

The Mannings- Shoreham by Sea

Non-Material Amendment Application – supporting statement

planning application reference AWDM/1281/19

P646-CAL-XX-XX-RP-A-0002-PL01

23.01.2026



This statement is produced in support of the second non-material amendment application submitted in connection with the above project- original planning application reference AWDM/1281/19.

The requirement for a non-material application was first discussed in a Teams meeting with Stephen Cantwell on 30th of April 2025 and an initial NMA application was submitted in September 2025 and subsequently approved on 28.11.2025 (AWDM/1284/25).

This statement refers to the remainder of matters that did not form part of the above initial NMA.

The proposed amendments can be summarised as follows and the reasoning is further described within this document:

1. Introduction of vents on the North and West elevations and adjustment of louvres to external doors required in connection with the fire strategy and to comply with Building Regulation requirements.
2. Introduction of a cooling unit on the fifth-floor maintenance roof required in connection with UPS room at GF level in connection with the introduction of two smoke shafts within the building to comply with the fire strategy.
3. Adjustments to GF landscaping and coordination of levels to comply with the fire strategy and Building Regulation requirements.

1. Introduction of vents and adjustment of louvres to external doors

Following a review of the original fire strategy it became necessary to change the original passive smoke removal strategy to the introduction of mechanical extracts via new smoke shafts to comply with Building Regulation requirements. This required the introduction of additional smoke vents within the building envelope.

A concurrent review of the ventilation strategy was conducted leading to the adjustment of louvres to external doors and vents within the building fabric.

The proposed minor amendments have been sensitively incorporated to retain and compliment the planning consented design.

Please refer to the following drawings. The proposed amendments have been identified/annotated in **red** on the drawings:

P646-CAL-ZZ-GF-GA-A-0280-PL02_(Ground Floor GA NMA)_A1

P646-CAL-ZZ-ZZ-EL-A-0310-PL02_(NMA GA Elevation - North Elevation)_A1

P646-CAL-ZZ-ZZ-EL-A-0311-PL02_(NMA GA Elevation - South Elevation)_A1

P646-CAL-ZZ-ZZ-EL-A-0312-PL02_(NMA GA Elevation - West Elevation)_A1

2. Introduction of a cooling unit on fifth floor maintenance roof

Following a review of the original fire strategy and further CFD modelling it became necessary to change the original passive smoke removal strategy to the introduction of mechanical extracts via new smoke shafts to comply with Building Regulation requirements. This revised strategy also required the introduction of a UPS room (refer to AWDM/1284/25).

The UPS cooling units are recommended under manufacturer recommendations and industry guidance.

This is because any ambient temperature variation outside of the 20-25°C area will significantly reduce the lifespan of the battery system within the UPS: the rule of thumb is that every 10°C above 20°C ambient temperature will reduce the life of the battery system by 50%. This will impact on the ability for the system to support life safety loads for the required times and thereby requiring their replacement much more frequently.

While it might be possible to control the temperature of the space through other means such as enhanced ventilation, an air conditioning system provides the most robust system for ensuring that the room temperature remains within the required limits and ensure the UPS remains fully operation through its expected 10-year life span.

To support the fan coil unit within the UPS room, a condenser must be located on the external façade of the building. As mounting the unit externally at ground level would have an impact on the building's overall appearance to residents and neighbours, the condenser unit has been located on the 5th floor maintenance terrace in Core A2. This location is not near any residents' windows and as such will not disturb the residents of the building while also providing ample space for maintenance. The location will also minimize visibility of the unit for neighbouring properties.

Two perspective views have been prepared to support this application supporting the above statement:



Plan to identify the location of the 2 perspective views



Perspective View 1 – View along Ham Road looking West (condenser not visible)



Perspective View 2 - View along Ham Road looking East (condenser not visible)

Careful consideration has been given to retain the principles of the consented design and the location for the condenser unit was chosen to not have a detrimental effect on the overall visual appearance of the building.

Please also refer to the following drawings. The proposed amendments have been identified/annotated in **red** on the drawings:

P646-CAL-ZZ-05-GA-A-0285-PL02_(Fifth Floor GA NMA)_A1
P646-CAL-ZZ-RF-GA-A-0286-PL02_(Roof GA NMA)_A1
P646-CAL-ZZ-ZZ-EL-A-0310-PL02_(NMA GA Elevation - North Elevation)_A1
P646-CAL-ZZ-ZZ-EL-A-0313-PL02_(NMA GA Elevation - East Elevation)_A1

3. Adjustments to GF landscaping and coordination of levels

Following a review of the approved landscape plan for the ground floor areas, various adjustments were made, predominantly to comply with Building Regulation requirements. The changes include the adjustment of railings, rationalisation of terrace and planter arrangements for accessibility, introduction of fire brigade access gates to comply with the fire strategy on the South and North elevations, rationalisation of hard and soft landscaping and level adjustments.

Careful consideration has been given to retain the principles of the consented design to not have a detrimental effect on the overall visual appearance of the building.

Please refer to the following drawings. The proposed amendments have been identified/annotated in **red** on the drawings:

P646-CAL-ZZ-GF-GA-A-0280-PL02_(Ground Floor GA NMA)_A1
P646-CAL-ZZ-ZZ-EL-A-0310-PL02_(NMA GA Elevation - North Elevation)_A1
P646-CAL-ZZ-ZZ-EL-A-0311-PL02_(NMA GA Elevation - South Elevation)_A1
P646-CAL-ZZ-ZZ-EL-A-0312-PL02_(NMA GA Elevation - West Elevation)_A1
P646-CAL-ZZ-ZZ-EL-A-0313-PL02_(NMA GA Elevation - East Elevation)_A1
P646-LLD-ZZ-GF-GA-L-0101-P3 Landscape General Arrangement
P646-LLD-ZZ-GF-GA-L-0201-P2 Ground floor planting plan