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The Chief Planning Officer
Adur District Council

Via EMAIL ONLY

10th August 2023

Dear Sir or Madam,

RE: KINGSTON WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

APPLICATION UNDER S.96A FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION AWDM/0511/21.

This letter is submitted in respect of the application for non-material amendments to the above planning permission.

Planning permission was granted on the 27th October 2021.

The details of development approved are stated on the decision notice as:

APPLICATION TO VARY CONDITION 1 OF PREVIOUSLY APPROVED AWDM/0204/20. AMENDMENTS TO APPROVED PLANS INCLUDING REDUCTION OF BUILDING HEIGHTS ANDRAISING OF BASEMENT TO MITIGATE RISK OF FLOODING, PROVISION OF STEPS FROM PODIUM GARDENS TO RIVERSIDE WALK, ALTERATIONS TOWINDOWS DETAILING, ALTERATIONS TO BASEMENT CAR PARKING LAYOUT AND ALTERATIONS TO INTERNAL BUILDING CORES TO MEET FIRE STRATEGY COMPLIANCE.

MIXED-USE REDEVELOPMENT COMPRISED OF THREE BLOCKS OF RESIDENTIAL DWELLINGS (4 TO 8 STOREYS) AND MIXED-USE BUSINESS CENTRE (OFFICE, STORAGE AND CAFE USES) -INCORPORATING RIVERSIDE WALK, LANDSCAPING AND ANCILLARY CAR AND CYCLE PARKING.

The amendments proposed seek to make non-material amendments to the approved plans and elevations of the Mixed-Use business centre referred to in the notice.

This application does not seek to make any changes to any advertisements to be displayed on the building or within the curtilage of the building, as advertisement consent has been granted separately for these advertisements on 15th November 2022 (AWDM/1096/21). We anticipate that the Local Planning Authority may wish to add an informative to the varied planning permission to confirm this.

The reasons for this request for an NMA are to enable the latest building regulations and fire safety regulations to be complied with.

In summary, the changes proposed are:

Approved Plan number: 6670_PL_8000_GA Plan Level 00 _*Rev k*
New Plan Number: 3825-PL-1000 - GA Plan Level 00
Plan: Ground Floor as proposed
Changes made:

1. Fire escape door added.
2. Fire escape stairwell added to comply with minimum fire escape distances.
3. The positioning of stairs and layout around it altered to allow for better circulation and reduce escape distances.
4. The doors will be moved to match the new layout.

Approved Plan number: 6670_PL_8001_GA Plan Level 01_Rev H
New Plan Number: 3825-PL-1001 - GA Plan Level 01
Plan: First Floor as proposed
Changes made:

1. Fire escape stairwell added for compliance with fire regulations.
2. Smoke shaft added, in compliance with fire regulations.
3. The stairs and the layout around it will be re-arranged to allow for better circulation and to reduce escape distances, in compliance with fire regulations.

Approved Plan number: 6670_PL_8002_GA Plan Level 02_Rev H
New Plan Number: 3825-PL-1002 - GA Plan Level 02
Plan: Second Floor as proposed
Changes made:

1. Fire escape stairwell added for compliance with fire regulations.
2. Smoke shaft added, in compliance with fire regulations.
3. The stairs and the layout around it will be rearranged to allow for better circulation and to reduce escape distances, in compliance with fire regulations.

Approved Plan number: 6670_PL_8003_GA Plan Level 03_Rev H
New Plan Number: 3825-PL-1003 - GA Plan Level 03
Plan: Third Floor as proposed
Changes made:

1. Fire escape stairwell added for compliance with fire regulations.
2. Smoke shaft added, in compliance with fire regulations.
3. The stairs and the layout will be rearranged to allow for better circulation and to reduce escape distances, in compliance with fire regulations.

Approved Plan number: 6670_PL_8004_GA Plan Level 04_Rev H
New Plan Number: 3825-PL-1004 - GA Plan Level 04
Plan: Forth Floor as proposed
Changes made:

1. Fire escape stairwell added for compliance with fire regulations.
2. Smoke shaft added, in compliance with fire regulations.
3. The stairs and the layout will be rearranged to allow for better circulation and to reduce escape distances, in compliance with fire regulations.

Approved Plan number: 6670_PL_8005_GA Plan Level 05_Rev F
New Plan Number: 3825-PL-1005 - GA Plan Level 05
Plan: Fifth Floor as proposed
Changes made:

1. Fire escape stairwell added for compliance with fire regulations.
2. Smoke shaft added, in compliance with fire regulations.
3. The stairs and the layout will be rearranged to allow for better circulation and to reduce escape distances, in compliance with fire regulations.
4. PV panels will be added to full extent of pitched roof.
5. Smoke shaft and AOV Termination through the roof to comply with fire strategy requirements.
6. M&E strategy to storage areas.
7. Air vent upstand added for ventilation.

Approved Plan number: 6670_PL_8006_GA Plan Level 06_Rev C
New Plan Number: 3825-PL-1006 - GA Plan Level 06
Plan: Roof Level as proposed
Changes made:

1. PV Panels added to the full extent of the pitched roof.
2. Air vent upstands added to allow for ventilation of storage areas to M&E consultant design requirements.
3. AOV upstand on top of smoke shafts.
4. A caged ladder will be added to allow for access, maintenance and escape from the rooftop.

Approved Plan number: 6670_PL_8400_South & West Elevations_Rev Q
New Plan Number: 3825-PL-1400 - West and South Elevations
Plan: South and West Elevations as proposed
Changes made:

1. Air vents added to allow for mechanical ventilation of office space.
2. Caged ladder added to the roof allow alterative escape and access.
3. On west elevation, air vents will be added to allow mechanical ventilation of office spaces.

Approved Plan number: 6670_PL_8410_North & East Elevations_Rev Q
New Plan Number: 3825-PL-1410 - North and East Elevations
Plan: North and East Elevations as proposed
Changes made:

1. Air vent added to meet the requirements for storage areas ventilation.
2. AOV added to the top of the stairs to meet fire strategy requirements.
3. Doors on north elevation moved to match new internal layout and fire escape exits.
4. Caged ladder added to the roof to allow access and means of escape.
5. On east elevation the door width and location will be adjusted to match the new layout.

6. On east elevation, rainwater pipes will be added to allow sufficient drainage and air vents will be added to allow mechanical ventilation of office spaces.

As you can see from the list above, the changes made are very minor and will not significantly impact on the appearance of the Business Centre building. The changes are required for fire safety and means of escape reasons and do not constitute material alterations to the approved development.

Please could you amend the list of approved plans set out in condition 01 of planning decision notice AWDM/0511/21 dated 27th October 2021.

Copies of all the revised plans are submitted with this application.

The application and fee have been submitted through the Planning Portal.

We trust this letter and the application made via the planning portal are to your approval, but please do not hesitate to contact Luke Carter or Ellie Petrow on 01273 413700 if you require further information or clarification.

Yours faithfully

LCP
Lewis & Co Planning