Householder Application

A1. Applicant Details

PLAN NO. A0678067

DATE 20 DEC 2007

Organisation			
	Title	**Forename**	**Surname**
Name	Mr	Justin	Clements

A1.1 Address Details

Name or flat number	
Property number or name	25
Street	Riverside
Locality	
Town	Shoreham by sea
County	West Sussex
Postal Town	
Postcode	BN43 5RU

A1.2 Communication Details

	Telephone No.	Extn No.
Telephone No.	[redacted]	
Daytime Telephone No.	[redacted]	[redacted]
Fax No.		
Email Address	[redacted]	
DX Number		

A2. Agent Details

Organisation			
	Title	**Forename**	**Surname**
Name	Mr	Justin	Clements

A2.1 Address Details

Name or flat number	
Property number or name	17
Street	Market Road
Locality	
Town	Battle
County	East Sussex
Postal Town	
Postcode	TN33 OXA

A2.2 Communication Details

	Telephone No.	**Extn No.**
Telephone No.	01424777889	
Daytime Telephone No.	01424777889	
Fax No.		
Email Address	jmclements23@yahoo.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	25
Street	Riverside
Locality	
Town	SHOREHAM-BY-SEA
County	West Sussex
Postal Town	
Postcode	BN43 5RU
UPRN	060015796
Location	

2. Description of the Proposed Development

Development Description

Demolition of Existing Bungalow , Conservatory and Flat Roofed Garage. Erection of Two Semi-Detached Houses with Front Facing Balconies and Two Parking Spaces.

3. Access

Is existing access affected?	Pedestrian	X Yes	_ No
	Vehicular	X Yes	_ No
Is a new access type proposed?	Pedestrian	X Yes	_ No
	Vehicular	_ Yes	X No

Disability Access

4. Other Information

Does the proposal involve the lopping or topping of trees or the removal of trees, shrubs or hedges? _ Yes **X No**

5. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way? _ Yes X No

Is the site adjacent to a Public Right Of Way? **Yes** **X No**

Describe the proposed alteration of the Public Right of Way

6. Materials

Walls

External walls in standard stock brick to match surrounding houses at ground floor level. First floor to be rendered through with natural or off white pigment finish to compliment surrounding houses.

Roof

Tiles to Match Surroundings.

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Replace existing front boundary fence with dwarf brick wall in matching bricks to house. Front entrance slopes and steps to be paved. Flood deck access route across front of houses to be either paved or in standard softwood treated decking material. Side Patio area to be either grassed or paved with 1 m flood deck access path in the above materials to suit. All boundary fences to be vertical closed panel in treated softwood.

7. Floor Space

Please state the existing floorspace of the building 67 **sq.m**

Please state the proposed new floorspace [illegible] **sq.m**

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	Justin	Clements
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-12-10		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. ___ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Justin	Clements
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-12-10		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

DESIGN & ACCESS STATEMENT

PLANNING
PLAN No. A0078057
DATE RECEIVED 20 DEC 2007

Redevelopment of 25 Riverside, Shoreham by sea, BN43 5RU

Proposal

Permission is sought to demolish a poor quality and ill placed bungalow, it's attached conservatory and flat roofed garage and replace it with a pair of highly energy efficient 3 bedroomed semi-detached family homes.

The houses would have front balconies facing the River Adur and make use of this prominent location with first floor living. The rear gardens are southerly facing and in addition there are small front gardens similar to that of the adjacent bungalows. An additional side patio for the corner house is also included and makes good use of the westerly aspect of the corner location. Two parking spaces are located in place of the existing flat roofed garage.

For ease of identification the new houses have been referred to as (25) for the house adjacent to 24 Riverside and (26) for the corner house where this is likely to be the number assigned as it would be the last house in Riverside.

In regard to the previous planning application this proposal aims at adhering to the following Planning Policies to satisfy a suitable and sustainable development that will compliment the local area:

Adur District Local Plan 1993-2006 (1996): AG1, AH2.
West Sussex Structure Plan: LOC1, DEV1.

Distribution of space

The replacement houses will make more efficient use of the land, locating the houses forward to the existing building line, inline with the adjacent bungalow of 24 Riverside.

Development is predominantly located away from the western boundary and splayed corner to give a sense of open space to one of 5 Weald Dyke's secondary bedroom windows, maintaining outlook and view. 25 and 26 are north of 5 & 6 and will not adversely affect light. There is now minimal development between number 5 and the proposed buildings.

The main house frontage is 12.5m with a plot width of 23m, therefore only approximately 50% of the width of the plot is built on. No.25 is 1m away from it's own boundary adjacent to No.24 Riverside and thus the main development is located on the east side of the plot with minimal development to the west.

There is a smaller section of the building to No.26 of which extends 3.2m further across to the west and set back over 3m in depth to the south. This provides a front entrance that is set back from the corner.

Front gardens are similar to that of the adjacent bungalows with a 4m depth and the rear gardens are rectangular in shape and of southerly aspect with a depth of 8.25m. The rear

garden of the new proposed 25 is the same as the previous application (ADC/0406/06) at 67m2 and was considered acceptable, given that the immediate vicinity is characterised by small gardens. No.26 previously at 63m2 was considered undersized for a house with a floor area of 150m2, however the new proposal has a floor area of just 110m2, the rear garden now up to 73m2, and an additional side patio of 23m2. This gives a figure of 95m2 with guidelines at 85m2 for houses upto 120m2. Therefore a significant improvement and without taking into account the front balconies of which each house has an additional 9m2 of private outdoor space.

The key objective has been to maximise the use of the site and its location. Repositioning the houses to the north increases privacy and gives a more efficient garden layout with additional light given to that of 24 Riverside and its garden.

As can be seen from the site plan on drawing No.1001-A, a large amount of the existing building to the south of the plot will be removed. This being the two rear bedrooms of the existing bungalow (just 2m from the rear boundary), the conservatory (6m from the rear boundary) and the garage. This has the effect of removing building mass away from the houses behind at 5&6 Weald Dyke and in addition, improving upon the privacy between the houses as the distances between windows will be increased.

There are no south facing windows at first floor level so privacy will not be affected, this has been achieved by utilising roof windows with a lower window cill height at 1.8m.

Use of Site

The site will be redeveloped to provide two three bedroomed eco-friendly homes with parking spaces, south facing rear gardens and a patio area to the western house being 67m2 and 95m2 respectively.

Design & Scale of Buildings

The properties in Riverside, Weald Dyke and Beach Green are of various shapes and sizes, ranging from low profiled bungalows, two and three storey houses, chalet bungalows, three storey flats and a very large five storey blocks of flats to the east at Pacific Court.

The road is reasonably level with a slight incline heading south into Weald Dyke with a diverse range of buildings set at pavement level and opposite to the northwest the houses and flats being three storey are set down into their plots by @1.5m (2, 4a-d & 6-10 Beach Green).

25 Riverside is set at pavement level along with its adjacent bungalow No.24. The houses to the south (5&6 Weald Dyke) are set 0.7m higher. The proposed floor levels would be set 1.03m higher than existing to suit flood protection requirements and therefore the new houses would have floor levels 0.33m higher than that of 5&6 Weald Dyke. In addition it should also be noted that the new proposed houses are to the north of 5&6 Weald Dyke and will therefore not give loss of light.

5&6 Weald Dyke are houses, and to their east are bungalows similar to that of the proposed, being 16&17 Benbow Close. 6 Weald Dyke is adjacent to 16 Benbow Close and thus a bungalow sits next to a house. The new proposal seeks to make a more uniform transition being of chalet bungalow design with a dwarfed first floor wall, where this should be of preference to a full two storey design next to a bungalow.

The design of the proposed uses a reduced eaves height of 1.45m above first floor level, with a 40 degree pitched gables to the front. This chalet effect with full width gables achieves a strong architectural design, maintaining a low level building that blends in with its surroundings. This design method is very important as it protects future redevelopment of the neighbouring properties 24 Riverside and 18 Benbow Close by allowing a two storey approach and not limiting it to a single storey, especially in this prominent position.

The eaves of the proposed to the south would therefore be lower than that of 5&6 Weald Dyke by 1m.

The two proposed new houses would therefore compliment the street scene in proportion, scale and visual appeal.

The new houses would be 7.45m in height, 12.5-15.7m in width and 8.0m in depth.

Appearance

- The houses have been designed to fit in with their riverside location making full use of the balconies where folding/sliding doors from the living space will give a contemporary feel.
- Yellow facing bricks matching the existing houses will be used with a pigmented render to the first floors.
- The gable fronted design holds a strong visual appeal complimenting the adjacent house of 1 Beach Green.
- An offset entrance to the front of the houses accessed from the splayed section of the plot adds to the visual appeal. This additional part of the building breaks up the frontage with its dormer window at first floor taking advantage of the river view.
- The roofs are to be tiled to suit the existing surroundings with roof light windows that will flood the open plan living area with natural daylight from the south.
- The rear elevations at first floor level have low eaves and no windows have been located to prevent overlooking and maintain privacy to the living space.
- Side patio uses high level walls to blend in with the boundary wall of No.5 Weald Dyke dropping to a dwarf wall height along the splay to match the front elevation.
- The removal of the existing garage will open up space and daylight to the garden of No.26.
- The front picket fence will be replaced with a lower dwarf wall that will add a sense of strength to the front of the plot and will match the surroundings in yellow brick.
- This low level boundary wall will aid in the provision of soft landscaping the front of the properties by creating in effect large planting areas to be either grassed or filled with marine type planting species as seen on the local beach.
- New closed panel fencing will be used to divide the plots and create privacy at boundaries.
- The parking spaces will be block paved for durability.
- Balconies will be finished with natural decking boards and will provide additional private space.
- External lighting will be by low energy fittings and will subtly light the entrances and parking bays.

Site Planning History:

The site already has planning permission (SU/75/05/TP/FP) for a significant sized single storey extension covering a footprint of 50m2 bringing the total footprint to 116m2. The building would cover an area from east to west to within 2m of the western boundary at Weald Dyke wrapping around the splayed corner to within '1m' of the northwest/splayed boundary.

The proposed houses also have a footprint of 116m2 but no development has been placed on the western boundary. No.26 would be 6.3m from the boundary compared with No.5 Weald Dyke being 2m away.

Previous permission was sought (ADC/0406/06) to provide two detached houses with rooms in the roof providing accommodation on three levels. This application was refused mainly on grounds of over-development. The new designs have sought to address all of these issues.

Technical Data

The existing dwelling is traditionally constructed in block and brick with little or no insulation; the external walls are brick of poor quality and do not match the surrounding houses of which are predominantly yellow brick and render. Additionally the single storey building is 'L' shaped in layout with almost all rooms having at least two/three external walls making the bungalow extremely inefficient in design from a heating perspective.

Environmental contrast of the new dwellings with respect to the existing bungalow:

- Two Storey (Thermally more efficient due to smaller footprint)
- Attached (Again more efficient as fewer exposed walls)
- Predominantly rectangular in shape, minimal external walls (Thermally more efficient)
- Exceed latest building regulations utilising high levels of wall and roof insulation
- Provision of solar panel hot water heating which gives @50% free heating per/year

No.25 has a plot area of 180m2, with an internal floor area of (44.5x2=89m2) and external footprint of 52m2
No.26 has a plot area of 203m2, with an internal floor area of (55.0x2=110m2) and external footprint of 64m2

Rear gardens are south facing with No.25 having an area of 67m2 and No.26 an area of 73m2 including a useful amenity area at the side of 23m2, which would provide additional bin and bicycle storage space amongst others.

Additional amenity space is also provided for by means of balconies to both properties at 9m2 each. Total amenity space for No.25 would therefore be 76m2 and 104m2 for No.26.

Proximity to adjacent buildings has been set at the planning guideline of 1m. This boundary belongs to 25 Riverside and it is therefore the proposed new house that is to be located 1m away from its own boundary and not that of the adjoining neighbour. The proposed development is to site the new houses (being two storey) next to a bungalow and thus a document has been put together as in the previous application to show that this is general practice in this area. The most obvious example is that of the house immediately behind as previously stated where No.6 Weald Dyke is adjacent to 18 Benbow close of which is also a bungalow. Therefore the proposal sets out to replicate this precedence already set. The document is known as Appendix A and is part of this planning application highlighting 36 two storey houses sited immediately next door to bungalows throughout Shoreham Beach.

Access

The site is well served by public transport being adjacent to the main road on Shoreham Beach within close proximity to the footbridge and Shoreham Village and its mainline railway station.

Existing access is widened for vehicular access to the side of the plot in Weald Dyke. The existing garage will be demolished and one parking space will be provided for each dwelling as agreed by WSCC (Consultation letter dated 18th May 2006). This new application does not change vehicular access from the previous planning application.

In addition to the provided off-street parking WSCC Highways are in the process of finalising new parking arrangements on Shoreham Beach of which the report is likely to go to Adur Local County Committee in early 2008.

The new parking arrangements will remove many of the parking restrictions in almost all roads on the beach. The parking restrictive time zones are to be removed meaning a realistic 13 or so additional off-street parking spaces available in Weald Dyke taking into account existing driveways and staggered parking (see correspondence letter from WSCC Highways 'Appendix B'). As this relaxation on parking restrictions will be widespread on Shoreham Beach it will mean that local residence, their guests and the general public can make use of local parking spaces. Therefore the new houses can make use of more than one parking space each. (PPS3 Para 51)

Pedestrian access will be via a ramp and steps to No.25 from Riverside. No.26 can also be accessed via steps from the splayed aspect of the site with additional access available from the western boundary car parking area in Weald Dyke via a gate to the patio area.

Conclusion

The proposed scheme has been designed to compliment its River Location and surrounding properties. These houses have been uniquely designed to suit the exact requirements of the site. The two semi-detached houses are a significant improvement to the existing poor quality bungalow and make more efficient use of the land. Replacing the bungalow with two attractive buildings makes full use of the plot and also improves the street scene appeal.

The houses will be manufactured to surpass the latest building standards for insulation and provide over 50% of their own hot water needs by means of southerly facing solar water heating panels.

The redevelopment is considered a valuable and efficient use of a previously developed site that will assist in the housing shortage and also address the Local Development Plan that aims to provide new dwellings on previously developed sites.

Flood Risk Assessment

PLANNING
PLAN No. AA/0780/07
DATE RECEIVED 20 DEC 2007

Planning Application: 25 Riverside, Shoreham by sea.

The proposed application has been part of a previous planning application (ADC/0406/06) where the Environment Agency had no objections stipulating planning conditions to raise floor levels from the existing 4.27m AOD upto 4.5m AOD. However new legislation has changed in the form of PPS25 and this must now be adhered to.

The application relates to a replacement dwelling and therefore it is not suitable for the new houses to be located on another site. However the proposed development would be a vast improvement to the existing dwelling where the bungalow lays at 4.27m AOD and has no means of escape to higher ground within the building. The two new semi detached houses would not only offer the inhabitants safety within the building at first storey but would also be at an elevated level in a 'Low Flood Risk' zone at ground floor level. This lowering of flood risk is a key requirement of any flood risk assessment. Therefore the application can be assessed with PPS25's 'Sequential Testing'.

Initial consultation with a Technical Specialist from the Environment Agency established the site to be close to Flood Zone 2&3 where a safe area was highlighted at the boundary of the parking spaces in Weald Dyke. The site visit assessment concluded that ground floor levels where recommended to be raised to zone 1 and a suitable means of escape is available.

Description of Works

A suitable means of escape is shown on the planning drawing (1001 Issue A) and is to be set at the Environment Agencies recommended floor levels with a minimum width of 1 m.

Access is directed from the front doors of the properties toward the parking space areas of which exit into Weald Dyke.

The Environment Agency has identified this area as an acceptable location, at 4.7m AOD where movement south reaches flood zone 1 and water velocity rates are below 0.1 m/s.

Flood Risk Modeling

Recent 2D flood modeling undertaken by the Environment Agency has determined that the 1 in 200 year surge tide level for the year 2115 is 5.5m AOD for the open coastline, including an allowance for global warming and rising sea levels in accordance with PPS25. However, it has also determined that the site specific location shows that the levels will drop from the overall 5.5m to 5.0m, due to overtopping in other locations. It is recommended that an additional elevation of 0.3m is added to this value to account for 'freeboard' (factor of safety). Therefore a level of 5.3m AOD has been recommended for floor levels at the site.

PPS25 Sequential Testing

By nature of its existing site location, the proposal to replace with two houses positions the application into the Sequential Test category of PPS25 to adhere to the governments guidance for flood protection.

To bring the proposed dwellings into flood zone 1, adhering to the Sequential Test and to include an allowance for climate change until the year 2115, an increase in floor levels to 5.3m AOD is recommended.

Planning Conditions

The assessment considers the proposal acceptable and recommends the following planning conditions:

1) **Floor levels shall be set no lower than 5.3m above Ordnance Datum as shown on Drawing No. 1001-A.**

Consultation was carried out with Mr Grant Moffatt who is the Technical Specialist for Development Control at the Environment Agency and can be contacted directly in regard to this application.

Mr Grant Moffatt
Technical Specialist

Development Control
Environment Agency
Southern Region
Guildbourne House
Chatsworth Road
Worthing
West Sussex
BN11 1LD

(01903) 703865.

APPENDIX A

LIST OF 36 TWO STOREY HOUSES SITED IMMEDIATELY NEXT TO BUNGALOWS FOUND THROUGHOUT SHOREHAM BEACH

NB: First number represents the House and the Second number the Bungalow (Unless stated)

6 Weald Dyke next to 16 Benbow Close (Immediately behind site)

1 & 2 Riverside (In same road and within 50m of site)

3 & 2 Riverside (In same road and within 50m of site)

4 & 2 Riverside (In same road and within 50m of site)

2 & 1 Beach Rd

5 & 6 Beach Rd

2 Storey Flats in Ferry Rd next to 37 Ferry Rd

16 & 14 The Meadway

27 & 25 The Meadway

62 & 60 The Meadway

2 Shingle Rd & 2a East Meadway (Recently Constructed - 2006)

30 & 28 East Meadway

19 & 17 East Meadway

92 & 94 Old Fort Rd

2 & 3 The Coast Guard Cottages

1 The Burrells & 3 The Coast Guard Cottages

141 Old Fort Rd (Bungalow) is in between two houses

136 & 138 Old Fort Rd

81 & 83 Old Fort Rd

52 & 54 Old Fort Rd

Sea Spray Avenue has a Single storey building adjoining a two storey

7 & 9 The Burrells

49 & 47 Riverside Rd

33 & 31 Riverside Rd

5 & 3 Riverside Rd

5 Beach Green (Bungalow) between two houses

14 & 12 Havenside

19 & 17 Havenside

37 Beach Green and 24 Havenside

57 & 55 Beach Green

59 Beach Green & 8 Mardyke

25 Kingswalk & 1 Mardyke

30 & 28 Woodards View

16 & 18 Woodards View

14 & 12 Woodards View

6 & 8 Woodards View

Subject: RE: Highways Access at 2S Riverside Shoreham by sea BN43 5RU

From: Rodney.Haggar@westsussex.gov.uk

Date: Mon, S Nov 2007 14:45:44 +0000

PLAN No. AD/078067

DATE RECEIVED 20 DEC 2007

Dear Mr Clements

Thank you for your e-mail dated 30th October 2007, regarding the parking changes around your property.

I have just started what is technically known as the Informal consultation' with regard to the parking review of Shoreham Beach. This should be completed by the end of November, which will give me an idea of the level of support for the changes. Although there could be some objection to the fine detail, I am expecting general support for the overall scheme. 'Formal consultation' will then follow, which should be completed during January, this will give members of the public an opportunity to object if they wish. Assuming that there are objections, & report to the County Local Committee (CLC) will then be required for their meeting on the 13th March. They will then decide how to respond to objections, based on officer recommendations. All being well, the new restrictions could be implemented at the end of March or during April. As you can appreciate, this process is dependant on other peoples work loads and, at this stage, unknown responses which may throw up additional work. t therefore cannot guarantee at this stage a precise time scale, particularly if we do not make the March CLC meeting; in which case we would have to defer to the next meeting on 15th May.

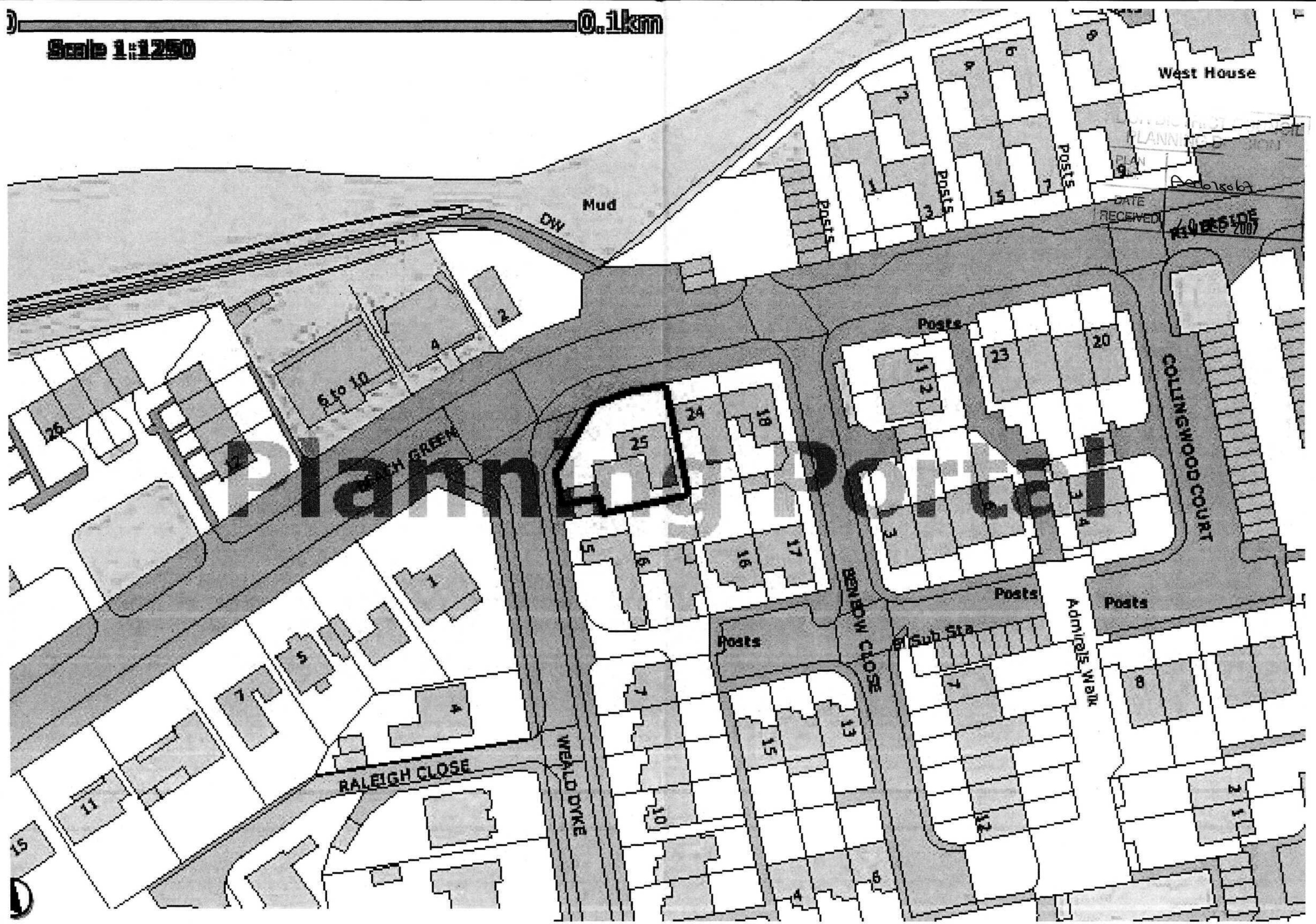
Attached is a PDF file showing the proposed parking restrictions for the whole of the Beach area. As you can see all the restrictions will be removed from Weald Dyke, except at the top and bottom of the road where the major junctions are; these will be covered by double yellow lines. The removal of the existing seasonal single yellow line (No Weekend Parking April - September) will leave approximately 130m of road unrestricted. In theory this equates to up to 26 car parking spaces along one side (the road is too narrow for parking on both sides). En reality however, with driveways and staggered parking, the number of spaces available is going to be much less than this, perhaps nearer 13. it is also worth noting that adjacent roads will also have a relaxation on parking restrictions, so there will be more available unrestricted parking in general throughout the area.

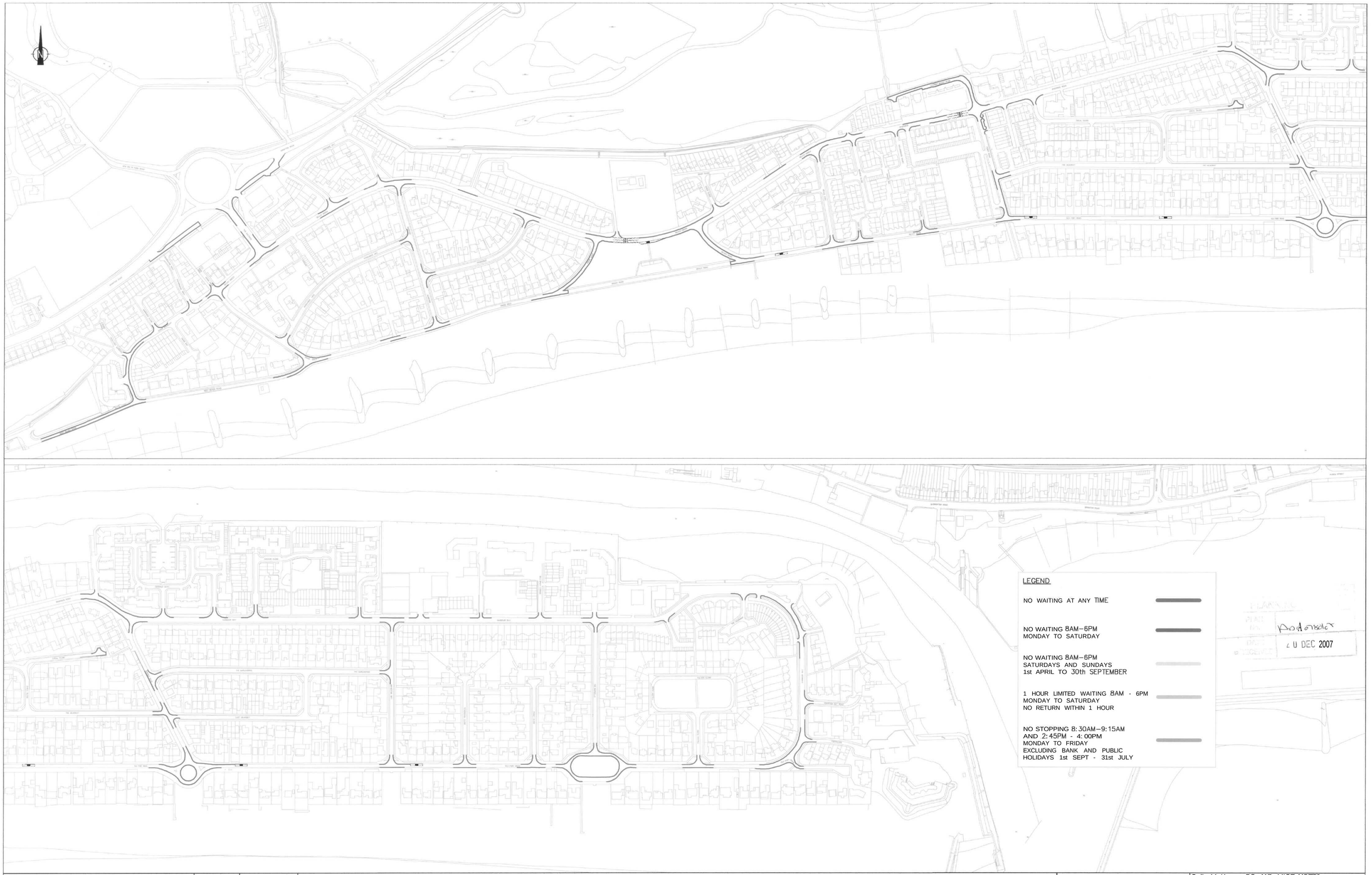
With regard to government requirements for parking within new developments, this does not fall within my area of knowledge, therefore I suggest you contact Mr Spencer Bryan at our Development Control section, who will be able to advise you on the detail. Speaking in general terms however, with the relaxation of parking in the road and neighbouring mads, I do not see that an additional dwelling with its own off road parking space will create any significant increase in pressure for on-street parking.

Finally, I will continue to monitor the traffic situation out the front of your property and your neighbours property in Riverside, to see if there Is a need to extend the proposed double yellow lines to protect visibility at the junction.

Regards

Rodney Haggar
Local Traffic Engineer


0.1km
Scale 1:1250
West House
Mud
DW
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Posts
Admirals Walk
COLLINGWOOD COURT
BENBOW CLOSE
WEALD DYKE
RALEIGH CLOSE
6 to 10
DATE RECEIVED
DEC 2007
Planning Portal



REPRODUCED FROM.....ORDNANCE SURVEY.....
MAPPING WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.
LICENCE No. W.S.C.C. LA076902

			AREA	SOUTHERN
			ROUTE NO	
			FILE NO	
			DRAWN	SM
A			CHECKED	BJC
	DATE	AMENDMENTS	NAME	DATE 17/10/2007

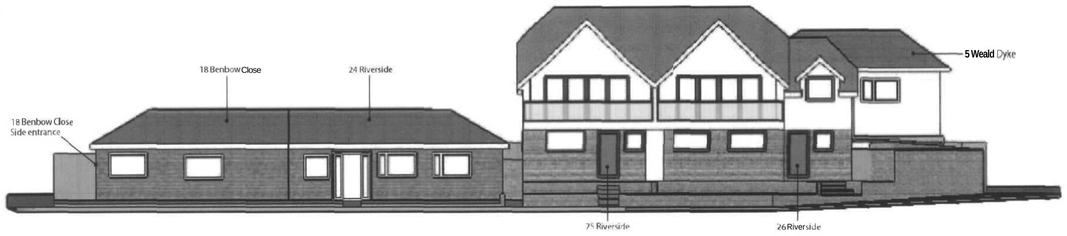
WEST SUSSEX COUNTY COUNCIL

SHOREHAM BEACH: TRAFFIC REGULATION ORDER REVIEW

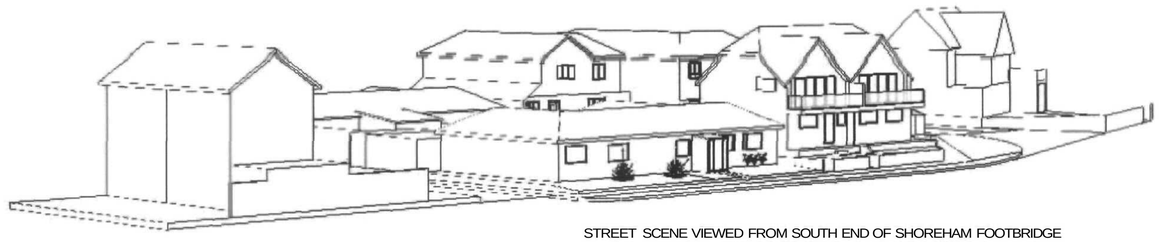
SCALE 1:2500 @ A1	Colin McKenna BSc MSc MICE MRTPI Head of Highways & Transport County Hall, West Street Chichester, West Sussex, PO19 1RH (Tel: 01243 777100)
CODE	
MICROFILM NO.	DRG NO. A2/TRA/2416

PDF created with pdfFactory trial version www.pdffactory.com

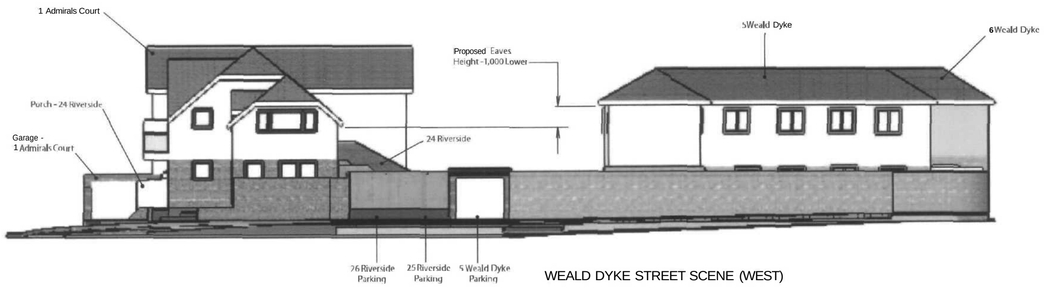
ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07



RIVERSIDE STREET SCENE (NORTH)



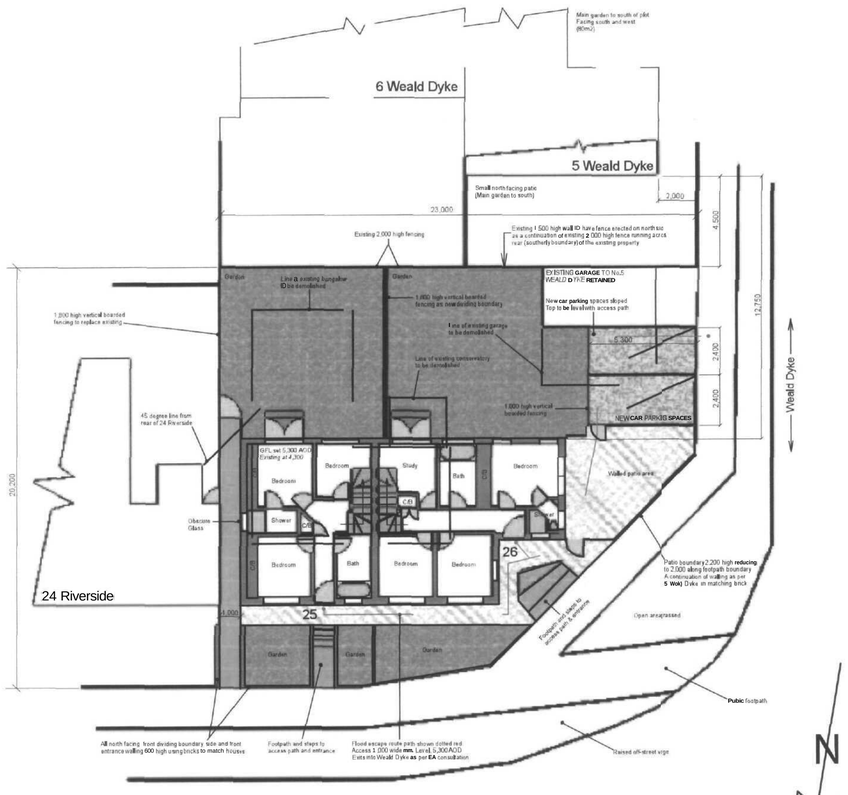
STREET SCENE VIEWED FROM SOUTH END OF SHOREHAM FOOTBRIDGE
LOOKING UP TO WEST END OF RIVERSIDE



WEALD DYKE STREET SCENE (WEST)



STREET SCENE VIEWED FROM WEST LOOKING FROM BEACHGREEN



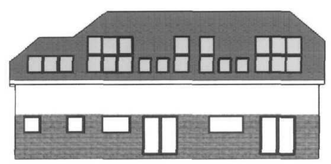
GROUND FLOOR AND SITE PLAN



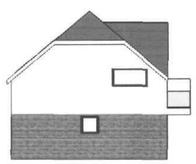
NORTH ELEVATION



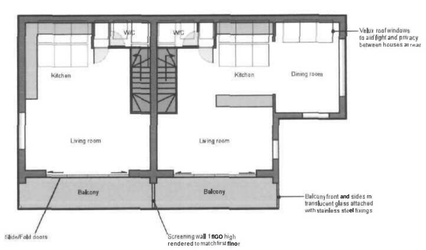
WEST ELEVATION



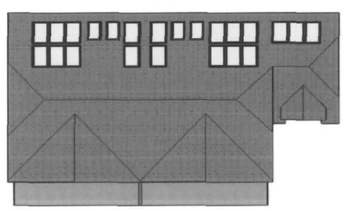
SOUTH ELEVATION



EAST ELEVATION



FIRST FLOOR PLAN



ROOF PLAN

RECEIVED
20 DEC 2007

FACING MATERIALS

Walls:
Ground floor yellow face buck to match surroundings
First floor rendered with off white pigment thru'

Windows and Doors:
Front doors in timber hardwood
All other windows and doors in aluminium with powder coat finish

Roofs:
Tiled to match surroundings

Job: Proposed Demolition of Existing **Bungalow and** Erection of Two Semi-Detached Houses, **25 Riverside,** Shoreham-by-sea	Scale: 1:100 (A1)
	Date: 19-Dec-07
Client: Mr & Mrs Clements	Dimensions: (mm)
Title: Proposed New Houses: - Detailed Site Plan - Block Plan - **Floor Plans** - Elevations & Street Scenes	
DRAWING No.: 1001	Issue: A
	Sheet No.: 1 of 1