DESIGN AND ACCESS STATEMENT:

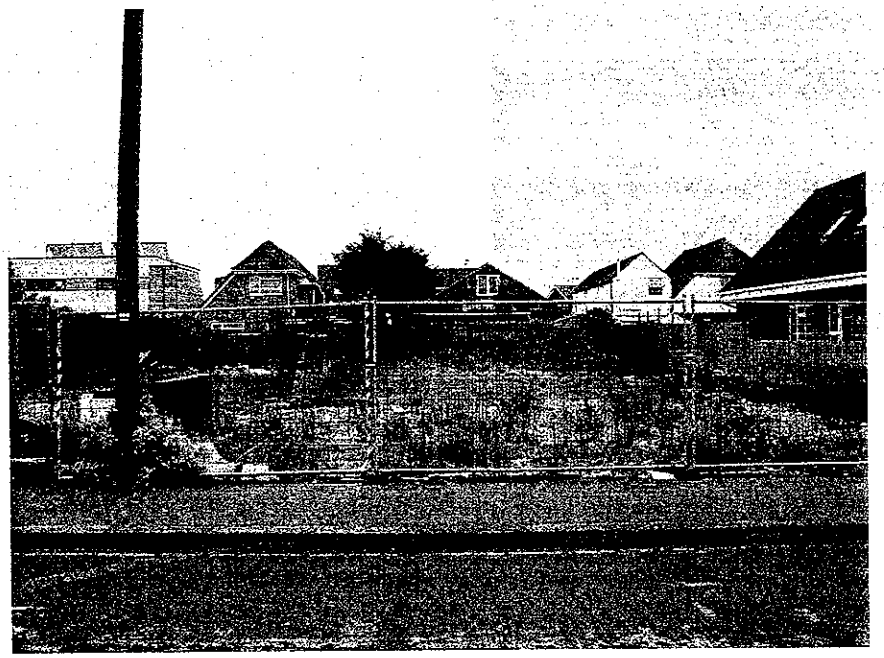
PLANNING
No.
Application
DATE
06 JUL 2009

REDEVELOPMENT OF NO.07 THE MEADWAY, SHOREHAM BY SEA

INTRODUCTION:

This statement describes and considers the impact of a development which comprises the erection of 2 semi-detached houses at No 07 The Meadway. The site already has Planning Permission for a pair of semi detached houses (reference ADC/0308/06). It is considered that the design proposals of the existing planning consent do not recognize the unique character of Shoreham Beach and a better design could be proposed.

This fresh application offers a pair of houses designed in a contemporary, coastal architectural style. The houses are of a comparable size, scale and floor area and in our opinion, will make a more positive contribution to the character of the area.



No 07 The Meadway

SURROUNDINGS:

Shoreham Beach is a unique place. It is a place on the south coast with an extraordinary and individual topography. It is a peninsula at the mouth of the river Adur and the English Channel. There is approximately a 100 year history of residential architecture on Shoreham Beach.

Most of the original beach houses were built as holiday homes and are of timber frame construction. Most of the ones that remain have become permanent homes for people living and working in the West Sussex area. Many are at the end of their life span and fail to meet today's standards for energy conservation.

The original houses which occupied No.07 was demolished once Planning Permission was gained for 2 semi detached houses (reference ADC/0308/06) but this permission has not been implemented on account of it being a very uninspiring building.

There are many examples of interesting houses on Shoreham Beach. Notable houses on the foreshore which are modernist in style and built in the 1960's and 70's, and some on the north side of the Old Fort Road which have been built in the last 5 years which are contemporary flat roof timber frame houses with balconies on the south side.

Other houses which have been built in the last 5 years could be described as pastiche in style and do not recognize the uniqueness of the area.

USE:

Shoreham Beach is predominantly a residential area. Over the last 5 years it has become almost entirely residential with little industry in the area. On the north side of the Beach industrial buildings have been replaced with housing in the form of town houses, terraced houses and flats.

B1 office buildings have also been converted into residential units. There are some popular leisure use buildings on the Beach. The Harbour Club is well used and the Shoreham Beach Sailing Club attracts members from all over Sussex.

Education use buildings also exist on the Beach. Shoreham Beach First School has recently been granted planning permission to increase in size so that it can accommodate more pupils.

There are a few general shops, takeaway restaurants and a post office on the Beach, which are all located on Ferry Road and one Public House; the Waterside which is located on the south side of the pedestrian bridge which connects Shoreham Town to the Beach.

There is one Church and a Church Hall which is well used for community based events.

AMOUNT:

The site area is 466m.sq (0.0466Ha).

Building foot print approved under planning permission ADC/0308/06 is 141.44m.sq

Proposed building foot print: 162.5m.sq

Each house has a gross internal area of 132m.sq.

The site coverage is approximately 35% of the total site area.

The approved ridge height of planning permission ADC/0308/06 is 6.9m high. The proposed parapet height is 5.7m.

There is bicycle parking for 2 bicycles per house.

There is refuse and recycling storage for 1000 cubic metres of refuse/ recycling per house.

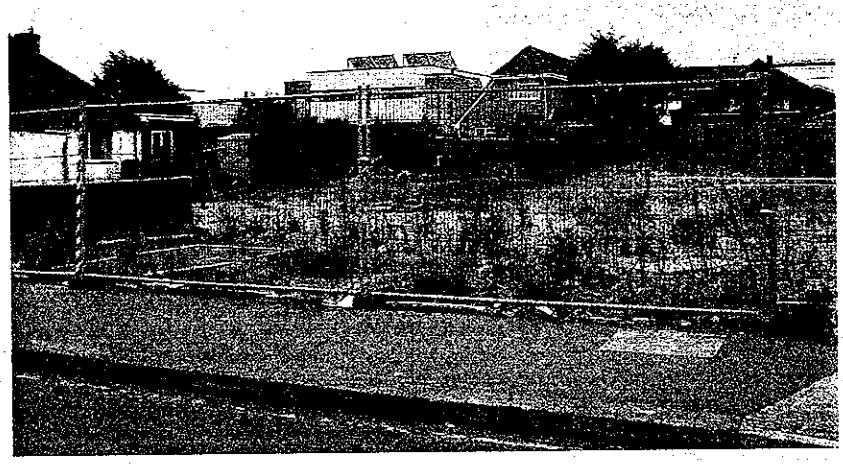
There is 2 parking space per house on the driveway; 1 of which is capable of being a disabled parking space 3.3m wide to comply with Life Time Homes Standards.



Neighbouring properties looking towards Ferry Road

LAYOUT:

The layout of the site follows the same principles as the approved planning application ADC/0308/06 and meets all the requirements for space standards around houses. The distance from the rear of the proposed houses and the rear garden fence is 12.4m at ground floor. At first floor the building steps back by 2 metres therefore the distance from the rear of the house and the southern boundary is 14.4m. The distance between the rear of the proposed house and the rear of houses in the Old fort Road at first floor is some 25m (the requirement in Planning Policy Guidance is 22m). There are gaps between the building and the side boundaries of 1m.



View south towards new houses in the Old Fort road.

ARCHITECTURAL STYLE AND APPEARANCE:

The architectural style has been designed to reflect the unique coastal location. The building will be built in timber frame which reduces the speed of erection and enables higher levels of insulation within the external walls.

The brickwork chimney will offer an alternative means of heating via a wood burning fire place and is expressed on the front elevation to give the appearance of a ships funnel.

The sand coloured brickwork and aquamarine coloured timber cladding represent the sea and beach. Bris Soleil shading over the large windows and front door form an eyebrow to the front façade.



Neighbour at Number 05 The Meadway

SCALE:

The scale of the building is 2 full storey heights with a flat roof. By designing the building with a flat roof the building is lower than the approved design under planning permission ADC/0308/06.

The design proposals comply with the guidance set out in the British Research Establishment Document Site Layout, Planning for Daylight and Sunlight: A guide to good practice, and the Development Control Standard No.2: Space Around New dwellings and Flats.

CODE FOR SUSTAINABILITY LEVEL 3

During the detailed design of this building i.e. at building regulations work stage we will be designing these houses to achieve level 3 in the design codes for sustainability. These are standards that seek to raise the energy efficiency of housing so that these houses will be cheap to run.

We also, as a Practice Policy, run a 'life times homes' standard check-up on all new housing and expect to comply with these standards.

MATERIALS AND TECHNOLOGY:

Walls:
Yellow (sand coloured) brickwork at ground floor and Aquamarine coloured timber cladding at first floor. NB walls to comply with Robust Details to prevent the transmission of sound.

Windows:
Double glazed, argon filled with a low 'e' coating. Window frames are to be white frame windows.

Roof:
The roof will be super insulated with a single ply membrane roofing material. On top of the roof are roof lights to light the bathrooms and solar hot water heating panels to top up the hot water heating during the summer months.

Heating System:
Each house will have a gas condensing boiler with a minimum SEDBUK rating of 86%. The boiler is to provide heating and hot water during the colder months and will run alongside a Solar Hot Water heating system. For approximately 6 months of the year, all the hot water will be supplied by solar panels on the roof delivering hot water to a storage vessel located on the 1st floor.

New houses are now required to be pressure tested so that heat cannot escape through air leakage. New houses can over heat through solar gain and therefore we intend to cool the house via trickle ventilation within the window frames

In winter months instantaneous heat can be provided by a log burning fireplace within the living room.

Electrical power will be provide from the national grid.

LANDSCAPE:

There are no mature trees on the site. Shoreham Beach is a difficult location to grow mature trees. This is because the ground is shingle and does not retain moisture. The environment is also salty because of the sea and sea air and therefore none but the most hardy coastal plants grow on Shoreham Beach.

The rear garden will be laid to lawn and the front driveway will have a Sustainable Urban Drainage System to allow any surface water to drain naturally away into the shingle.

SITE WASTE MANAGEMENT PLAN

The waste management of site is to comply with the general collection of recycling and refuse collection for the Shoreham Beach area. Refuse and recycling is collected at the storage point where each residential unit has a wheelie bin and a recycling bin with a combined storage capacity of 1000 litres of storage.

LIFETIME HOME STANDARDS

During the design of the building we have endeavoured to achieve a 100% compliance with Lifetime home standards. The key 16 issues where Lifetime homes standards apply are as follows:

1. We have provided 1 disabled parking space per house. Other spaces are capable of being widened if necessary in the future.

2. The distance from the car park to the front door has been kept to a minimum.

3. Level threshold with a gently sloping approach for wheel chair access.

4. Access threshold is covered and lit.

5. Easy to open windows will be specified at the building regulations stage of the project

6. Width of doors and hall allow for wheelchair access.

7. There is sufficient room within the living rooms for a turning circle for a wheelchair.

8. The living rooms are all at entrance level within each house.

9. Temporary entrance level space for a bed.

10. An accessible entrance level WC plus opportunity for a shower later is available within each house.

11. Internal walls within houses are capable for adaptation without carrying out major structural work to the building.

12. A stair lift could be accommodated in the future.

13. There is an opportunity for an easy route for a hoist from a bedroom to a bathroom in the future.

14. Bathrooms are planned to give side access to baths.

15. Window sill heights are low internally at 850mm, therefore when in a seated position a person can still look out the window.

16. Sockets and light switches will be located at a convenient height.

ACCESS:

The houses have been designed so that they will comply with the requirements of Part M of the Building Regulations: Access and Facilities for Disabled People. In principle the buildings will:

a. be sited so that disabled people can approach the building without obstacle.
b. have a WC provided within the entrance storey, appropriately sized so that a disabled person will be able to enter and exit a WC without assistance.
c. have power points and light switches located so that partially sighted and wheel chair bound people can identify and reach them.
d. A disabled parking space will be available within the site.

SITE ANAYSIS AND THE IMPACT ON NEIGHBOURING SITES:

The parameters of the general size, scale and bulk of a new building were established in the Planning Permission ADC/0308/06. These proposals follow the general heights and widths of the approved building.

Because of the flat roof, the parapet wall is some 1.2m lower than the ridge of the approved design.

There is no new overlooking issues to consider, the only side elevation glazing at first floor level is glass blocks which are positioned over a double height space in the hallway. Glass blocks give light to a space but are obscure and do not offer a view. They may even be coloured in the built works.

CONCLUSION:

The applicants; Bramber Construction are a local company in West Sussex. They are known for being a quality and dependable building contracting company as well as being a good employer.

Their reputation in providing high quality housing is very important to them and the decision to develop new ideas through good design and embrace energy efficiency and contemporary design should be commended.

There are no negatives that would be raised from the implementation of these proposals. We believe the content of this application is superior in architectural quality and energy efficiency to the existing approved scheme and, we hope, will contribute positively to the area.

James Breckell Architects