PLANNING DEPT
PLAN No. ADC/0462/09
DATE RECEIVED 26 OCT 2009

DESIGN AND ACCESS STATEMENT:



124 OLD FORT ROAD, SHOREHAM BEACH

This statement describes and considers the impact of an extension at ground and first floor level to give additional living space, and remodelling of the roof to provide 2 new bedrooms with en-suite facilities. It is considered that these design proposals will improve the appearance of the existing house and are comparable in size and scale to the design proposals approved under Planning Permission ADC/0462/0.

INTRODUCTION:

The Old Fort Road on Shoreham beach is a place of unique and varied architecture. Particularly on the south side of the road where houses face the sea. The road leads from the corner of Ferry Road and travels east and terminates at the Old Fort. All houses on the foreshore are detached and have generous plot sizes. No 124 is a reasonably typical house size within a plot of 0.18 acres.

Many of the houses on the foreshore are 'modernist' in appearance. This is because Shoreham Beach was cleared of housing during World War II to deter enemy invasion. Consequently none of the houses on the foreshore are more than 65 years old.

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No 124 is a building of little architectural character. It is likely to have been built in the 1950's to 60's. It was extended in 1969 at the rear to provide a sun room which is identified on the existing drawings as the 'Gym'. This was rebuilt with Building Regulations Approval in 1979 and the front porch was enclosed. The enclosure of the front porch has since been removed. Apart from these alterations the house is in its original form. Windows have been replaced in the last 20 years with uPVC windows.

Although the house is in reasonably good decorative order internally, the house shows many signs of being in need of repair and up dating and would benefit from an energy efficiency audit.



DESIGN BRIEF:

The applicants: Mr and Mrs Fowler would like to improve 124 Old Fort Road as following:

1. To provide better and well planned living space.
2. To provide the majority of the living space at 1st floor level to get better views of the sea.
3. To provide 1 new bedroom.
4. Improve the appearance of the house by remodelling the front and rear façades.
5. Increase the floor area by adding a new 2nd storey set back from the front, rear and side façades by setting it back behind a parapet wall.
6. Improve the thermal efficiency of the building by super insulating the external envelope of the house to comply with current building regulations for thermal efficiency and replacing the existing boiler with an efficiency rating 'A' boiler.
7. To add solar hot water heating to supplement the existing hot water heating of the house.

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ACCESS STATEMENT

The design of the proposed extension is to comply with Part M of the Building Regulations: Access and Facilities for Disabled People. In principle the building will:

a. be sited so that disabled people can approach the building without obstacle.
b. with a WC provided within the entrance storey of the house.
c. All new plug sockets and light switches will be located between 450 and 1200mm high.

SCHEDULE OF AREAS:

Existing ground floor area	94.335m.sq
Existing first floor area	79.7m.sq
Existing total area	**174.035m.sq**

Proposed ground floor area	190m.sq
Proposed first floor area	156m.sq
Proposed 2nd floor	77m.sq
Proposed total area	**423m.sq**

Floor Areas as per Planning Permission ADC/0462/07

Ground floor area	197.4m.sq
First floor area	107.7m.sq
Second floor area	57.6m.sq
Total floor area	**362.7m.sq**

Percentage increase from existing planning permission to this application
423/ 362.7 x 100 = **16.6% increase**



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SURROUNDINGS:

The residential surroundings of Shoreham Beach is ever changing. Notable Planning Permissions along the Old Fort Road which have inspired this proposals contained in this application are:

No 58 Old Fort Road: Planning Permission ADC/0568/08: Replacement detached 3 storey 4 bedroom eco house.

No 92: Extension and alterations: ADC/0773/07

Both these houses are modern and contemporary and make a positive contribution to the character of the foreshore.

USE:

The whole of the Old Fort Road is residential use. The house will only be used for residential use.

LAYOUT AND SCALE:

The layout of the design proposals approximately double the footprint of the existing building. It is considered that by stepping back the front façade at each storey level, that this will minimise the impact on neighbours. The existing roof will be removed entirely and a parapet walls built up at 1st floor ceiling level.

Behind the parapet will be a new, shallow pitched roof above rendered walls which will accommodate 2 bedrooms. The overall height of the house will be no higher than the proposals approved under Planning Permission ADC/0462/07.

There is no extension to the rear, south side of the house. The design proposals will step back at first floor resulting in less of an impact on neighbours on the south side.



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ARCHITECTURAL STYLE AND APPEARANCE:

The design proposals are modern and contemporary in appearance. Shoreham Beach is one of the few places where 'modernism' has flourished with positive results. Much of the best 'modernism' on Shoreham Beach is along the Old Fort Road on the foreshore.

The white rendered walls and dark frame metal windows will give the first floor and south side elevations a fresh, clean style which works well in the costal location. At entrance level the ground floor is proposed to be dark blue brickwork. This will add variety to the overall pallet of materials.

Glass balustrades to the balconies enable views of the sea and to the north to be un-interrupted from a seated position within the house. The roof is to be a single ply membrane roof coloured dark grey. On the north side of the 2nd floor balcony the flat roof will only be accessible for maintenance, such as window cleaning, and repair.

CODE FOR SUSTAINABILITY LEVEL 3

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

MATERIALS AND TECHNOLOGY:

Walls:
Blue brickwork at ground floor and white rendered walls at first floor and above.

Windows:
Double glazed, argon filled with a low 'e' coating. Window frames are to be metal frame and painted dark grey.

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

Heating System:
The 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 ground floor.

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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.

The existing mature hedges will be retained.

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 previous Planning Permission ADC/0462/07. These proposals follow the general heights and widths of the approved building. The overall appearance in our view improve upon the existing architecture of the house and the design proposals set out in Planning Permission ADC/0462/07.

By accommodating the garage as an integral part of the building, there will be no further extension to the north side of the building. Under the previous consent (ADC/0462/07) it was the projection of the garage at ground floor level which had the most significant impact on neighbours. We therefore consider these proposals do not have a significant impact on neighbours.

SUMMARY:

The design proposals which comprise this Planning Application improve both the north (front) elevation and the south (sea facing) elevation of the house. Although the house will be larger than the existing house, by overhauling the energy efficiency of the house, the house can become vastly more energy efficient.

CONCLUSION:

The redesign of this house follows the principles of good design that has been supported by Adur District Council for redevelopment on the foreshore. These proposals would make a positive contribution to the area and enables the house to be more energy efficient. There are no negative Planning issues to consider and we commend this application to the committee members of Adur District Council.

JAMES BRECKELL ARCHITECTS

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