ABIR Architects

51 Riverside Road, Shoreham-by-Sea, BN43 5RB



Image source: Google Earth Pro ™

Supplementary Design and Access Statement

0686.DAS.150.B / May 2024

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Introduction

Planning permission (AWDM/0987/23) was granted consent on 5th September 2023 with no 'pre commencement' conditions.

During the technical design development stage, the applicant and design team have endeavoured to crystallise the design concept, simplify the construction and reduce the project cost. This has led to the following minor changes requiring a planning amendment:

- Changing the proportion and positioning of some of the windows/doors.
- Changing the existing hipped roof over the existing bungalow to a gable end.
- Changing the approved external timber cladding to metal cladding.
- Omitting the obscured glazing to the east facing first floor bedroom window, with agreement from the neighbouring property owner.

This supplementary Design and Access Statement sets out the rationale for the proposed metal cladding (historically and contextually appropriate) and shows a series of proposed external images alongside the consented external images.

We have also included the correspondence between the applicant and their neighbour regarding the neighbours support for a non-obscured east facing first floor bedroom window.
Accompanying proposed plans and elevations show the change from hip to gable roof over the existing bungalow (east and west elevations) and the minor changes to window/door proportions and positioning.

Proposed Materiality

01 Historic Site Analysis and Proposed Cladding



Satelite image of Riverside Road and surrounding area c.1980



Nearby example of houseboat with corrugated cladding.



1. Cladco 13/3 Corrugated 0.7 Thick PVC Plastisol Coated Roof Sheet in Anthracite



3. Cladco 13/3 Corrugated 0.7 Thick PVC Plastisol Coated Roof Sheet in Chestnut



4. Cladco 13/3 Corrugated 0.7 Thick PVC Plastisol Coated Roof Sheet in Goosewing Grey



2. Cladco 133/3 0.7 Galvanised Corrugated Roofing Sheets

Image source: cladco.co.uk

To meet the tight project budget the cladding at 51 Riverside Road (A) needs to be a cheap and simple, so Cladco 13/3 corrugated sheeting has been selected as the common material. Corrugated sheeting will particularly reflect the old sheds of neighbouring boatbuilders - Clarke and Hinds (B), and was also widely used on many Shoreham beach bungalows. The boatbuilding sheds were a dirty grey/black colour, with galvanised and rusty red panels and roofs. We have chosen to use a palette of similar colours from the common material. The oldest part of the house is in galvanised sheeting (2), which will also take on a mellow patina over time, with a roof proposed in Cladco chestnut colour (3). The remainder of the existing house is clad in goosewing grey colour (4) so that the internal room colours and decoration will display well and anthracite grey (1) has been chosen as the closest match to the old sheds, rather than the intense black that might be more associated with Rye or Hasting fishing shacks, for the rear addition on the riverside.

The porch detail uses timber in a limited area and this will be treated timber, so it retains a rich colour and does not grey in time.

Proposed Materiality

02 External 3D Renders

View of front elevation from the South-East



Application as approved under AWDM/0987/23



Amended proposal

Note: Boundary planting omitted from visual for clarity

Proposed Materiality

02 External 3D Renders

View of front elevation from the South-West



Application as approved under AWDM/0987/23



Amended proposal

Note: Boundary planting omitted from visual for clarity

Proposed Materiality

02 External 3D Renders

View of rear elevation from the North-West



Application as approved under AWDM/0987/23



Amended proposal

Proposed Materiality

02 External 3D Renders

View of rear elevation from the North-East



Application as approved under AWDM/0987/23



Amended proposal

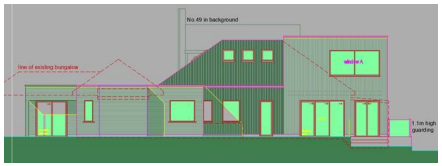
Proposed Materiality

03 Correspondence relating to omitting obscured first floor glazing

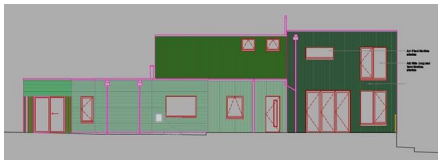
Following planning approval, the applicant took images of the approved drawings together with an alternative east elevation window proposal to the neighbours to discuss the obscured glazing requirement to the east facing first floor bedroom window. The neighbours were quite happy with the proposed alternative idea, as they did not feel it would directly overlook their property and garden and took the applicant upstairs where they looked from their balcony over their view of the applicants garden. The discussion and feeling was that there would be no more overlooking from the proposed window of them, than they had of our house and garden from their balcony. Following this initial meeting the idea was refined and the finalised proposal (subject of this application) was discussed with them, to which they responded and confirmed in an email that the proposal of an unobscured first floor bedroom window was acceptable to them (see below).

From: Paul Graville
To: D HILLS
Sent: Friday, 3 May, 2024 At 16:50
Subject: 51 RR- East side window

Dear David and Jenny,
Just a note following the chat we had a while ago: I explained that we had been given planning permission for the refurbishment but the planning officer has asked that the side window (window A below) overlooking your garden be completely obscured.



This was a disappointment to us as we wanted the morning sun and to see the river to the east but the planners are concerned that your garden would be greatly overlooked by such a large window.
So an alternative has been proposed, the principle of which I discussed with you and details are shown below.



Window A has been replaced in two parts: A1 would be clear and fixed and with a sill above 1700 mm would prevent anyone looking directly down into your garden from the majority of the room. Part A2, would be clear with a restricted opening section and is set further along in the room to limit the overlooking into the garden, whilst allowing us the morning sun and easterly river view we are seeking. (The sill of A2 has also been lowered slightly to align with the north facing window in the room).

Looking at the situation together from your balcony I think we both felt that the degree of overlooking your garden from our new proposal was no more intrusive than you currently have from your room and terrace overlooking ours.
I wanted to confirm the idea to you, now the drawings have been refined and completed, and if you are happy with the proposal perhaps you could just confirm to me? Then we can resubmit the amendment to the planners.

Regards
Paul and Louise

From: David & Jenny Hills
Sent: 07 May 2024 18:14
To: Paul Graville
Subject: Re: 51 RR- East side window

Hello Paul ,

Thank you for your email,

Having looked at the new plans dated 3rd of May, I am happy with the proposal and for you to go ahead.

Kind regards,

David Hills