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 D...
PLAN No. AJC/0156/08
DATE RECEIVED 20 MAR 2008

Application for Planning Permission
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:	MWS
First name:	ANGELIQUE
Last name:	BRECKELL
Company (optional):	
Unit:	
House number:	63
House suffix:	
House name:	
Address 1:	63 OLD FORT ROAD
Address 2:	SHOREHAM BY SEA
Address 3:	WEST SUSSEX
Town:	
County:	
Country:	UNITED KINGDOM
Postcode:	BN43 5RL

2. Agent Name and Address

Title:	MW
First name:	JAMES
Last name:	BRECKELL
Company (optional):	JAMES BRECKELL ARCHITECTS
Unit:	
House number:	44
House suffix:	
House name:	TOWERPOINT 44
Address 1:	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:

DEMOLITION OF AN EXISTING 1950'S TIMBER FRAME BUNGALOW AND ERECTION OF A PAIR OF 2 LINK DETACHED HOUSES.

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: 63 | House suffix:

House name:

Address 1: 63 OLD FORT ROAD

Address 2:

Address 3:

Town: SHOREHAM BY SEA

County: WEST SUSSEX

Postcode (optional): BN43 5RL

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 ADRIAN RIDSDALE SMITH

Reference: 4.00 pm MEETING AT ADUR DC.

Date (DD/MM/YYYY): 7TH MARCH 08
(must be pre-application submission)

Details of pre-application advice received?

PLANNING OFFICER WAS GENERALLY SUPPORTIVE, RAISED SOME CONSERN REGARDING THE IMPACT ON NO. 61 OLD FORT ROAD.

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 NEW DROPPED KERB
SEE DRAWING No: 210/02
PROPOSED SITE PLAN

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.

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

If Yes, please provide details:

A RECYCLING COLLECTION POINT IS SHOWN ON THE 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:

CONSULTED NEIGHBOUR AT NO. 61 OLD FORT ROAD. THEY ARE SUPPORTIVE OF THE APPLICATION

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		WHITE RENDERED WALLS AND BLUE GLAZED BRICK	☐	☐	210/03
Roof		FLAT ROOF BEHIND A PARAPET WALL	☐	☐	210/03
Windows		METAL FRAME WINDOWS PAINTED DARK GREY	☐	☐	210/03
Doors		TIMBER FRONT AND GARAGE DOOR	☐	☐	210/03
Boundary treatments (e.g. fences, walls)		1.8m HIGH CEDAR FENCE AT REAR. 1m HIGH RENDERED WALL AT FRONT	☐	☐	210/03
Vehicle access and hard-standing		GRAVEL DRIVE OVER A SUSTAINABLE URBAN DRAINAGE SYSTEM	☐	☐	210/02
Lighting		1 EXTERNAL LIGHT UNDER COVERED PORCH AT FRONT.	☐	☐	210/04
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 MEASURED SURVEY INFORMATION: DIGITAL SURVEY, LOCATION AND BLOCK PLAN 210/01
PROPOSED PLANS AND ELEVATIONS 210/03
PROPOSED PLANS AT 1:50 210/04
PROPOSED SITE PLAN 1:200 210/02
DESIGN AND ACCESS STATEMENT WITH 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	4	8	4
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	2	2
Cycle spaces	4	8	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 210/02

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
- [ ] 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:

RESIDENTIAL

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

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

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) NOT APPLICABLE

Does the proposal involve any of the following:

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

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

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [ ] 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? [x] Yes [ ] 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 [ ] 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	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
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 $(a+b+c+d+e+f+g)=$							0

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 $(a+b+c+d+e+f+g)=$							0

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 $(a+b+c+d+e+f+g)=$							0

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	☐				1		1
Flats and maisonettes	☐						0
Live-work units	☐						0
Cluster flats	☐						0
Sheltered housing	☐						0
Bedsit/studios	☐						0
Unknown type	☐						0
Totals $(a+b+c+d+e+f+g)=$							1

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 $(a+b+c+d+e+f+g)=$							0

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 $(a+b+c+d+e+f+g)=$							0

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 $(a+b+c+d+e+f+g)=$							0

Total existing residential units $(E+F+G+H)=$ 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

$Date: 2007/08/22 15:20:03 $ $Revision: 1.24 $

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	☐		NOT APPLICABLE		
	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:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	NOT APPLICABLE			
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	NOT APPLICABLE			

22. Site Area

Please state the site area in hectares (ha) 0.06 Ha

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]	18 MARCH 2008

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):

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): 18 MARCH 2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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.

3 copies of a completed and dated application form: ☑

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: ☑

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

The correct fee: ☑

3 copies of a design and access statement: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

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): 18 MARCH 2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

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

Country code:	Mobile number (optional):
	[redacted]

Country code:	Fax number (optional):

Email address (optional):

[redacted]

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01273 66 94 82	

Country code:	Mobile number (optional):
	07733 268 297

Country code:	Fax number (optional):

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: JAMES BRECKELL

Telephone number: [redacted]

Email address: [redacted]

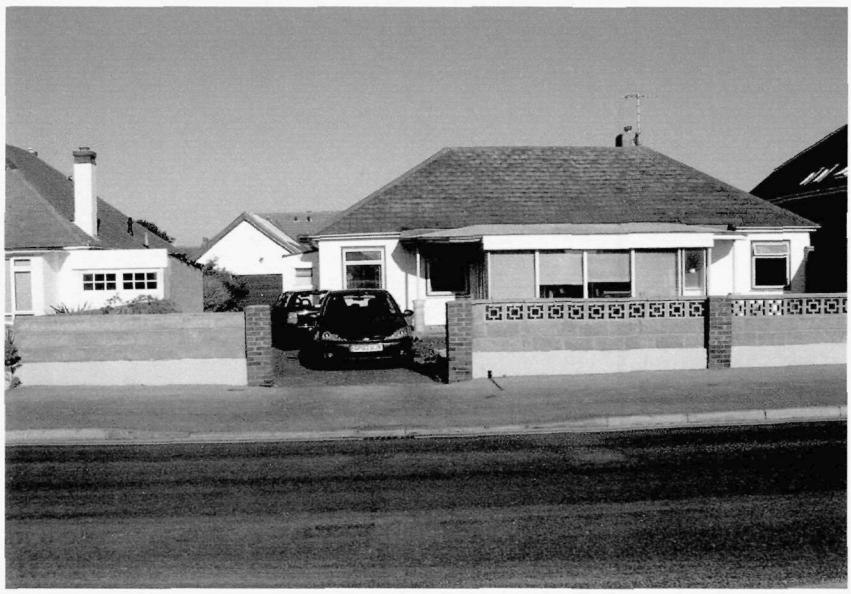
DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ax/a56/08
DATE RECEIVED 20 MAR 2008

DESIGN AND ACCESS STATEMENT:

REDEVELOPMENT OF 63 OLD FORT ROAD, SHOREHAM BY SEA

INTRODUCTION:

This statement describes and considers the impact of a development which comprises the demolition of an existing dwelling house and the erection of a pair of link detached houses. The houses are designed to comfortably exceed the Government targets for achieving code 3 sustainability in new residential buildings and will set a new bench mark for energy efficient housing in the Adur area.



No 63 Old Fort Road

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. The most early houses were timber beach houses with no foundations and built using technology that was cheap to construct and easily replaceable. Some houses were constructed by parking 2 railway carriages side by side, building walls around them and pitching a roof over them. During the 2nd World War Shoreham Beach was almost entirely cleared of beach house because o the threat of enemy invasion.

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

After the war new beach houses were built. No 63 was one of the first houses built after the 2nd world war. Many of the timber frame houses that remain are poorly constructed, in a poor state of repair, are very inefficient in the conservation of fuel and power and do not keep out the weather.

There are some examples of interesting houses on Shoreham Beach. Notable houses on the foreshore are modernist in style and built in the 1960's and 70's, some with vaguely art deco influences and some on the north side of the Old Fort Road which have been built in the last year are contemporary flat roof timber frame houses with balconies on the south side. These houses. in my opinion, recognize the uniqueness of Shoreham Beach and contribute positively to the character of the area.

There are other houses that have been built in the last 5 years which are pastiche in style and do not recognize the uniqueness of Shoreham Beach.

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.

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

AMOUNT:

The site area is 614m.sq (0.06Ha).

Existing building foot print: 163m.sq

Proposed building foot print: 213m.sq

The proposed building footprint represents a 30% increase in site coverage.

There are 2 residential dwellings proposed: This would give a density of 16 dwellings per hectare.

Each house has a gross internal area of 174m.sq.

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

The existing ridge height is 5.8m high.

The proposed front parapet wall is 6.95m high with the overall building height of 8.3m high. The increase visual height is therefore 1.15m and an overall increase of 2.5m.

There is bicycle parking for 4 bicycles per houses in a fully covered building.

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

There is 1 garage parking space per residential unit and space for 3 vehicles on the driveway; 1 of which is capable of being a disabled parking space.



No 61 Old Fort Road

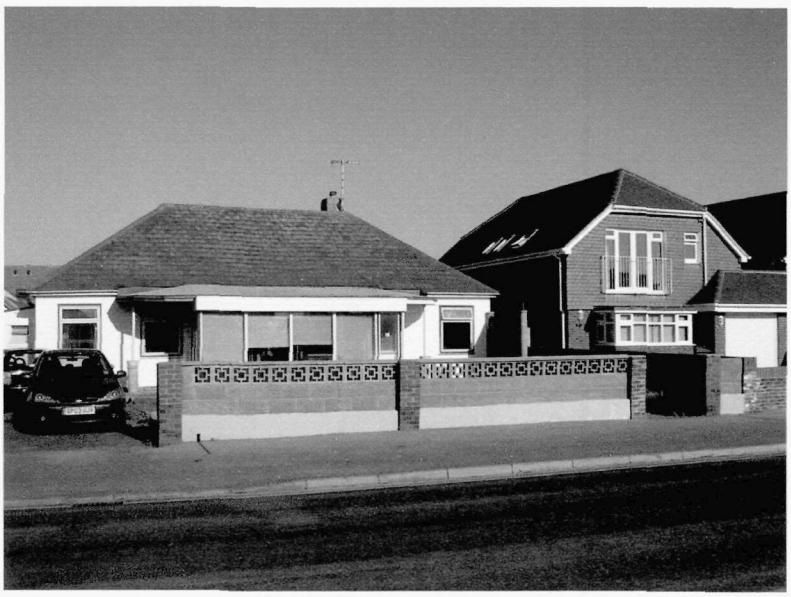
A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

LAYOUT:

The layout of the site follows the same principles as the neighbouring development at number 65 and 65A Old Fort Road (planning permission SU/21/03/TP) in so far as the building is linked at ground floor level and fully detached at first floor level. The building at ground floor is set out on the same building line as number 65. At first floor level the building is level with the front façade of number 65. At 1st floor level at the rear the building is 11m from the boundary (where shown on drawing number 210/02).

The neighbour at number 61 Old Fort Road benefits greatly by the complete removal of the garage building which is visually obtrusive from their back garden.



Nos. 63 and 65 Old Fort Road

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

ARCHITECTURAL STYLE AND APPEARANCE:

The architectural style has been chosen to reflect the unique coastal location of the area. The building is contemporary and fresh and inspired by other uniquely coastal buildings such as the De La Warr Pavilion in Bexhill, Saltdean Lido and our own Shoreham Airport building. These buildings are Art Deco in style and belong in a sea side location. We hope to capture the same character at a domestic scale. The architectural style also seeks to break the mould of pastiche residential buildings on the Beach and raise the visual quality of architecture.

The style of architecture is also influenced by the requirement to harness as much renewable energy as possible. The sustainable principles of the design will be discussed in another part of this Design Statement how ever all of the sustainable technologies are hidden from view behind a parapet wall.

The light house on top of the flat roof is an inspiring coastal feature. It provides access to a roof terrace to offer views over the English Channel and vital access onto the roof for maintenance of the sustainable technology on the roof. Neighbours privacy is respected by locating the roof terrace away from the edges of the roof.



Rear of 63 Old Fort Road

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

SCALE:

The scale of the building is 2 full storey heights with a roof access to the roof terrace. By designing the building with a flat roof the building is similar in scale to number 65 and marginally higher than the neighbour at number 61. It is less imposing than the 3 full storeys of number 59.

The light house access to the roof is set back from the front parapet and when viewed in three dimensions from street level it is quite insignificant within the streetscape. Similarly drawing number 210/02 section A – A, shows how the increase height will have no visual impact on houses in the Meadway or on the South side of the Old Fort Road.

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.

On previously approved planning application on Shoreham Beach, we have been asked to design in accordance with PPS25: Development and Flood Risk, and also the ODPM document: Preparing for Floods; Interim guidance for improving the Flood resistance of domestic and small business properties.

63 Old Fort Road is ***not*** within a flood risk area. This fact has been checked with the Environment Agency, however we respect the guidance set out in PPS25 and have designed to this standard by providing a Sustainable Urban Drainage System to drain rainwater quickly and effectively and setting out the ground floor 300mm higher than the external ground level.

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. 2 significant design requirements for level 3 accreditation are:

1. The building will be 25% more thermally efficient than the requirement of the building regulations.

2. A water usage of 105 litres of water per person per day will be achieved by the installation of a rainwater harvesting system.

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

MATERIALS AND TECHNOLOGY:

Walls:
Masonry walls: rendered block work outer leaf, partial fill insulation, block work inner leaf, plaster internal finish. NB walls to comply with Robust Details to prevent the transmission of sound.

Floors:
Over the ground and first floor we intend to use an under floor heating system within a concrete floor to heat the house. Under floor heating enables the heating system to run at a lower temperature so that the amount of energy required to heat it is less.

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

Roof:
The roof material has not yet been decided upon. The roof will be super insulated for energy conservation and we are currently exploring the use of a sedum roof where beach plants could grow.

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 a solar powered thermostatic flue located on the flat roof. A mono draught system will introduce fresh air into the house by harnessing the wind and expel stale air to atmosphere.

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

Electrical power will be provide from the national grid.

Rainwater Harvesting System:
Rainwater harvesting is a brilliant use of a free resource; rainwater. Having used a rainwater harvesting system on another project we would recommend this technology for any new housing project. The rainwater from the main roof will be collected in a tank within the garden. The rainwater will be filtered before re-use. The collected water is then pumped back into the WC cisterns when the toilet is flushed. In dry summers when no rainwater is collected, the normal water supply tops up the cisterns.

Rainwater harvesting will reduce the amount of water usage per person and therefore achieve a higher sustainability code.

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

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.

Hedges that do existing on the site will be protected during the build process and preserved. Existing hedges are identified on the digital survey drawing.

SUSTAINABLE URBAN DRAINAGE SYSTEM:

The parking area at the front of each house will have a Sustainable Urban Drainage System. This is so that rainwater can drain quickly and effectively into the shingle below the driveway surface.

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 box with a combined storage capacity of 1000 litres of storage.

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

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.

Dismantling and Recycling of existing buildings:

Where possible, it is our intention to recycle as much of the existing building as possible. Materials that can be sold for re-use will be. Materials such as metals that cannot be recycled in the new works will be recycled. Concrete will be crushed and used as hardcore under the proposed building.

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

An asbestos report has been carried out and confirms that Asbestos is present on the site. This will be identified during the demolition and properly disposed of in accordance with Local Authority requirements.

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.



Garage building of No 63 Old Fort Road

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

SITE ANAYSIS AND THE IMPACT ON NEIGHBOURING SITES:

The neighbouring sites and the impact on them are:

61 Old Fort Road. In the preparation for this application we have consulted our neighbour at number 61 Old Fort Road. The demolition of the garage building will be a vast improvement to the outlook of number 61 and therefore our neighbour have been supportive toward this application.

65 Old Fort Road. The proportions of the proposal of this application have been modelled on the proportions of number 65 and number 65A. The existing building is 700mm from the boundary between 63 and 65 Old fort road. This will be increased to 1m. Number 65 has no windows on its flank elevation and therefore there is no overlooking from the new building or of the new building so privacy is maintained.

Guidance set out in the Adur District Council Development control Standard No.2: Space Around New Dwellings and Flats is complied with in relation to all neighbouring houses.

Houses along the Meadway. The distance from the rear of the new building and the boundary is 11m (where shown on drawing number 210/02 at first floor). At ground floor a new 1.8m high cedar boundary fence will be erected. Between buildings a distance of 26.5m would exist and therefore the development would be well within the requirements of BRE document: Site Layout Planning for daylight and Sunlight: A guide to good practice.

Houses on the opposite side of the Old Fort road. The distance between dwellings is even greater and therefore there is no effect on these houses at all.

A Member of the
Royal Institute of British Architects

James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

CONCLUSION:

No 63 Old Fort Road is my own house. The house itself is beyond economic repair. That is to say it would be cheaper to replace the existing house with a new house than to try and make the existing house comply with the current building regulations and be weather tight. The presence of asbestos on the site is a constant danger with young children present. In our opinion the existing house has come to the end of its lifespan.

Replacement of the house with 1 single house is beyond reach for us as a family. Building 2 houses means that we can build 2 incredibly efficient and, in our opinion beautiful houses because the sale of 1 house will help to finance the project.

We intend to live in the left hand side house.

We have considered these design proposals in every sense so that they will comply with Government guidance for good design and the guidance set out in the Adur District Local Plan: April 1996.

Whilst the Local Plan is currently being up dated, we have anticipated the planning policy which will guide the developments of the future and set a new bench mark for the standard of residential development.

We believe that this design has gone beyond any previous residential development for achieving sustainability within the Adur area and will enable the Local Authority to show how the conservation of energy can be achieved without compromising the build quality, appearance and budget.

The modern appearance of the building is a response to the uniqueness of the coastal location.

There are no negative effects that would result from the implementation of this application and we commend it to the Local Authority. We welcome the planning departments positive pre application advice and any further comments you would like to make.

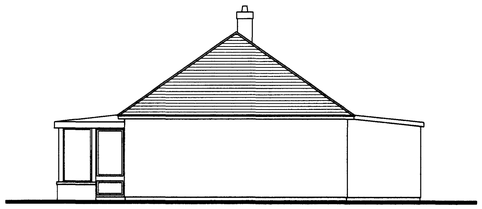
James Breckell Architects

A Member of the
Royal Institute of British Architects

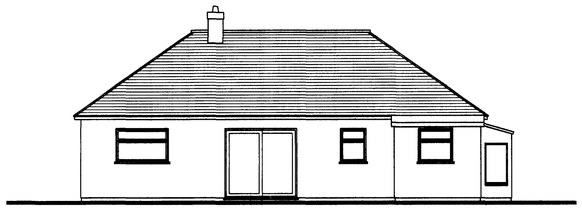
James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM

DO NOT SCALE THIS DRAWING. CONTRACTORS MUST VISIT THE SITE AND TAKE RESPONSIBILITY FOR CHECKING ALL CRITICAL DIMENSIONS
COPYRIGHT: © JAMES BRECKELL CHARTERED ARCHITECT –
ALL RIGHTS RESERVED

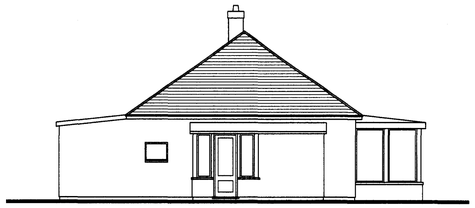
REV DATE BY AMENDMENT



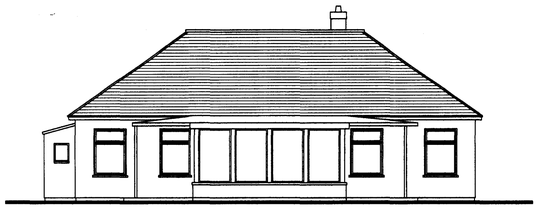
SIDE ELEVATION 1:100



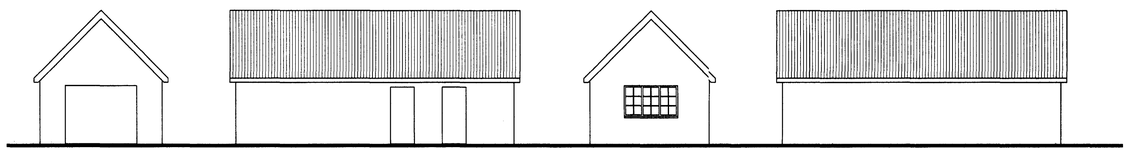
REAR ELEVATION 1:100



SIDE ELEVATION 1:100



FRONT ELEVATION 1:100



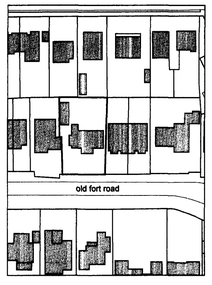
GARAGE ELEVATIONS 1:100



development site boundary
outlined in red

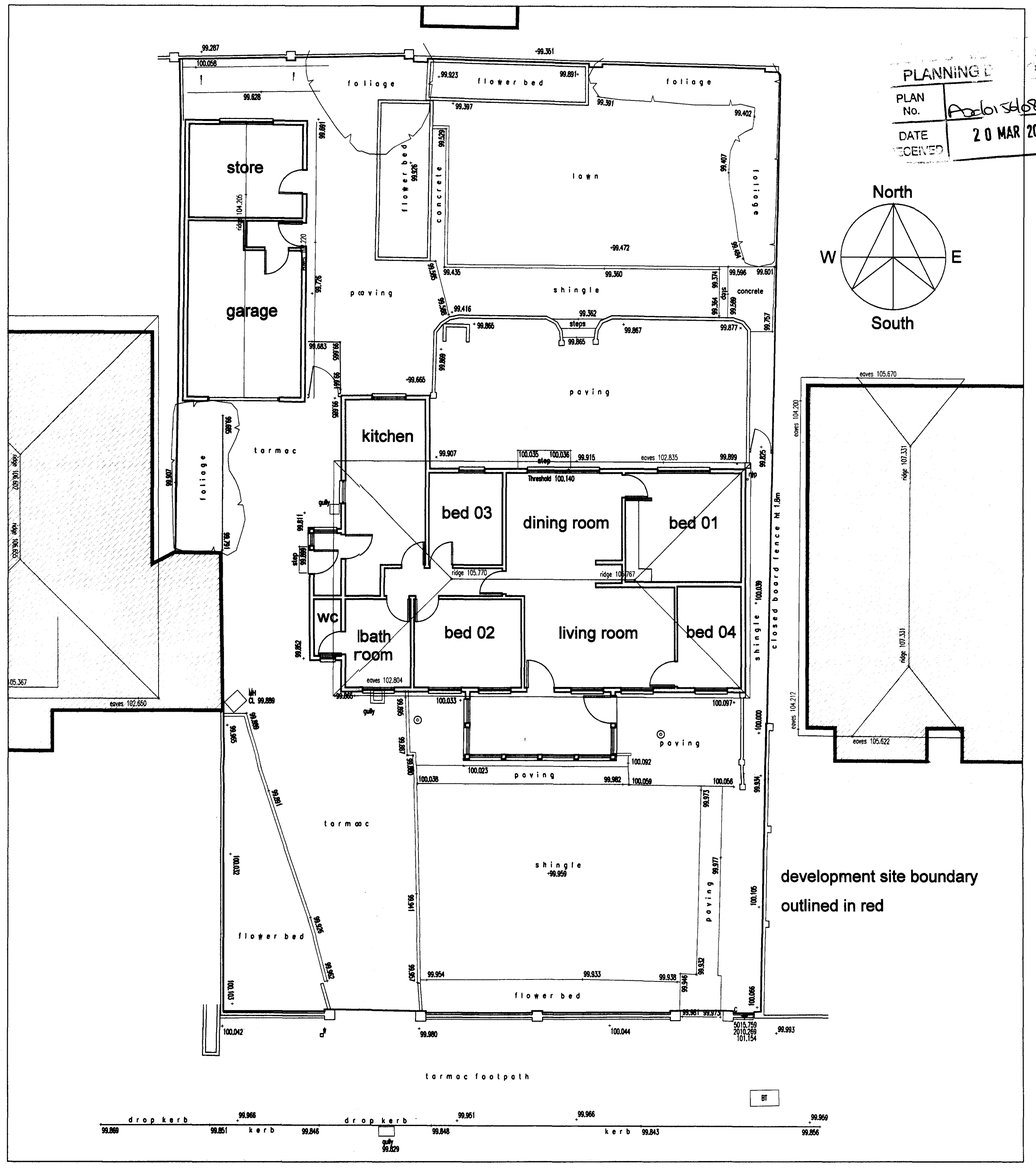
ORDNANCE SURVEY

BLOCK PLAN 1:500



ORDNANCE SURVEY

LOCATION PLAN 1:1250



development site boundary
outlined in red

DIGITAL SURVEY 1:100

James Breckell Architects
Tower Point 44
North Road, Brighton
BN1 1YF
Tel: 01273 669 482
Fax: 01273 669 483
email: james@breckell.co.uk
website: www.breckell.co.uk

CLIENT
Mrs. A. Breckell

JOB
63 Old Fort Road,
Shoreham by Sea

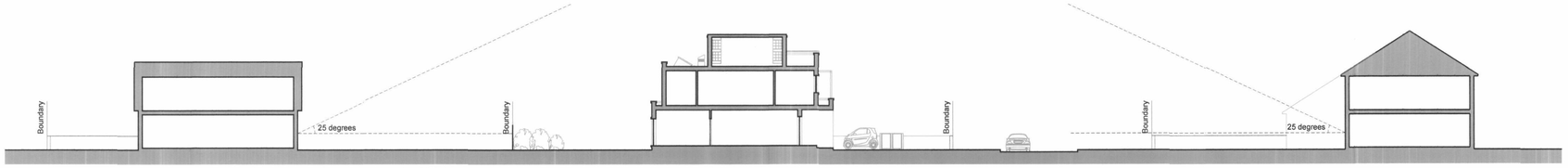
DRAWING
Existing measured survey,
digital survey, location and block plan

DATE	March 08
SCALE	1:100/ 1:500/ 1:1250
DRAWN BY	jb
JOB NO.	210
DWG NO.	01

REVISION

DO NOT SCALE THIS DRAWING. CONTRACTORS MUST VISIT THE SITE AND TAKE RESPONSIBILITY FOR CHECKING ALL CRITICAL DIMENSIONS
COPYRIGHT: © JAMES BRECKELL CHARTERED ARCHITECT – ALL RIGHTS RESERVED

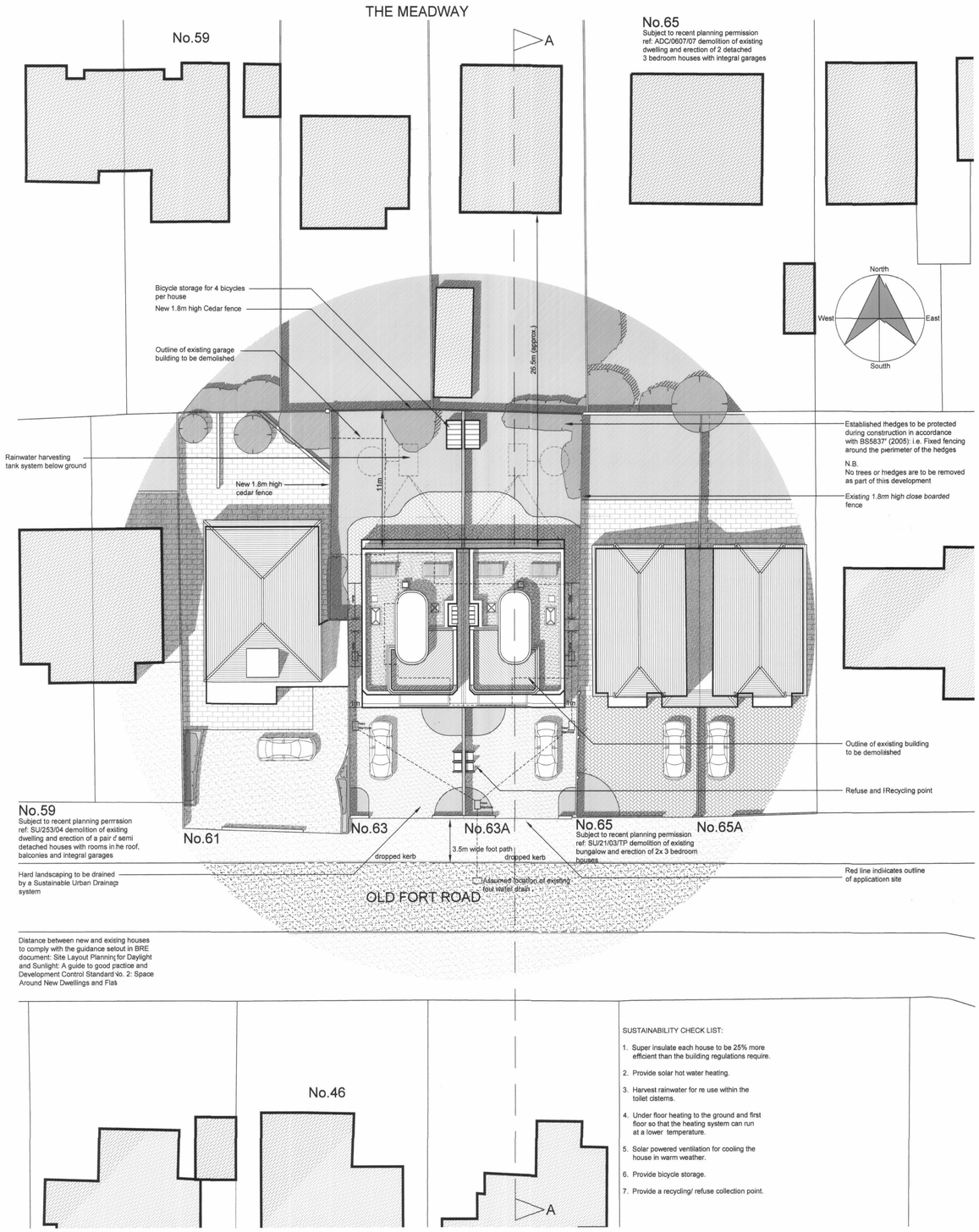
REV DATE BY AMENDMENT



PROPOSED SECTION A / A
Scale 1:200

Section shows guidance set out in BRE document;
Site Layout for daylight and sunlight
A Guide to Good Pactice

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0156/08
DATE RECEIVED 20 MAR 2008



SUSTAINABILITY CHECK LIST:

1. Super insulate each house to be 25% more efficient than the building regulations require.
2. Provide solar hot water heating.
3. Harvest rainwater for re use within the toilet cisterns.
4. Under floor heating to the ground and first floor so that the heating system can run at a lower temperature.
5. Solar powered ventilation for cooling the house in warm weather.
6. Provide bicycle storage.
7. Provide a recycling/ refuse collection point.

PROPOSED SITE PLAN
Scale 1:200
N.B. Setting out of site is based ondigital survey information

James Breckell Architects
Tower Point 44
North Road, Brighton
BN1 1YF
Tel: 01273 669 482
Fax: 01273 669 483
email: james@breckell.co.uk
website: www.breckell.co.uk

CLIENT
Mrs. A. Breckell

JOB
63 Old Fort Road,
Shoreham by Sea

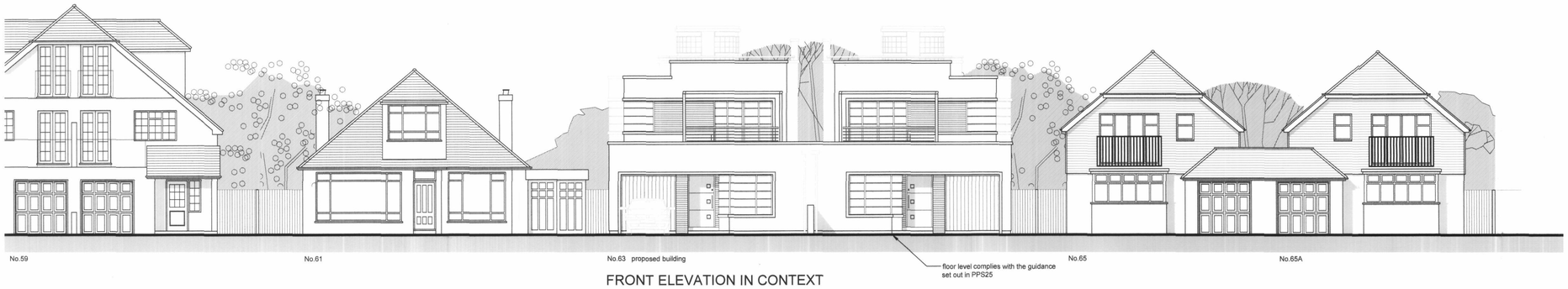
DRAWING
Proposed Site Plan

DATE	March 08
SCALE	1:200
DRAWN BY	jb
JOB NO.	210
DWG NO.	02
REVISION	

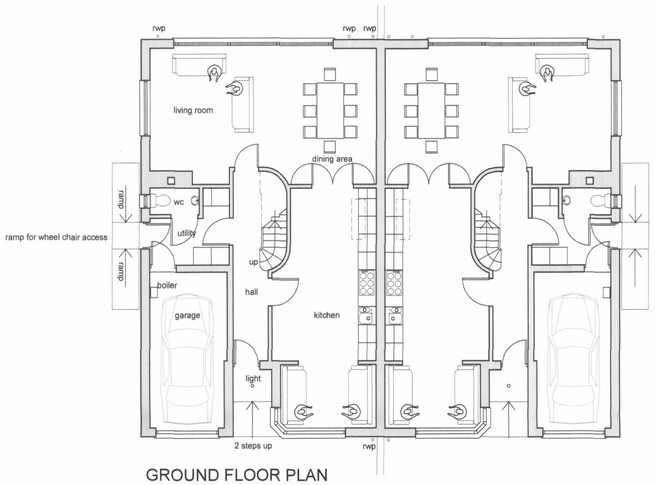
DO NOT SCALE THIS DRAWING. CONTRACTORS MUST VISIT THE SITE AND TAKE RESPONSIBILITY FOR CHECKING ALL CRITICAL DIMENSIONS
COPYRIGHT: © JAMES BRECKELL CHARTERED ARCHITECT – ALL RIGHTS RESERVED

REV DATE BY AMENDMENT

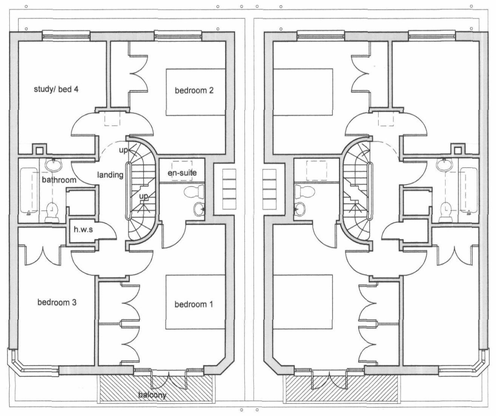
PLANNING DIVISION
PLAN No. Add0156/08
DATE RECEIVED 20 MAR 2008



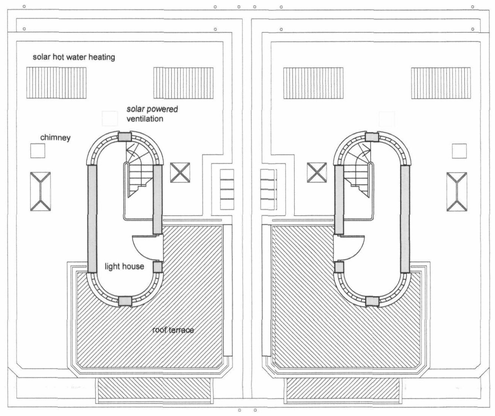
FRONT ELEVATION IN CONTEXT



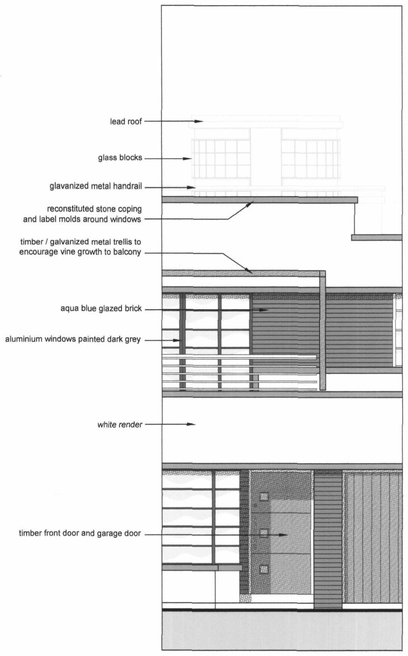
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

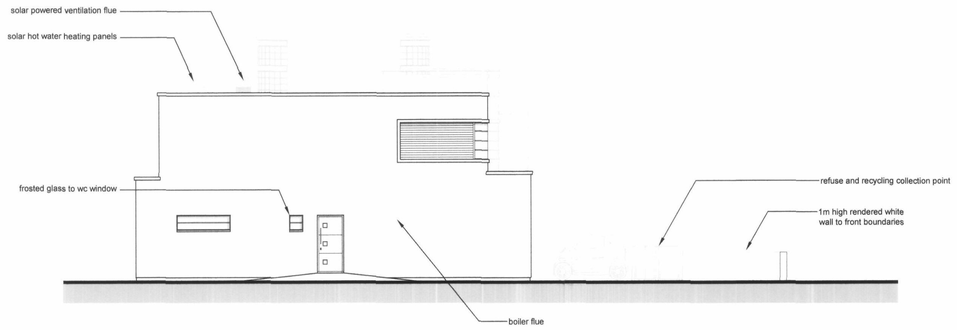


MATERIALS & COLOURS 1:50

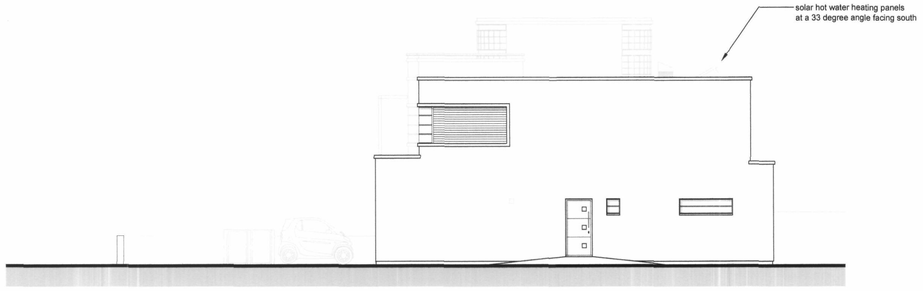


NB windows are not shown on rear elevation of neighbouring houses

REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

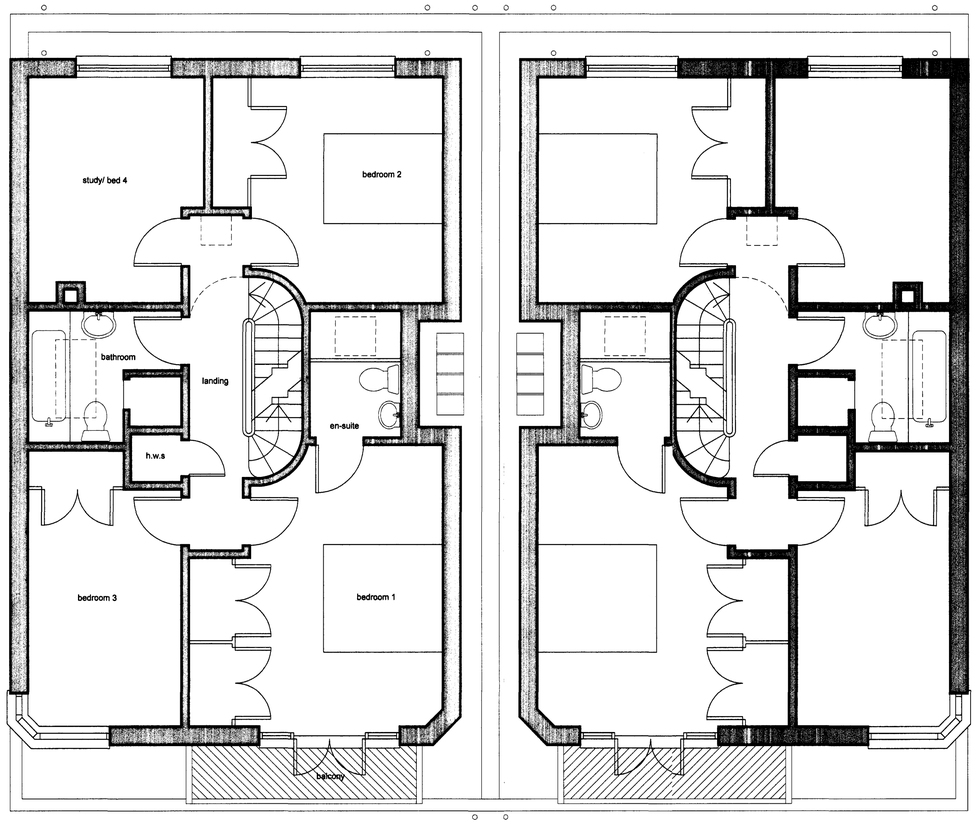
James Breckell Architects
Tower Point 44
North Road, Brighton
BN1 1YF
Tel: 01273 669 482
Fax: 01273 669 483
email: james@breckell.co.uk
website: www.breckell.co.uk

CLIENT
Mrs. A. Breckell

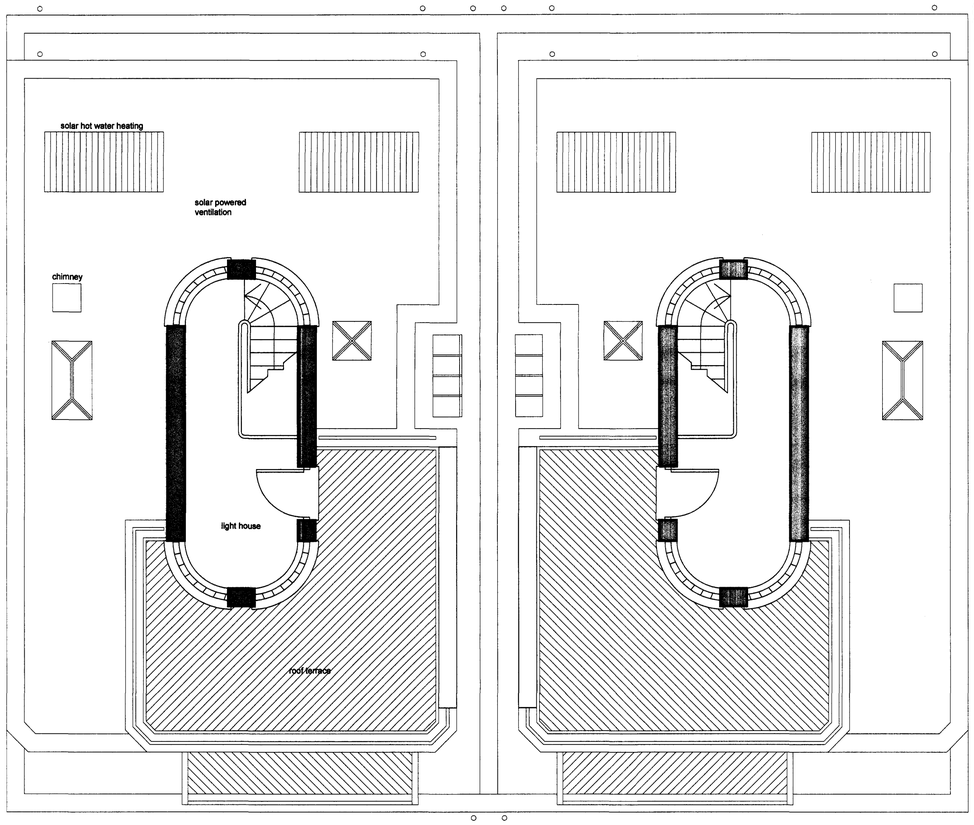
JOB
63 Old Fort Road,
Shoreham by Sea

DRAWING
Proposed Plans and Elevations

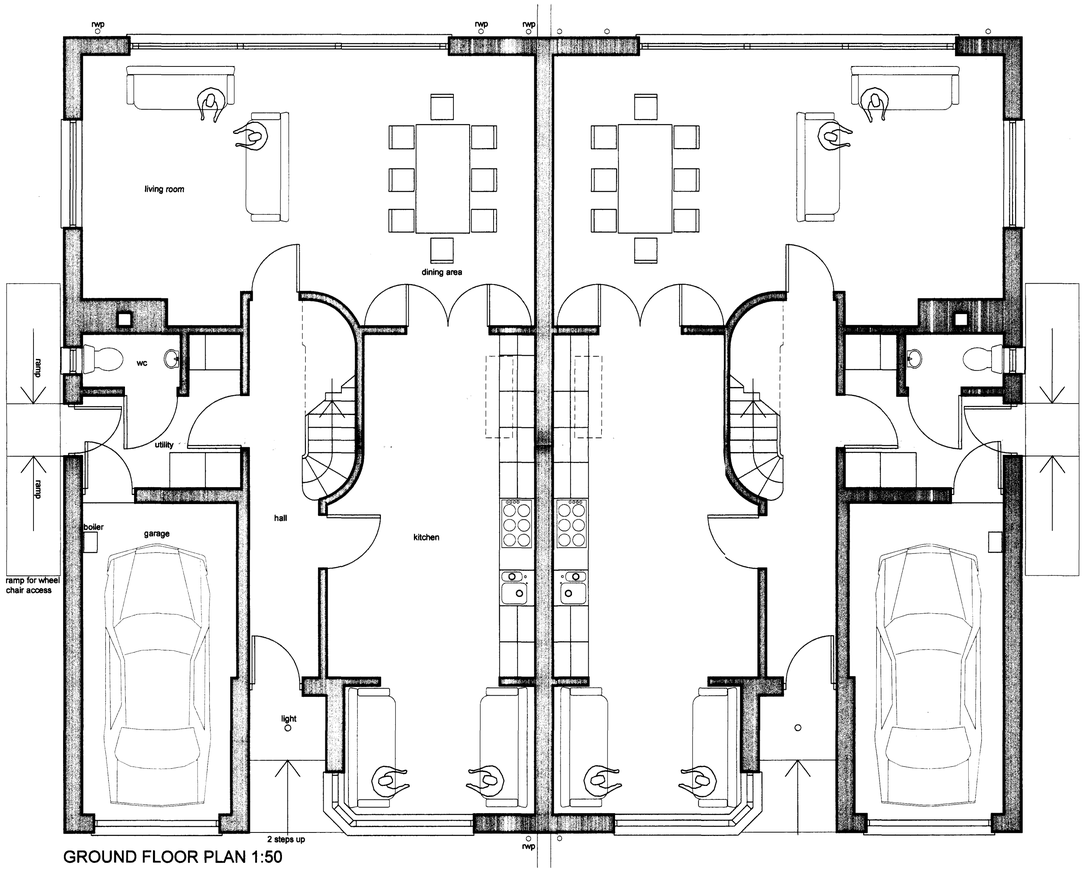
DATE	Mar 08
SCALE	1:100
DRAWN BY	jb
JOB NO.	210
DWG NO.	03
REVISION	



FIRST FLOOR PLAN 1:50



ROOF PLAN 1:50



GROUND FLOOR PLAN 1:50

DO NOT SCALE THIS DRAWING. CONTRACTORS MUST VISIT THE SITE AND TAKE RESPONSIBILITY FOR CHECKING ALL CRITICAL DIMENSIONS
COPYRIGHT: © JAMES BRECKELL CHARTERED ARCHITECT – ALL RIGHTS RESERVED

REV	DATE	BY	AMENDMENT

PLANNING DEPARTMENT
PLAN No. Arda5608
DATE RECEIVED 20 MAR 2008

James Breckell Architects
Tower Point 44
North Road, Brighton
BN1 1YF
Tel: 01273 669 482
Fax: 01273 669 483
email: james@breckell.co.uk
website: www.breckell.co.uk

CLIENT
Mrs. A. Breckell

JOB
63 Old Fort Road,
Shoreham by Sea

DRAWING
Proposed Plans

DATE	Mar 08
SCALE	1:50
DRAWN BY	jb
JOB NO.	210
DWG NO.	04
REVISION	