ABIR Architects

51 Riverside Road, Shoreham-by-Sea, BN43 5RB



Image source: Google Earth Pro ™

Design and Access Statement

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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

Rev. A: July 2023. Minor amendments following client comments | EI
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1.00 Introduction

1.01 Executive Summary and Brief

This Design and Access Statement prepared on behalf of the clients, Paul Graville and Louise Hayman, summarises the design process undertaken and provides a narrative about the site, context, analysis, concept rationale and design for the project at 51 Riverside Road, Shoreham-by-Sea.

The proposals consist of internal alterations, a first floor extension, external alterations and general refurbishment and landscaping. The first floor extension has a flat parapet roof and a balcony serving the main bedroom. The existing complicated arrangement of pitched roofs to the front of the property are to be simplified and replaced with a flat parapet roof.

Externally, the proposed material palette consists of silver corrugated metal to the 'original' bungalow form and natural timber boarding to the flat roof elements.

2.00 Site Analysis

2.01 Site Description and Overview

The site is located on the East end of Riverside Road, Shoreham-by-Sea.

The area is flanked by the River Adur to the North, of which the property has direct access to via a private jetty. To the South there is a large expanse of rare beach shingle habitat, resulting in a dynamic and changeable environment.

In what has industrial history but is now a predominantly residential area, the area is mainly occupied by detached single and two storey properties under pitched roofs and dormer extensions. Over recent years a number of local properties have been substantially refurbished and/or extended.

The site is located adjacent to the River Adur and is considered a riverside property. The northern edge of the River has been and continues to be intensely developed with new mid-rise residential developments, crucially application AWDM/2039/22 for *"...construction of 176no. one and two bedroom residential apartments and commercial development over 4 blocks between 5 and 9 levels..."* located directly across from 51 Riverside Road. The duel aspect nature of the site has effectively caused dwellings alongside the southern edge of the river to have two active frontages - the road frontage (South) and the river frontage (North).

Location Map



Site Plan



google earth mapping

2.00 Site Analysis

2.02 Approved Planning Applications

AWDM/2039/22

The 3D images show the approved planning application (ref. AWDM/2039/22) currently in development directly across from the site. The extent and scale of the proposed development indicates the significance and importance of the Riverside frontage proposed.

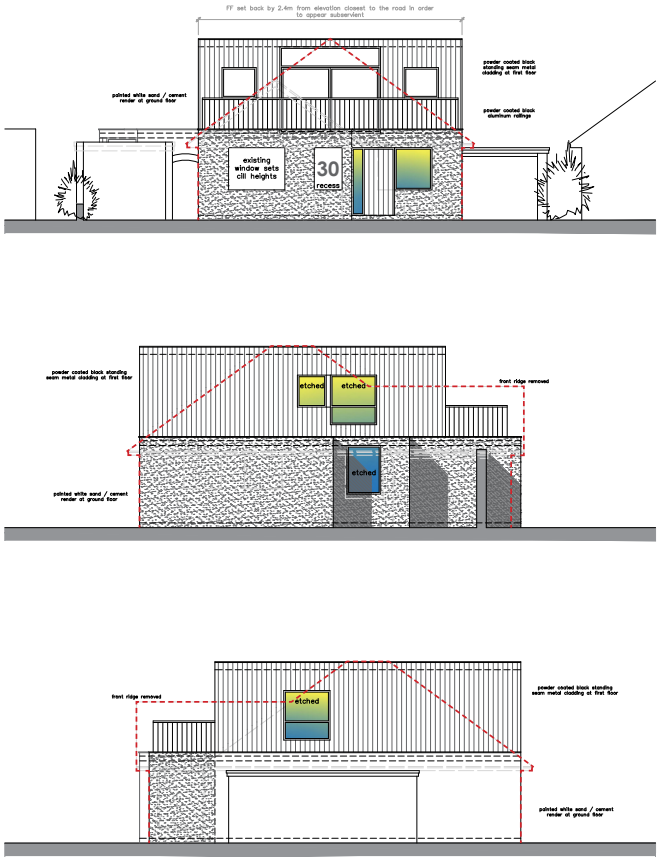




▲ Proposed 3D views for application AWDM/2039/22.
(courtesy of Bryant + moore Architects)

AWDM/0750/23

The recent application to remodel an existing single storey bungalow to form a 2 storey flat-roofed dwelling represents a similar small scale proposal on the same street to this application which was granted approval. In particular, both schemes propose a flat roofed first floor extension with terrace, in line with the existing bungalows footprint.



▲ Proposed elevations for application AWDM/0750/23.
(courtesy of Architecture of Calm)



1 View of front elevation looking North



2 View of front elevation looking North



3 View of East elevation looking North West



4 View of East elevation looking West



5 View of East elevation looking South West



6 View of rear elevation with existing conservatory extension looking West

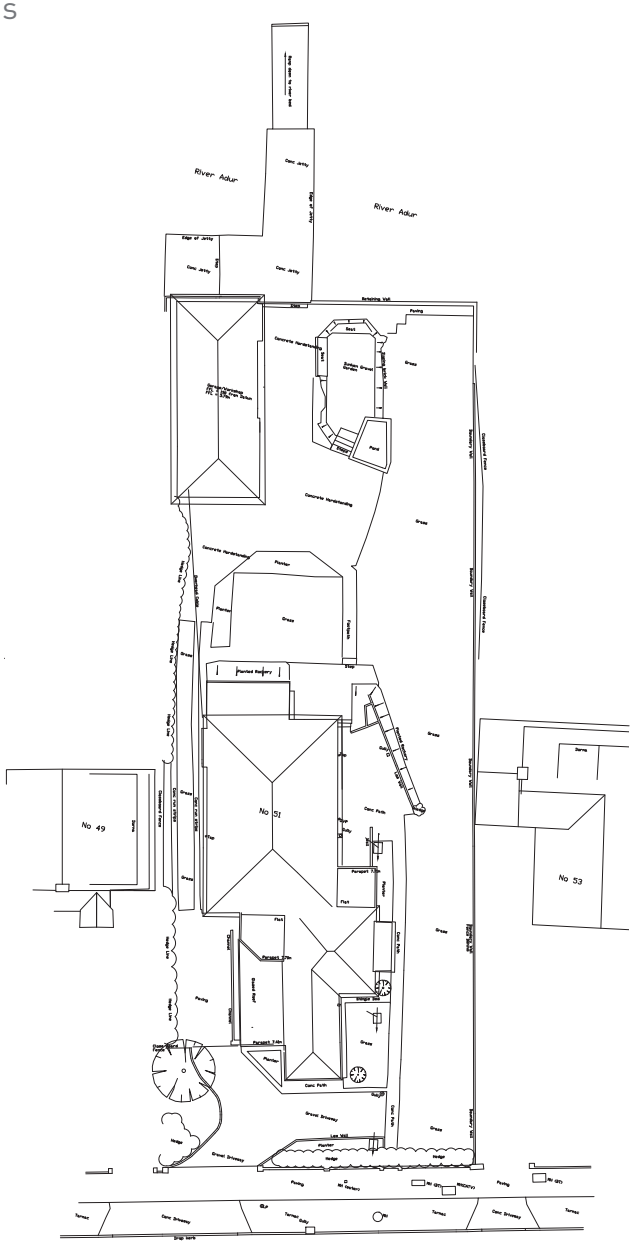


7 View of rear existing conservatory extension access doors to rear garden

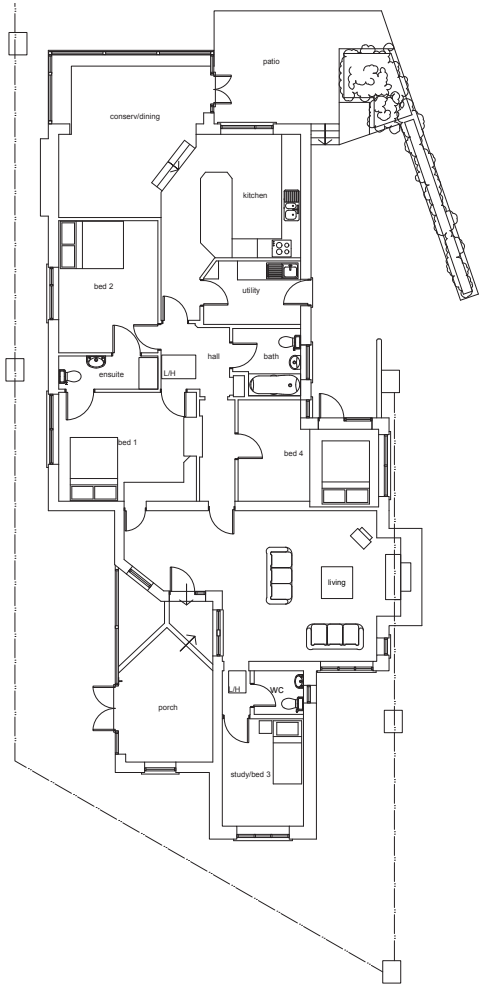


7 View of existing site building at rear garden to boat jetty

2.04 Existing Plans



Existing Site Plan (NTS)



Existing Ground Floor Plan

scale in metres

2.00 Site Analysis

2.05 Existing Elevations

0 2.5 5 7.5 10

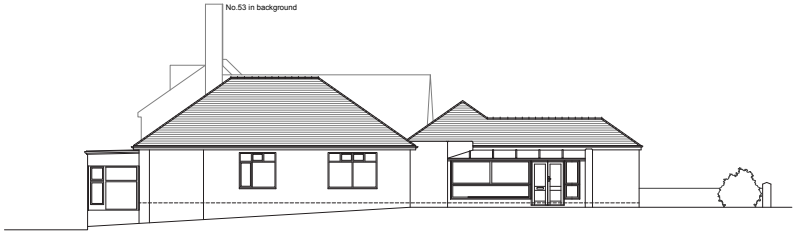
scale in metres



Existing South (Front) Elevation



Proposed North (Rear) Elevation



Existing West (Side) Elevation



Existing East (Side) Elevation

3.00 Proposals

3.01 Client's Architectural Brief and Aspirations

Transposed from clients e-mail;

The refurbishment of 51 RR is planned to be the rejuvenation of a house that has been loved by family friends since the 1960s and by the our family and our friends for over 50 years.

Built originally around 1937 the house has hosted numerous nautical adventures, both departures and returns from its waterside position, family gatherings and many occasions throughout the years, whilst growing and being modified in a rather rangy and unfettered way. In 2023 the house is elderly, leaking water in and heat and energy out and is unfit for the modern times. Tempting to demolish and start again but the aim is to refurbish in a sympathetic way, preserving as much of the built structure as possible, stripping off some of the ill-judged additions and making it fit for the next 50 years. There is a restricted budget so cost is a big driver in the choices made.

The house is located on the river and for many years had a tidal wet dock in the garden, so at high tide was physically connected to the river. Although the tidal defence scheme has changed the relationship to some extent, the site goes down to the glass tidal wall with a stairway to the jetty and the river. The owners have a lifetime of marine design experience which started only a few metres away at Watercraft Ltd, a boat building company that was on the site of what is now Emerald Quay and want to reflect that in the changes.

Internally the refurbishment seeks to open out the current layout, retaining some key features and rearranging the layout whilst keeping the sense of the original house. A major element in achieving this will be the addition of an upstairs room- planned to be a quiet master bedroom space and a sort of lookout point- which will also refocus the views from the north side of the house across to the Shoreham church and town skyline and away from the imposing new developments opposite. This addition will allow space to be freed up on the ground floor to accommodate study and working from home office space. Internally the rejuvenation will utilise timber and plywood as materials of choice- all good boatbuilding materials- reclaimed from the current building where possible.

Externally to make the refurbishment more ecological and reduce energy consumption it's clearly necessary to insulate and clad the building externally, together with upgraded windows and insulated floors. Timber and sheet metal materials are the choices here, firstly to reflect the industrial and commercial boatbuilding sheds of Clarke and Hinds, James Taylor and Sussex Shipbuilding, which used to be just down the road and secondly to bring all the elements of the house together in a way that has not been possible due to the ad hoc changes made through the years. The changes also aim to re-establish and reinforce the connection between the house and the river more effectively through a series of decks and terraces, extensive landscaping and remodelling of the garden.



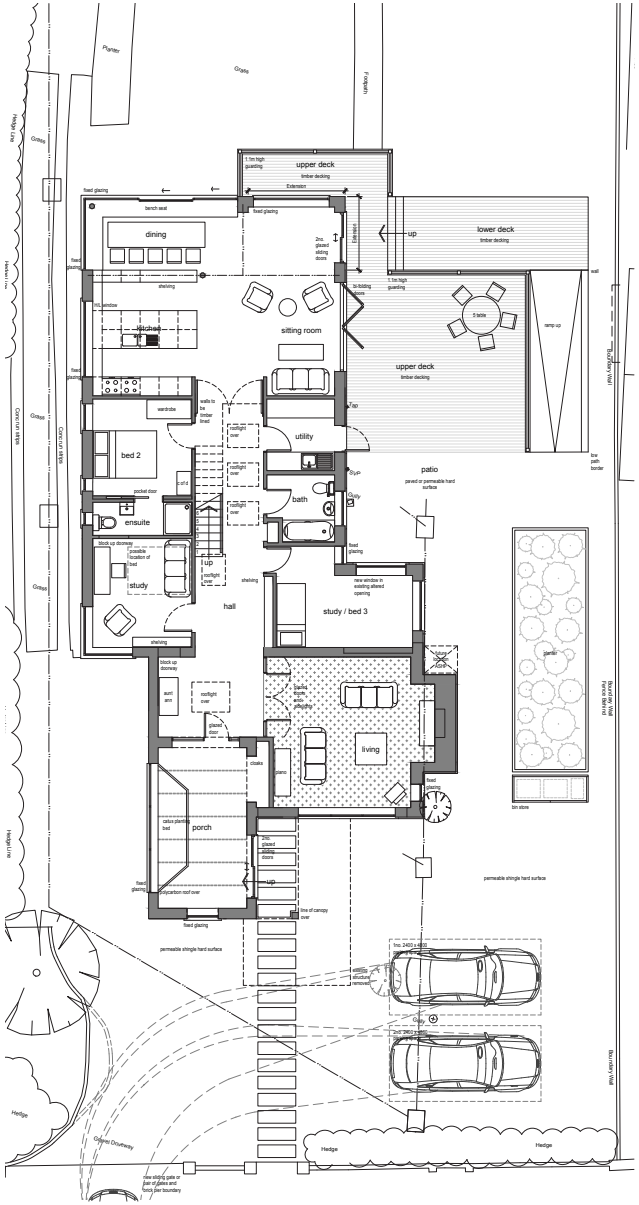




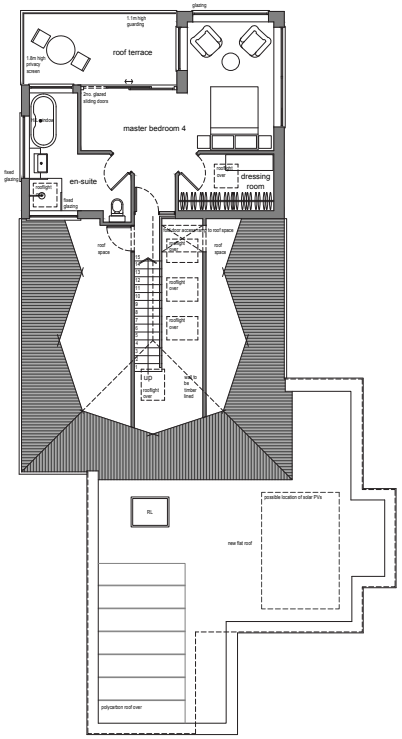
▶ Historical Images detailing the 60/60s extensions.
(supplied by the client)

3.02 Proposed Plans

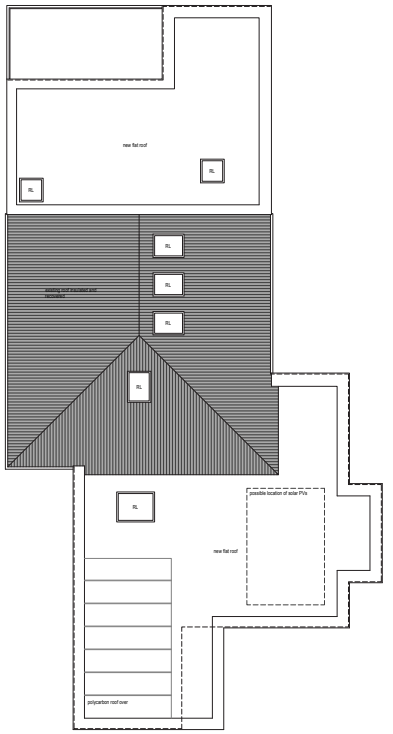
scale in metres



Proposed Ground Floor Plan

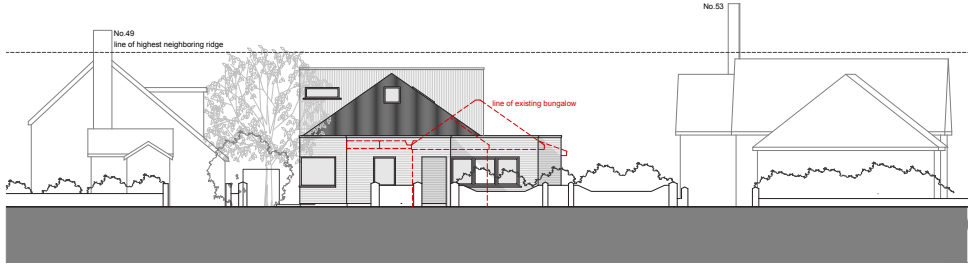


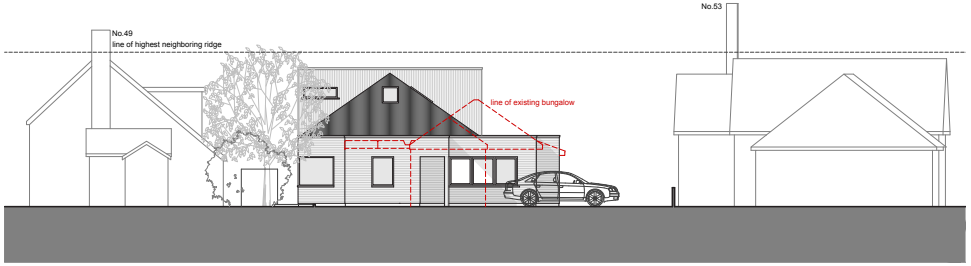
Proposed First Floor Plan



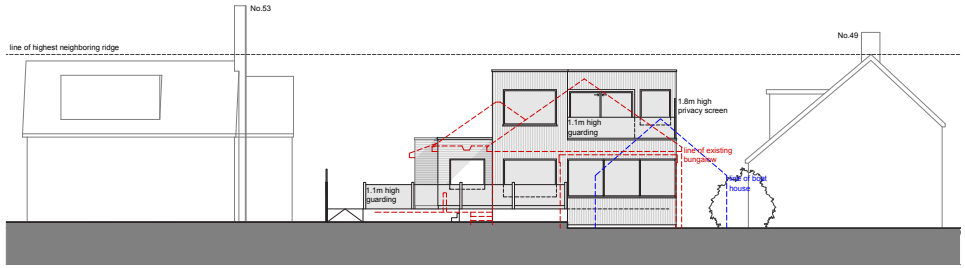
Proposed Roof Plan

3.03 Proposed Elevations

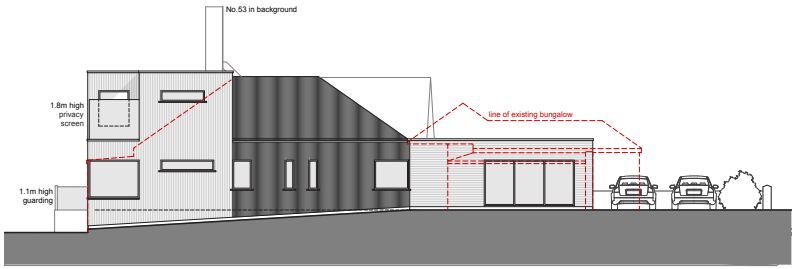




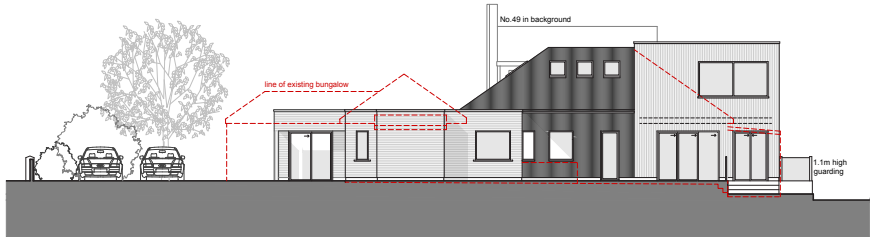
Proposed South (Front) Elevation



Proposed North (Rear) Elevation



Proposed West (Side) Elevation



Proposed East (Side) Elevation

scale in metres

Line of existing house

MATERIAL KEY

Vertical + horozontial timber cladding

Corrugated metal cladding

All windows/doors/rooflighs to be double glazed composite frame.

All neighboring context drawn from visual survey only.

3.00 Proposals

3.04 Riverside Contextual View

Below shows the existing riverside contextual view. The red dotted line of the proposal is beneath the highest neighbouring ridge line and appears in proportion to adjacent 2 storey properties.



Existing Riverside Contextual View

3.00 Proposals

3.05 External 3D Renders

View of front elevation from the South-East



Note: Boundary planting omitted from visual for clarity

3.00 Proposals

3.05 External 3D Renders

View of front elevation from the South-West



Note: Boundary planting omitted from visual for clarity

3.00 Proposals

3.05 External 3D Renders

View of rear elevation from the North-West



3.00 Proposals

3.05 External 3D Renders

View of rear elevation from the North-East



3.00 Proposed

3.06 Use

The site is currently occupied by a detached dwelling with pitched and flat roofs over single storey. The proposals seek the extension to and retention of a single family dwelling.

3.07 Layout

At ground floor, the existing front extension is to be demolition with internal alterations to suit the new layout. The proposals comprise an entrance porch, hallway, living room, study, 2no. bedrooms (1no. with en-suite), family bathroom, utility room and open plan kitchen, dining and sitting room at the rear.

At first floor, the property is to be extended at the rear to accommodate a master bedroom with dressing room and en-suite and connecting roof terrace.

3.08 Amount

Total proposed increase in GIFA is c. 30m^2.

3.09 Scale

Much of the existing property is retained in the building footprint and external form. The front extension is to be demolished to step the property away from the street. The existing bungalow roof will form the vertical access to the new first floor volume at the rear which acts as a secondary front elevation to the riverside.

It should be acknowledged that the recent approval for a major new riverside developments, opposite to the site, gives an opportunity for properties on Riverside Road to have 'two faces'. This concept is similar in principal to newly developed properties along the South side of Old Fort Road which have two public faces.

3.10 Appearance

The proposals seek to unify the property with a mix of vertical and horizontal timber cladding and corrugated metal cladding. Both these material are intended to give a nod to the historic boat warehouses dotted along the riverside in this area.

3.11 Access

Access to the dwelling remains unaltered.

3.12 Drainage

The proposal will connect into the existing foul drainage system located within the site boundary. Surface water to be discharged into new and existing soakaways.

3.13 Landscaping

The front boundary remains unaltered. At the rear, a larger terrace area is proposed local to the rear extension.

3.14 Sustainability

The owners have requested that every effort is taken to avoid unnecessary demolitions and excavations to utilise the existing structure, drainage and to reclaim materials as far as possible in this refurbishment.

The proposed works will considerably reduce the energy consumption and strengthen the thermal performance of the existing building and will include utilising passive environmental design principals such as high levels of insulation and low air permeability through the structure together with mechanical ventilation and heat recovery systems and high performance windows/ doors.

A PV array is proposed on the flat roof located on the South side and an air source heat pump is proposed.

An electric car charging point will be provided adjacent to the parking area.