

5 BRIGHTON ROAD, WORTHING CONDITION 15(A) PLANNING STATEMENT

Accel Consulting Ltd

Project ref: 1975

Date: June 2026

Rob | Accel Consulting

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1 Introduction

- 1.1 This document has been prepared by Accel Consulting Ltd for Cayuga 018 LLP
- 1.2 Accel Consulting Ltd were appointed by Cayuga 018 LLP to provide documentation to discharge condition 15a of consent AWDM/1962/22
- 1.3 Condition 15 wording:

Materials and Details: No works above ground level shall take place until the following details 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 (including samples, where requested by the local planning authority) of the materials to be used on all external faces of the building(s) and ground surfaces, including colours and finishes;

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

c) Any 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 / roof edges;

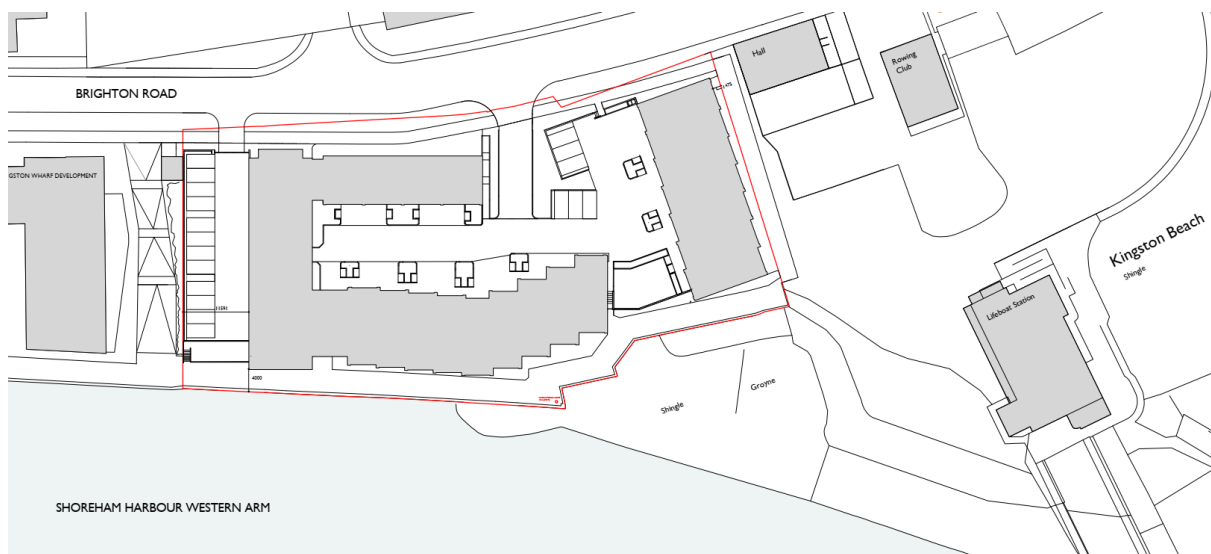
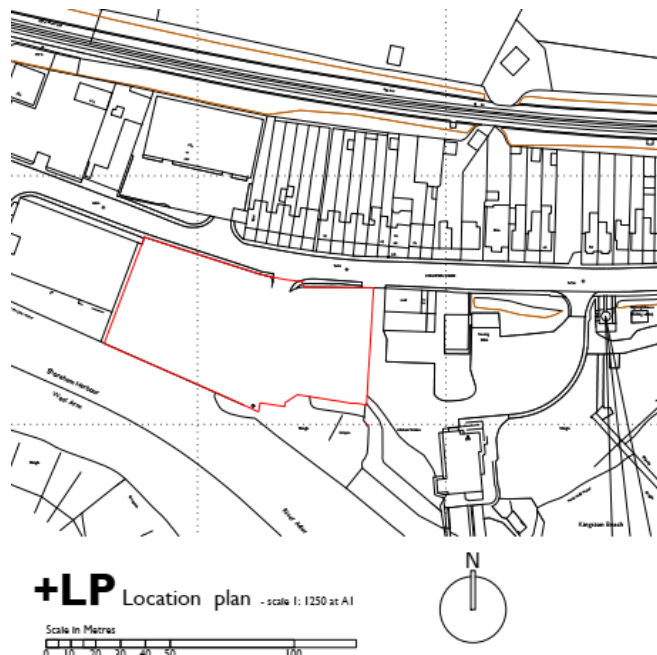
e) Details of any external lighting, including measures to minimise light pollution and impact on river navigation, and arrangements for verification of these measures, which shall be implemented;

f) Details of pedestrian and vehicular access ramps and steps and ground floor plinths, including detailing and/or materials to add visual interest;

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

Site Context

- 1.4 The development site is located on land at 5 Brighton Road, Shoreham by Sea, BN43 6RN.
- 1.5 Brighton Road is at the north of the site, to the west is the Hyde development at Kingston Wharf, on the east is the Lifeboat station, Kingston Beach and associated parking. Shoreham Harbour is to the south of the site.
- 1.6 Figure 1.1 Site Location Plan



2 Design Specification

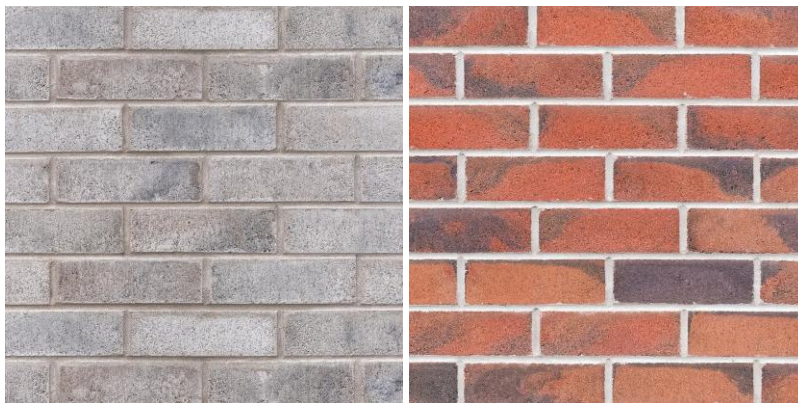
Regulatory Requirements

- 2.1 Block V4 is defined under the Building Safety Act 2022 as a High Risk Building (HRB) and as such must comply with the relevant legislation and regulations. All external materials must have a fire classification of A2-s1, d0 or better (A1). The external materials all need to be compatible with other and maintain a consistency through the 4no blocks (V1-V4)

Bricks

- 2.2 The Development site is in an exposed coastal location, the aggressive environmental conditions have been carefully considered during the material specification and selection process. Key design factors for the developments brick selection include, environment durability, water absorption and water vapour permeability.
- 2.3 Along with the above project specific criteria, cost versus budget is a primary concern as the developments viability is under increasing pressure. Stephen Cantwell and Giles Holbrook are both aware of the viability matter. Importantly the proposed bricks within budget.

2.4 Proposed Bricks:



Woodward Wicklow Smooth

Woodward Edenmore Smooth

- 2.5 Sample panels of the above bricks have been viewed by Giles Holbrook
- 2.6 Cayuga 018 LLP is committed to delivery a high quality and sustainable development, the proposed bricks have very high credentials, please refer to the submitted Woodward Brick Data Sheet. Extract from the data sheet below:

Sustainability

Energy Use	100% renewable
Water Used	100% rain water harvesting
Recyclable	100% of this product can be recycled
Manufacturing	Produced in the UK using responsibly sourced materials
Waste Wood + Plastic:	100% recycled
BREEAM	'A+' Rating – in accordance with the BRE Green Guide to Specification.

- 2.7 The Woodward facing brick has a typical water absorption level of 6-8% which is much lower than other brick options. The low porosity of the material means there is also a much lower risk of efflorescence.

Metal Standing Seam Cladding & Rainscreen Panels

- 2.8 The design specification for the metal standing seam and cassette panels followed the same selection criteria as the above.
- 2.9 **Standing Seam:** This treatment is on V2 3rd floor west and east elevations and V3's south and north elevations. The roofs of V2, V3 & V4 penthouse will also have the same standing seam treatment.
- 2.10 **Rainscreen panels:** This treatment is located on V4 elevations, V2 north and south elevations and V3 east elevation. The use of the rainscreen in these areas break up the Woodward Wicklow Smooth (Grey brick) with contrasting materials and textures.
- 2.11 Proposed Standing Seam:



PREFALZ. Colour: P.10 Prefa Bronze (RAL 7048)

2.12 The P.10 Prefa Bronze is based on natural colours made from several different shades complimenting the brick selection. A sample of the Prefalz cladding has been viewed by Giles Holbrook.

2.13 The Prefalz standing seam can be used on roofs and facades, its technical credentials include:

- Fire classification of A1 – non-combustible
- 40 year material and colour guarantee
- Aluminium does not rust so 100% suitable for the coastal environment
- Extensive and co-ordinated system of accessories to ensure safety and durability

Where photovoltaic (PV) systems are required, PREFALZ have their own PV system compatible with the standing seam.

The solar panel clamps are used to attach the solar panels directly to the double locked seams and there is no need for the roof covering to be penetrated by fixings. The special clamps enable the load transfer to take place directly in the roof covering.

The PREFALZ solar panels enable installation parallel to the roof with a low installation height.

The PV's will be discharged under part d) of condition 15 in a separate application



2.14 The design specification for the metal standing seam and rainscreen panels followed the same selection criteria as the bricks.

2.15 The aluminium rainscreen panels has the same technical properties as the aluminium cladding which is critical in the developments coastal location.

- 2.16 A key principle from the planning stage use of the rainscreen panels on V2, V3 & V4, was to provide visual relief on key elevations (See ECE drawings XXXXX) breaking up the Woodward Wicklow Smooth (Grey brick) with contrasting materials and textures.
- 2.17 **Proposed Rainscreen:** Eltherington Aluminium Rainscreen system (or similar) RAL 7048
- 2.18 Continuing the material (Aluminium) & RAL colour of the Prefalz roof and vertical cladding system into the rainscreen elements of the building façade creates design continuity throughout the development.

3 Design Development and Planning Comments

- 3.1 The planning drawings and palette of materials provided a high-level direction of travel for the scheme's appearance which has been developed through the technical design stages to meet current building regulations and legislation.
- 3.2 Since the application was submitted and consequently approved by appeal the Building Safety Act 2022 has come into force.
- 3.4 Fire strategies and material selection has become increasingly regulated, BS 9991:2015 was updated in November 2024 to BS 9992:2024 (during the development's stage 4 design). It is the British Standard that provides a code of practice for fire safety in the design, management and use of residential buildings.
- 3.5 Consideration to contextual coordination, sustainability, coastal environments and cost have all been integral parts of the material selection process and have been discussed in the previous sections.
- 3.6 Samples of the standing seam and rainscreen have been viewed by Giles Holbrook alongside sample panels of the proposed bricks. It should be noted the 1st grey panel was not considered a viable option by planning so Accel and Giles Holbrook reviewed potential options and decided on the Wicklow Smooth.

4 Conclusion

- 4.1 The proposed materials have been selected to align with the concept design at planning stage
- 4.2 Regulatory requirements for the external material fire reaction have been complied with
- 4.3 The products are highly sustainable
- 4.4 The proposed materials meet the project budget
- 4.5 Coastal environments are very aggressive locations requiring specific materials to be used which also carry suitable guarantees for a sustained appearance and lifespan
- 4.6 The selected materials will deliver a high-quality development in harbour location