Planning Statement

PROJECT
20.086 Kingston Wharf, Shoreham

DATE
11 July 2024

S96 APPLICATION FOR KINGSTON WHARF

This document provides details of the proposed amendments to the Podium wall finishes to the development at Kingston Wharf. These changes have been proposed to create a higher quality public amenity space along the boardwalk to the South of the site, and to accommodate future changes to the adjacent Easistore site.

Drawings to be used as part of the review

	Drawing Title	Previous	Current
1.	20086-HGP-PL-200 Proposed Site Plan	P6	P7
2.	20086-HGP-PL-302 Proposed Ground Floor (Podium Level)-Level 00 (Sheet 1)	P4	P5
3.	20086-HGP-PL-303 Proposed Ground Floor (Podium Level)-Level 00 (Sheet 2)	P4	P5
4.	20086-HGP-PL-500 Proposed Context Elevations	P4	P5
5.	20086-HGP-PL-501 Proposed South Elevation (Sheet 1)	P3	P4
6.	20086-HGP-PL-502 Proposed South Elevation (Sheet 2)	P4	P5
7.	20083-HGP-PL-504 Proposed North Elevation (Sheet 2)	P6	P7
8	20086-HGP-PL-700 Proposed Bay Study 1	P3	P4

Podium Walls (Apartment Blocks)

The original planning application AWDM/0204/20 by Conran & Partners Ltd showed structural concrete as the proposed finish to the Podium walls. HGP's variation of conditions application AWDM/0511/21 matched this approved finish, under which the walls were constructed as originally proposed. Once constructed, it was felt that this finish detracted from the quality of the public amenity space at Boardwalk level, and that the brickwork to Blocks A, B and C showed that brickwork to these podium areas could provide a more attractive finish.



Site photograph showing the concrete Podium wall against the apartment block brickwork

Keep in touch:
Furzehall Farm, Wickham Road
Fareham, Hampshire, PO16 7JH
01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk

As such, we propose that the Podium walls be finished with an exterior skin of dark grey brickwork to the apartment blocks. This provides both a contrasting grey colour that will maintain the visual impact of the previous concrete finish, and a more coherent brickwork texture that will help to tie the Podium wall to the rest of the development and enhance the quality of the Boardwalk space.

Please see below for details of the type of brick we are proposing for the Podium wall. This has been chosen to complement the bricks chosen for the rest of the development.

Dark Grey Brick Block A Podium Block B Podium Block C Podium	Sterling Grey (215x65x102.5) Natural Mortar	Blockleys	

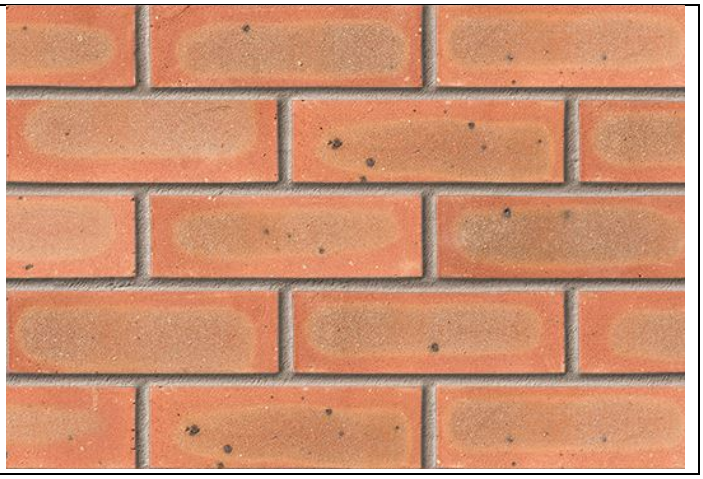
Keep in touch:
Furzehall Farm, Wickham Road
Fareham, Hampshire, PO16 7JH

01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk

Podium Walls (Easistore)

As previously discussed, the finish proposed in the original application was concrete, both to the apartment blocks and to the walls around the Easistore.
We propose that a brickwork finish be applied to the Easistore boundary walls similar to that chosen for the apartments, but with an alternative red brick colour to contrast both with the apartment podium wall and with the Easistore building itself.

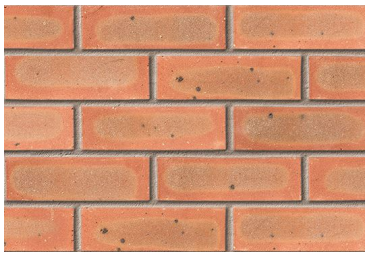
Please see below for details of the two red brick colours we are proposing for the Easistore boundary wall, pending a decision on the preferred brick colour by the client.

Red Brick Easistore Boundary	Hardwicke Welbeck Red Mixture (215x65x102) Natural Mortar	Ibstock	

Keep in touch:
Furzehall Farm, Wickham Road
Fareham, Hampshire, PO16 7JH

01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk

These brick colours have been proposed in order to contrast with the red brickwork to the adjacent apartment Block A, shown in the comparison table below.

	
Block A Brickwork	Easistore Boundary
Ibstock Hardwicke Welbeck Autumn Antique	Ibstock Hardwicke Welbeck Red Mixture

Low Level Landscaping Planters

The original planning application AWDM/0204/20 showed the low level planters to the Boardwalk area being constructed in concrete to match the adjacent Podium Wall. Once it was decided that the Podium finish should be changed to brickwork, it was felt that the concrete finish to the planters would detract from this enhancement. As such, it was decided that the planters should be finished in a complementary brickwork colour. A light grey was chosen as this provides a contrast against the dark grey of the podium while maintaining the colour palette.

Please see below for details of the type of brick we are proposing for the low level Planters. This has been chosen to complement the bricks chosen for the rest of the development.

Light Grey Brick Block A Planters Block B Planters	Windermere Grey (215x65x102.5) Natural Mortar	Blockleys	

Keep in touch:
Furzehall Farm, Wickham Road
Fareham, Hampshire, PO16 7JH

01329 283 225
email@hgp-architects.co.uk
hgp-architects.co.uk