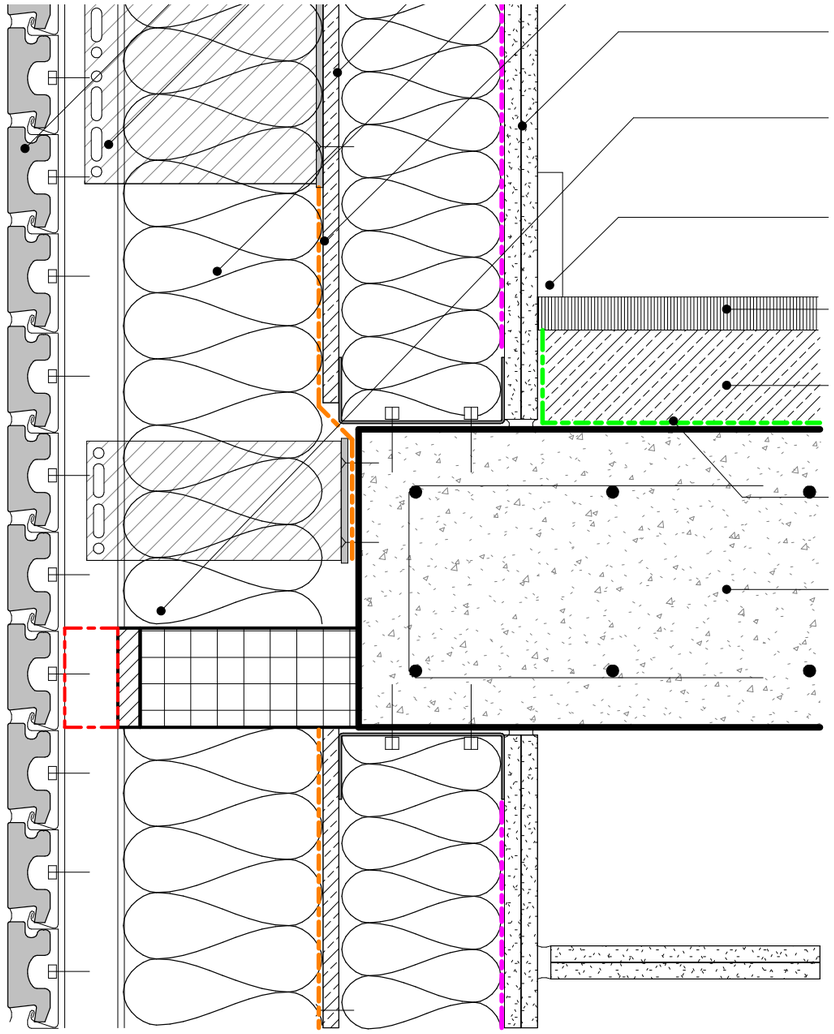
The cladding material to Building H in the approved planning permission is a mechanically fixed Corium brick tiles with horizontal 'feature' flint banding. This application proposes a change from the Corium tile to traditional brickwork, maintaining the quality and colour scheme therefore minimising the perceivable difference between the approved and the proposed cladding material.
The mortar joints are proposed in a light grey, 10mm in thickness and in a standard bucket handle joint to provide the facade with a crisp finish.



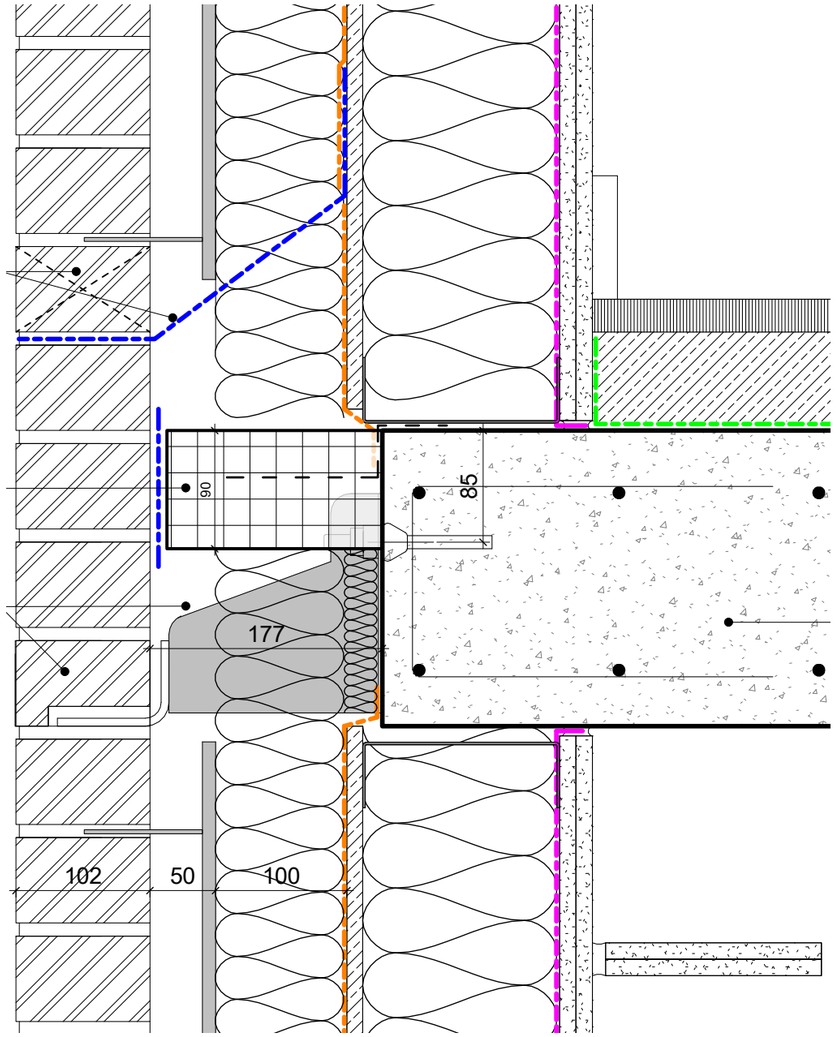




8.1 EXTERNAL FAÇADE MATERIAL AMENDMENT –DETAILS



External Wall build up detailed section Consented scheme

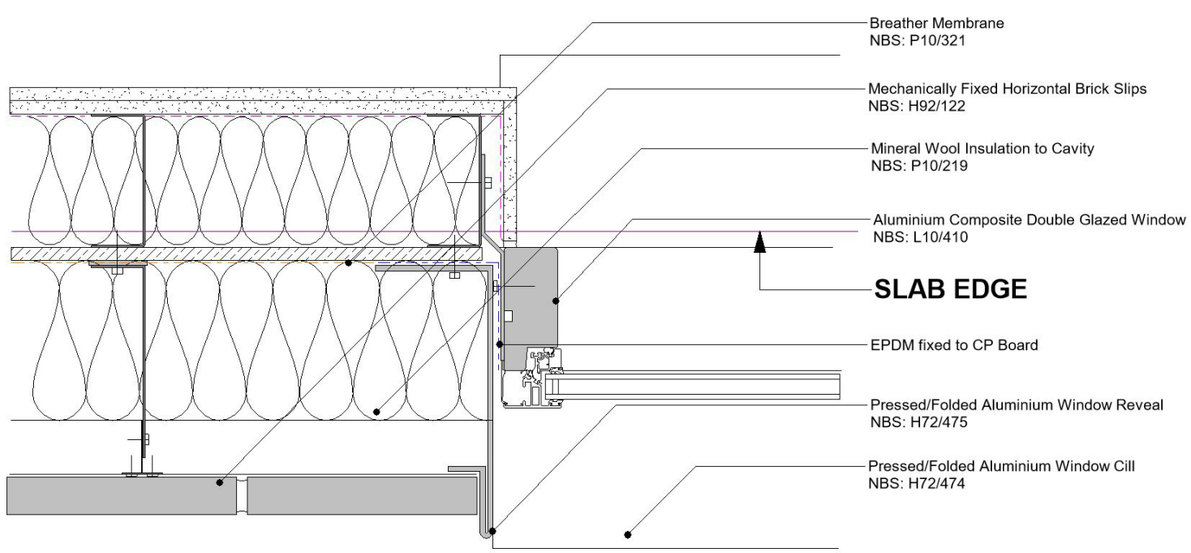


External Wall build up detailed section Proposed scheme

8.2 EXTERNAL FAÇADE MATERIAL AMENDMENT – WINDOW REVEALS



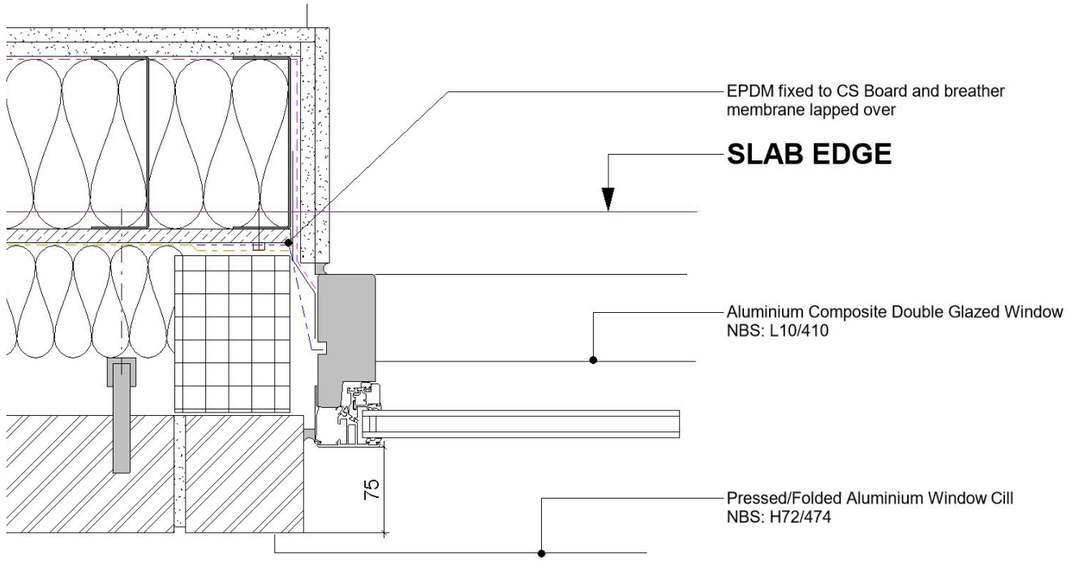
Window reveal consented scheme



Window reveal detail consented scheme



Window reveal half brick reveal

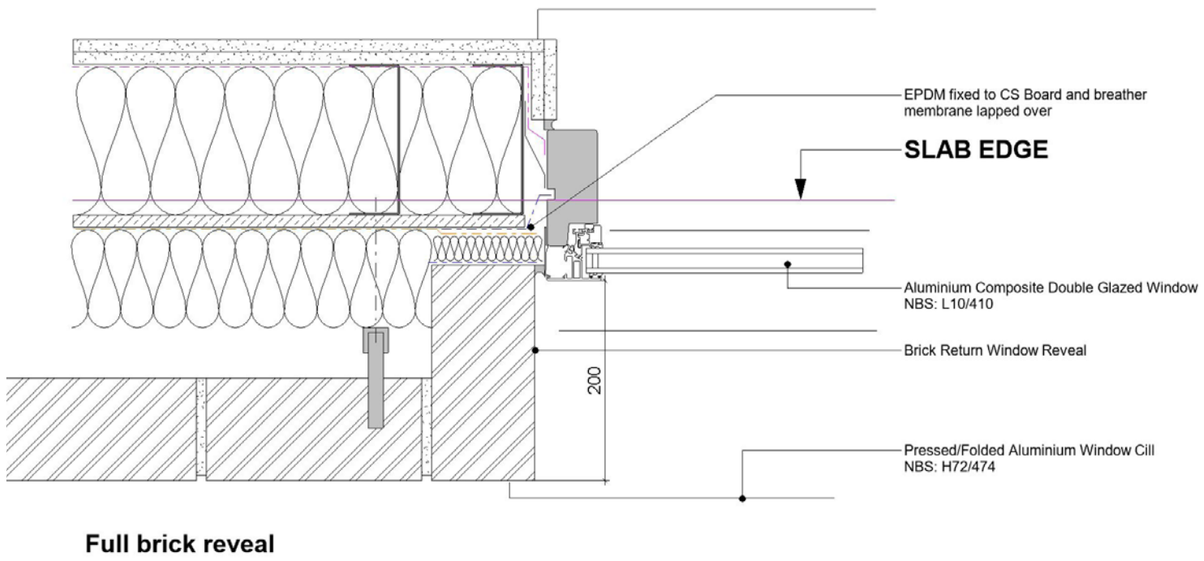


Window reveal detail half brick reveal

After exploring different options for the window reveals, it seemed most appropriate to revert to a more traditional approach with a solid full brick reveal given the change from a brick tile system to a solid brick facade. This provides the facade with more solidity and improves the thermal performance of the overall envelope.



Window reveal Full Brick Reveal

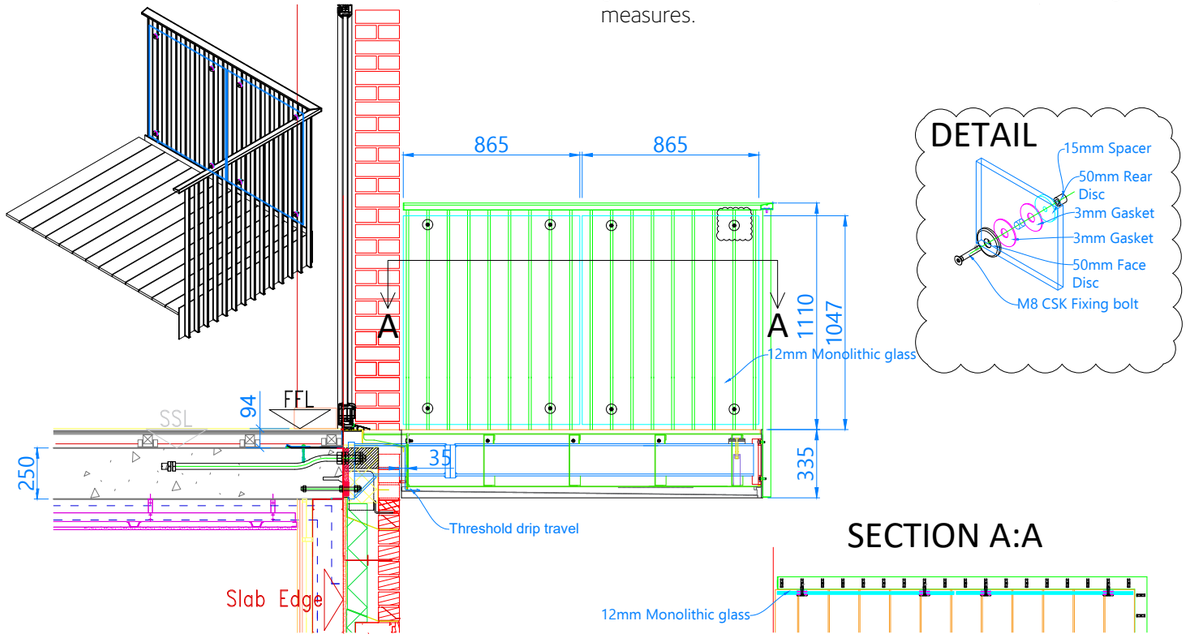


Window reveal detail Full Brick Reveal

9.0 BALCONY AMENDMENTS

As part of the ongoing design development, an alternate balcony system is been proposed for the East, West and South elevations of Building H. Away from the main road, more lightweight, prefabricated balconies with metal balustrading allow for better light levels within the accommodation as well as easier and faster site installation.

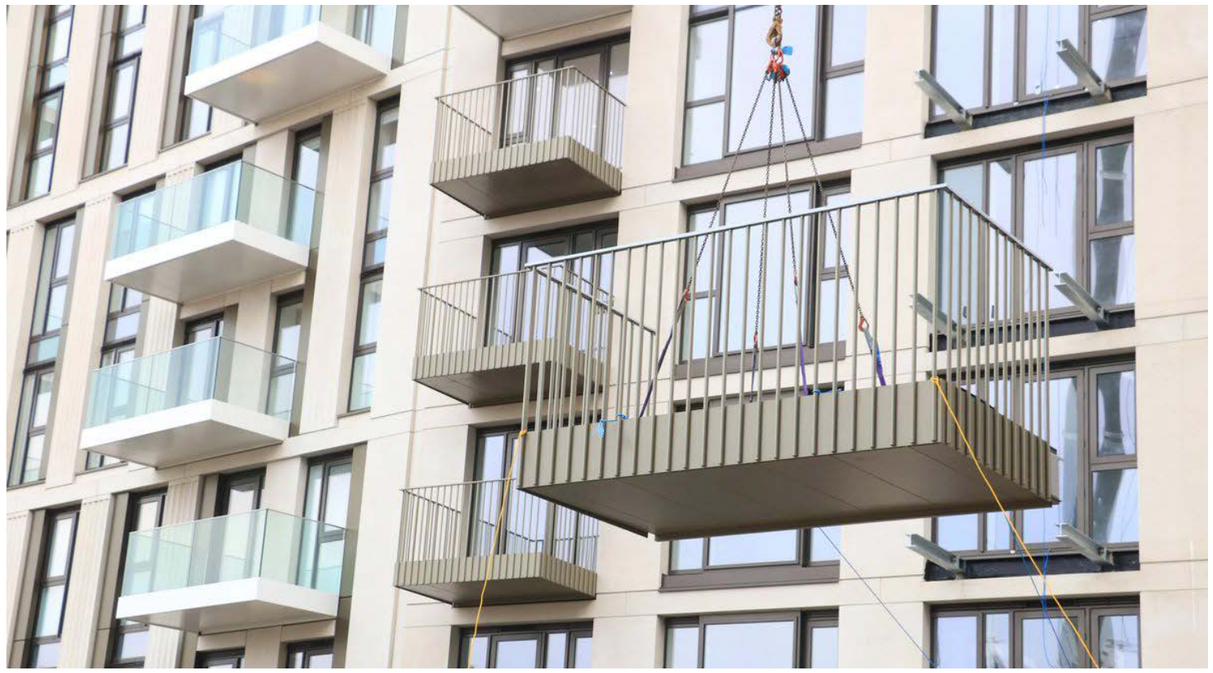
As the use of laminated glass balconies no longer complies with the building regulations, alternative metal screen options were explored.
The design considered most suitable is a balcony with simple, elegant vertical balusters with a single sheet of toughened glass on the internal face where required for wind mitigation measures.



Prefabricated balcony Detail



Prefabricated balcony on site installation

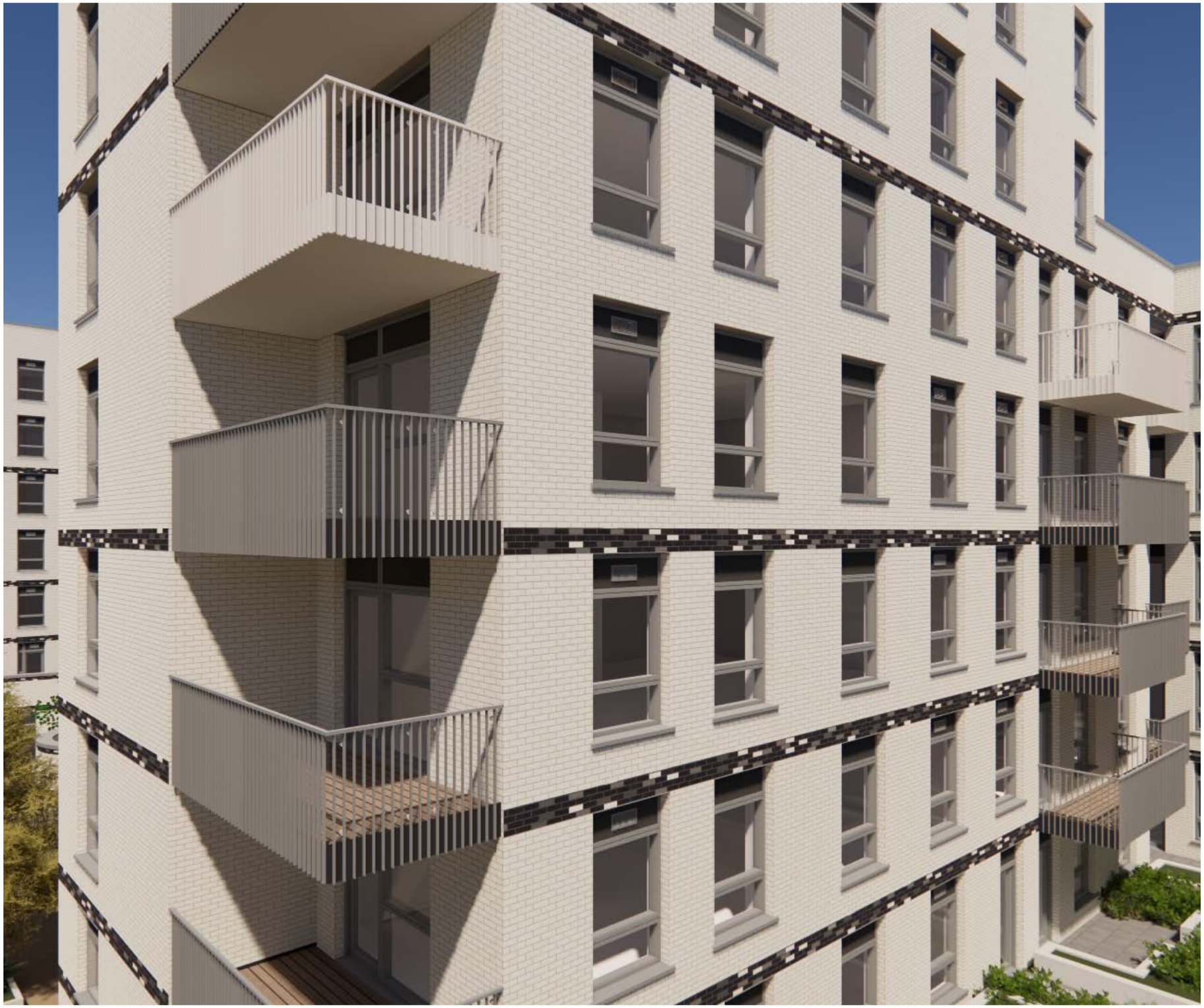


Prefabricated balcony on site Installation



Prefabricated balcony final installed unit

9.1 PROPOSED BALCONY DESIGN



Proposed - Vertical metal balusters with toughened glass panel applied internally where required for wind mitigation

9.2 BALCONY AMENDMENTS – COMPARATIVE VIEWS

The change from the solid Corium tile clad balustrades in the consented scheme to the vertical balusters in the Prefabricated type balconies in the proposed scheme is minimal.

The fascia of the balconies can continue the darker feature flint band whilst the vertical balusters and handrail can either blend with the lighter brick facade, or simply echo the mid grey colour of the window frames and parapet trims (as shown).



Podium / inner courtyard view Consented scheme balconies



Podium / inner courtyard view proposed scheme BALCONIES



Podium / inner courtyard view Consented scheme balconies



Podium / inner courtyard view proposed scheme BALCONIES

10.0 BALCONY AMENDMENT – BRIGHTON ROAD

Consented Scheme:
The consented scheme featured faceted corners which were a response to the historic change from precast concrete panels to corium. Originally, the corners were rounded but as corium could not accomplish this in the horizontal orientation, the change to faceted corners was introduced.









Rounded Corners:
This proposal links back to the historic arrangement before corium (and faceted corners) were introduced and is a classic design feature that helped to reinforce the art-deco influences cited in the original design origins and development. Although the change is subtle it does helps softens the corners and maintain the link to the curved end to the colonnade.









11.0 SCHEDULE

11.1 Use and Amount – Site Wide



Key Plan

AREA SCHEDULE - CONSENTED SCHEME

Land Use	Number of Units	GEA (m2)	GIA (m2)
Residential (C3)	540	53,621	50,302
Retail (A1/A2/A3/A4)	1	562	541
Restaurant (A3)	3	777	751
Office (B1)	1	1,435	1,326
Basement	1	16,607	16,284
Yacht Facility (D1)	1	93	88
Total	547	73,095	69,292

AREA SCHEDULE - BUILDING G AMENDMENTS

Land Use	Number of Units	GEA (m2)	GIA (m2)
Residential (C3)	548	54,482	51,214
Retail (A1/A2/A3/A4)	1	562	541
Restaurant (A3)	3	777	751
Office (B1)	1	812	782
Basement	1	16,607	16,284
Yacht Facility (D1)	1	93	88
Total	547	73,095	69,292

RESIDENTIAL TENURE SCHEDULE - CONSENTED SCHEME

Units	Tenure				
	Private	Private Rent	Shared Ownership	Social Rent	Total
Studio	2	0	0	0	2
1 Bedroom	76	41	48	14	179
2 Bedroom	159	64	74	26	323
3 Bedroom	27	9	0	0	36
Total	264	114	122	40	540

RESIDENTIAL TENURE SCHEDULE - PROPOSED SCHEME

Units	Tenure				
	Private	Private Rent	Shared Ownership	Social Rent	Total
Studio	2	0	0	0	2
1 Bedroom	79	41	52	14	186
2 Bedroom	161	64	73	26	324
3 Bedroom	27	9	0	0	36
Total	269	114	125	40	548

BUILDING G- CONSENTED SCHEME

Level	Building G					
	Studio	1 Bed 2	2 Bed 3	2 Bed 4	3 Bed 5	Total
Level 1		3	2			5
Level 2		4	3	1		8
Level 3		4	3	1		8
Level 4		4	3	1		8
Level 5		4	3	1		8
Level 6		1		3		4
Total		20	14	7		41

BUILDING G- PROPOSED SCHEME

Level	Building G					
	Studio	1 Bed 2	2 Bed 3	2 Bed 4	3 Bed 5	Total
Level 1		5	2	1		8
Level 2		4	3	1		8
Level 3		4	3	1		8
Level 4		4	3	1		8
Level 5		4	3	1		8
Level 6		1		3		4
Total		22	14	8		44

BUILDING G1- CONSENTED SCHEME

Level	Building G1					
	Studio	1 Bed 2	2 Bed 3	2 Bed 4	3 Bed 5	Total
Level 1		1	2	1		4
Level 2		4	2	3		9
Level 3		4	2	3		9
Level 4		4	2	3		9
Level 5		4	2	3		9
Level 6		1		3		4
Level 7		1		3		4
Total		19	10	19		48

BUILDING G1- PROPOSED SCHEME

Level	Building G1					
	Studio	1 Bed 2	2 Bed 3	2 Bed 4	3 Bed 5	Total
Level 1		6	0	3		9
Level 2		4	2	3		9
Level 3		4	2	3		9
Level 4		4	2	3		9
Level 5		4	2	3		9
Level 6		1		3		4
Level 7		1		3		4
Total		24	10	21		53

AREA SCHEDULE COMMERCIAL USES BUILDING G- CONSENTED SCHEME

Land Use	Number of Units	GEA (m2)	GIA (m2)
Office (B1)	1	1,435	1,326

AREA SCHEDULE COMMERCIAL USES BUILDING G- PROPOSED SCHEME

Land Use	Number of Units	GEA (m2)	GIA (m2)
Office (B1)	1	812	782

PARKING SCHEDULE

Cycle Parking	Number
Enclosed Spaces for Residents	540
Enclosed Spaces for Workers	28
External Spaces for Visitors	28
Total	596

Car Parking	Number
Enclosed Spaces for Residents	438
External Spaces for Visitors	74
Total	512

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