ABIR Architects

Land to West of 2 Brighton Road, Lancing

for Mr and Mrs P. Creasey



Discharge of Planning Conditions 6 & 7

Appeal Ref : APP/Y3805/W/25/3374094

0640.DC.001 / October 2026

1.00 Proposed Visuals (to be read in conjunction with materials on page 3)

Condition 7: No development above ground level shall take place until details of all external facing materials have been submitted to and approved in writing by the local planning authority.
The development shall be carried out in accordance with the approved details.



View from North West (No.4 Brighton Road to the left)



View from South-East (No.4 Brighton Road to the right)



View from South-West (No.4, No.6 and No.8 Brighton Road on right)

2.00 Proposed Materials



Handmade Clay Tiles Mix with roof/wall detail



Handmade Clay Tiles Mix to roof & upper walls



Untreated Horizontal Natural Timber Boarding



Glazed Balustrading

White / Natural Traditional Render



Bronze Powder Coated Aluminium windows & doors



Profiled flood wall - reinforced concrete



Profiled flood wall (plan) - reinforced concrete

3.00 Proposed Energy Efficient Measures

Condition 6: No development above ground level shall take place until a scheme of energy efficiency measures have been submitted to and approved in writing by the local planning authority. The dwelling shall incorporate the approved measures.

Background to dwelling design approach

With a 'fabric first' approach to thermal performance utilising passive design principles and strategies, sustainable design has been integral to the design process since inception of the project with the proposed dwelling targeting meeting or exceeding the current building regulations in terms of energy consumption.
Taking on many of the principals established under the 'Passivhaus' standard and benefiting from high levels of quality control, this family home will be detailed to achieve high levels of air tightness through the external envelope (preventing air leakage) and technical detailing to eliminate cold-bridging through the external fabric thus minimising the energy requirement for space heating.
The specification will be based on the following parts of the approved documents (but not limited to) -
Part L Conservation of fuel and power / energy and greenhouse gas emissions
Part F Ventilation
Part O Overheating
Part S Infrastructure for charging Electric vehicles
Part C Moisture, ground conditions and resistance to contaminants.

In addition, the Future Homes Standards (new requirements for energy performance, low-carbon heating and on-site renewable electricity) are due to be implemented in March 2027. The property will seek to target the new standards within the specification.

The key principles are set out below -

Orientation

The design of the dwelling has been developed based predominantly on maximising the orientation as follows -

- Primary habitable spaces are arranged on the south side of the dwelling. Kitchen / breakfast area to the south-east to harness morning sun and the living spaces to the south and west harnessing the midday, afternoon and evening sun.
- All primary rooms have south and west facing main glazed façades to increase winter warming through solar gain.
- The north facing high level glazing is limited to the utility/larder and home office to reduce heat loss potential in the winter with these spaces acting as a buffer to the noisier road side.
- The bedrooms on the first floor have a similar arrangement with south and west facing apertures and rooflights, as well as a small slot window to the north bedroom matching the home office below.
- A central hall provides sunlight and heat deep into the plan south to north.
- Mindful of the south orientation, overheating has been considered with permanent solar shading shielding the south facing glazing to reduce solar gain in the summer. This is achieved by the design of the overhanging terrace above ground floor living room apertures and the overhanging gable canopy roof detail at first floor over the main bedroom.

3.00 Proposed Energy Efficient Measures (Cont).

Specification
The new dwelling will be specified by the MEP Consultant at the technical design stage and will include the following systems and approach:

Low Carbon Heating and Hot water

- Air-source heat pump suitably sized and located by specialist
- Underfloor heating throughout
- Smart heating / weather compensating controls and individual room thermostats
- Cylinder capacity by specialist allowing for suitable usage throughout entire day cycles

High Performance Insulation & Air Tightness

- High levels of insulation and an efficient building fabric
- Insulated external walls, roof and ground floor targeting U values at current standards or better.
- High-performance triple glazing
- Thermally broken window frames and well-insulated external doors - target U values for whole window / door
- Reduced thermal bridging at balconies, slab edges, lintels and junctions etc - continuous insulation specified
- Aim to minimise heat loss and reduce heating demand

Solar Photovoltaic (PV) Panels

- Roof-mounted PV panels where roof space, orientation and shading permit. West facing elevation is likely to be utilised - all to be sized and located by specialist
- Battery storage provision will be provided to increase the use of self-generated electricity

Ventilation

- Mechanical ventilation with heat recovery (MVHR) will be provided within the property to recover heat from extracted air to warm incoming air. This will reduce ventilation heat losses whilst extracting moisture from both kitchens and bathrooms.
- Purge Ventilation - central hall rooflights at high level on solar actuators for direct purge ventilation if the space requires it.

Overheating prevention and solar control

- External shading in the form of balconies / overhangs have been designed to minimise overheating
- Orientation-glazing design will include triple glazing with solar reflective coating to windows and doors.
- Overheating assessments under Part O will be carried out by MEP Consultant at Technical Design stage
- Polished concrete floors will be specified to act as a heat sync for the house, harnessing the sunpath and orientation of the property.

Electrical systems

- LED lighting throughout.
- Efficient pumps, fans and hot-water circulation systems.
- Smart controls and energy monitoring.
- Electric vehicle charging provision as Part S.

Other

- The design team is currently exploring Modular Build Systems to limit site time and material usage. Other potential material selections may include Cement-Free Concrete for foundations and ground slab (an ultra-low carbon alternative to traditional concrete)
- Coastal resilience and marine exposure will be paramount for the specification of the dwelling ensuring coastal grade corrosion resistance for fixings, metal work, components and external electrical equipment
- Flood resilience is also a key consideration and risk strategy and specification will be suitably approached
- In summary, the overall approach to the new dwelling will be one of a high-quality sustainable build compromising high quality material specification throughout. All materials will be locally sourced where possible to limit carbon footprint with a focus on sustainable life-cycle elements which limit any environmental impact where possible as well as considering the utilisation of materials and construction that can be eventually recycled.

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