Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

PLANNING DIVISION
PLAN NO.
DATE RECEIVED 2 MAR 2009

Application for Planning Permission. ADC/0076/09
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact *details and Certificates of Ownership*, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	BRUCE
Last name:	WILLIAMS
Company (optional):	BRAMBER CONSTRUCTION
Unit:	
House number:	
House suffix:	
House name:	BRAMBER HOUSE
Address 1:	370 BRIGHTON ROAD
Address 2:	
Address 3:	
Town:	SHOREHAM-BY-SEA
County:	WEST SUSSEX
Country:	UNITED KINGDOM
Postcode:	BN43 6RE

2. Agent Name and Address

Title:	MR
First name:	JAMES
Last name:	BRECKELL
Company (optional):	JAMES BRECKELL ARCHITECTS
Unit:	53
House number:	
House suffix:	
House name:	TOWERPOINT
Address 1:	44 NORTH ROAD
Address 2:	
Address 3:	
Town:	BRIGHTON
County:	EAST SUSSEX
Country:	UNITED KINGDOM
Postcode:	BN1 1YR

3. Description of the Proposal

Please describe the proposed development, including any change of use:

A PAIR OF 3 BEDROOM SEMI-DETACHED HOUSES AT NO.7 THE MEADWAY, SHOREHAM BEACH

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: 7 | House suffix:

House name:

Address 1: THE MEADWAY

Address 2:

Address 3:

Town: SHOREHAM-BY-SEA

County: WEST SUSSEX

Postcode (optional): BN43 5RN

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: MR P. BARNET

Reference:

Date (DD/MM/YYYY): JAN 2009
(must be pre-application submission)

Details of pre-application advice received?

GENERALLY SUPPORTIVE OF CONTEMPORARY DESIGN.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☑ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

PROPOSED DROPPED KERBS. SEE SITE PLAN DRAWING NO. 248/04

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

RECYCLING AND REFUSE STORAGE AND COLLECTION POINT SHOWN ON PLAN (DRAWING NO. 248/04)

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

A REFUSE COLLECTION POINT IS SHOWN ON PLAN

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		- BLUE BRICKWORK - YELLOW STOCK BRICKWORK - AQUAMARINE TIMBER CLADDING	☐	☐	248/03
Roof		- SINGLE PLY MEMBRANE FLAT ROOFS	☐	☐	248/03
Windows		- WHITE FRAMED	☐	☐	248/03
Doors		- TIMBER FRONT DOORS	☐	☐	248/03
Boundary treatments (e.g. fences, walls)		- 1.8m HIGH CLOSE BOARDED TIMBER FENCES - 800mm HIGH GABION WALL AT THE FRONT OF THE BUILDING	☐	☐	248/04
Vehicle access and hard-standing		- GRAVEL DRIVE OVER SUSTAINABLE URBAN DRAINAGE SYSTEM	☐	☐	248/04
Lighting		- 1 EXTERNAL LIGHT UNDER THE FRONT PORCHES	☐	☐	248/03
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

- EXISTING LOCATION PLAN 248/01
- EXISTING BLOCK PLAN 248/02
- PROPOSED PLANS, ELEVATIONS, BLOCK PLAN AND LOCATION PLAN 248/03
- PROPOSED SITE PLAN AND SITE SECTION/ELEVATION A-A 248/04
- DESIGN + ACCESS STATEMENT INCLUDING PHOTOGRAPHS

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	2	2
Cycle spaces	0	4	4
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

PROPOSED SITE PLAN
DRAWING No. 248/04

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing watercourse
- [x] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

VACANT - RESIDENTIAL

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

RESIDENTIAL

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) N/A

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐			2			2
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							2

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$ 2

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							0

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$ 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 2

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees: NOT APPLICABLE

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: NOT APPLICABLE

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.46

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	27.02.09

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	27 FEB 2009.

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 27.02.09

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant 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 this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The correct fee: ☑

The original and 3 copies of a design and access statement: ☑

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 27.02.09 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	[redacted]	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
	01273 440799

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01273 669482	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
	01273 669483

Email address (optional): james@breckell.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

DESIGN AND ACCESS STATEMENT:

REDEVELOPMENT OF NO.07 THE MEADWAY, SHOREHAM BY SEA

INTRODUCTION:

This statement describes and considers the impact of a development which comprises the erection of 2 semi-detached houses at No 07 The Meadway. The site already has Planning Permission for a pair of semi detached houses (reference ADC/0308/06). It is considered that the design proposals of the existing planning consent do not recognize the unique character of Shoreham Beach and a better design could be proposed.

This fresh application offers a pair of houses designed in a contemporary, coastal architectural style. The houses are of a comparable size, scale and floor area and in our opinion, will make a more positive contribution to the character of the area.



No 07 The Meadway

PLANNING DIV.
PLAN No. ADC/00761/09
DATE RECEIVED - 2 MAR 2009

SURROUNDINGS:

Shoreham Beach is a unique place. It is a place on the south coast with an extraordinary and individual topography. It is a peninsula at the mouth of the river Adur and the English Channel. There is approximately a 100 year history of residential architecture on Shoreham Beach.

Most of the original beach houses were built as holiday homes and are of timber frame construction. Most of the ones that remain have become permanent homes for people living and working in the West Sussex area. Many are at the end of their life span and fail to meet today's standards for energy conservation.

The original houses which occupied No.07 was demolished once Planning Permission was gained for 2 semi detached houses (reference ADC/0308/06) but this permission has not been implemented on account of it being a very uninspiring building.

There are many examples of interesting houses on Shoreham Beach. Notable houses on the foreshore which are modernist in style and built in the 1960's and 70's, and some on the north side of the Old Fort Road which have been built in the last 5 years which are contemporary flat roof timber frame houses with balconies on the south side.

Other houses which have been built in the last 5 years could be described as pastiche in style and do not recognize the uniqueness of the area.

USE:

Shoreham Beach is predominantly a residential area. Over the last 5 years it has become almost entirely residential with little industry in the area. On the north side of the Beach industrial buildings have been replaced with housing in the form of town houses, terraced houses and flats.

B1 office buildings have also been converted into residential units. There are some popular leisure use buildings on the Beach. The Harbour Club is well used and the Shoreham Beach Sailing Club attracts members from all over Sussex.

Education use buildings also exist on the Beach. Shoreham Beach First School has recently been granted planning permission to increase in size so that it can accommodate more pupils.

There are a few general shops, takeaway restaurants and a post office on the Beach, which are all located on Ferry Road and one Public House; the Waterside which is located on the south side of the pedestrian bridge which connects Shoreham Town to the Beach.

There is one Church and a Church Hall which is well used for community based events.

AMOUNT:

The site area is 466m.sq (0.0466Ha).

Building foot print approved under planning permission ADC/0308/06 is 141.44m.sq

Proposed building foot print: 162.5m.sq

Each house has a gross internal area of 132m.sq.

The site coverage is approximately 35% of the total site area.

The approved ridge height of planning permission ADC/0308/06 is 6.9m high. The proposed parapet height is 5.7m.

There is bicycle parking for 2 bicycles per house.

There is refuse and recycling storage for 1000 cubic metres of refuse/ recycling per house.

There is 2 parking space per house on the driveway; 1 of which is capable of being a disabled parking space 3.3m wide to comply with Life Time Homes Standards.



Neighbouring properties looking towards Ferry Road

LAYOUT:

The layout of the site follows the same principles as the approved planning application ADC/0308/06 and meets all the requirements for space standards around houses. The distance from the rear of the proposed houses and the rear garden fence is 12.4m at ground floor. At first floor the building steps back by 2 metres therefore the distance from the rear of the house and the southern boundary is 14.4m. The distance between the rear of the proposed house and the rear of houses in the Old fort Road at first floor is some 25m (the requirement in Planning Policy Guidance is 22m). There are gaps between the building and the side boundaries of 1m.



View south towards new houses in the Old Fort road.

ARCHITECTURAL STYLE AND APPEARANCE:

The architectural style has been designed to reflect the unique coastal location. The building will be built in timber frame which reduces the speed of erection and enables higher levels of insulation within the external walls.

The brickwork chimney will offer an alternative means of heating via a wood burning fire place and is expressed on the front elevation to give the appearance of a ships funnel.

The sand coloured brickwork and aquamarine coloured timber cladding represent the sea and beach. Bris Soleil shading over the large windows and front door form an eyebrow to the front façade.



Neighbour at Number 05 The Meadway

SCALE:

The scale of the building is 2 full storey heights with a flat roof. By designing the building with a flat roof the building is lower than the approved design under planning permission ADC/0308/06.

The design proposals comply with the guidance set out in the British Research Establishment Document Site Layout, Planning for Daylight and Sunlight: A guide to good practice, and the Development Control Standard No.2: Space Around New dwellings and Flats.

CODE FOR SUSTAINABILITY LEVEL 3

During the detailed design of this building i.e. at building regulations work stage we will be designing these houses to achieve level 3 in the design codes for sustainability. These are standards that seek to raise the energy efficiency of housing so that these houses will be cheap to run.

We also, as a Practice Policy, run a 'life times homes' standard check-up on all new housing and expect to comply with these standards.

MATERIALS AND TECHNOLOGY:

Walls:
Yellow (sand coloured) brickwork at ground floor and Aquamarine coloured timber cladding at first floor. NB walls to comply with Robust Details to prevent the transmission of sound.

Windows:
Double glazed, argon filled with a low 'e' coating. Window frames are to be white frame windows.

Roof:
The roof will be super insulated with a single ply membrane roofing material. On top of the roof are roof lights to light the bathrooms and solar hot water heating panels to top up the hot water heating during the summer months.

Heating System:
Each house will have a gas condensing boiler with a minimum SEDBUK rating of 86%. The boiler is to provide heating and hot water during the colder months and will run alongside a Solar Hot Water heating system. For approximately 6 months of the year, all the hot water will be supplied by solar panels on the roof delivering hot water to a storage vessel located on the 1st floor.

New houses are now required to be pressure tested so that heat cannot escape through air leakage. New houses can over heat through solar gain and therefore we intend to cool the house via trickle ventilation within the window frames

In winter months instantaneous heat can be provided by a log burning fireplace within the living room.

Electrical power will be provide from the national grid.

LANDSCAPE:

There are no mature trees on the site. Shoreham Beach is a difficult location to grow mature trees. This is because the ground is shingle and does not retain moisture. The environment is also salty because of the sea and sea air and therefore none but the most hardy coastal plants grow on Shoreham Beach.

The rear garden will be laid to lawn and the front driveway will have a Sustainable Urban Drainage System to allow any surface water to drain naturally away into the shingle.

SITE WASTE MANAGEMENT PLAN

The waste management of site is to comply with the general collection of recycling and refuse collection for the Shoreham Beach area. Refuse and recycling is collected at the storage point where each residential unit has a wheelie bin and a recycling bin with a combined storage capacity of 1000 litres of storage.

LIFETIME HOME STANDARDS

During the design of the building we have endeavoured to achieve a 100% compliance with Lifetime home standards. The key 16 issues where Lifetime homes standards apply are as follows:

1. We have provided 1 disabled parking space per house. Other spaces are capable of being widened if necessary in the future.

2. The distance from the car park to the front door has been kept to a minimum.

3. Level threshold with a gently sloping approach for wheel chair access.

4. Access threshold is covered and lit.

5. Easy to open windows will be specified at the building regulations stage of the project

6. Width of doors and hall allow for wheelchair access.

7. There is sufficient room within the living rooms for a turning circle for a wheelchair.

8. The living rooms are all at entrance level within each house.

9. Temporary entrance level space for a bed.

10. An accessible entrance level WC plus opportunity for a shower later is available within each house.

11. Internal walls within houses are capable for adaptation without carrying out major structural work to the building.

12. A stair lift could be accommodated in the future.

13. There is an opportunity for an easy route for a hoist from a bedroom to a bathroom in the future.

14. Bathrooms are planned to give side access to baths.

15. Window sill heights are low internally at 850mm, therefore when in a seated position a person can still look out the window.

16. Sockets and light switches will be located at a convenient height.

ACCESS:

The houses have been designed so that they will comply with the requirements of Part M of the Building Regulations: Access and Facilities for Disabled People. In principle the buildings will:

a. be sited so that disabled people can approach the building without obstacle.
b. have a WC provided within the entrance storey, appropriately sized so that a disabled person will be able to enter and exit a WC without assistance.
c. have power points and light switches located so that partially sighted and wheel chair bound people can identify and reach them.
d. A disabled parking space will be available within the site.

SITE ANAYSIS AND THE IMPACT ON NEIGHBOURING SITES:

The parameters of the general size, scale and bulk of a new building were established in the Planning Permission ADC/0308/06. These proposals follow the general heights and widths of the approved building.

Because of the flat roof, the parapet wall is some 1.2m lower than the ridge of the approved design.

There is no new overlooking issues to consider, the only side elevation glazing at first floor level is glass blocks which are positioned over a double height space in the hallway. Glass blocks give light to a space but are obscure and do not offer a view. They may even be coloured in the built works.

CONCLUSION:

The applicants; Bramber Construction are a local company in West Sussex. They are known for being a quality and dependable building contracting company as well as being a good employer.

Their reputation in providing high quality housing is very important to them and the decision to develop new ideas through good design and embrace energy efficiency and contemporary design should be commended.

There are no negatives that would be raised from the implementation of these proposals. We believe the content of this application is superior in architectural quality and energy efficiency to the existing approved scheme and, we hope, will contribute positively to the area.

James Breckell Architects

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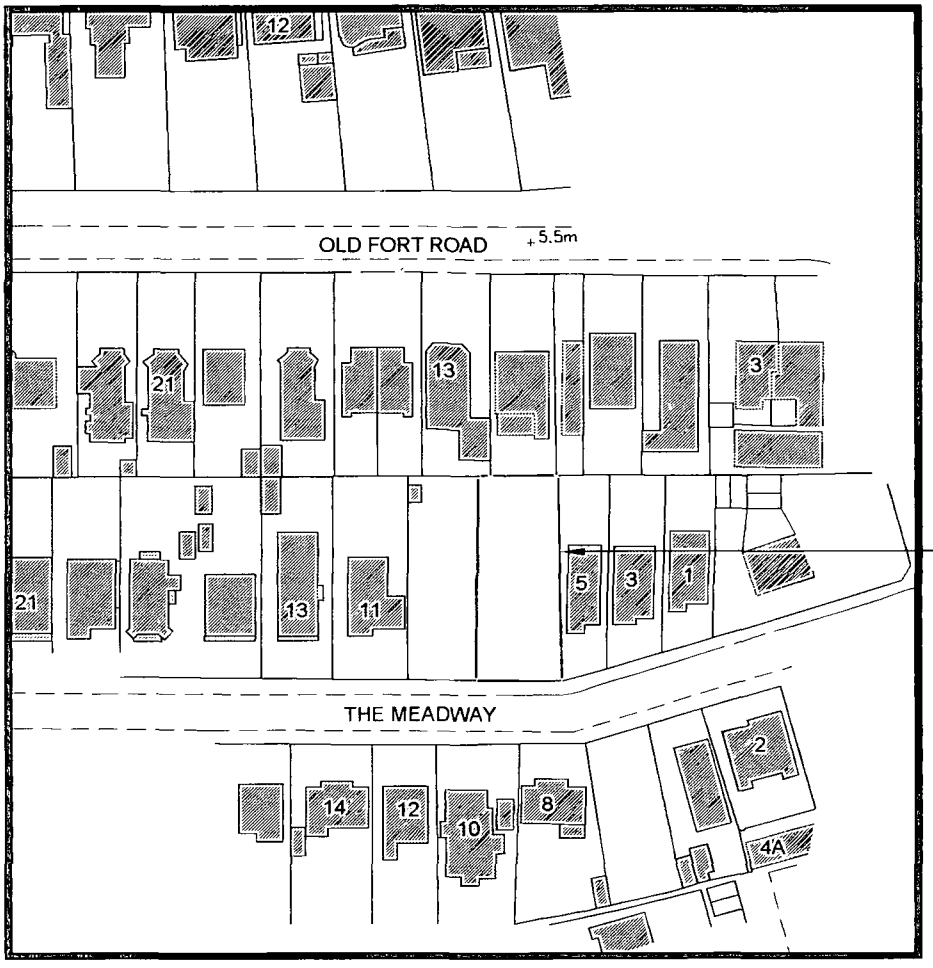
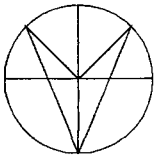
REV	DATE	BY	AMENDMENT



Red line indicates outline of application site

EXISTING LOCATION PLAN 1:1250



N

PLAN No. ADC/0076/09
DATE RECEIVED 2 MAR 2009

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CLIENT
Bramber Construction

JOB
A pair of semi-detached houses at
No. 7 The Meadway, Shoreham Beach

DRAWING
Existing Location Plan

DATE	Feb 2009
SCALE	As shown @ A4
DRAWN BY	bm
JOB NO.	248
DWG NO.	01
REVISION	

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EXISTING BLOCK PLAN 1:500

Red line indicates outline of application site

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ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	ADC/00761/09
DATE RECEIVED	2 MAR 2009

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CLIENT
Bramber Construction

JOB
A pair of semi-detached houses at
No. 7 The Meadway, Shoreham Beach

DRAWING
Existing Block Plan

DATE	Feb 2009
SCALE	As shown @ A4
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JOB NO.	248
DWG NO.	02
REVISION	

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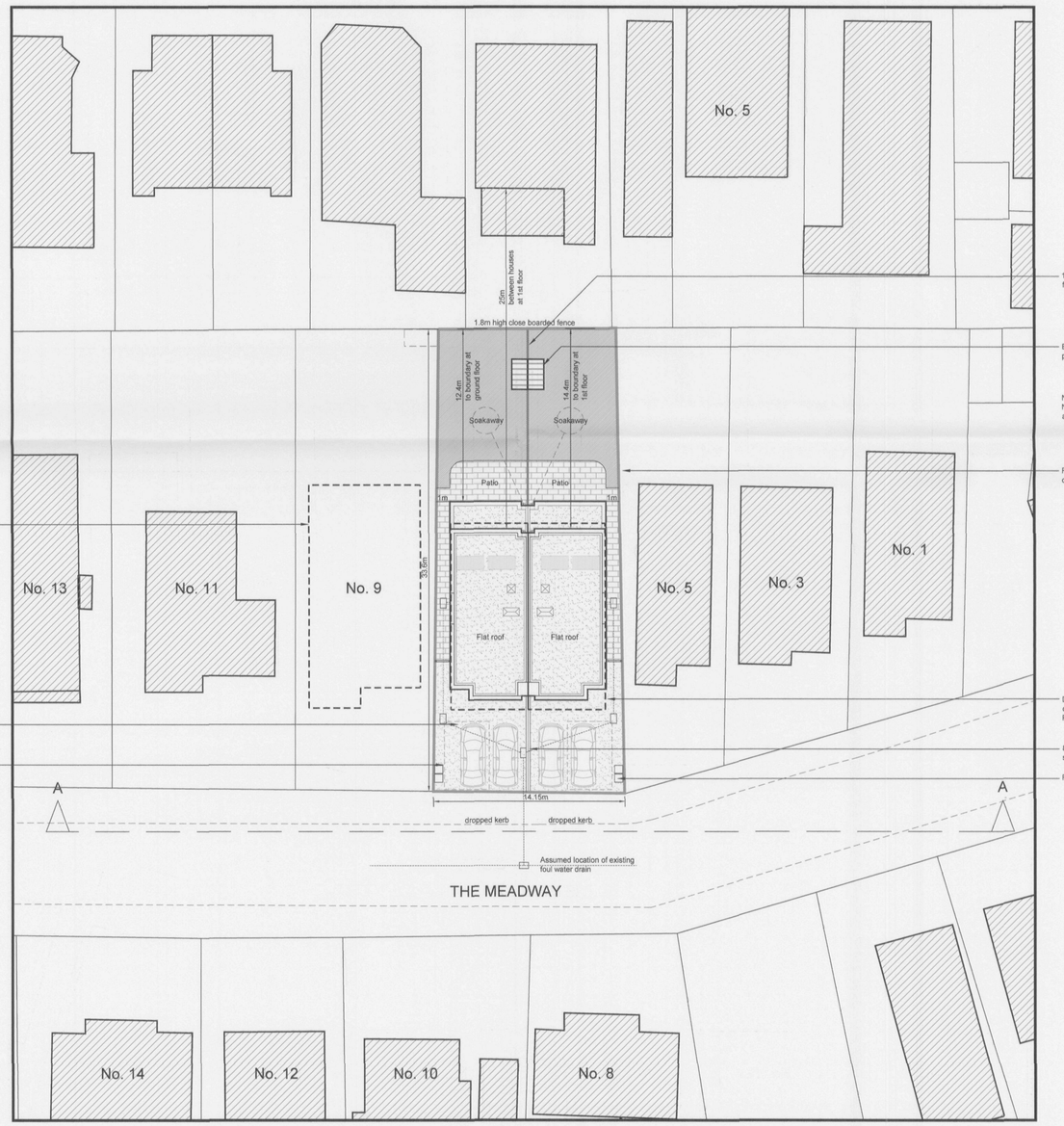
REV	DATE	BY	AMENDMENT

Dotted line indicates outline of Planning Permission ref: ADC/0563/07 '4 Bedroom detached chalet dwelling with integral garage. Revised design of SU/264/05 including large side dormers and glazed side doors'.



PROPOSED SITE SECTION / ELEVATION A - A 1:200



PROPOSED SITE PLAN 1:200

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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0076/09
DATE RECEIVED 2 MAR 2009

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CLIENT
Bramber Construction

JOB
A pair of semi-detached houses at No. 7 The Meadway, Shoreham Beach

DRAWING
Proposed Site Plan & Site Section / Elevation A - A

DATE	Feb 2009
SCALE	As shown @ A1
DRAWN BY	bm
JOB NO.	248
DWG NO.	04
REVISION	

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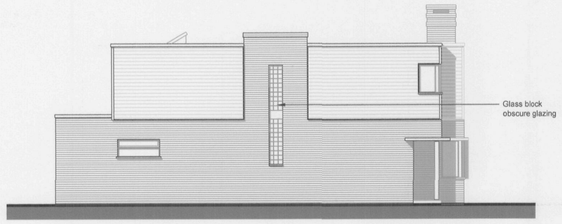
REV DATE BY AMENDMENT



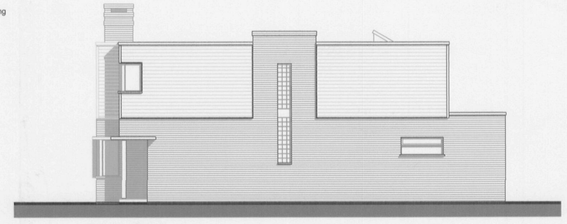
FRONT ELEVATION 1:100



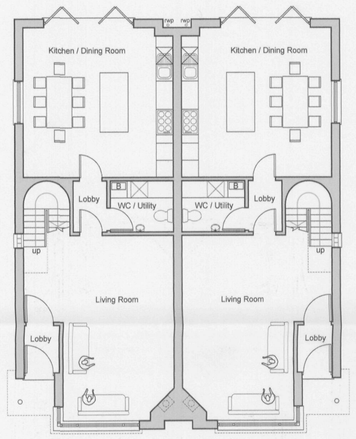
SIDE ELEVATION 1:100



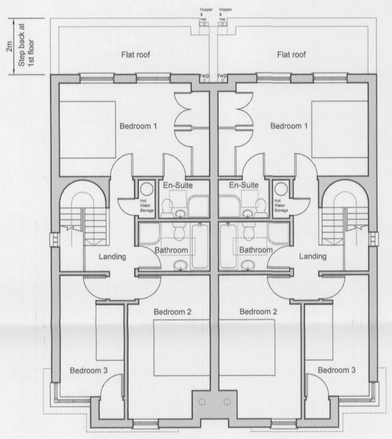
REAR ELEVATION 1:100



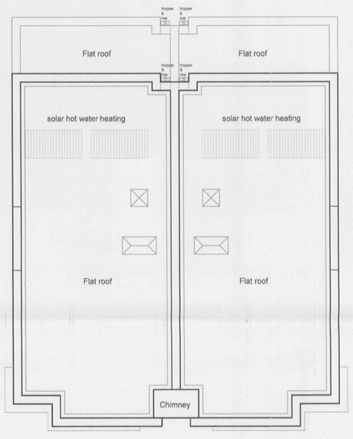
SIDE ELEVATION 1:100



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



ROOF PLAN 1:100



MATERIALS 1:50



FRONT ELEVATION 1:100
WITH OUTLINE OF CURRENT PLANNING PERMISSION NO. ADC/0308/06 SHOWN DOTTED



PROPOSED BLOCK PLAN 1:500

N



PROPOSED LOCATION PLAN 1:1250

N

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0076/09
DATE RECEIVED – 2 MAR 2009

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JOB
A pair of semi-detached houses at No. 7 The Meadway, Shoreham Beach

DRAWING
Proposed Plans, Elevations, Block Plan & Location plan

DATE	Feb 2009
SCALE	As shown @ A1
DRAWN BY	bm
JOB NO.	248
DRG NO.	03
REVISION	