Development Management – Delegated Officer Report

Application Number: AWDM/0558/24 Recommendation: Approve

Site: Free Wharf, Brighton Road, Shoreham

Proposal: Approval of Details Reserved by Condition 15 ii.a (Materials For blocks E & F of Phase 2)) of approved application AWDM/1315/22

Condition 15. Materials and Details

i) Development of phase 1 shall fully accord with the design details and materials which were approved on 12th February 2024 under Planning Reference AWDM/0182/22 (and are listed under Informative 3 of this notice of approval).

ii) No facade or final ground-surfacing works, excluding Enabling Works, shall take place for any other phase until the following details for that phase have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

a) particulars and samples of all materials to be used on all external faces of the building (including annotated drawings to identify where these are used);

Reason: *To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the policy 19 of the Adur Local Plan 2017.*

Planning History:

AWDM/1497/17/ 540 dwellings & Commercial Space etc. **Approved August 2018**

AWDM/1315/22/ S.73 Minor Material Amendment increasing dwellings to 587no and amended commercial floorspace etc. **Approved March 2024**

Consultations:

N/A

Planning Assessment

Approval is sought for two of the riverside Phase 2 apartment blocks E & F, at the eastern end of the site. The bricks are:

- White smooth, Bespoke Brick Company
- Buff Stock, Bespoke Brick Company
- Apollo red stock, Bespoke Brick Company
- Light grey smooth, Bespoke Brick Company

Photos of sample panels seen by officers on-site are shown below, with images of the approved development. The red brick is for block E; the buff brick for the easternmost block F. The mid grey brick is for the ground floor of each block and the smooth white for the recessed top floors. The white brick and light mortar (Dove white) is that already used for the Phase 1 road-front buildings - see photo below. The mid red brick has a

terra cotta hue (as opposed to rouge), which echoes the brick selections at Kingston Wharf at the far eastern end of Western Harbour.







All other external materials, grey shades for mental doors, windows, balconies, louvres, soffits, capings and clear glazing, are as used in Phase 1 - these are shown further below. Balcony glazing, mounted behind metal balustrades is 6mm, which has worked successfully in Phase 1, its thickness does not produce a colour change (such as green), which is a risk of thicker glass.

The brick selections are considered to achieve the appearance indicated in the approved drawings. The other materials will match those used in Phase 1 and are considered to complement the brick palette for these Phase 2 apartment blocks.



1	TERRACE SOFFIT Metal soffit to underside - colour to match balustrade (Item 3)	A1/A2-s1,d0	
2	BALCONY DECKING (FLOOR) Aluminium Product: Ali-Deck Junior Balcony Board Colour: Textured Silver Grey (As per phase 1)	A1/A2-s1,d0	
3	BALUSTRADE Colour: RAL 7030 Gloss: 30% (As per phase 1)	A1/A2-s1,d0	
6	COPING Aluminium Colour: To match Balustrade (Item 3)	A1/A2-s1,d0	
7	CURTAIN WALLING Colour: To match window frames (Item 13)	Exempt as per BRAD B (2019) Section B4 Regulation 7(3)(j)	
8	ENTRANCE CANOPIES	A1/A2-s1,d0	

8	ENTRANCE CANOPIES Precast canopy to match balconies	A1/A2-s1,d0	
9	LOUVRES Framed louvre system (includes substation wall & door) Manufacturer: Sunray Frame & Louvre colour to match window frames (Item 13) Size: 50mm pitch	A1/A2-s1,d0	
11	TERRACE DECKING (FLOOR) Aluminium Product: Ali-Deck Junior Balcony Board Colour: Textured Silver Grey (As per phase 1)	A1/A2-s1,d0	
12	VENT Within obscure panel Colour to match window frames (Item 13)	A1/A2-s1,d0	
13	WINDOW FRAMES Colour: RAL 7016 (As per phase 1)	Exempt as per BRAD B (2019) Section B4 Regulation 7(3)(j)	
14	FROSTED GLASS BALCONY BACKING/PRIVACY SCREENS Glass thickness: 6mm	A1/A2-s1,d0	

Recommendation: That the application be approved.

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Stephen Cantwell Date: 22/05/24

Authorised by: James Appleton Date: 22/05/24