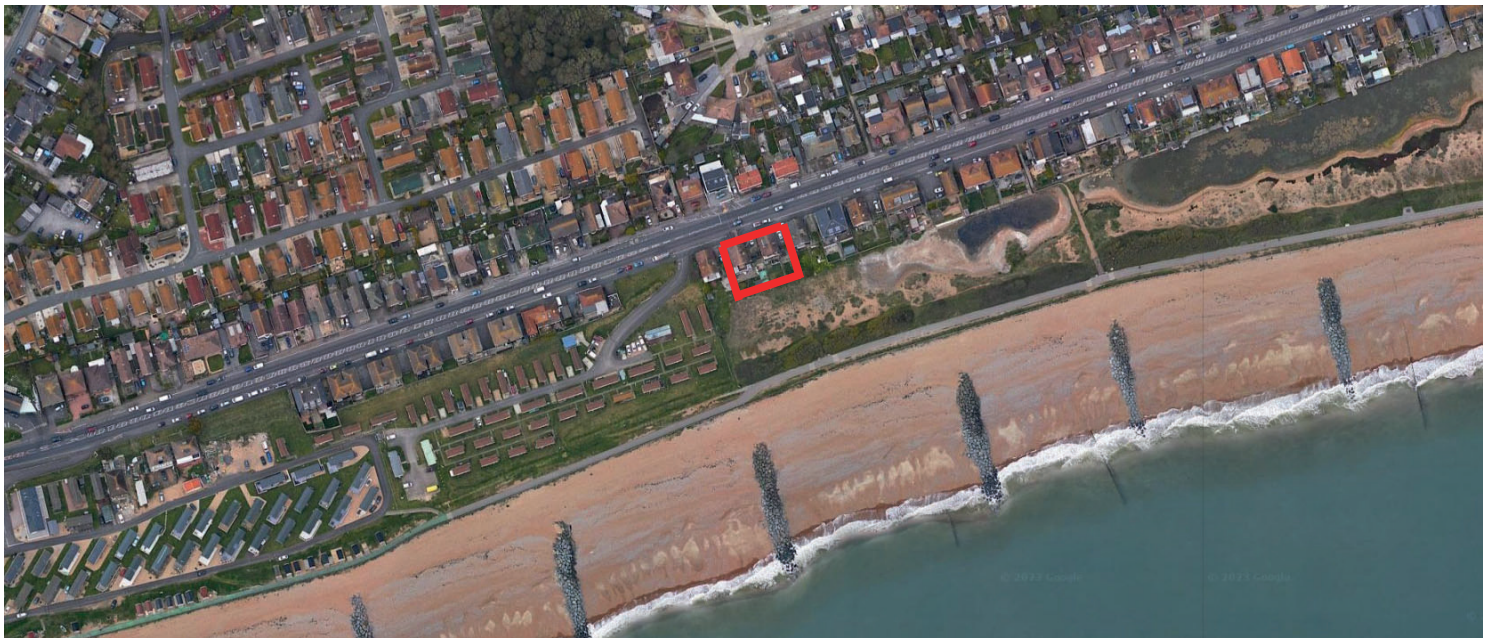
104-106 Brighton Road, Lancing

Design Report - Minor Amendments

10/10/2024





Aerial view - wider context



Aerial view

Introduction
The design report accompanies an application under Section 73 of the Town and Country planning Act to vary condition 01. and vary or remove other conditions of planning permission AWDM/0314/23 (dated 16/05/2023) and subsequent application AWDM/1070/23 dated 01/11/2023.

This report describes the proposed amendments and additional details and examines them in consideration of national and local planning policies and the local built and natural environment.

In January 2024 the site was sold by Coughlan and Sons Developments Ltd to Bernard Construction Limited, who asked JWa to continue as architect on the scheme. Demolition commenced on site in March 2024 and construction of the new dwellings is underway.



Aerial view - from the east



Aerial view - from the south



Aerial view - from the west



Aerial view - from the north

Summary of Proposed Amendments
The following variations are proposed to condition 01 of the current planning permission AWDM/1070/23:

1. Change to landscaping proposals to rear gardens to remove the plunge pool and outdoor kitchens previously approved and revert to more open gardens with landscaping.
2. Enclosed garages introduced to each house, to replace the previous open parking bays.
3. Timber cladding to external walls of the upper storey and the surrounds and fascias of the first floor south facade changed to imitation timber cladding - for fire resistance and longevity.

The following additional information is supplied with this application to vary or satisfy/remove conditions listed in planning permission AWDM/1070/23:

Condition 03. Following consultation with UKPN and the Environment Agency, vary the flood resilient measures for electrical incomer and meter - to be located externally at lower ground floor - stated to be at ‘first floor level or above’ in previously approved Flood Risk Assessment.

Condition 10. Schedule of materials updated to reflect the change from timber cladding, as noted with the proposed amendments relating to Condition 1 above.

Condition 11. Changes to the landscaping scheme to the rear gardens as noted with the proposed amendments relating to Condition 1 above.

Condition 13. Details of Brise Soleil structures provided.

The sections below describe site, context and planning history and the proposed amendments and/or provide additional information relating to the removal of conditions.



Front elevations to 104-106 (north-east)



Front elevations to 104-106 (north-west)

Existing Context and Site

The subject site consists the combined plots of No.s 104 and 106 Brighton Road, Lancing, BN15 8LW. The plots currently each contain a detached building, which had historically been converted to flats. The existing timber framed buildings are in a very poor state of repair.

The site occupies a position on the southern side of Brighton Road (A259) at Lancing, backing on to the eastern end of Widewater Lagoon, which is a local nature reserve. The lagoon is in turn bounded by man-made shingle bank to the south, with the beach and the English Channel beyond.

The site is spilt by bank of circa 2.5m high, which runs parallel to the coast and divides Brighton Road from Widewater Lagoon, this forms part of the secondary coastal defence.

This section of Brighton Road is residential in nature. Nos. 102 and 108 Brighton Road, to the west and east of the site respectively, are detached timber framed building built at the same time and in the same style and massing as Nos. 104 and 106. No. 110a and 110b are a pair of terrace houses built on the site of No 110. There is one further (originally) identical detached building at No. 112 then further east the detached buildings have already been replaced by more modern terrace houses of three stories or so.

To the south-west of the site is the eastern sands holiday park, which consists of a series of single-storey chalets. Further west are larger apartment blocks of three to four storeys.

On the north side of Brighton Road opposite the site there is a mix of two-storey semi-detached and detached houses and bungalows.

There is a pedestrian crossing directly in front of No 104. There is a parking bay directly in front of No. 106. Either side of these features are solid white of zizag white lines beside the crossing. Both 104 and 106 have off-street parking in an area of hard-standing to the east of each unit.



Rear elevations to 104-106 (south)



Looking east towards Eastern Sands holiday park



View from across the lagoon, with No. 100 to right of shot



Looking east along Widewater lagoon

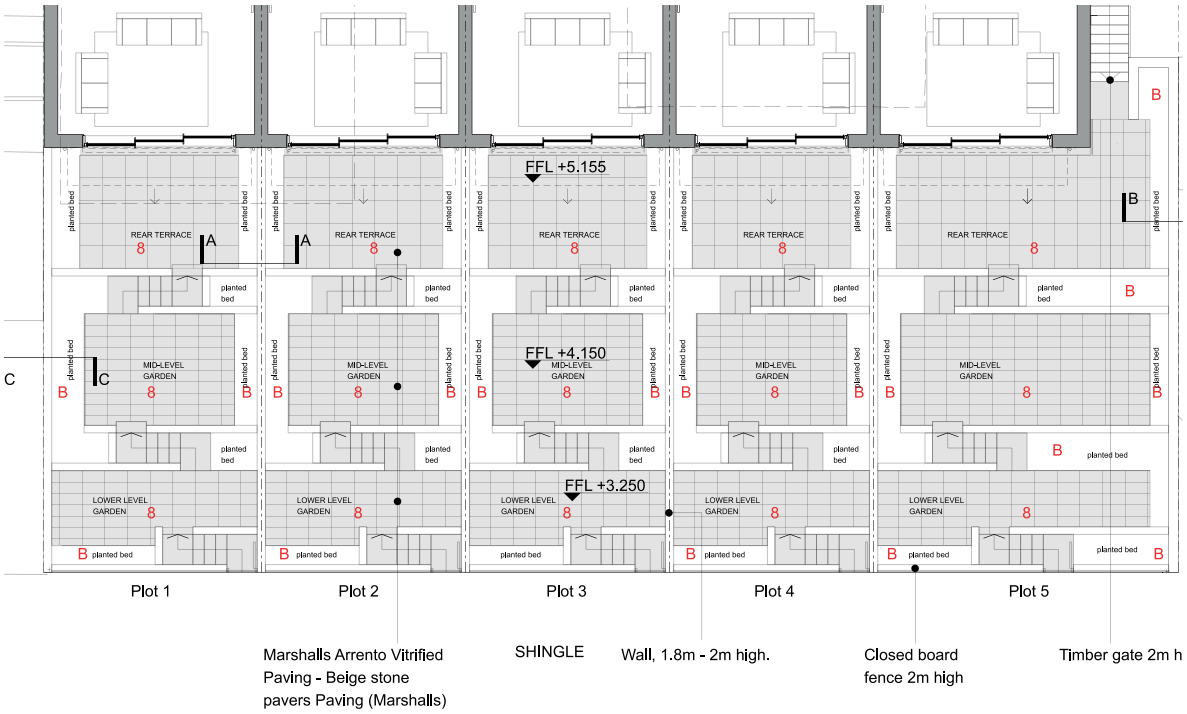
Planning History
In June 2021 Adur District Council granted planning permission for the site under AWDM/1541/20 (dated 09/06/2021). This permission relates to the:

Demolition of two existing properties of converted self-contained flats, erection of a 4-storey terrace of five dwellings (3 No. 4 bedroom and 2. No. 3 bedroom) with balconies, roof terraces and integral garages.

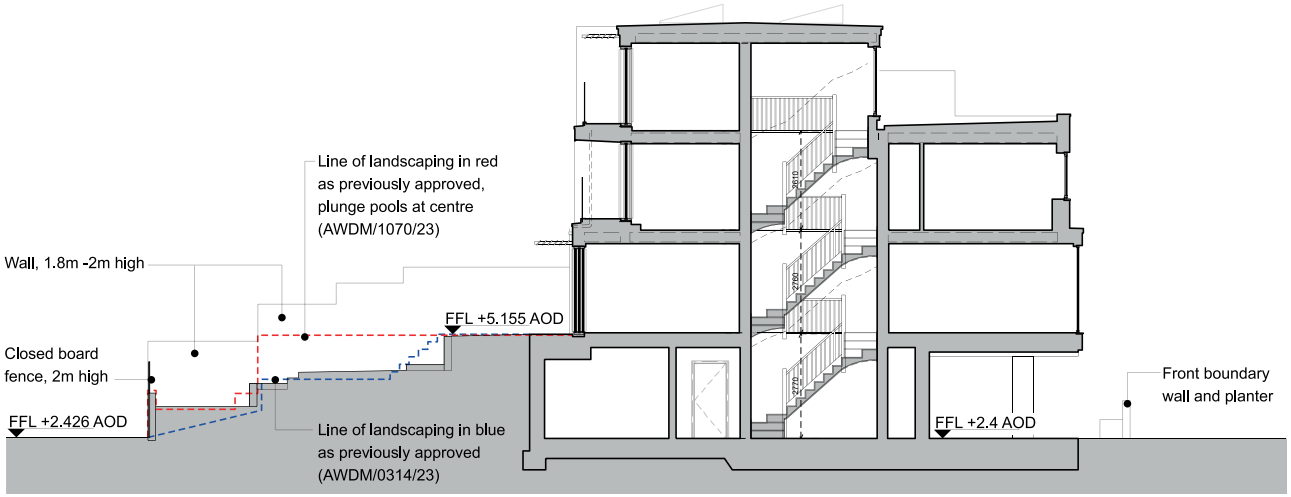
Searching the online Adur planning records, there do not appear to be any applications/approvals relating to the historic conversion of the original houses on the site to flats. There is one application from 2010 relating to the replacement of windows to Flat 1, 104 Brighton Road.

In May 2023 Adur District Council approved minor amendments to the originally approved scheme as well as removal/discharge of related conditions 08, 10 and 11 (reference AWDM/0314/23).

In November 2023 Adur District Council approved minor amendments to the originally approved scheme to include plunge pools in the rear gardens, as well as removal/discharge of related conditions 04, 05, 06, 07, 11 and 12 (reference AWDM/1070/23).



Plans of rear gardens



Section of rear gardens

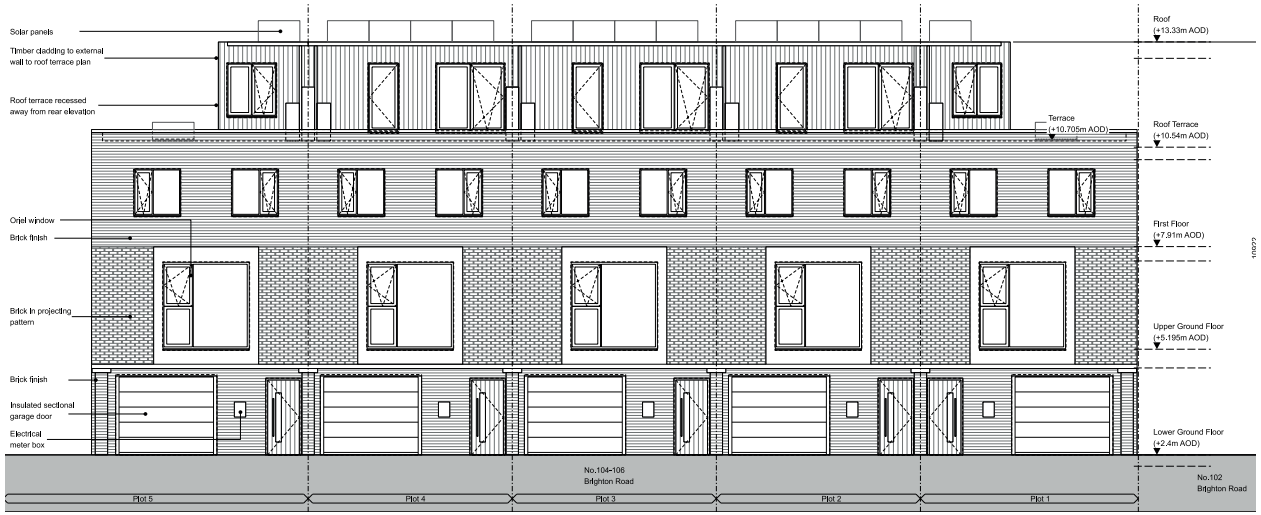
Detail of Proposed Amendments

1. Change to landscaping proposals to rear gardens to remove the plunge pool and outdoor kitchens previously approved and revert to more open gardens with landscaping.
(related to variation of Condition 01. and 11.):

The plunge pools would be replaced by a mid level terrace. Winding steps would lead down from the main rear terrace at the level of the living areas upper ground floor, to middle and lower terraces. With planted beds at steps in level and at the boundaries.



Lower ground floor plan showing parking spaces



Front (north) elevation showing garage doors

Detail of Proposed Amendments

2. Enclosed garages introduced to each house, to replace the previous open parking bays. (related to variation of Condition 01.):

The plans as originally approved under AWDM/1541/20 included two parking bays in the covered space at lower ground floor of each property. One would be open on all sides, the other would be enclosed to the rear and sides but open to the front. All spaces would be front accessed from the A259.

In the correspondence published for AWDM/1541/20 online it can be seen that the scheme as originally submitted included one parking bay and one enclosed garage for each property, but the garages were opened up as these would only count as 0.5 spaces under West Sussex County Council's *Guidance on Parking at New Developments* (2020) and, under this same guidance, 10 spaces would be required for the overall development (3x 2.2 spaces per four bedroom house, 2x 1.7 spaces per 3 bedroom house). So the garages were opened up so they could be counted as one full space.

Following review of the scheme by the applicant, concerns were raised that the rear of these parking bays, enclosed as they are to three sides, come become a security risk as they are not as readily visible as the front spaces - both in terms of potential risk of burglary and in terms of anti-social behaviour. If cars were not parked in these rear bays they may become unsightly storage and future owners may well decide to add doors on an ad-hoc basis, which could disrupt the visual cohesion of the development. We therefore propose to enclose the rear parking spaces, making them garages with sectional doors. We then would increase the parking spaces on the site by adding provision for an additional external parking space in the front parking area to plots 3, 4, and 5. The width of crossovers and therefore access to plots 1 and 2 would be more restricted due to the position of the existing pedestrian crossing - our traffic consultant will liaise with WSCC Highways to confirm/agree the details of traffic control box relocation and crossovers.

Sectional garage doors would be insulated metal panels, painted anthracite grey.





Hardie Plank boards to second floor walls





Hardie Panels to rear (south) walls and reveals to first floor

Detail of Proposed Amendments

3. Timber cladding to external walls of the upper storey and the surrounds and fascias of the first floor south facade changed to imitation timber cladding - for fire resistance and longevity.
(related to variation of Condition 01.):

Through the development of the technical design it became clear that the western timber cladding approved previously - as vertical boards to the external walls at second floor, and panels to the rear facade of the first floor, would be problematic in terms of achieving the required fire resistance for cladding materials. It would also be subject to differential weathering over time, disrupting the appearance of the scheme, and potential issues with longevity - particularly in consideration of the exposure level given the site's coastal location.

We propose to substitute the western timber for imitation timber boards/panels. The chosen product is a high performance fibre-cement which is extremely durable, requires zero maintenance, and classed as having limited combustibility (A2-s1, d0).

For the vertical board cladding at second floor Hardie VL Plank is proposed. These are 180mm wide boards with a visible tongue and grove. Cedar grain texture, colour 'brown', which is a faded brown colour, as pictured opposite.

For the panel cladding to the south facade at first floor Hardie Architectural Panel is proposed. These are 180mm wide boards with a visible tongue and grove. Brushed texture, colour 'light mist', which is a light cool grey colour, as pictured opposite.

Detail of Proposed Amendments

3. Timber cladding to external walls of the upper storey and the surrounds and fascias of the first floor south facade changed to imitation timber cladding - for fire resistance and longevity. (related to variation of Condition 01.):

Continued.



Locations for imitation timber cladding / panels, as described on previous page

From: MBX-Connections Gateway <Connections.Gateway@ukpowernetworks.co.uk>
Sent: 16 August 2023 14:56
To: 'Joe Wright'
Subject: RE: Query HB 4.8 104-106 Brighton Road, Lancing, BN15 8LW

Hi Joe,

UKPN would not look to house supplies on the first floor and we would look to have outside meter boxes on all new developments.

Please see our design standard EDS-08-2100.

EDS 08-2110 LV Electrical Service Drawings (ukpowernetworks.co.uk)

EDS 08-2100 LV Customer Supplies (ukpowernetworks.co.uk)

Ask the Expert
UK Power Networks

asktheexpert@ukpowernetworks.co.uk

G81 - Design Specification Library | Connections Events and News | Help and Advice | Linkedin

From: Joe Wright <joe@joewrightarchitects.co.uk>
Sent: Tuesday, August 1, 2023 4:11 PM
To: MBX-Connections Gateway <Connections.Gateway@ukpowernetworks.co.uk>
Subject: Query HB 4.8 104-106 Brighton Road, Lancing, BN15 8LW

[External]: Please note this email has been sent to you by an external source. Please use caution when clicking on links or attachments.

Dear Sir or Madam,

We are architects working on 5 new build terrace houses at 104-106 Brighton Road, Lancing, BN15 8LW. These will require new electric connections.

Our client bought the site with planning permission. The flood risk assessment accompanying the planning permission recommended that the incoming electrical mains/meters be located at first floor level or above to prevent flood damage.

The houses have private entrances at ground floor and so the first floors are within the private zone of the dwellings. I'd like to understand the criteria / limitations for installing mains/meters internally on upper levels and within private areas.

I can send building plans if this would be helpful.

All the best,

Joe

1

Email response from UKPN dated 16/08/2023

From: Rabone, Anna <Anna.Rabone@environment-agency.gov.uk>
Sent: 16 August 2023 17:02
To: Joe Wright
Subject: RE: 104-106 Brighton Road, Lancing, West Sussex - Flood risk and electric main

Hi Joe,

Thank you very much for your email and call today.

Yes, I can confirm that we are satisfied with the proposal for the electrical incomer and meter to be located at ground floor subject to it meeting suitable electrical standards and is safe for occupants bearing in mind the level of flood risk. One of the recommendations in Flood Risk Standing Advice for extra flood resilience measures is to raise all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level if that is possible.

You may wish to chat with the case officer at Adur & Worthing about how to achieve the variation – from our perspective either adjusting the condition so it says "*Resilient and resistant measures (specified in section 8.1 of the submitted FRA save for point 9 which can be excluded) shall be implemented*" or having a short letter submitted with the application which amends that section of the FRA is absolutely fine with us.

I hope the above is helpful.

Kind regards,
Anna

Anna Rabone BSc (Hons), MSc
Sustainable Places Technical Specialist | Solent and South Downs
Environment Agency | Oving Road, Chichester, West Sussex, PO20 2AG

From: Joe Wright <joe@joewrightarchitects.co.uk>
Sent: 16 August 2023 16:37
To: Rabone, Anna <Anna.Rabone@environment-agency.gov.uk>
Subject: 104-106 Brighton Road, Lancing, West Sussex - Flood risk and electric main

You don't often get email from joe@joewrightarchitects.co.uk. Learn why this is important

Hi Anna,

Thank you very much for taking my call just now.

As discussed, I'm trying to resolve a planning condition relating to flood risk placed on a planning permission and have been bounced around a bit.

The development is for 5 new build houses at 104-106 Brighton Road, Lancing, West Sussex - Adur District Council planning reference AWDM/1541/20 (and in subsequent amended approval AWDM/0314/23). The site falls within flood risk zone 3A. Condition 3 placed by the council was based on your consultation letter of 2nd of November 2020 (your ref HA/2020/122652/01):

03. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (submitted by A.C. Rollings, dated 21/09/2020 under application reference AWDM/1541/20) and the following mitigation measures it details: No habitable accommodation shall be placed on the ground floor; and Resilient and resistant measures (specified in section 8.1 of the submitted FRA) shall be implemented. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Under the recommendations within the flood risk assessment by A.C. Rollings referred to in the condition is the following requirement:
9. Electrical incomer and meter to be situated at first floor level or above.

I've written to the electrical network provider UKPN who have advised that they would not want electrical supplies on the first floor and meter boxes must be outside – ie the mains connection and meter must be outside and at ground floor. Please see their email reply attached. Would the EA accept a variation to the planning condition so that the 'Electrical incomer and meter' be situated outside and at ground floor subject to meeting UKPN / the meter supplier's safety criteria for areas of this level of flood risk?

All the best,

Joe

Email response from Environment Agency dated 16/08/2023

Approved Flood Risk Assessment (to vary information under condition 03, as previously approved).

Condition 03:
The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (submitted by A.C. Rollings, dated 21/09/2020 under application reference AWDM/1541/20) and the following mitigation measures it details:
• No habitable accommodation shall be placed on the ground floor; and
• Resilient and resistant measures (specified in section 8.1 of the submitted FRA) shall be implemented. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

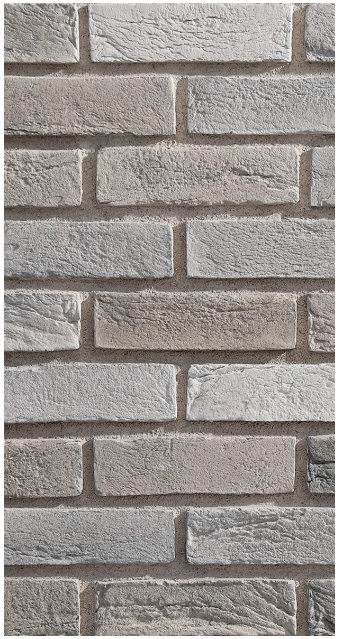
The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

From Stage 1 Flood Risk Assessment by A.C. Rollings dated 21ast September 2020, section 8 Recommendations:
9. Electrical incomer and meter to be situated at first floor level or above.

In their email of 16/08/2023 (opposite), UKPN stated that an electrical incomer/meter must be located at the ground floor level and accessible without requiring access inside the dwelling.

We contacted Anna Rabone at the Environment Agency (EA), who was consulted on the original planning permission AWDM/1541/20. In light of the statement from UKPN, Ms Rabone's response of 16/08/2020 (opposite) confirmed the EA would accept the electrical incomer and meter be located externally at ground floor level and advised acceptable wording to vary condition 3 relating to the previously approved Flood Risk Assessment.

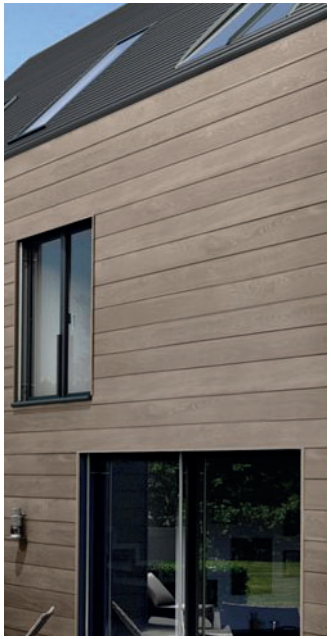
We have located the electrical incomer and meter (and other sockets/switches) as high as possible while remaining compliant with UKPN requirements. These are indicated on the drawings.



1a. Brick finish

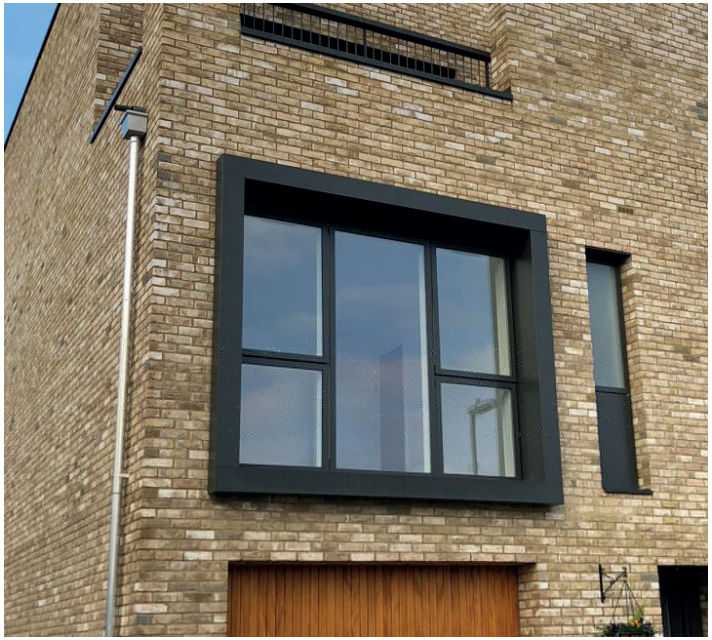


1b. Patterned brickwork





2a / 2b. Fibre cement imitation timber cladding



3. Projecting aluminium surround to oriel windows



4. Aluminium framed windows

Materials and Finishes
(to vary information submitted under condition 10, as previously approved).

Condition 10.
Schedule of materials updated to reflect the change from timber cladding noted with proposed the amendments relating to Condition 1 above.

External walls:
1a. Brick finish to external walls. We have a selected pale grey mixed-tone brick finish - as pictured opposite and on the preceding page.

1b. Bricks in projecting pattern. The bricks to the bands at upper ground floor on the south and north façades would have an angular profile, creating a textured shadow pattern to these bands - as indicated on the original planning permission. These bricks would be the same type as detailed on 1a above - ie colour/tone.

2a. Imitation timber boards to second floor. Fibre-cement tongue and groove boards installed in vertical orientation. Hardie VL Plank. 180mm wide boards with a visible tongue and grove. Cedar grain texture, colour ‘brown’, which is a faded brown colour.

2b. For the panel cladding to the south facade at first floor, Hardie Architectural Panel. These are 180mm wide boards with a visible tongue and grove. Brushed texture, colour ‘light mist’ - a light cool grey colour.

3. The projecting north facing oriel windows to the upper ground floors will have surrounds formed in powder coated aluminium panels. Colour: anthracite grey.

Windows and terrace doors:
4. Aluminium framed windows with triple glazing. Thermally broken high-performance aluminium profiles.
Colour: anthracite grey.
(details of acoustic glazing have been approved separately under condition 07).

Front doors:
5. Aluminium faced, insulated core high-security front doors with vision panel.
Colour: anthracite grey.



5. Aluminium insulated core front doors



6. Glass guarding and handraills to terraces



7. Resin bound gravel to lower ground floor



8. Paving to patio and terraces

Glass to guardings to terraces:
6. Low iron toughed and laminated clear glass panels topped with a stainless steel handrail.

Hard landscaping:
7. Finish to parking area at lower ground floor - permeable resin bound gravel system - Sureset. Colour Blue Granite.

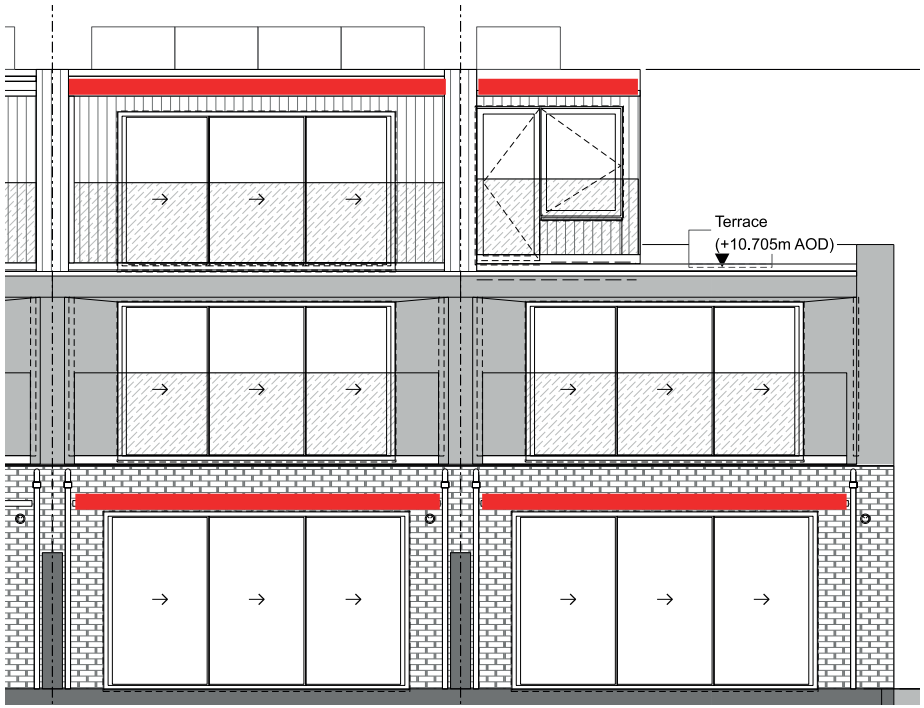
8. Finish to rear patios and terraces - Marshalls Arrento Vitrified paving, beige.

Other:
Fences (details approved separately under Condition 12).

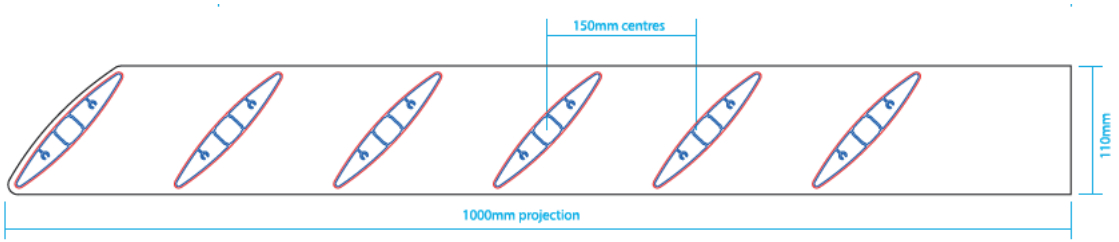
Brise soleil (details submitted separately under Condition 13, see following page).

Second Floor Level

Upper Ground Floor Level



Location of Brise Soleil to the south façades dwellings to plots 4 and 5



Section detail of Brise Soleil arm bracket and fins

Details of Brise Soleil Structures (to remove / satisfy condition 13.):

Condition 13:
Notwithstanding the previous approved drawings and prior to occupation, the Brise Soleil structures shall be erected only in accordance with with details to be submitted to and approved in writing by the Local Planning Authority. Such structures shall thereafter be retained.

The proposed system utilises steel support arms with aluminium blades fixed between then - all powder coated anthracite grey. They would project 1m from the walls to which they are fixed.

The Brise Soleil would be located in two locations on each dwelling unit, over the rear patio at Upper Ground Floor level and over the balcony / terraces at Second Floor level (the south facing windows to the First Floor would be shaded by the projecting roof / balcony above).



Image of Brise Soleil system as installed