

DESIGN AND ACCESS STATEMENT– Fins

Applicant: -

Mark Stanhope (Householder)

Fins

10 West Beach

Shoreham By Sea

West Sussex

BN43 5LF

Proposed external insulation (with 100mm increase in width on each side and 25mm increase to front), new rendered finish, facade modernisation (including alterations to glazing) and creation of semi-enclosed first floor balcony to front

Date 25-11-2025



PROPOSED RE-MODEL

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1. INTRODUCTION

This Design and Access Statement accompanies a householder planning application for external insulation and façade modernisation at *Fins*, 10 West Beach.

West Beach is a quiet, residential, sea-facing road comprising a wide variety of architectural styles. Many properties have been extended or modernised over time, giving the street a notably eclectic character.

Fins was constructed circa 1969 in a mid-century modern style featuring a mono-pitch flat roof. It was subsequently altered in the 1980s, including the installation of PVC cladding and double-glazed units which have now reached the end of their serviceable lifespan.



2. PROPOSED DEVELOPMENT

2.1 Overview

The original intention of the project was to replace the ageing 1980s double-glazed windows and PVC cladding. However, further investigation revealed that the second-floor front-facing structure consists of a single-skin timber frame with PVC cladding and minimal insulation. Due to the property's exposed coastal location, this construction offers limited protection against strong winds and has extremely poor thermal performance.

The proposal therefore seeks to improve the structural robustness, thermal efficiency and overall appearance of the property by upgrading the external envelope and re-designing the front façade.

2.2 External Wall Insulation (EWI) and Dimensional Changes

To facilitate the installation of External Wall Insulation (EWI) and a rendered finish, the external dimensions of the property will increase marginally as follows:

- **Width:** +100mm on each side

- **Front projection:** +25mm beyond the existing building line, but incorporating 325mm insulation, installed between the existing / protruding corner pillars

These minimal changes are solely to accommodate insulation and cladding layers and do not materially increase the mass or visual dominance of the property.

The EWI will significantly enhance thermal performance—exceeding current Building Regulation requirements—and will better protect the existing structure from wind-driven rain, an important consideration at this exposed seafront location. The entire property main structure will be wrapped to ensure consistent performance and longevity.

2.3 Glazing Alterations and Privacy Improvements

The proposal includes a reduction in the total glazing area on the front and side elevations by approximately 20%. This includes the removal of centrally placed second-floor side windows, which currently overlook both neighbouring properties and affect their privacy. Their removal will therefore provide an improvement in terms of neighbour amenity.

2.4 Reinstatement of Original Balcony Form

Historic drawings and design cues indicate that the property originally incorporated a south facing internal balcony, later enclosed with PVC cladding and windows. The proposal seeks to reinterpret this earlier architectural feature by reopening the south-west corner to form a small, semi-enclosed balcony measuring **1.5m x 2.9m**, accessed via new double sliding doors from the master bedroom. The balcony sits entirely within the existing built form and does not extend beyond the current façade. Its position therefore prevents any increase in viewing angles toward neighbouring properties and ensures that no loss of privacy will occur.

To meet Building Regulations, a **500mm internal dwarf wall** will be installed and, where necessary at openings, a **600mm structural clear glazed panel** will be added to achieve the required **1100mm** guarding height.

2.5 Architectural Treatment and Materials

To provide improved solar control, the front elevation will receive 325mm of architectural/thermal EWI, creating a recessed reveal to all front glazing which will provide natural shading during summer months.

The proposed materials are as follows:

- **White silicone-based render** (primary finish)
- **Dark grey render** (accent)
- **Dark concrete architectural panels** (feature cladding)

These materials will provide a contemporary appearance appropriate for a coastal setting and consistent with other modernised dwellings along the Shoreham Coastline.

No changes are proposed to the existing landscaping or planting.

3. DESIGN JUSTIFICATION

The proposed development has been carefully considered to:

- Improve thermal performance and environmental sustainability
 - Increase the durability of the building envelope in a harsh marine climate
 - Enhance the appearance of an ageing 1980s façade
 - Reinststate an original design feature in a modern, modest form
 - Reduce overlooking and improve the privacy of neighbouring properties
 - Maintain the varied character of the street without increasing height, mass or visual dominance
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4. ACCESS STATEMENT

The proposal does not involve any changes to site access, parking, or circulation. All existing access arrangements to the property remain unchanged. Internal access improvements are handled under Building Regulations where required.

5. CONCLUSION

This proposal represents a modest but high-quality upgrade to an existing dwelling, providing significant thermal, structural and aesthetic improvements while respecting the character of West Beach. The works do not materially increase the property's bulk, do not introduce overlooking, and improve neighbour amenity.