Development Control – Delegated Officer Report

Application Nos: AWDM/1006/23	**Recommendation – APPROVE**
Site:	**Kingston Wharf Brighton Road Shoreham-by-sea West Sussex**
Proposal:	**Partial Discharge (Residential Part of Development and Riverside) of approved application AWDM/0511/21: Condition 6 (Material and Details)**

Date of site visit: N/A

Neighbours checked: N/A

Site, Surroundings and Proposal

Kingston Wharf is a redevelopment site for 255 apartments (Hyde Housing) and approx 8.500sqm of business and storage floorspace (Easistore), located towards the eastern end of the Western Harbour Arm within the Shoreham Harbour Regeneration Area.

The discharge of condition is for

Planning History

AWDM/0204/20. Planning permission granted in July 2020 for mixed-use redevelopment comprising three apartment blocks (4 to 8 storeys) and mixed-use business centre (office, storage and cafe uses) - incorporating riverside walk, landscaping and ancillary car and cycle parking. **Approved 29.01.2021**

AWDM/0511/21. S.73 minor material amendment to AWDM/0204/20, including a reduction of building heights and raising of the basement. **Approved 27.10.2021**

Planning condition 6 of AWDM/0511/20 is repeated from the original permission. It deals with detailed design and materials and states as follows:

06. Materials and Details

With the exception of Enabling Works and works within an individual phase to create the parts of the ground floor slabs and bases of garden podiums which are not to be externally visible, works above ground level shall not take place until the following details for that phase have been submitted to and approved in writing by the Local Planning Authority and all development of that phase pursuant to this permission shall be carried out and permanently maintained in full accordance with details thereby approved:

a) Details and samples of the materials to be used on all external faces of the building(s) and ground surfacings, including colours and finishes;

b) Details, including 1:20 drawings and profiles of external columns doors; windows doors and frames; roof intersections, soffits, parapets & cappings, balconies and external hand-rails;

c) External plant and utility cabinets, their location, size, design, materials, colours and finish and any associated ducting,

d) Details of solar panels and height relative to adjoining parapets,

e) Details of external lighting, including measures to minimise light pollution and impact on river navigation, and arrangements for verification of these measures, which shall be implemented,

f) Details of pedestrian entrance ramps, external podium edges, including detailing and/or materials to add visual interest,

g) Details of the location and design of any externally visible ventilation louvres, gaps or duct

Development shall only be carried out in accordance with the details thereby approved and this condition shall apply notwithstanding any information contained in the current application.

Reason: In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policies 15 of the Adur Local Plan 2017 and SH9 of the Shoreham Harbour Joint Area Action Plan 2019.

Planning Assessment

The submitted details confirm the use of three main bricks within a red/light terra cotta range, in accordance with the approved plans: Ibstock Surrey Russet; Red Multi & Hardwicke, with cladding, also use of blue, red and green glazed bricks, one colour for each main entrance and for the upper floor rear balcony recesses, the latter adding further the individual distinctiveness between buildings. Matters such as window and door reveals (approx 10 cm) - those of balconies lined with anthracite painted aluminum to match other metal-work and windows, and use of stack and recessed and stone string courses are also included.

The building plinth is brick-faced towards the riverside path and the riverside wall is fair faced concrete, which is also used for the faces of access ramps at the front of each building, also as indicated in the approved plans. Dark coloured passive ventilation grilles are concealed behind low parapet walls at the perimeter of each block. Art is shown to be integrated within the ramp faces, in accordance with details which are to be submitted and approved under the s.106 Agreement, an informative can refer to this.

Balconies and circular upper corner columns are in anthracite painted metal, which colour-matches wider UPVC fenestration and balustrades, also roof cappings at the top of parapets. Brick fascias to balconies are consistent with other brickwork and conceal soffit edges.

Solar panels are behind and below roof parapets, as evidenced in the 'PV Elevation Detail' drawing received 9-11-2023.

Lighting details are considered to be reasonable in terms of amount, placing and intensity, balancing need for safety with the minimising of light pollution. These comprise:

- Bulkhead lights along perimeter walls with 0% uplighting to minimise light pollution. At the riverside path these (9no) have been recently amended (9-11-2023) to use a slim-profile half-moon type in order not to impinge upon the shared pedestrian-cycle path and minimise up-spill.

- Overhead down lights at building entrances.

- Bollard lights (1m high) within the podium and landscaped areas between buildings.

- Emergency lighting, also slimline types including behind the roof parapet where needed for maintenance but not visible outside the roof perimeter.

Conclusion

Recommendation

The details and materials proposed are considered to be acceptable and consistent with the approved drawings and are recommended for approval

Case Officer: Stephen Cantwell Date: 09/11/2023

Authorised by: James Appleton Date: 09/11/2023