ABIR Architects

26 Old Fort Road, Shoreham-by-Sea, BN43 5RJ



Design and Access Statement

0706.DAS.003 / July 2024

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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

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1.00 Introduction

1.01 Executive Summary and Brief

This Design and Access Statement prepared on behalf of the clients, Alison and Simon Vumbaca, summarises the design process undertaken and provides a narrative about the site, context, analysis, concept rationale and design for the project at 26 Old Fort Road, Shoreham-by-Sea.

In October 2023. planning permission **AWDM/1092/23** was granted for a single and two storey extension to front, single storey rear extension with first floor roof terrace, new zinc pitched roof covering and landscaping proposals including swimming pool to the rear and new garden wall with metal pedestrian and vehicular gates to front. Due to the pitched roof proposal not providing the area required for the clients desired number of Photovoltaic (PV's) panels, the clients would like to apply for an amendment to the permitted scheme, comprising a flat roof proposal.

Having seeked planning officer's advice, the clients have been recommended to proceed with a full planning application on the basis that the flat roof proposal has no impact upon the adjacent dwellings.

Please note the new scheme no longer includes the proposal of a swimming pool to the rear.

2.00 Site Analysis

2.01 Site Description and Overview

The site is located on the West end of Old Shoreham Road, Shoreham-by-Sea.

The area is flanked by the River Adur to the North and to the South there is a large expanse of rare beach shingle habitat, resulting in a dynamic and changeable environment.

In 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.

▶ Location Map



▶ Site Plan



Google Earth Pro ™ mapping

2.00 Site Analysis

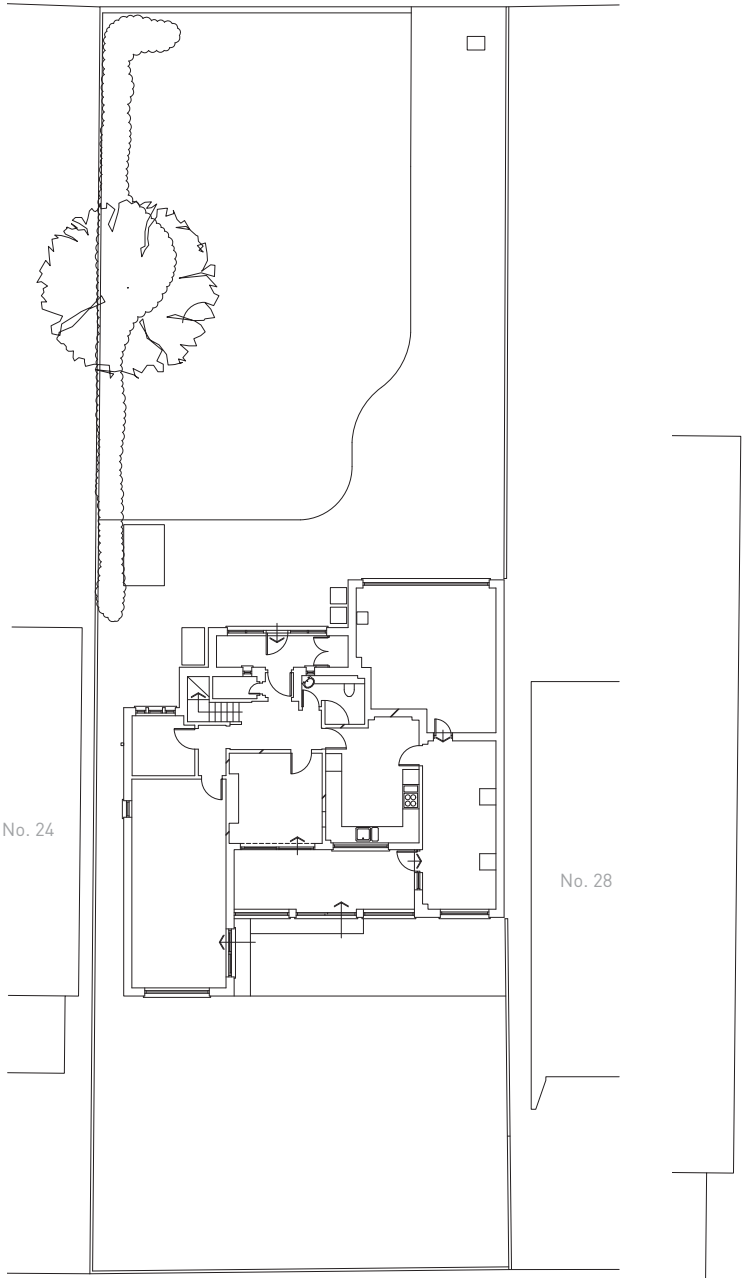
2.02 Photographic Analysis



1 View of front looking South



2 View of rear looking North



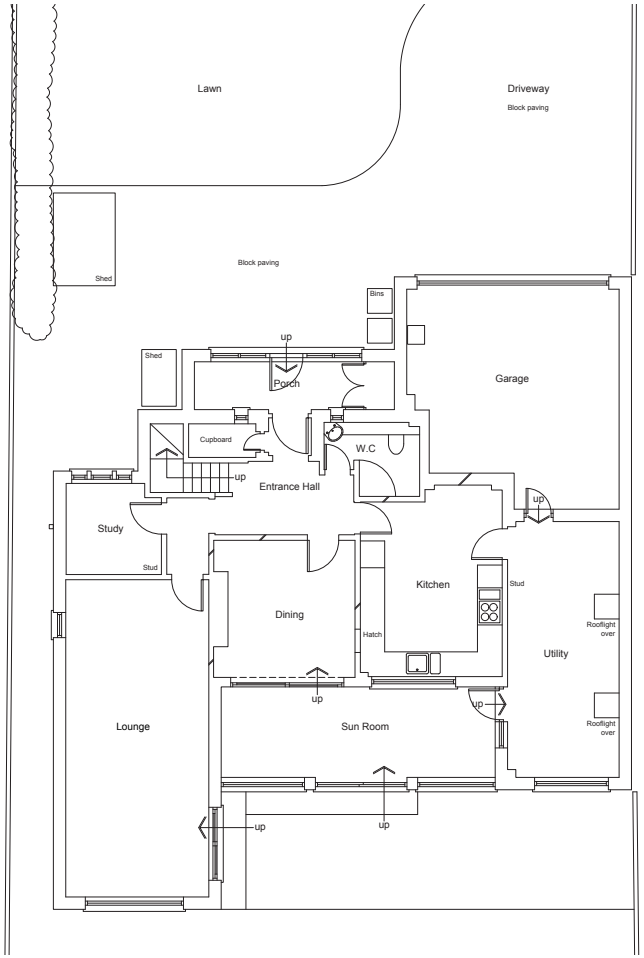




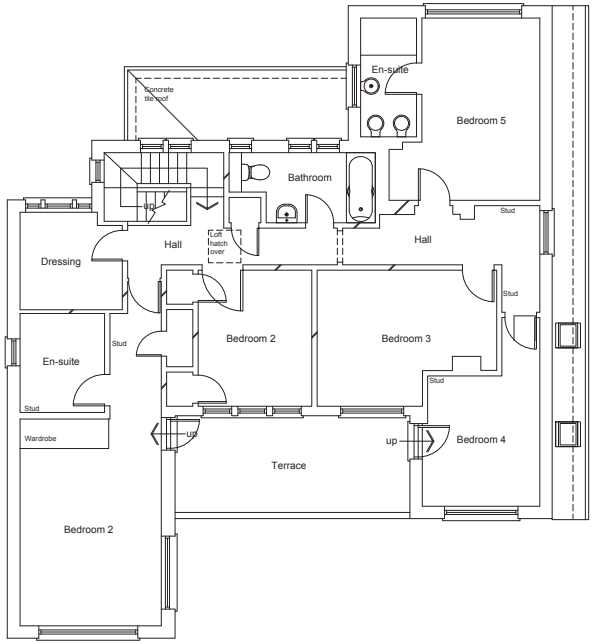
Existing site plan

2.04 Existing Ground, First Floor & Roof Plans

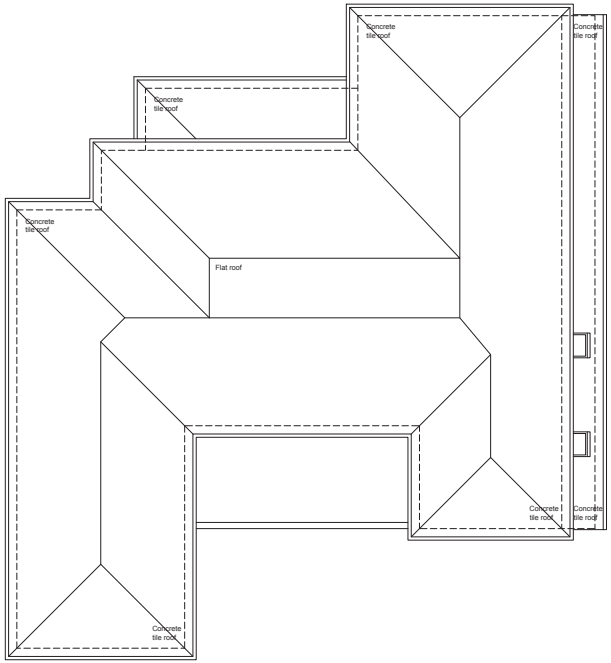
scale in meters



Existing ground floor plan



Existing first floor plan

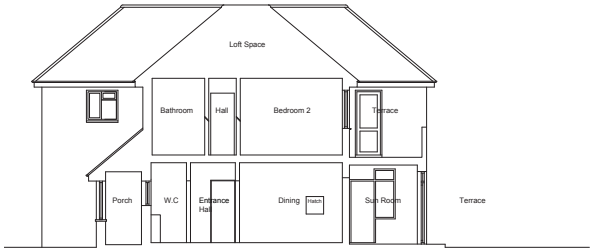


Existing roof plan

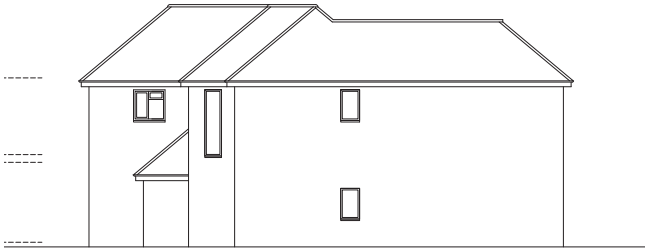
2.00 Site Analysis

2.05 Existing Sections & Elevations

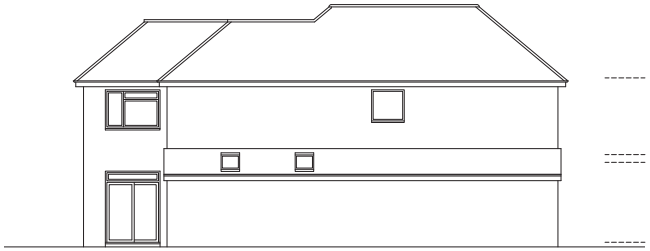
0 2.5 5 7.5 10
scale in meters



Existing cross section



Existing side (East) elevation



Existing side (West) elevation



Existing street (North) elevation



Existing beach (South) elevation

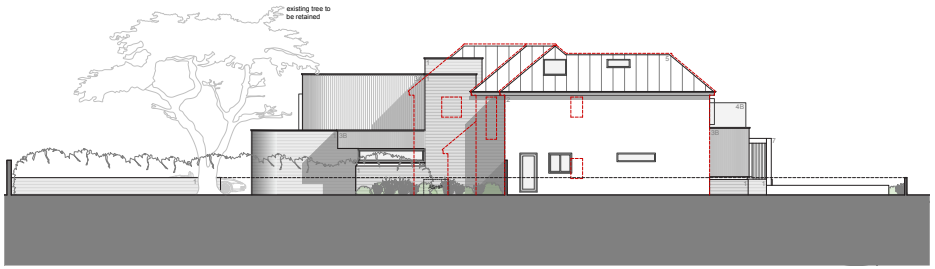
2.00 Site Analysis

2.06 Approved Scheme (planning application ref. AWDM/1092/23)

scale in meters



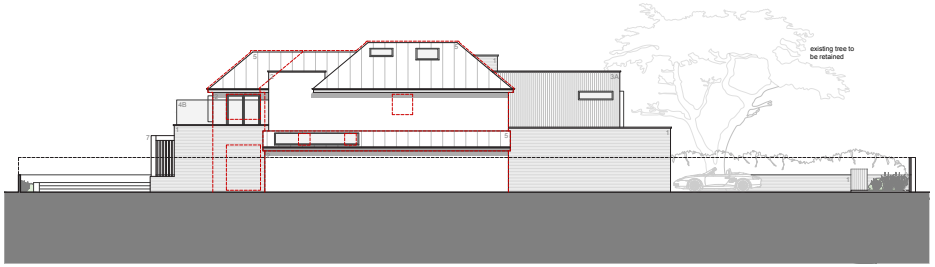
Approved Front (North) Elevation



Approved Side (West) Elevation



Approved Rear (South) Elevation



Approved Side (East) Elevation



Approved Street Context Elevation

SCHEDULE OF MATERIALS

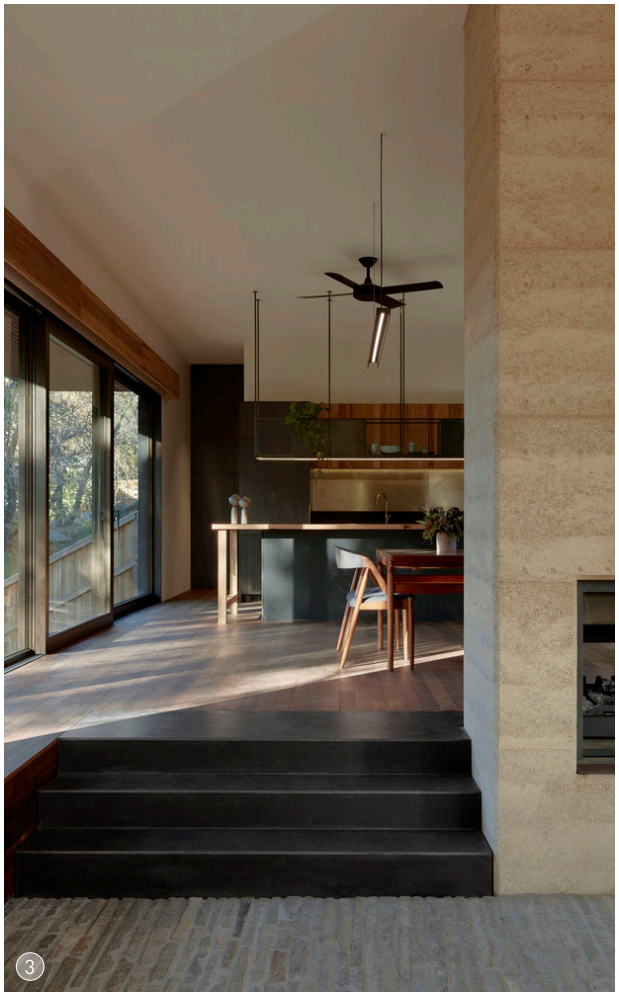
- Line of existing buildings
- (1) Light or painted face brick
- (2) White insulated render
- (3) Vertical aluminium wood effect cladding (A) / vertical timber batten wood effect aluminium cladding (B)
- (4) 1.1m (A) high glazed balustrade / 1.8m (B) high obscured glazed screen
- (5) Light grey standing seam zinc roof. Colour to be Azengar by VMZinc
- (6) P.c. aluminium door
- (7) P.c. aluminium brise soleil frame structure

All windows/doors/rooflights to be doubled glazed timber and aluminium composite frame.

3.00 Proposals

3.01 Precedents



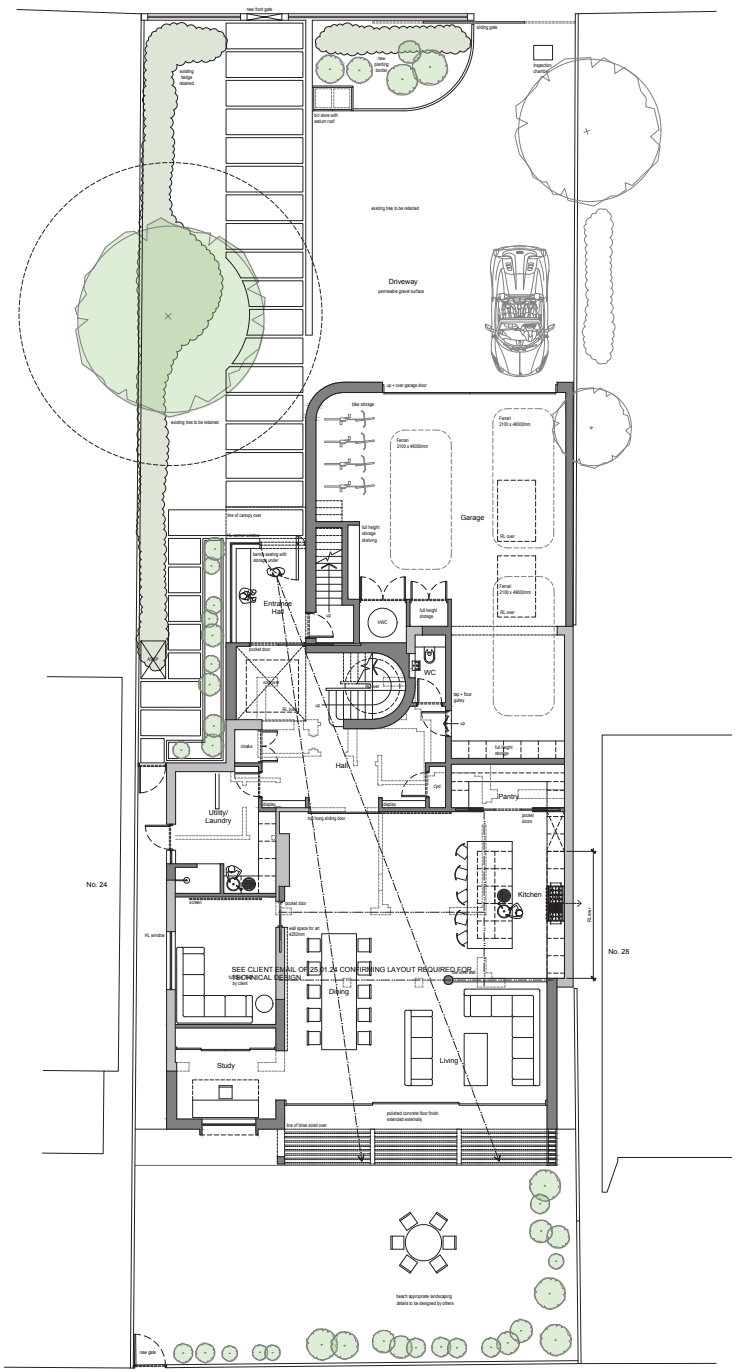


PRECEDENT KEY:

1. BBW House by Tecture
2. Edgars Creek House by Breathe Architecture

3.00 Proposals

3.02 Proposed Site Plan



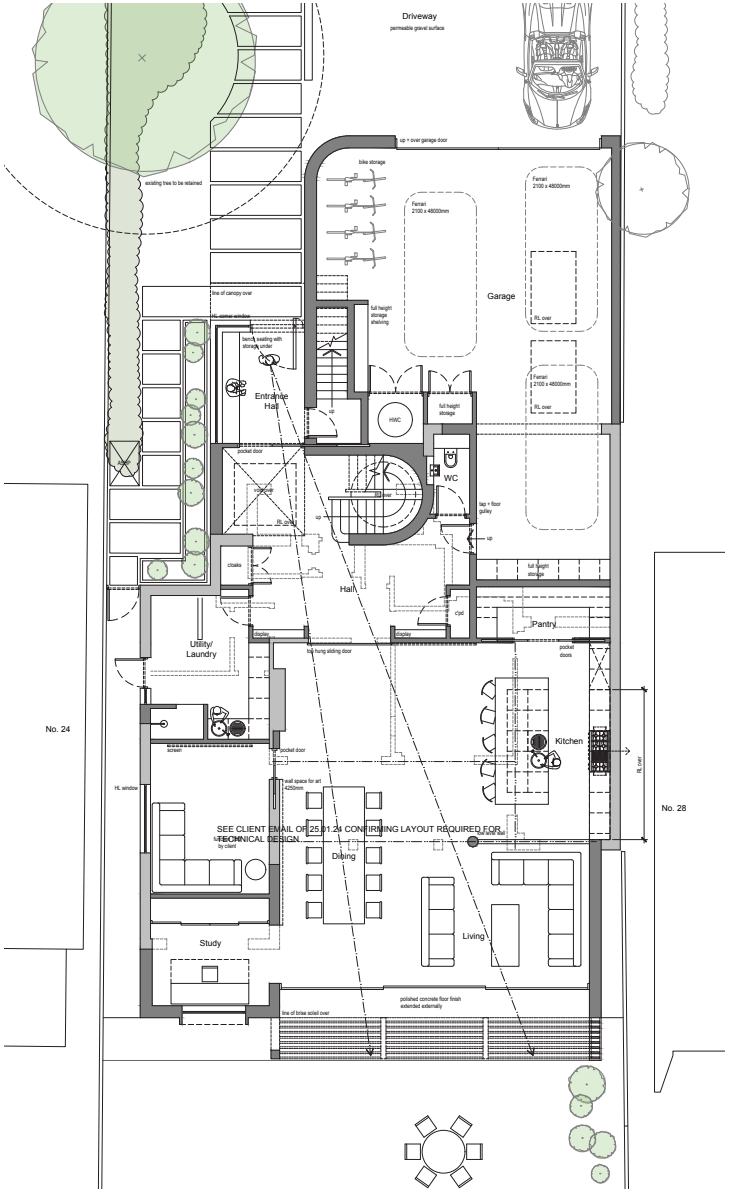
scale in meters

DRAWING KEY

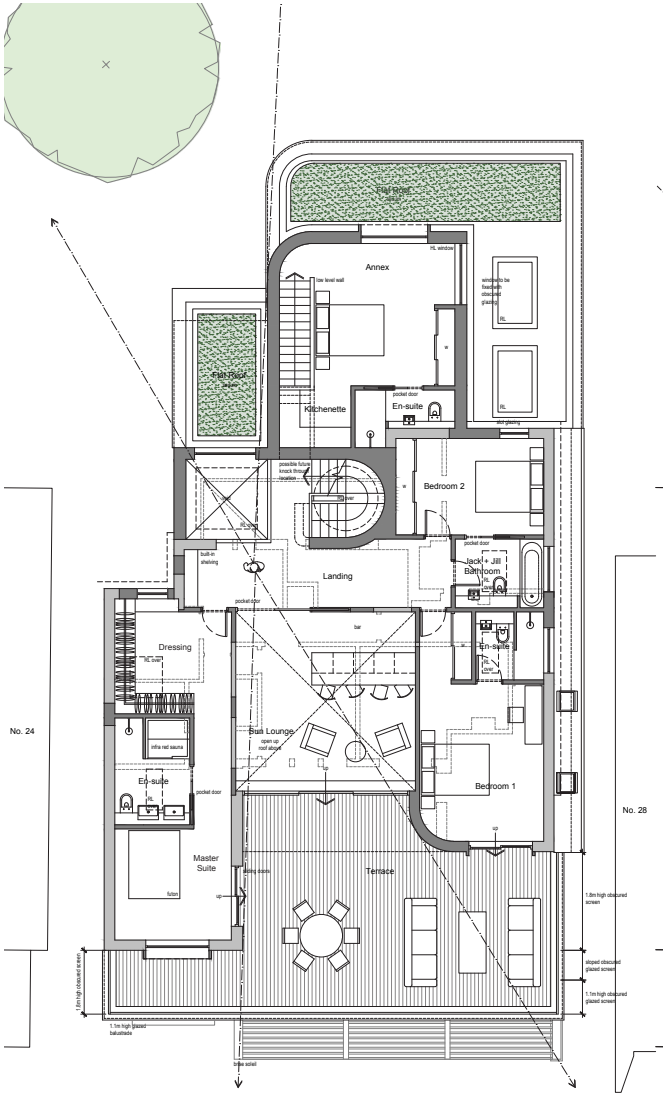
- Existing walls
- Proposed walls
- Line of previous approved scheme (ref. AWDM/1675/21)

3.03 Proposed Ground, First Floor and Roof Plans

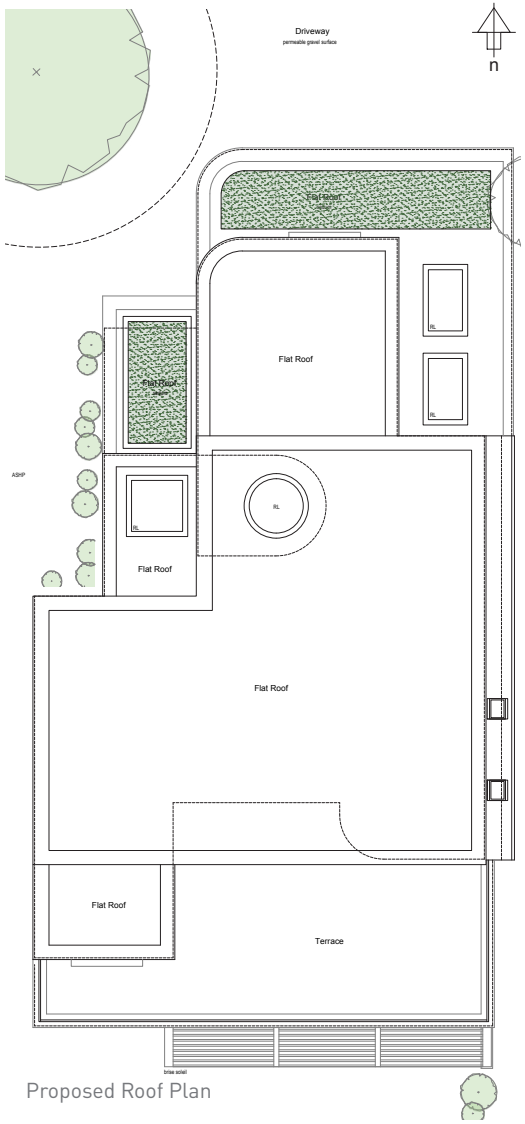
scale in meters



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

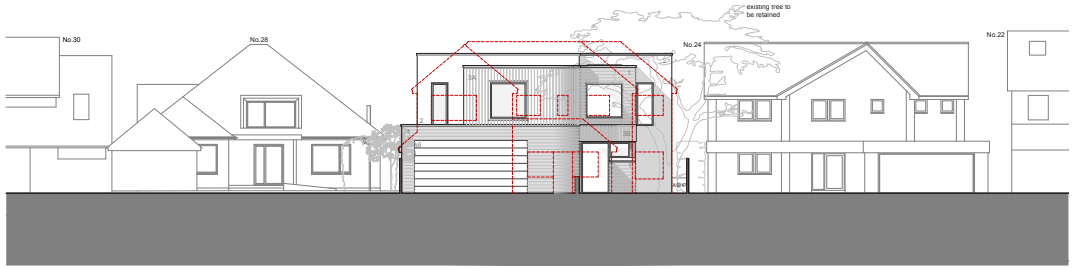
DRAWING KEY

- Existing walls
- Proposed walls
- Line of previous approved scheme (ref. AWDM/1675/21)

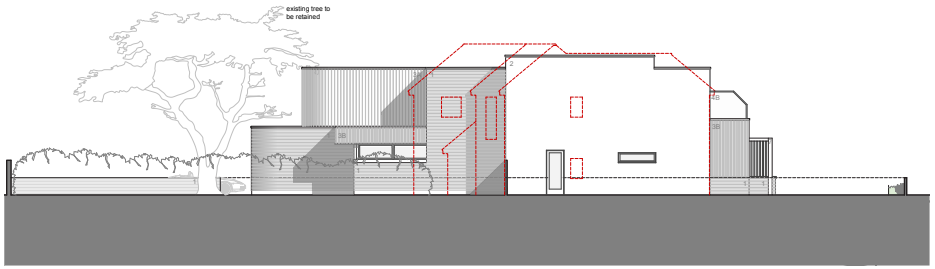
3.00 Proposals

3.04 Proposed Elevations

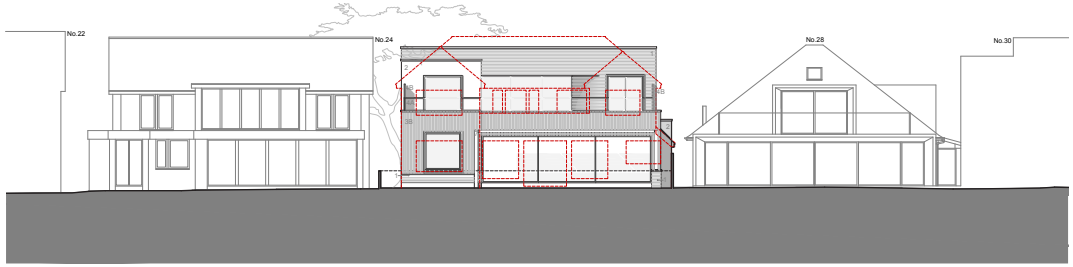
scale in meters



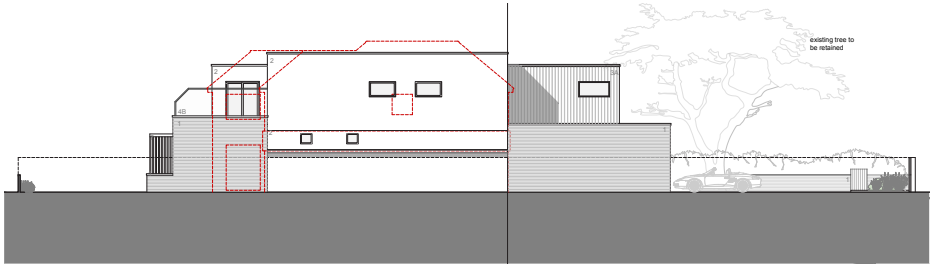
Proposed Front (North) Elevation



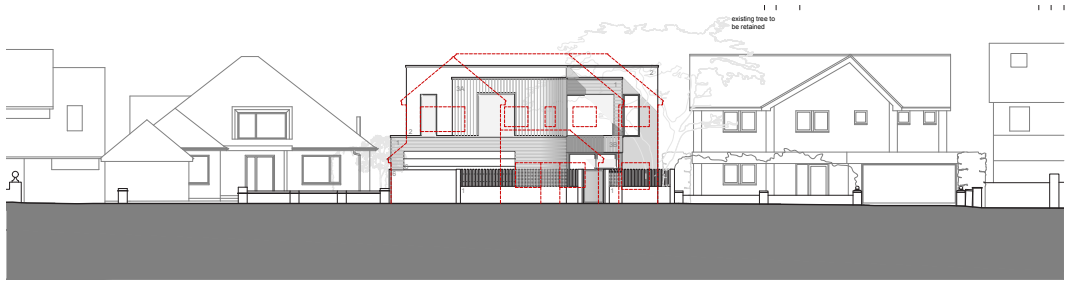
Proposed Side (West) Elevation



Proposed Rear (South) Elevation



Proposed Side (East) Elevation



Proposed Street Context Elevation

SCHEDULE OF MATERIALS

- Line of existing buildings
- (1) Light or painted face brick
- (2) White insulated render
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- (7) P.c. aluminium brise soleil frame structure

All windows/doors/rooflights to be doubled glazed timber and aluminium composite frame.

3.00 Proposals

3.05 External 3D Renders

View of front elevation looking South.



Approved scheme AWDM/1092/23.



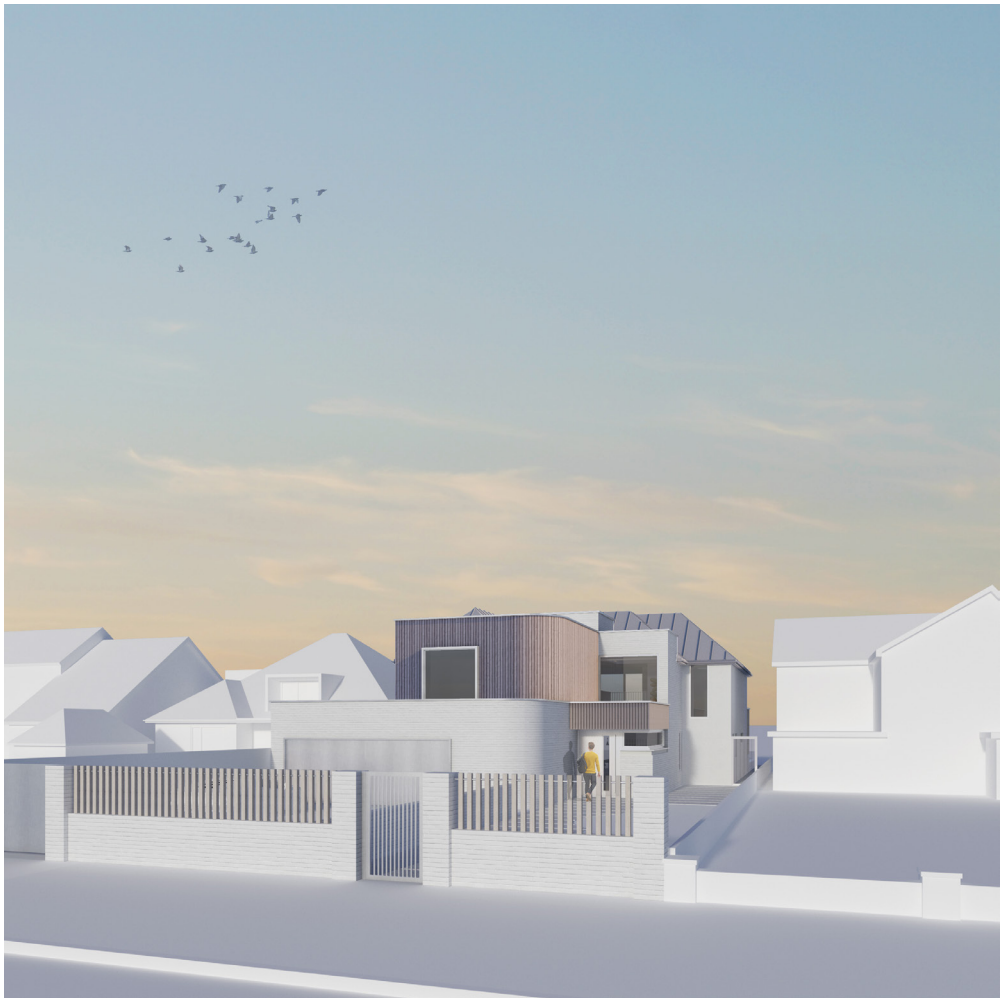
Amended flat roof proposal.

3.00 Proposals

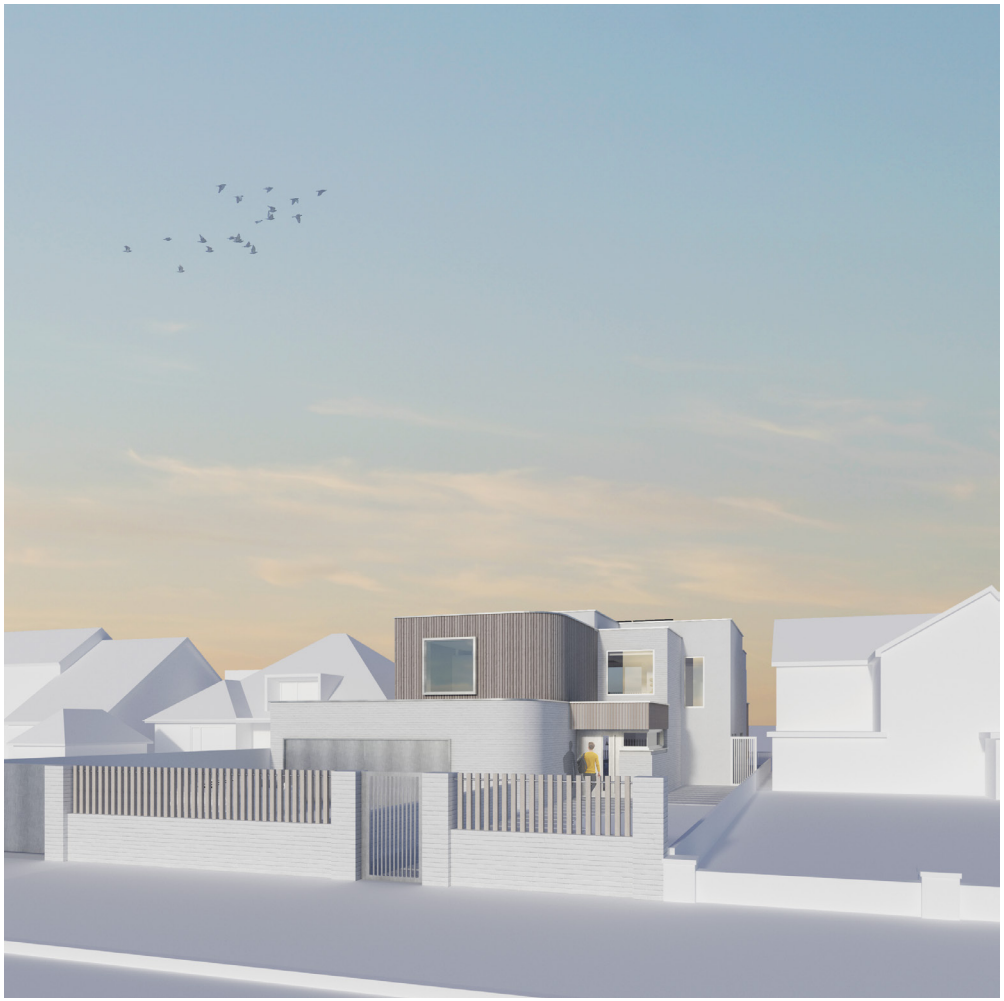
3.05 External 3D Renders

View of front elevation looking South.

(tree and vegetation removed for clarity)



Approved scheme AWDM/1092/23.



Amended flat roof proposal.

3.00 Proposals

3.05 External 3D Renders

View of rear elevation looking North-East.



Approved scheme AWDM/1092/23.



Amended flat roof proposal.

3.00 Proposals

3.07 Use

The site currently comprises a detached family dwelling under pitched roof over 2 storeys. The proposals seek the extension to and alteration of the single family dwelling.

3.08 Layout

The existing external walls are to remain with extension to the front and rear and internal alterations to suit the new layout. At ground floor, the proposals comprise an entrance hall with new curved stairwell, a large open plan kitchen with pantry, dining and living space, a utility/ laundry room, snug, study, WC and garage.

At first floor, the proposals comprise a self-contained annex over the garage, 2no. bedrooms (1no. with en-suite), a Jack & Jill bathroom, sun lounge with adjoining roof terrace and master suite with en-suite and dressing area.

3.09 Amount

Existing GIFA: c.260m^2.
Proposed GIFA: c.449m^2.

Total proposed increase in GIFA is c. 188m^2.

3.10 Appearance

The proposals seek to unify the property with a mix of light (1) or painted (2) face brick, white insulated render (3), vertical aluminium wood effect cladding (4). vertical timber batten wood effect aluminium cladding (5) and a flat parapet roof (sedum and GPR).

Proposed material pallet:



① ② ③ ④ ⑤

3.11 Scale

Much of the existing property is retained in the building footprint and external form. The existing front porch is to be demolished with a new front extension to provide an entrance porch and garage. Curved walls at the front soften the approach from the street and reduce the perceived mass of the proposals.

In comparison to the previously consented scheme (planning application ref. **AWDM/1092/23**) the amended proposal shifts the massing of the roof resulting in a lower overall built form and retains the same footprint and configuration as previously approved.

3.12 Access

Access to the dwelling is provided through level thresholds. A new pedestrian access route from the street is proposed.

3.13 Drainage

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

3.14 Landscaping

A new front pedestrian gate and sliding gate are proposed with associated planting to the front garden.

3.15 Sustainability

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.

The existing PV array will be increased, utilising the new area of flat roof. The PV's will be mostly blocked from view at pedestrial level from the parapet roof. An air source heat pump is proposed.