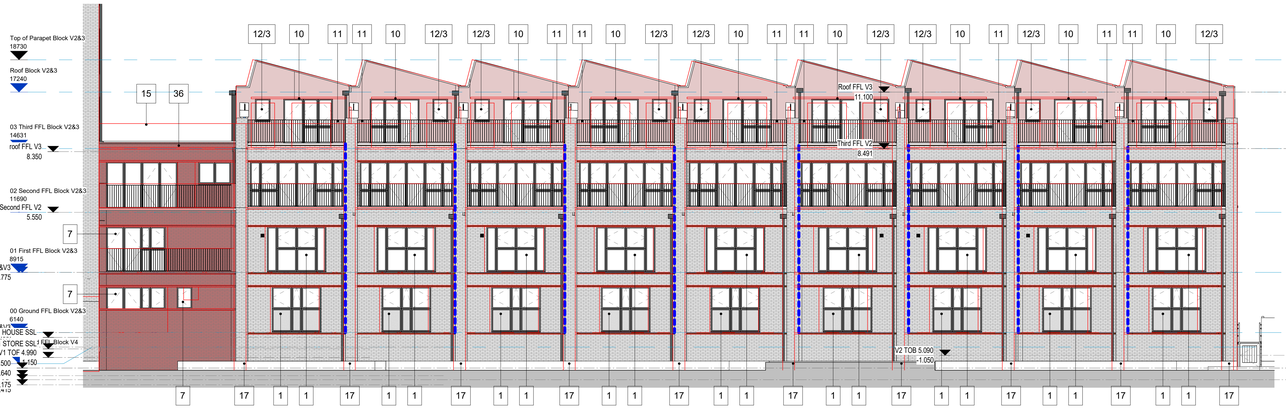
CDM 2015 Health & Safety Information
Key information relates only to Significantly Hazardous identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.



1 Block V3 South Elevation - Construction Drawing
1 : 100



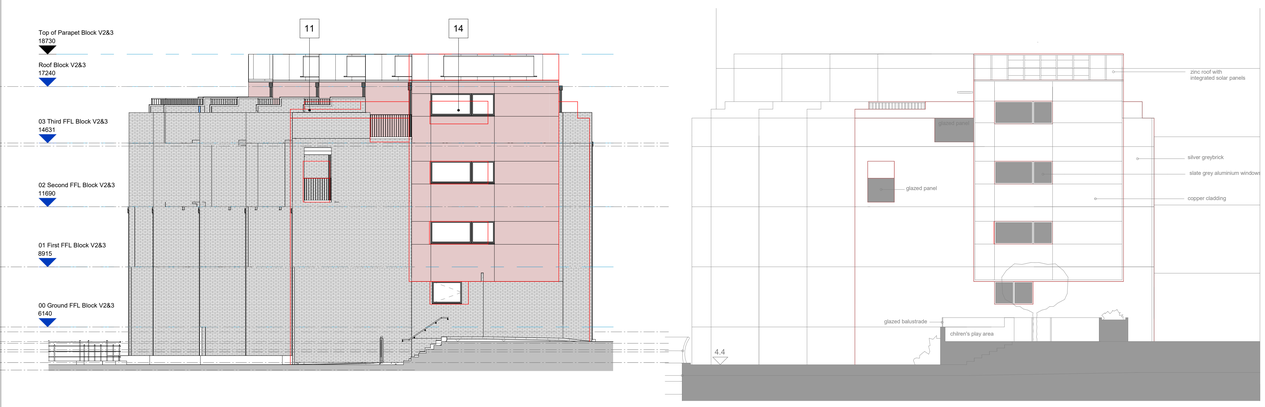
3 Block V3 South Elevation - Approval Planning Drawing
1 : 100



5 Block V3 North Elevation - Construction Drawing
1 : 100



6 Block V3 North Elevation - Approval Planning Drawing
1 : 100



2 Block V3 East Elevation - Construction Drawing
1 : 100

4 Block V3 East Elevation - Approval Planning Drawing
1 : 100

Planning Alteration Notes
As part of this planning amendment, two primary changes have driven the more noticeable updates to the approved scheme:

1. **Basement Removal**
2. **Reallocation of Floor Area between V4 and V1 Town Houses**

Details of these changes are outlined below:

a) Basement Removal
During the early design stages, it was agreed with the Local Planning Authority (LPA) that the proposed district heating system could be omitted from the scheme due to insufficient supporting infrastructure in the surrounding area. As a result, the need for stepped access into the basement—originally located in the link between Blocks V4 and V1—was removed. This change allowed the associated floor area to be reallocated more effectively. Instead of retaining this space as a circulation area, it has been redistributed to the V1 Town Houses, where it offers more practical and usable living accommodation.

b) First and Second Floor Link – Reallocation of Floor Area (Previously Assigned to Block V4)
Since the original planning approval was granted, new regulations concerning high-rise residential buildings have come into effect. These are largely in response to the Building Safety Act 2022 and subsequent updates to fire safety and structural requirements for higher-risk buildings.
To ensure compliance with the new legislation—specifically regarding compartmentation, means of escape, and fire spread between adjoining structures—the design of the link between Blocks V1 and V4 has been revised. As a result, the perimeter walls of Block V4 are now continuous from ground to roof, and the previously shared floor area of the linking structure (including the ground floor) has been transferred to Plot 1 within the V1 Town Houses.
To avoid creating a disproportionately large single dwelling, the additional floor area has been redistributed across all four V1 Town Houses. This adjustment particularly benefits Bedroom 3 at ground floor level, improving its internal width, which was previously compromised due to required revised wall thickness.
To implement this redistribution, internal separating walls have been realigned, and the floor layouts adjusted to divide the space more equitably among the dwellings. Care has been taken to ensure that these changes do not impact the north elevation fronting Brighton Road to minimise the impact on the approved planning elevations.

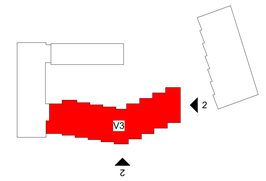
c) Apartment Layout Changes (mainly Stair Cores)
As outlined above, modifications to the apartment block were necessary to ensure compliance with the Building Safety Act 2024. These included both external and internal alterations to align with the updated requirements set out in BS 9991:2024, particularly in relation to fire safety in residential buildings.

To support compliance, dual independent stair cores have been introduced to each floor level where feasible, enhancing means of escape and overall life safety provision. Additionally, a ground floor plant room has been incorporated to accommodate essential building services in accordance with the revised standards.

As a result of these structural and compliance-led changes, internal apartment layouts have been reconfigured. These revised layouts are now reflected in the updated architectural plans.

Summary of Amendments to Approved Planning Drawings

1. Adjustments to windows and doors to suit brickwork coursing.
2. Window modifications to reflect revised internal layouts, as detailed in Section (b) above.
3. Guarding height raised to meet Approved Document Part K (Protection from Falling).
4. Door removed in line with Section (a) above.
5. Window added to reflect Section (b) noted above.
6. Correction of elevation error.
7. Window configuration updated to suit internal layout changes.
8. For ease of construction, window widths reduced to accommodate brickwork reveals. These have been aligned with the windows above for continuity.
9. Windows widened (in response to item 8 above) to balance elevations.
10. Suggested canopy omitted, as it is not present on all elevations and offered limited benefit.
11. Third-floor FFL updated to allow for terrace construction (insulation over joists), which was not previously accounted for. Window head heights and balustrading updated accordingly.
12. Window openings corrected to centre windows over the 1st and 2nd floors.
13. Door head heights corrected. Planning drawings had incorrect indications, not accounting for FFLs or ceiling/soffit levels.
14. Head of window updated to allow for raised terrace FFL and internal step.
15. Balustrading removed due to lack of access for cleaning and maintenance, offering no benefit to occupiers.
16. Stepped access added into V4 for fire access and to accommodate changes in floor levels, reflecting new core layouts.
17. Brickwork setting-out corrected from planning drawings to account for structural loading. Pier positions adjusted where required, with adjacent windows adjusted accordingly.
18. External link walkway removed and incorporated into a two-directional internal escape route, as noted in item (c) above.
19. Staircore windows relocated due to new internal layout. The original windows at 1st and 2nd floors in the southern stairwell are no longer feasible.
20. Window added to suit Section (c) noted above.
21. External store provided over the lift overrun (FFL in store raised above terrace level, requiring half-height doors).
22. Window spacing revised to comply with Approved Document Part B (fire spread), as advised by the Fire Consultant.
23. External door configuration updated to align with item (c) above.
24. Fanlight opening heights reduced to suit new external levels.
25. Additional louvre openings omitted, as alignment with window reveals above is no longer possible due to internal column locations.
26. Balcony and door positions updated to reflect revised layouts (see item (c) above); door positions moved accordingly.
27. Column locations updated to suit structural design requirements.
28. To reduce flood risk to the café and retain usable internal space, the internal stairs have been relocated externally. External door level raised accordingly. Fanlight retained to future-proof ventilation design for future tenants, as required by Building Regulations.
29. New external platform lift added to provide access for people with limited mobility.
30. New external ramped and stepped access added to eliminate the need for a commercial-style flood barrier and to protect the building against flooding.
31. Due to structural constraints of the RC frame, balcony projections have been reduced to the maximum feasible extent.
32. Lift overrun added (not previously shown).
33. Canopy gutter at 7th floor level raised to allow for suitable fixings into steel frame walls, accounting for snow and wind loads.
34. Window relocated due to internal structural column location.
35. Updates made to align with approved planning 3D visualisations.
36. Parapet raised to accommodate roof insulation and 150mm perimeter waterproofing upstand.



Red outline indicates outline of building and door/ window positions shown on the Approved Planning Elevations.

Rev	Date	Revision Details	Dr	Ch
C1	21.05.26	Red brickwork add to facade of houses adjacent to V4 as per the approved planning drawings	sw	sw

ECE Architecture
London: 76 Great Suffolk Street, London, SE1 0BL
T 020 7928 2773 E london@ecearchitecture.com
Sussex: 64-68 Brighton Road, Worthing, West Sussex, BN11 2EN
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Beacon Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
www.ecearchitecture.com

Client Name
CAYUGA 018 LLP

Job Title
Land at Former 5 Brighton Road, Shoreham-By-Sea BN43 6RN

Drawing Title
Block V3 Elevation Variations from Approved Planning Drawings

Scale
1:100 @ A1 / 1:200 @ A3
meters 2 4 6 8 10

Drawn	Checked	Date
SW	SW	23.07.25

Project	Originator	Zone	Level	Type	Displ.	Drg. No.	Rev
7485	- ECE -	V3 -	XX -	GA -	A -	PL300_	C1

Status
APPROVAL

Revit Plot Date: 12/06/2026 11:57:08

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