ECE Architecture

# 7157 – 64 Old Fort Road
# Design & Access Statement
# June 2022



Project Name: 64 Old Fort Road

Location: Shoreham-by-Sea

Client: Mr & Mrs Brownlow-Davies

File Reference: 7157

| Issue | Date | Author | Checked | Notes |
|---|---|---|---|---|
| P1 | 15/06/2022 | N Wright | S Eatock | Planning |
| P2 | 02/09/2022 | N Wright | S Eatock | Planning Update |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## Contents

**1. Introduction ..... 2**
1.1 Executive Summary and Brief ..... 2
1.2 Project overview ..... 2
**2. Site analysis ..... 3**
2.1 Site location ..... 3
2.2 Local context ..... 3
2.3 Site context ..... 3
2.4 Planning context ..... 4
2.5 Photographic survey ..... 5
2.6 Opportunities and constraints ..... 6
**3. Proposals ..... 7**
3.1 Site layout and landscape ..... 7
3.2 Plans ..... 8
3.3 Street scene ..... 9
3.4 Elevations ..... 10
3.5 Materials ..... 11
3.6 3D massing views ..... 12
3.7 Appearance – Front entrance ..... 13
3.7 Appearance – Rear façade ..... 14
**4. Supporting Information ..... 15**
4.1 Access & Parking ..... 15
4.2 Sustainability ..... 15
4.3 Ecology ..... 15
4.4 Crime Prevention ..... 15
4.5 Drainage ..... 15
4.6 Noise Impact Assessment ..... 15
4.7 Flood Risk ..... 15
4.8 Refuse & Recycling ..... 15
4.9 Bike Storage ..... 15
4.10 Space Standards ..... 15
4.11 Neighbour Consultation ..... 15
4.12 Daylight and Sunlight ..... 15
**5. Conclusion ..... 16**

# 1. Introduction

## 1.1 Executive Summary and Brief

This Design and Access Statement has been prepared on behalf of Julian and Catherine Brownlow-Davies, and looks to set out the design proposals to demolish an existing bungalow and replace it with a new three-storey family home at 64 Old Fort Road, Shoreham-by-Sea.

The existing detached bungalow is set forward of the typical building line by approximately 16m. The bungalow is now out of scale and keeping with the surrounding houses both immediately adjacent to it and further along Old Fort Road, and is need of modernising to suit the needs of the client and their family.

The site has previously had an approval for a two-storey new build dwelling (AWDM/1001/14) which was approved in 2014. Due to the lapse in planning approval, the change of ownership and subsequent change in needs, this proposal seeks to amend the previously approved design and maximise the site's potential.

This document and application presents a well-considered and respectful design that provides a fit for purpose and future proof family home.

## 1.2 Project overview

- The existing bungalow will be demolished.
    - The existing bungalow was heavily modified to suit the previous tenant's special needs with hoist equipment and bespoke bedroom and bathroom furniture being installed to meet these needs.
- A new three-storey detached family home is to be constructed further south on the site, bringing the building in-line with the two adjacent properties.
- The dwelling is going to provide the family with four bedrooms and an office, along with ancillary and living spaces.
- Through photovoltaic panels, an air source heat pump, mechanical ventilation with heat recovery system, along with a thermally improved construction, the proposals will provide a sustainable development that will maximise the site's potential and the needs of the client.
- The site access will stay in its current location.



# 2. Site analysis

## 2.1 Site location

The site is situated to the south of Old Fort Road, Shoreham-by-Sea. There is access from the south facing garden straight onto Shoreham Beach.

The wider context sets the site on Shoreham peninsular with a view of the South Downs National Park to the north and Shoreham Harbour to the east.

## 2.2 Local context

The local context of the site is an eclectic mix of two and three-storey dwellings of varying shapes and sizes. As such, the immediate context requires careful consideration to allow for a unique and deliberate architectural solution that enhances the area.

## 2.3 Site context

The application site is 0.07 ha in area with an approximate width and length of 15m and 47m respectively.

To the east, there is a recent approval for the property at 66 Old Fort Road (AWDM/2199/21) that has been taken into consideration as the prospective neighbouring property. This approval was for a three-storey dwelling to replace the existing two-storey property.

To the west, 62 Old Fort Road has been significantly redesigned from its former two-storey, with rear dormer, to provide a three-storey dwelling with a reduced footprint at third floor.



## 2.4 Planning context

The following shows the recently approved projects along the south side of Old Fort Road. This shows an eclectic mix of properties with a number of three-storey developments being approved.

16



18



38



44



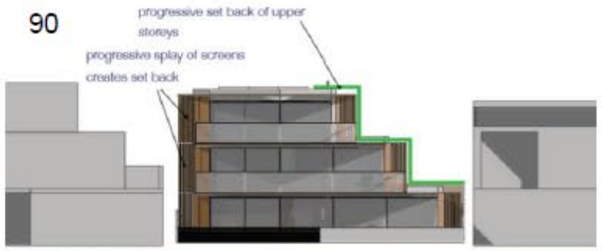
46



66



90




138



144






## 2.5 Photographic survey



View from Shoreham Beach (South-East of site)



View from Shoreham Beach (South of site)



View from Shoreham Beach (South-West of site)



View from Old Fort Road (North-East of site)



View from Old Fort Road (North of site)



View from Old Fort Road (North-West of site)

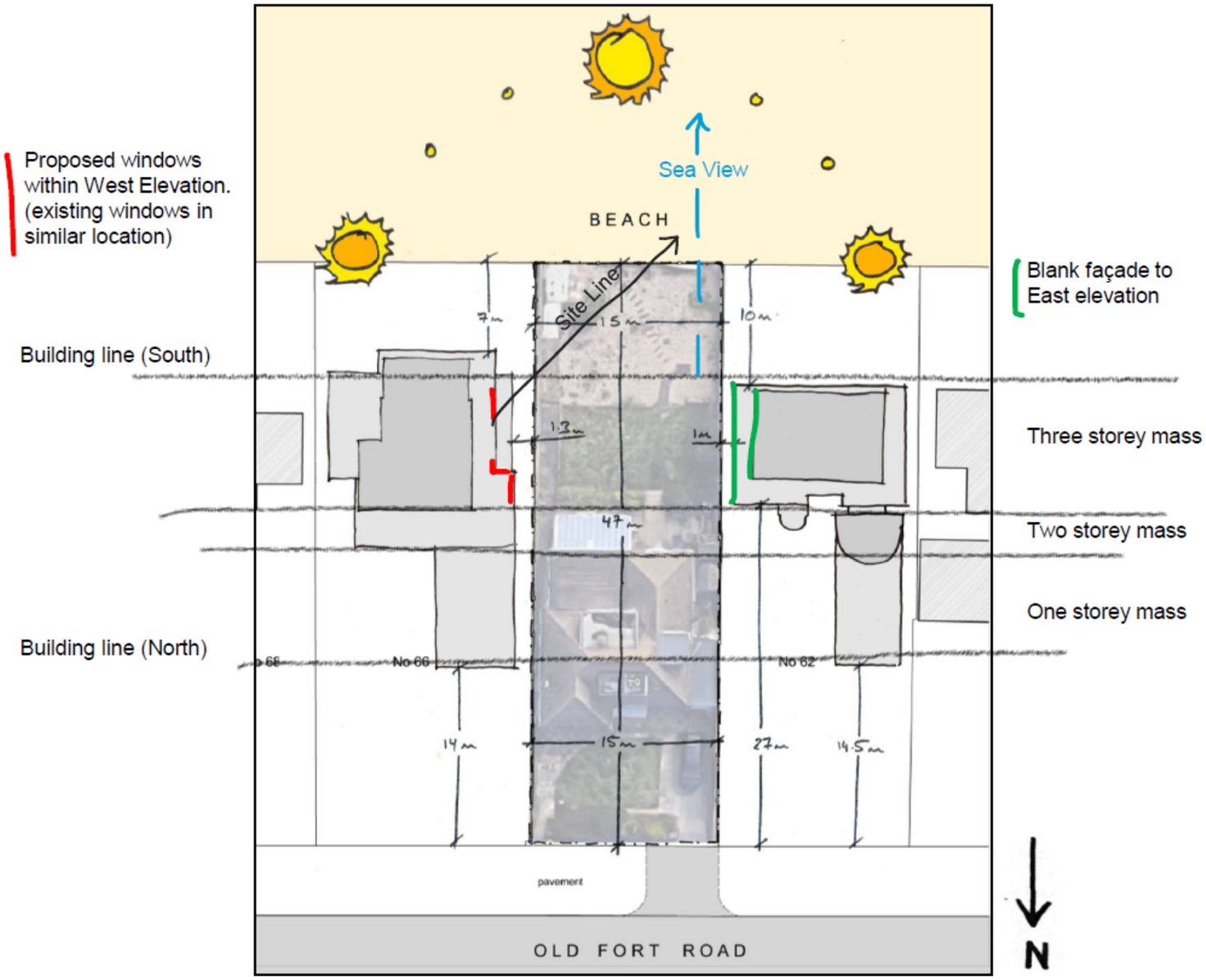
## 2.6 Opportunities and constraints

The opportunities and constraints diagram shows the site constraints that have influenced the design proposals.

The key considerations are the west facing first floor window of the proposed 66 Old Fort Road and the notional building lines created by numbers 62 and 66.

The approved scheme at 66 Old Fort Road contains west facing windows, marked in red on the diagram. These have been taken into consideration and created an opportunity to inform the proposed design.

On the contrary 62 Old Fort Road does not have any windows on the east flank wall informing the position of the proposed scheme.



# 3. Proposals

## 3.1 Site layout and landscape

The new three-storey dwelling has been sensitively located to align in principle with the typical building lines of the adjacent properties. The proposed dwelling is set back from the southern building line to ensure adequate outlook from the west facing first floor windows of 66 Old Fort Road.

Care has been taken to set the new dwelling back from the east and west boundaries, in keeping with the adjacent plots, to provide adequate buffers for construction and maintenance. The separation from the east boundary has been increased to further ensure adeqaute outlook from the west facing first floor windows of 66 Old Fort Road.

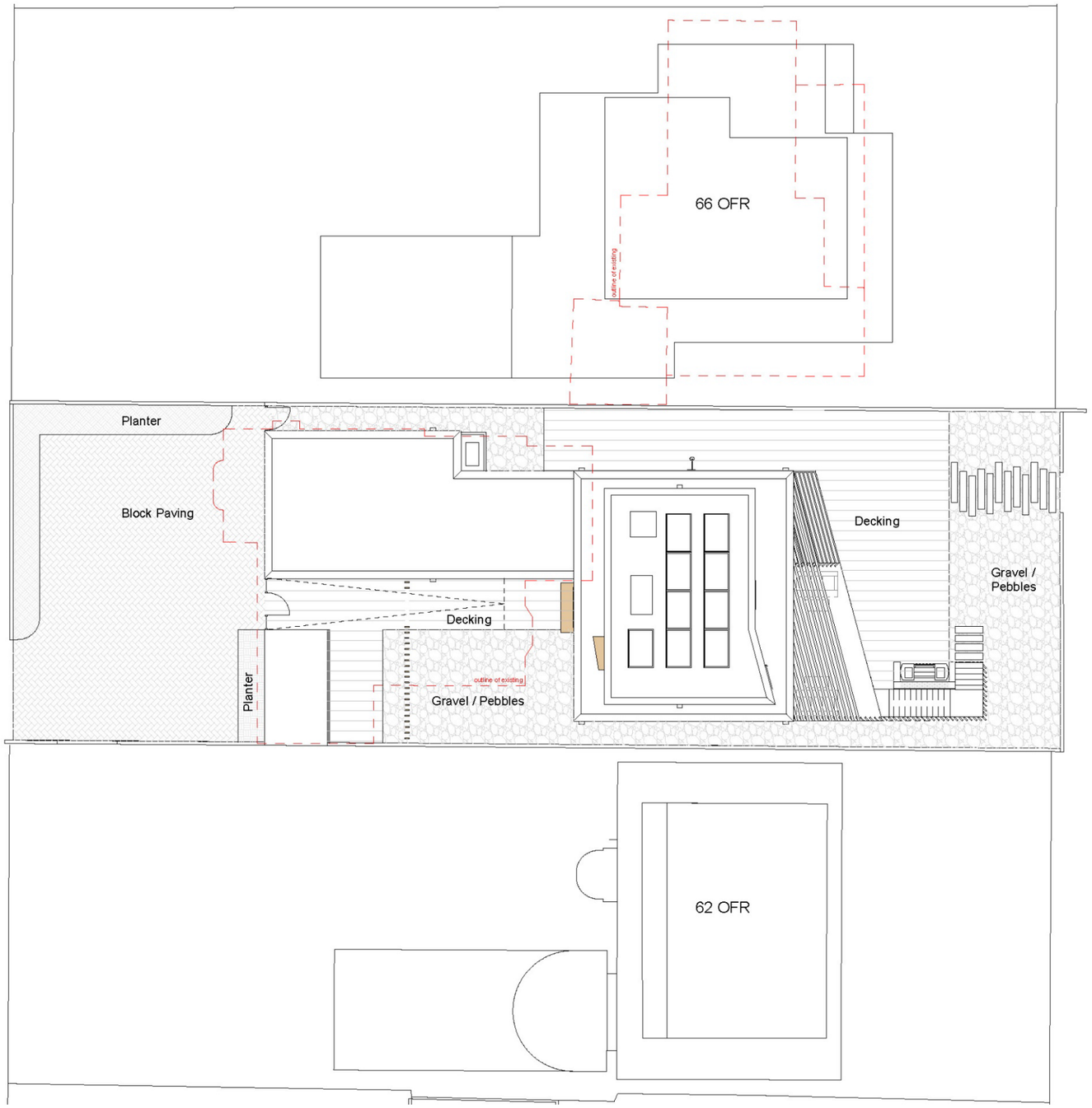
A single storey garage and gym extend north in keeping with adjent properies. The street frontage provides a formal entrance, with a usable parking court with direct access to the garage.

The design creates a number of defined external lanscape areas:

- A parking area to the north
- A courtyard garden adjacent to the gym and front door
- A beach garden to the rear
- A first floor deck

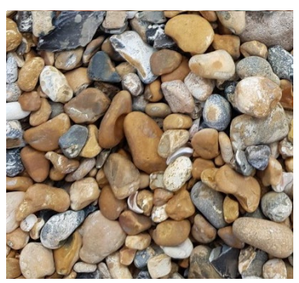
The primary materials proposed for the external surfaces are:

- Block paving
- Composite decking
- Pebbles







## 3.2 Plans

The floor plans have been developed to meet the client's requirements and deliver a home that will be flexible to future owner's needs.

The ground floor includes primary and secondary access points, with spaces arranged to utilise views, aspect, and natural light. The ground floor comprises:

- Garage, with storage and space for MEP services
- Bin and bike storage
- Gym
- Boot and laundry room
- M4(2) compliant bathroom with shower
- Kitchen/dining/lounge, with views south to the beach
- Snug

The first floor comprises:

- Three bedrooms, with ensuite bathrooms
- Lounge with access to a south facing terrace

The second floor comprises:

- Master bedroom with ensuite and dressing area
- Office

The layout of accommodation is flexible to allow the home to adapt to the changing needs of its owners.



## 3.3 Street scene

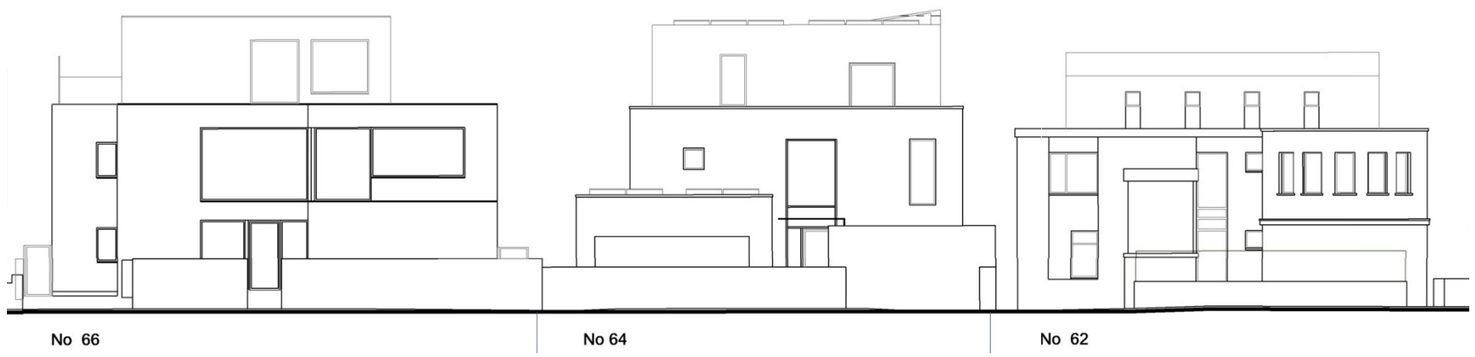
The existing street scene shows that 64 Old Fort Road is out of scale with the neighbouring properties. This is exacerbated when combined with its location within the plot.




The proposed building, within the existing street scene, is considered to be an appropriate scale in relation to the existing neighbours.




With no. 66 as approved, the proposal shows a well-balanced street scene, with proposals of comparable height to the neighbouring properties.



## 3.4 Elevations











Fenestration has been developed to avoid overlooking, respond to aspect and room use while minimising overheating.

A window cleaning strategy has been prepared to ensure that all windows can be cleaned safely.

## 3.5 Materials

The elevations comprised of locally sourced warm grey brick, burnt larch timber and black zinc.

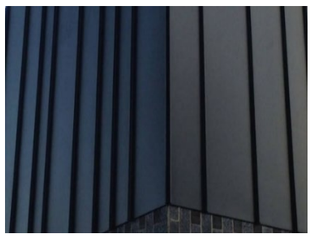
The selected materials are appropriate for a coastal location and will create a distinctive property.







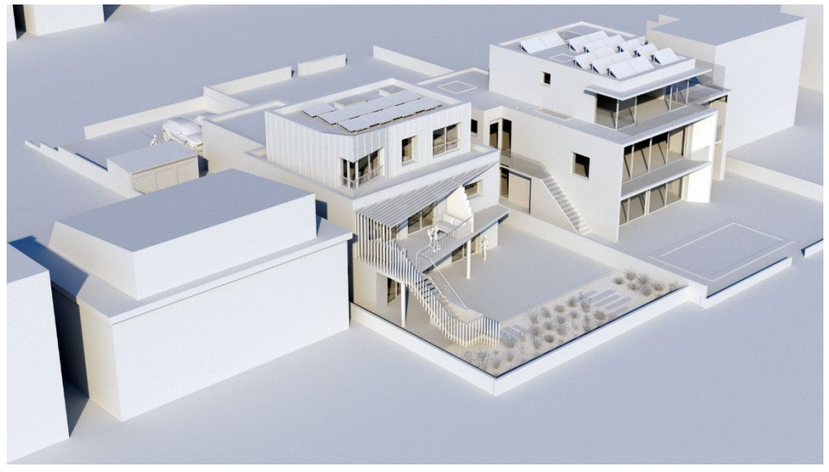


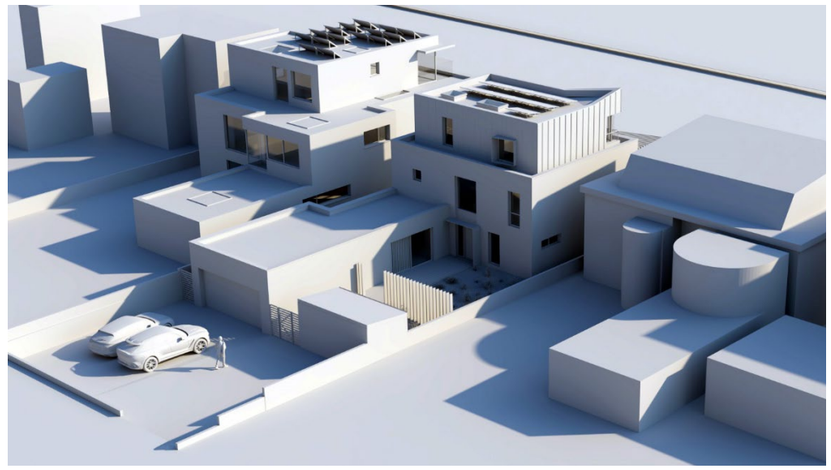




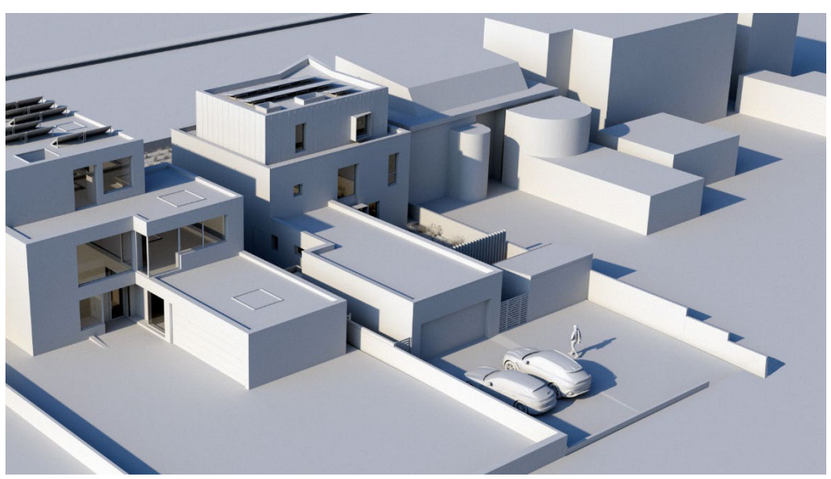
## 3.6 3D massing views

The images opposite show the 3D massing of the proposals alongside the neighbouring properties.









## 3.7 Appearance – Front entrance



## 3.7 Appearance – Rear façade



# 4. Supporting Information

## 4.1 Access & Parking

Site access and vehicle crossover will remain unchanged. The garage has been relocated to increase available off-street parking. EV charging points will be located both internally and externally to provide suitable future proof provision to electric vehicles parked within the garage and on the forecourt.

The proposed dwelling has been designed to achieve a level threshold into the property.

## 4.2 Sustainability

The proposed dwelling has been designed to reduce energy demand through Passive House techniques. The five principles of which are: no thermal bridging, superior windows, MVHR, quality insulation and an airtight construction.

## 4.3 Ecology

The site is largely occupied with hard landscaping and minimal flora and fauna at present. The proposal seeks to improve the ecology through landscaping strategies. The proposal does not negatively impact the site's ecological provision.

## 4.4 Crime Prevention

The proposed dwelling will conform with the requirements set out by AD Q – Security-Dwellings and Secured by Design principles. There is a layered passive defence strategy with a gated entrance within the site. Bin and Bike storage will be property facing within the protected realm, reducing the risk of opportunist theft. The flat roof over the garage and gym does not provide access to the dwelling at first floor from Old Fort Road side. Window and door sets to the south, beach side, will meet the requirements as set out in PAS:24 or LPS:1175.

## 4.5 Drainage

The proposed drainage strategy will be to connect to the existing public foul drain. The proposed surface water drainage strategy will be via infiltration through the use of soakaways. On-site soakaways will be designed to suit the ground conditions of the site.

## 4.6 Noise Impact Assessment

The proposed air source heat pump has been located to the north of the site next to the garage and will be installed within an acoustic enclosure to ensure that it poses no acoustic issues, as the supporting acoustic report concludes.

## 4.7 Flood Risk

The internal ground floor level is proposed to be set at 6.3m AOD. Please refer to the Flood Risk Assessment, which accompanies this application, for further information.

## 4.8 Refuse & Recycling

Domestic waste and recycling disposal will be as existing, with designated bin storage located on site.

## 4.9 Bike Storage

There is on-site secure bike storage proposed. This will provide the family with suitable and secure storage that is covered by passive surveillance due to its location within the site. Please refer to drawing P-0100 for its location.

## 4.10 Space Standards

The scheme has been designed to meet or exceed the national prescribed space standards. This is inclusive of M4(2).

Due to the property exceeding 4 bedrooms the proposal consists of an accessible WC and shower room at entrance storey level.

The principal bedroom will also comply with the building regulations as set out under the approved documents Part M.

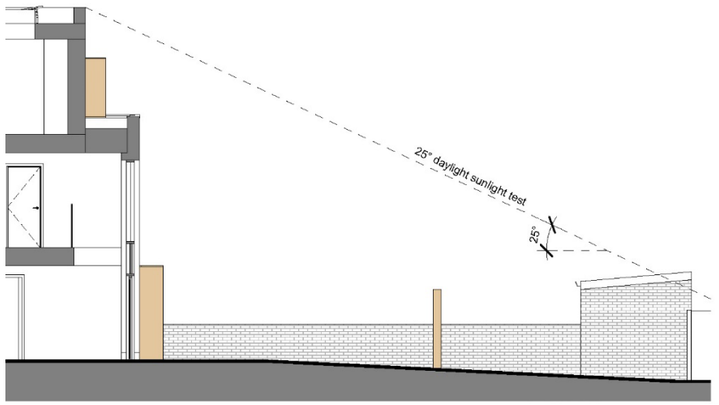
## 4.11 Neighbour Consultation

A neighbour consultation was held to present the proposed scheme to neighbours at 62 and 66 Old Fort Road. Both neighbours were complimentary of the design and both understanding and supportive of the removal and replacement of the existing bungalow.

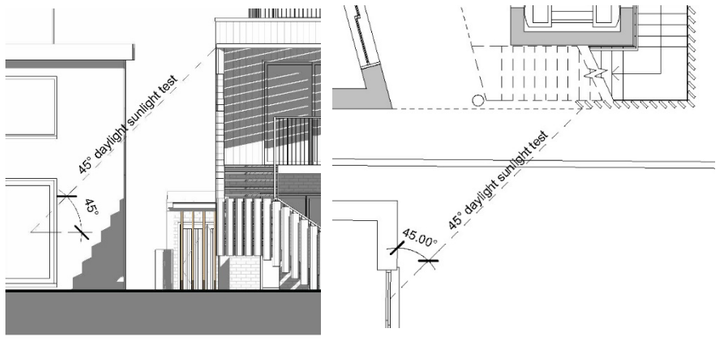
## 4.12 Daylight and Sunlight

The 25° and 45° rule of thumb are used to assess if there are any daylight and sunlight issues with the proposal.

The 25° test shows the scheme does not adversely affect the properties on the opposite side of Old Fort Road. These properties are 37m away from the northern most proposed building line; and 50m away from the proposed building entrance.




The 45° test shows that the external stair does not adversely affect the neighbours to the west of the site.



## 5. Conclusion

The submitted proposals are the result of careful consideration, meeting the client's needs, in a responsible and respectful manner to both the immediate surroundings and the wider urban grain of Shoreham-by-Sea.

The proposal is for a sustainable, high quality family home, set in-line with the neighbouring plots. The material palette is an uncomplicated mix of burnt larch, light brick and black zinc. This choice balances well to form a distinctive architectural solution to a simple building form which is appropriate to its surrounding.

The proposal delivers a sustainable and environmentally considerate solution through the use of its solar shading, thermal mass, high levels of thermal insulation, high performance windows and doors, photovoltaic panels, mechanical ventilation with heat recovery and air source heat pump.