138 Old Fort Road

Shoreham-by-Sea



RIBA Stage 0-3 Planning: Design & Access Statement

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Contents

1.0 Format of Statement
2.0 Introduction
3.0 Use
4.0 Amount
5.0 Layout
6.0 Flood Risk
7.0 Scale
8.0 Landscaping
9.0 Appearance
10.0 Amendments in line with planning comments
11.0 Shade Diagrams
12.0 Access
13.0 Sustainability & Waste management
14.0 Crime Prevention
15.0 Ecology & Contamination
16.0 Developments within conservation areas or involving listed buildings
17.0 Conclusion
18.0 Proposed Visualisations

1.0 Format of Statement

This statement has been generally set out in accordance with Circular 01/2006. We also use a document produced by CABE entitled 'Design & Access Statements – How to write, read and use them.'

Reference should be made to the submitted detailed drawings when reading this statement.

2.0 Introduction

The site is located on the south side of Old Fort Road, Shoreham-by-Sea, with access immediately onto Shoreham Beach. The area is flanked by the South Downs National Park to the north and a large expanse of rare beach shingle habitat to the south, resulting in a dynamic and changeable environment.

In a predominantly residential area, the spacious site is currently occupied by a detached bungalow dwelling, with a large block-paviour driveway and landscaped gardens to the front and rear, situated amongst a range of residential properties.

The current bungalow is red-brick faced, with red-clay roofing tiles, lapped-timber boarding at high level and white joinery, flashing and drainage goods. The roof void has been redeveloped into habitable space which leads out onto a roof terrace over a rear extension containing the main living accommodation.

A range of buildings and sites within the local vicinity have recently been redeveloped showing a contemporary aesthetic, with black slate roofs, black/grey glazed windows and doors and off white external render finishes. More traditional properties feature red-clay roof-tiles, external weather-boarding, off-white render, red-clay brickwork, and white UPVC windows.

The existing residential boundaries are enclosed by rendered or exposed red-clay brick walls to varying heights.



3.0 Use

The site is currently occupied by a single, detached dwelling.
No change of use is proposed.

4.0 Amount

Existing GIA: 205m^2 / 2,206 sq ft
Proposed GIA: 440m^2 / 4,736 sq ft

5.00 Layout

The concept is derived from an interest in creating a journey through a coastal landscape. We have also taken influence from a juxtaposition between heavy solidity in the ground-plane and light-weight, timber interventions so often found in coastal environments.

Spaces that require a secure, solid, shaded atmosphere inhabit the ground-plane, arranged on either side of an ‘inner garden’ designed to connect the interior spaces with the garden and beach beyond. Whilst the living accommodation is raised to a level which enjoys panoramic views of the coastal environment and higher light levels.

6.00 Flood Risk

Please see the Flood Risk Assessment attached to this application.

7.00 Scale

Whilst the scale of the proposed dwelling is greater than that of the existing bungalow, it remains modest in comparison to the neighbouring dwelling at no. 136 Old Fort Road.

The design positions the 2nd floor accommodation to the west of the site, adjacent to the taller no. 136, whilst remaining comparatively low on the east of the site adjacent to no. 140.

The majority of accommodation is arranged on ground level, making use of the spacious site and therefore reducing scale on 1st and 2nd floors.

8.00 Landscaping

The landscaping proposals, whilst indicative at this stage, include a series of planting beds which aim to extend the concept of a ‘journey through a coastal environment’ from the proposed dwelling into the front and rear gardens. These planting beds will take the form of shingle mounds and will be planted with rare beach-shingle vegetation.

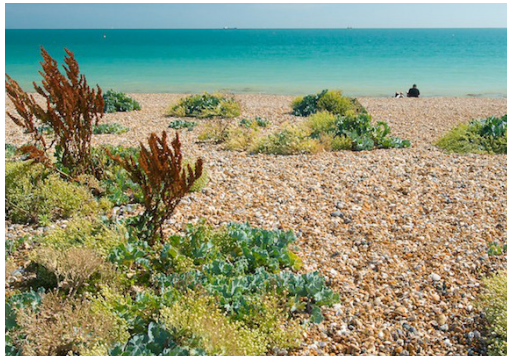
9.0 Appearance

The appearance of the proposed dwelling is contemporary in style, and aims to respond both to the site context and to the design concept.

The ground level accommodation is finished in a natural brick of varying white and flint shades reminiscent of the beach shingle, creating a feeling of solidity and closeness. The masonry finish is extended upwards into parapet and spine walls from which the upper levels are constructed.

The upper levels are clad in a combination of blonde and untreated, silver timber, creating a natural palette which reflects the beach environment and also the concept of lightweight construction over the heavy ground plane.

We can provide samples of materials for approval upon request.





10.00 Amendments in line with planning comment

This chapter demonstrates the design amendments undertaken in response to planning comments outlined in email of 14/12/2018 and discussed in the subsequent meeting on site of 07/01/2019. The design amendments also address concerns raised by neighbours at numbers 136 and 140 Old Fort Road.

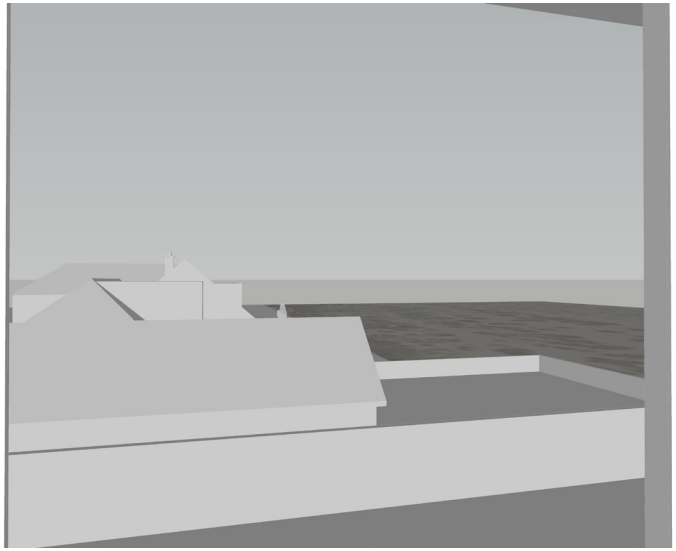
- The previously proposed design was descried as having a “tower-like” appearance formed of the west wall extending fully to 2nd-storey and little variation in cladding materials. To reduce the perceived height of the building, our current proposal includes a step-in at 2nd storey on all sides, most significantly on the south elevation. The cladding materials have also been amended to distinguish between ground, 1st and 2nd storeys. We are satisfied that the current proposals do not appear tower-like and that the 2nd-storey appears subsidiary in form.
- The previously proposed design was described as having a “rather austere” appearance with “little variation or relief in tone”. The current proposals show a more varied material palette, including a combination of blonde and silver timber as well as light brickwork, which creates a warm and fresh appearance appropriate to the seafront location and also reduces the perceived mass of the proposals.
- The occupiers of no.140 Old Fort Road expressed concerns that the previous proposals would result in loss of light and loss of outlook from their west-facing bedroom window, which is the primary outlook from that room. To address these concerns, we have amended the proposals to include glazed balustrade to all sides of the south terraces, and to omit the extension of the central spine wall. The images opposite demonstrate that these amendments result in an outlook which is very similar to the existing condition.
- The occupiers of no.136 Old Fort Road have expressed concerns that the previous proposals would result in loss of light to their east-facing bedroom window and their garden. The current proposals step the 2nd storey in on the south elevation, allowing significantly more light to pass to the property at no.136. We have also included 1.8m tall frosted-glass privacy screening to the west of rear terraces to allow light to pass through whilst preventing overlooking. The images opposite demonstrate these amendments and the relatively minor impact on outlook from the east-facing bedroom window.



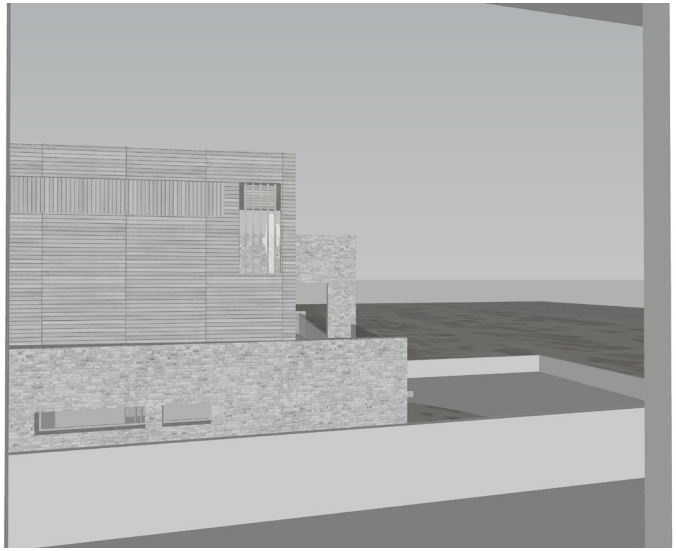
Rear Overview: Previously Proposed



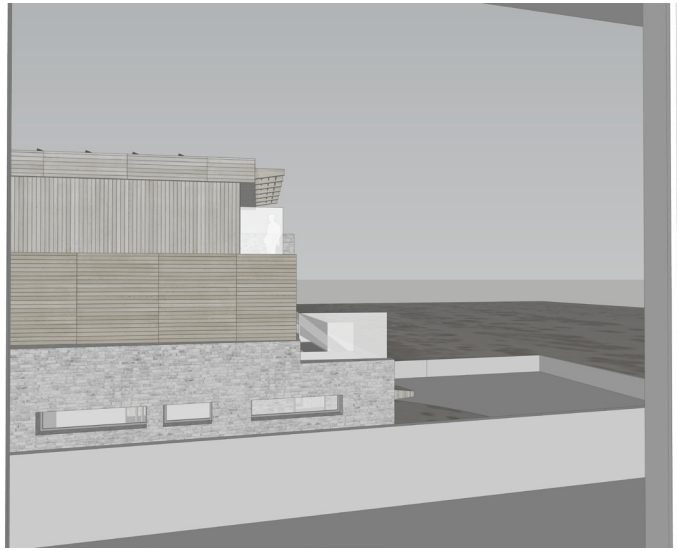
Rear Overview: Current Proposed



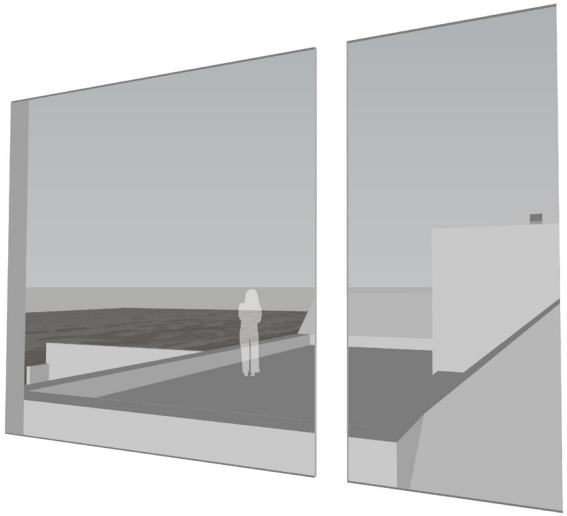
No. 136 bedroom view: Existing



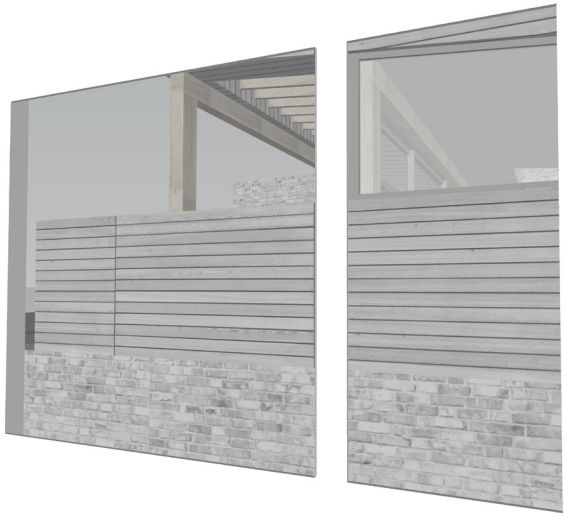
No. 136 bedroom view: Previously Proposed



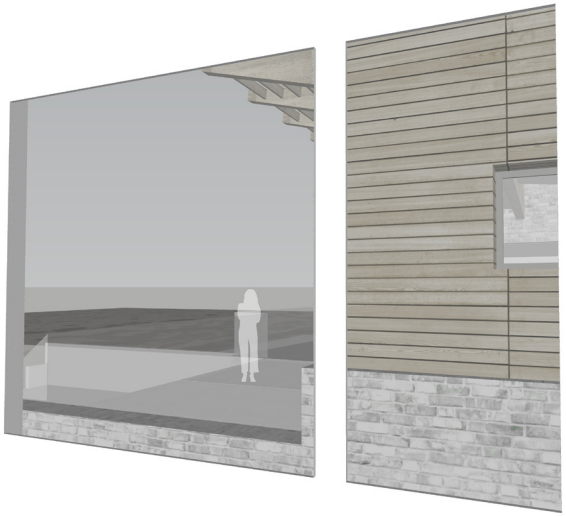
No. 136 bedroom view: Current Proposed



No. 140 bedroom view: Existing



No. 140 bedroom view: Previously Proposed

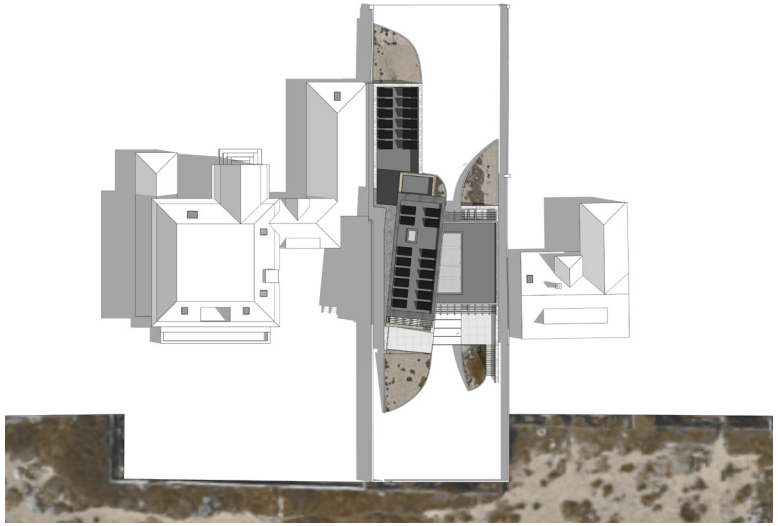


No. 140 bedroom view: Current Proposed

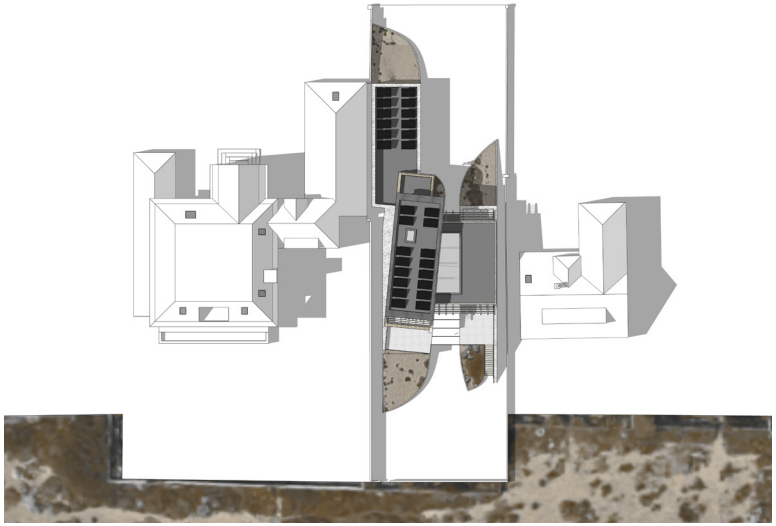
11.00 Shade Diagrams

The shade diagrams opposite show the extent of shading of neighbouring properties at 9am and 3pm on the summer and winter solstices.

We conclude that the proposals do not cast excessive shade to either neighbouring property at any time of the year.



Shade Summer Solstice 9am



Shade Summer Solstice 3pm



Shade Winter Solstice 9am



Shade Winter Solstice 3pm

12.00 Access

The principle vehicular and pedestrian site access locations will remain as existing. The proposals include a triple garage as well as ample off-street parking for visitors.

The proposed dwelling has been designed with universal access in mind, with flush thresholds throughout and a passenger lift to all levels.

As such, the proposals accommodate the occupiers' potentially reduced mobility in future years.

13.00 Sustainability

The proposed dwelling will meet or exceed the current building regulations in terms of energy use, with a 'fabric first' approach to thermal performance as well as the use of renewables (solar PV, solar thermal and MVHR system).

14.00 Waste Management

Domestic waste collection will remain as existing.

15.00 Crime Prevention

The proposed dwelling shall incorporate surveillance as per the clients' requirements. The proposals indicate less glass / openable area on the north (street) elevation.

16.00 Ecology & Contamination

As the whole site is currently occupied and large areas are covered with hard-landscaping, no special habitats or species are currently present. Therefore, the impact of the proposed new dwelling on ecology is neutral. However, effort shall be made in the landscaping to include rare beach-shingle vegetation, strengthening the adjacent habitat on Shoreham Beach.

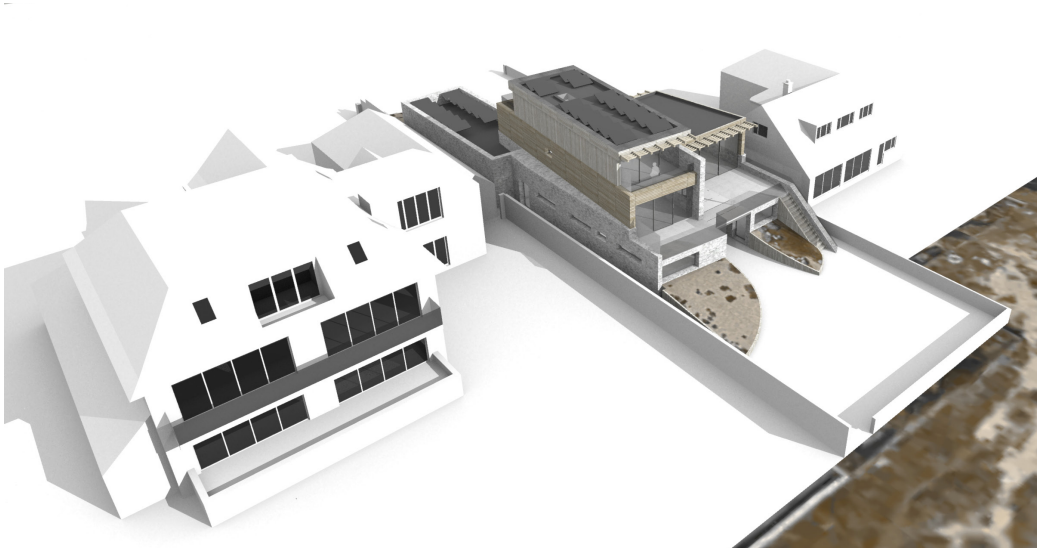
Being a domestic site, there is no risk of contaminated land.

17.00 Conclusion

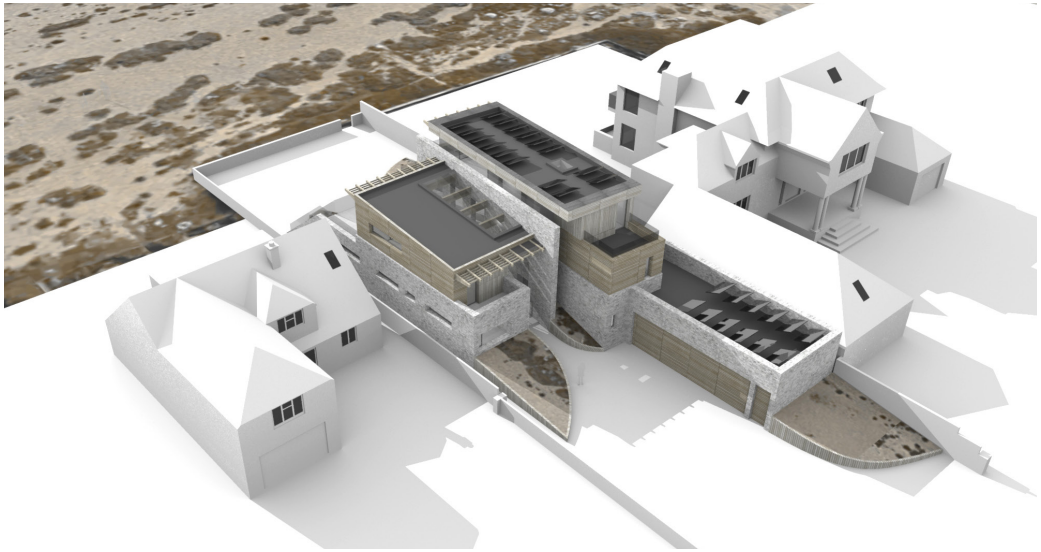
The proposed new dwelling offers the site a valuable upgrade in standard of residential accommodation, whilst maintaining a modest appearance and an appropriate scale to neighbouring properties and the site itself.

The design responds to the site both in terms of layout and in appearance. The material palette is appropriate to the beach setting and the proposed landscaping aims to reconnect the site with the adjacent rare beach-shingle habitat.

We believe the proposal to be a positive contribution to the architectural character of the area.



South-West Aerial View



North-East Aerial View



North View 1



North View 2



North View 3



Garden View



Beach View 1



Beach View 2