Planning Statement

PROJECT	DATE	REVISON NO.
22.087 Site of Former Adur Civic Centre, Shoreham	29 AUGUST 2024	1

S73 APPLICATION FOR THE SITE OF THE FORMER ADUR CIVIC CENTRE

This document provides details of the proposed amendments to the courtyard layouts and landscaping based on the Case Officer and Adur Residents Environmental Action (AREA) comments in Item 7 of the Agenda for the Adur Planning Committee for September 2nd 2024.

The amended proposals provided below incorporate several changes in response to the comments outlined in the agenda. These include the provision of further hardened grassed areas, including the substation parking area, to enhance the amount of green amenity space provided. Alongside this, an additional tree has been provided to help to screen the substation from the archway facing the junction of Brighton Road, Ham Road and Eastern Avenue.

Alongside these changes the amendments propose the introduction of bench seating to further enhance the amenity of the space, and to improve the social recreational use of the courtyard.

The amendments have been designed to help to recover some of the soft landscaping that was previously reduced, as well as enhancing the visual and recreational amenity of the courtyard space. The use of wildflower planting is intended to aid in enhancing the biodiversity value of the space, with ‘Grasscrete’ type hardening being applied to allow for both fire tender and substation access without compromising this intent.

The layouts overleaf show the amended proposals and approved layout as shown on the original planning application AWDM/1450/21 to allow for direct comparison.

Keep in touch:
Furzehall Farm, Wickham Road
Fareham, Hampshire, PO16 7JH

01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk



Proposed Courtyard Layout

Key:

1. Shade tolerant wildflower turf
2. Grasscrete type stabilisation paver covered with shade tolerant wildflower turf
3. Trees in planters
4. Benches for external seating
5. Single species planting groups
6. Mixed planting areas
7. Timber balance beam play equipment
8. Hopscotch paver arrangement inlaid within surrounding block paving



Approved Courtyard Layout

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