ABIR Architects

125 Old Fort Road, Shoreham-by-Sea, BN43 5HB



Design and Access Statement

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1.00 Introduction

1.01 Executive Summary & Brief

This Design and Access Statement, prepared on behalf of the clients Jo and Chris Addison, summarises the design process undertaken and provides a narrative about the site, context, analysis, concept rationale and design for the project at 125 Old Fort Road, Shoreham by Sea.

The property, located on the north side of Old Fort Road, is a two storey property under a fully hipped pitched roof which is brick built and boarded at first floor. The neighbouring property to the east is very similar in form (but handed) and the property to the west is also two storey under a pitched roof, gabled to the east and west sides. The property has been extended along both the east and west boundary with single storey extensions and garage conversion. On the north side of the road, both to the east and west, are several examples of properties with loft conversions, but opposite, on the south side of the road are two modern three storey houses that are higher than their neighbours.

The brief includes;

- Additional 2nd floor cladded with light coloured zinc to provide new bedroom, study space, ensuite bathroom and balcony.
- Alterations and extensions at ground floor to provide additional storage, utility room, shower room and utility space, a new 'back' door from the beach and a gym.
- Enlarging the 1st floor bedroom (2).
- Insulating the existing external walls and recladding with timber.
- New windows and doors.

2.00 Site Analysis

2.01 Site Description and Overview

The site is located on the north side of Old Fort Road, Shoreham-by-Sea. The area is flanked by the South Downs National Park to the north and a large expanse of rare beach shingle habitat to the south, resulting in a dynamic and changeable environment. In a predominantly residential area, the site is currently occupied by a semi-detached 2 storey dwelling.

There is an eclectic mix of architecture and house types along Old Fort Road.

Over recent years a number of properties have either been substantially refurbished or replaced.



2.02 Photographic Analysis



View from the Old Fort Road. Neighbouring properties No.123 on the West and No.127 and No.129 on the East. (October '20)



View of the rear terrace,shed and the boundary wall between No.127

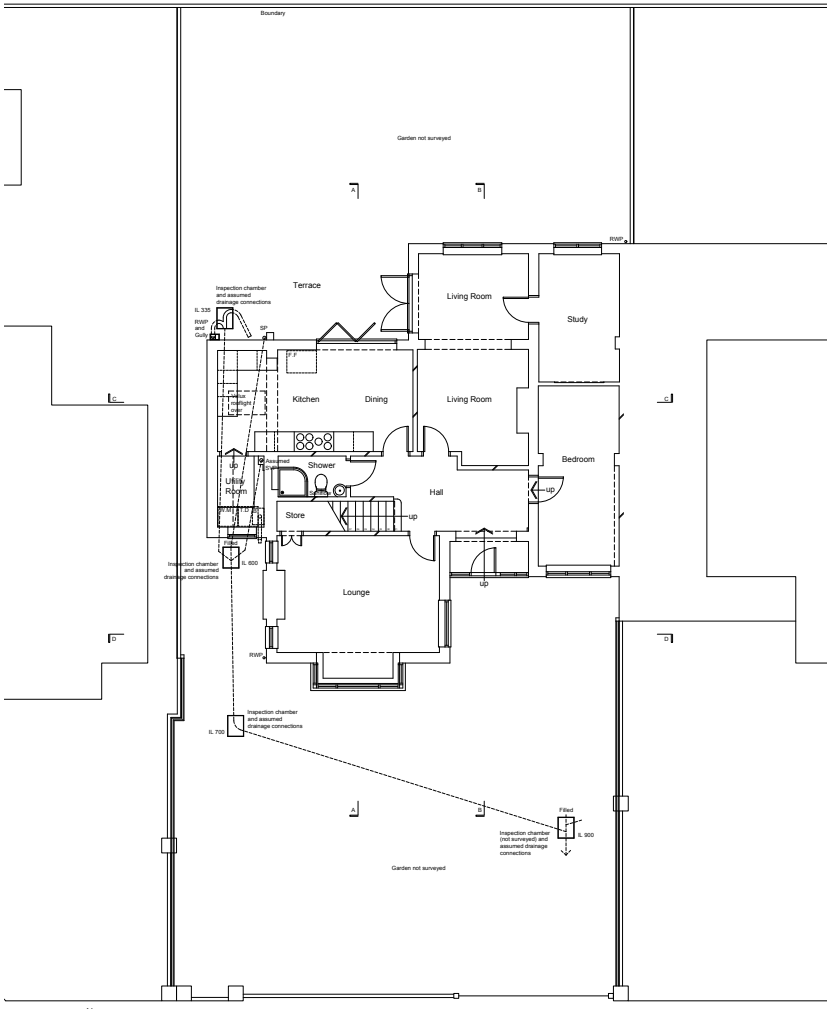


View of the rear elevation and terrace (March'21)

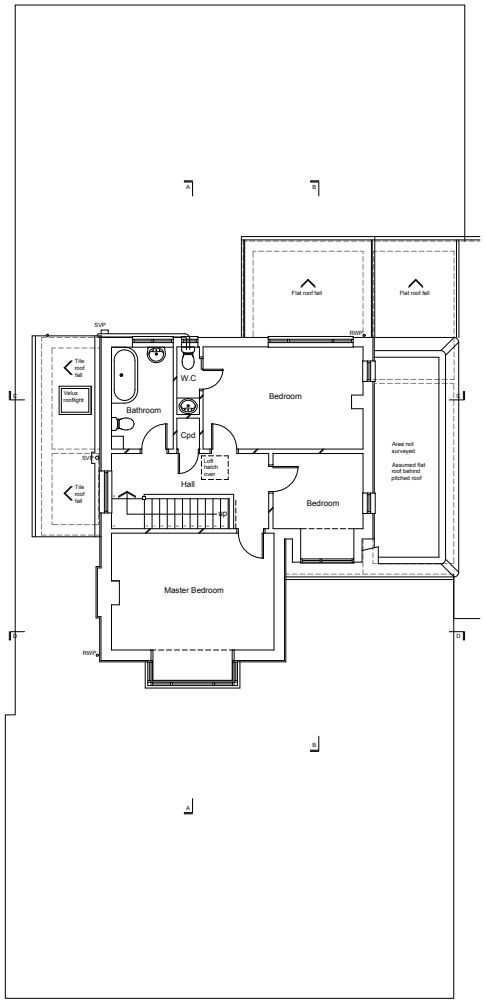


View of the rear elevation and the boundary fence between No.123 (March'21)

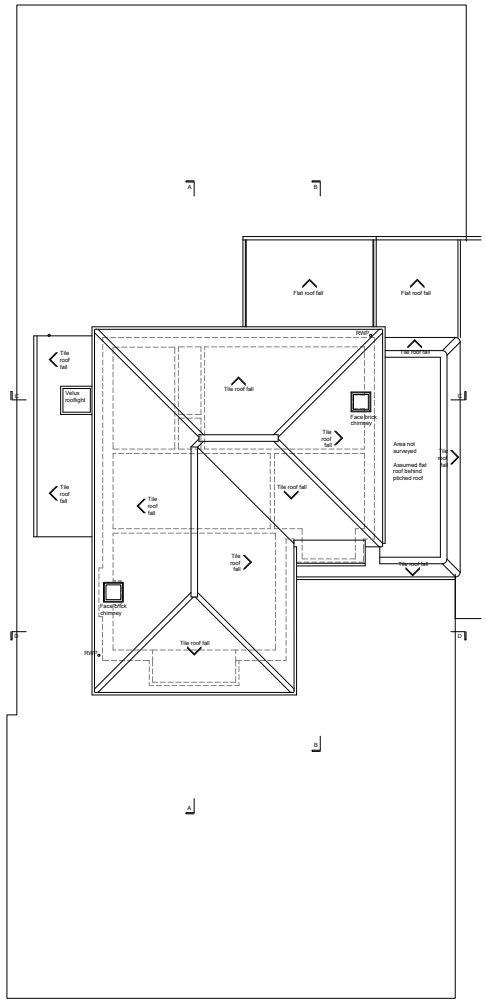
2.03 Existing Plans



Ground Floor Plan

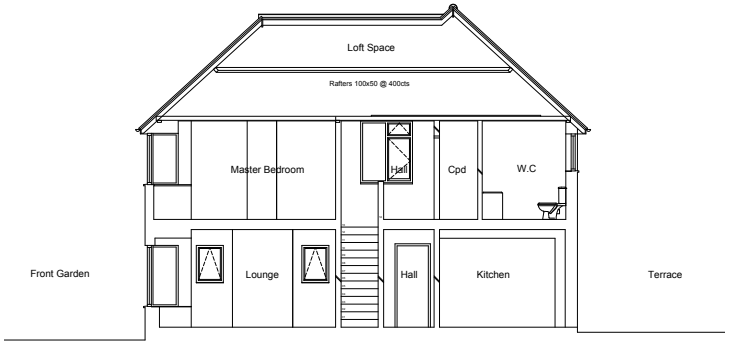


1st Floor Plan

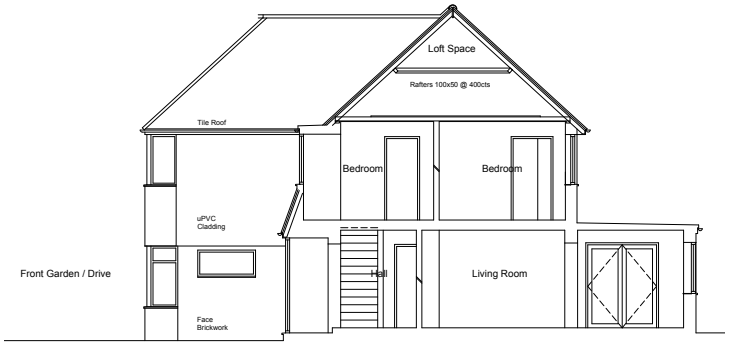


Roof Plan

2.04 Existing Sections



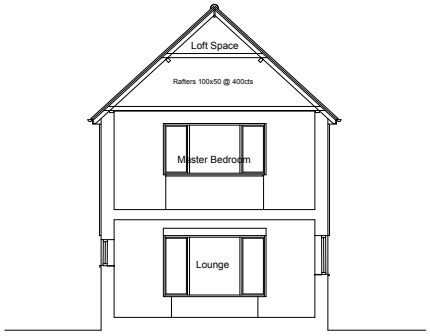
Section A-A



Section B-B

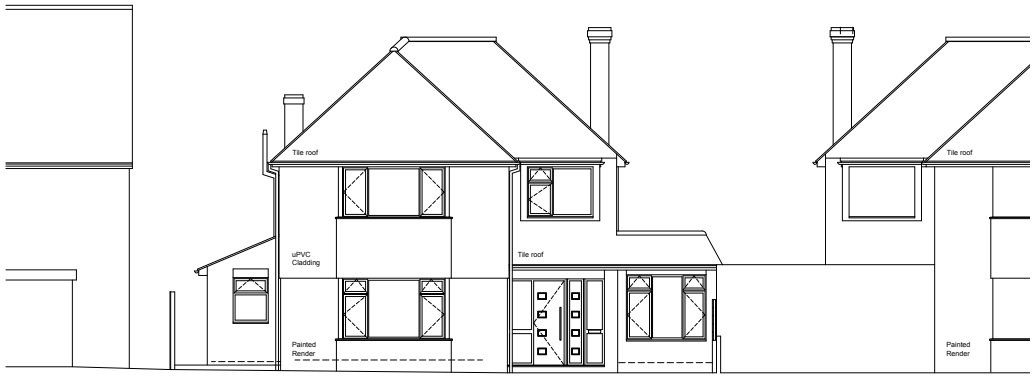


Section C-C

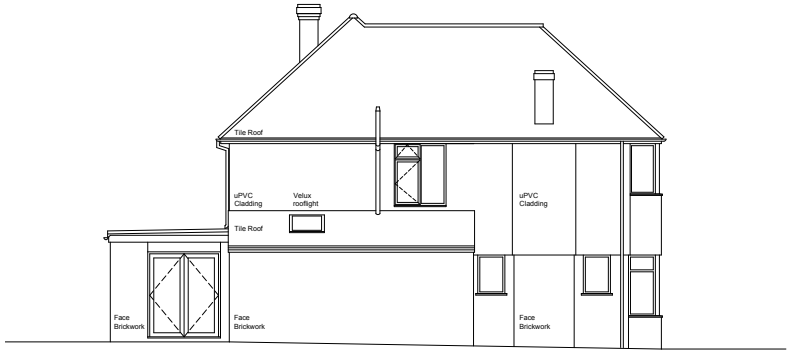


Section D-D

scale in m



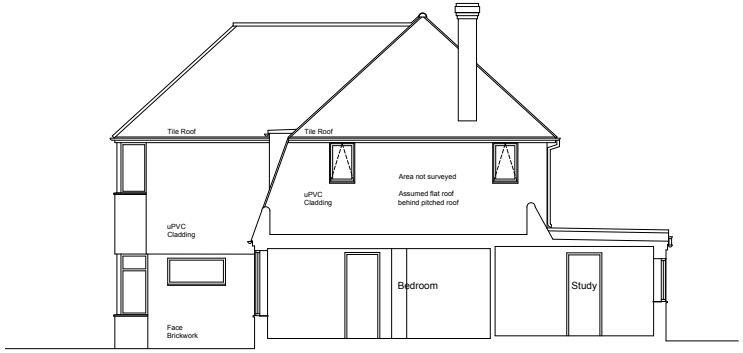
Front Elevation (South)



Side Elevation (West)



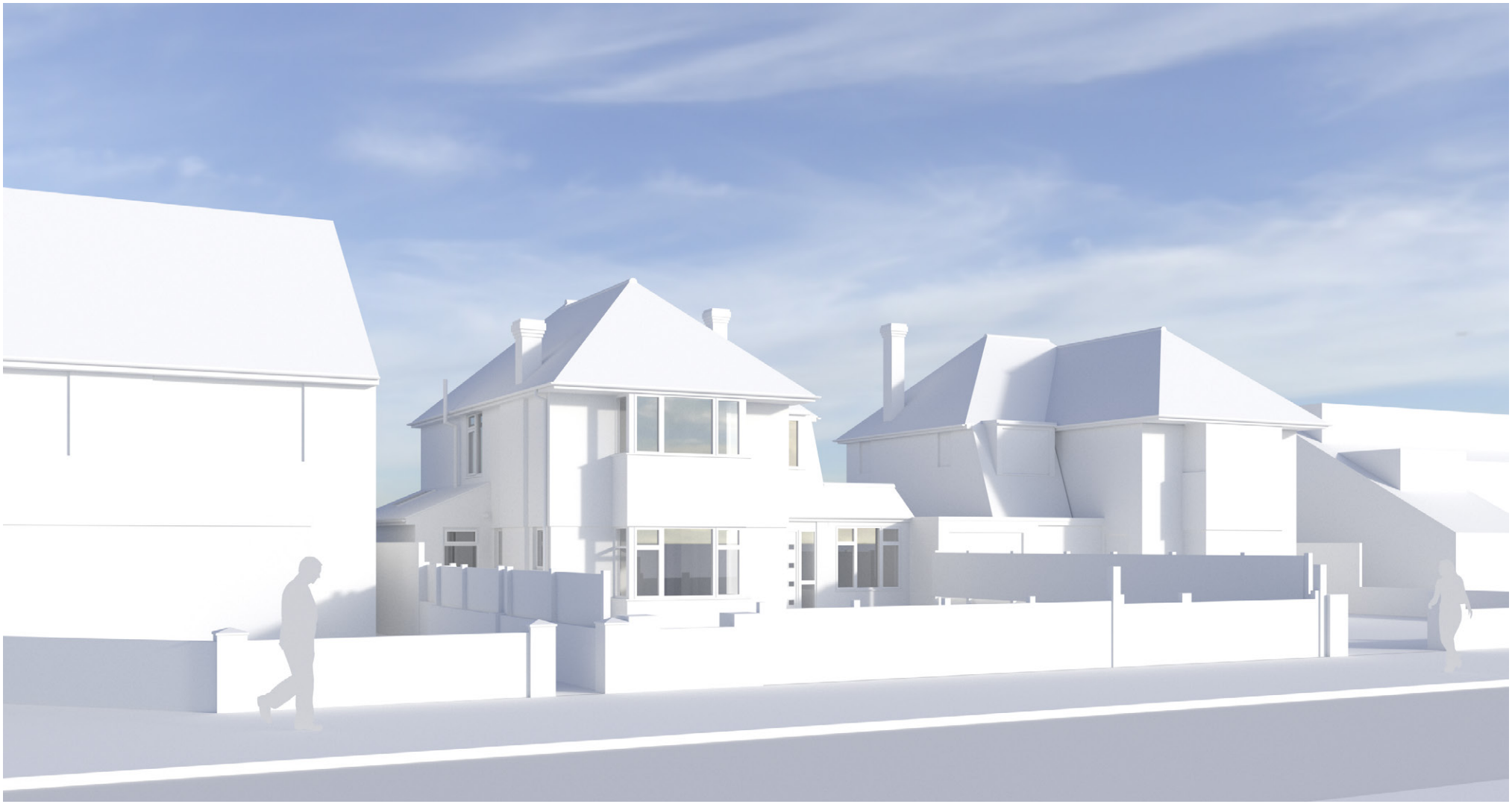
Rear Elevation (North)



Side Elevation (East)

scale in m

2.06 Existing 3D Views



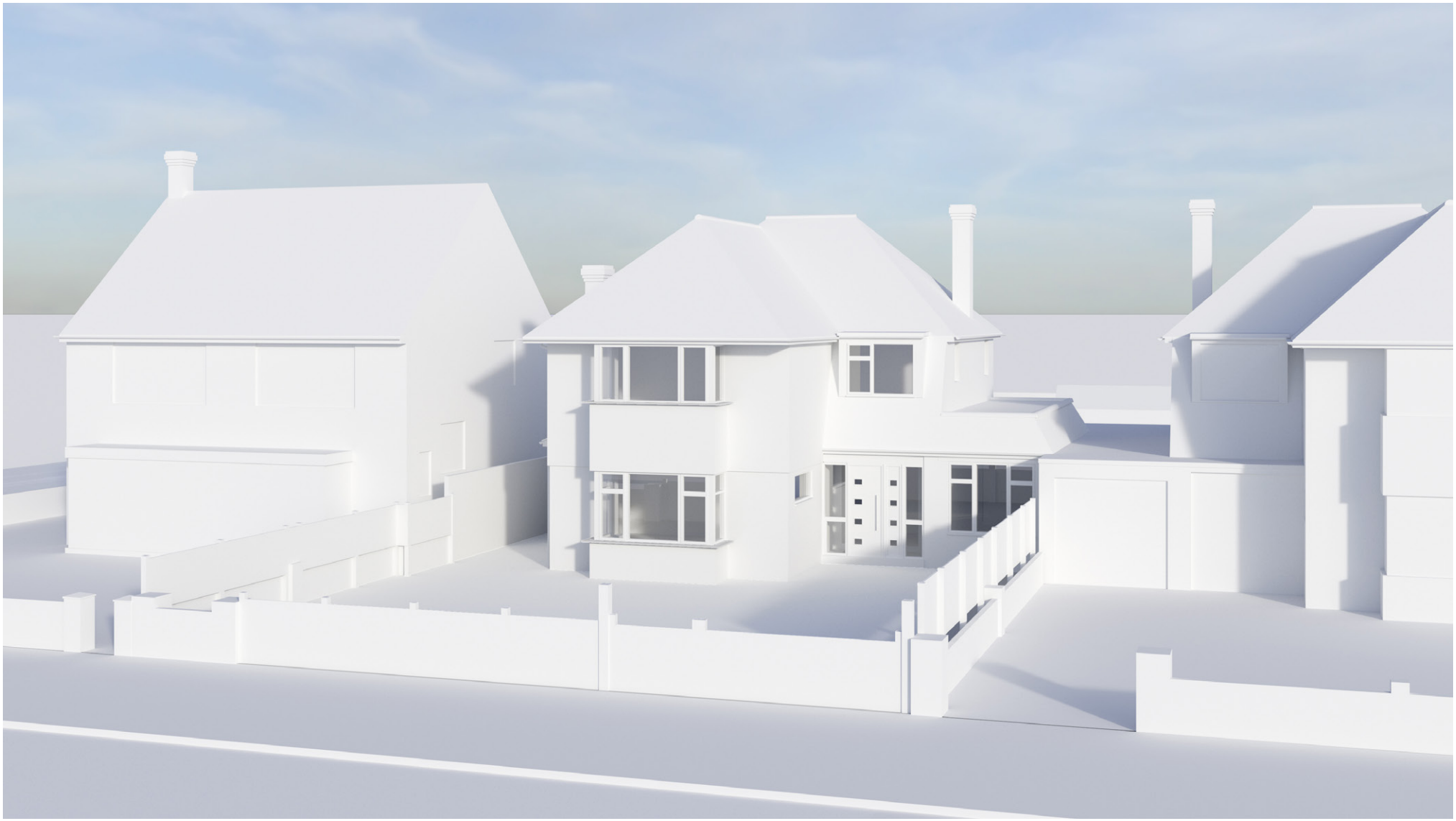
Street View

2.06 Existing 3D Views

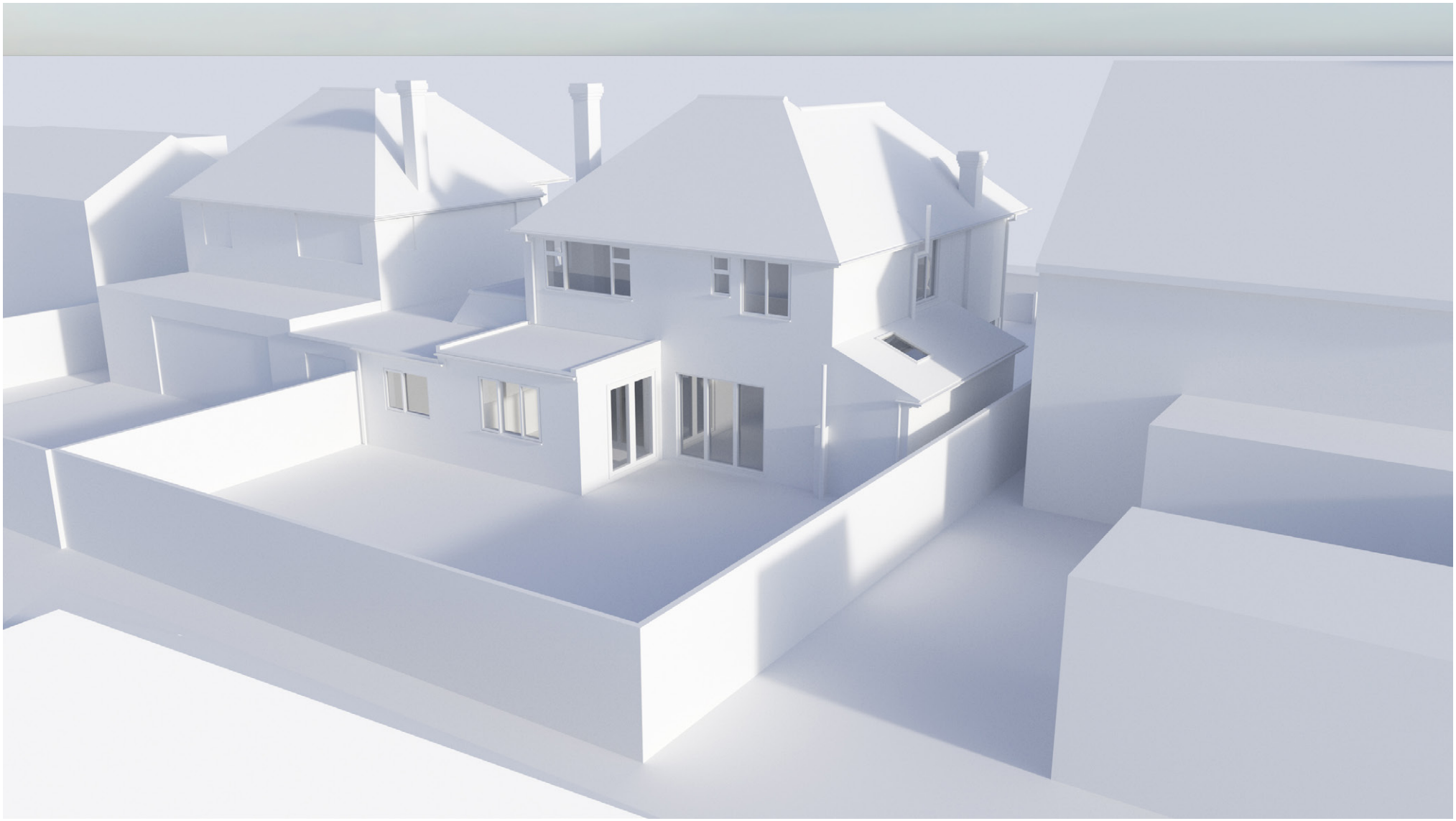


Street View

2.06 Existing 3D Views

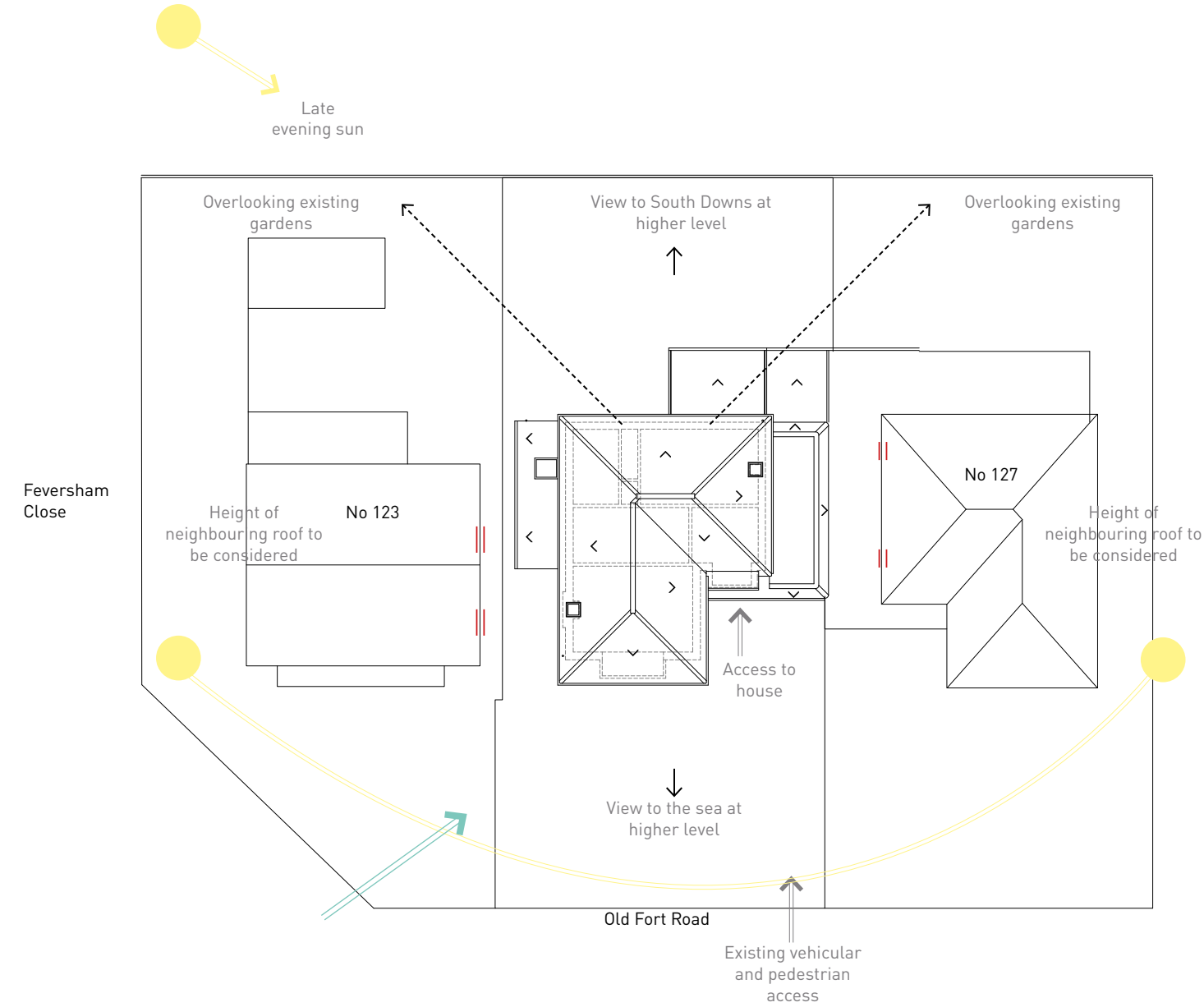


Front View



Rear View

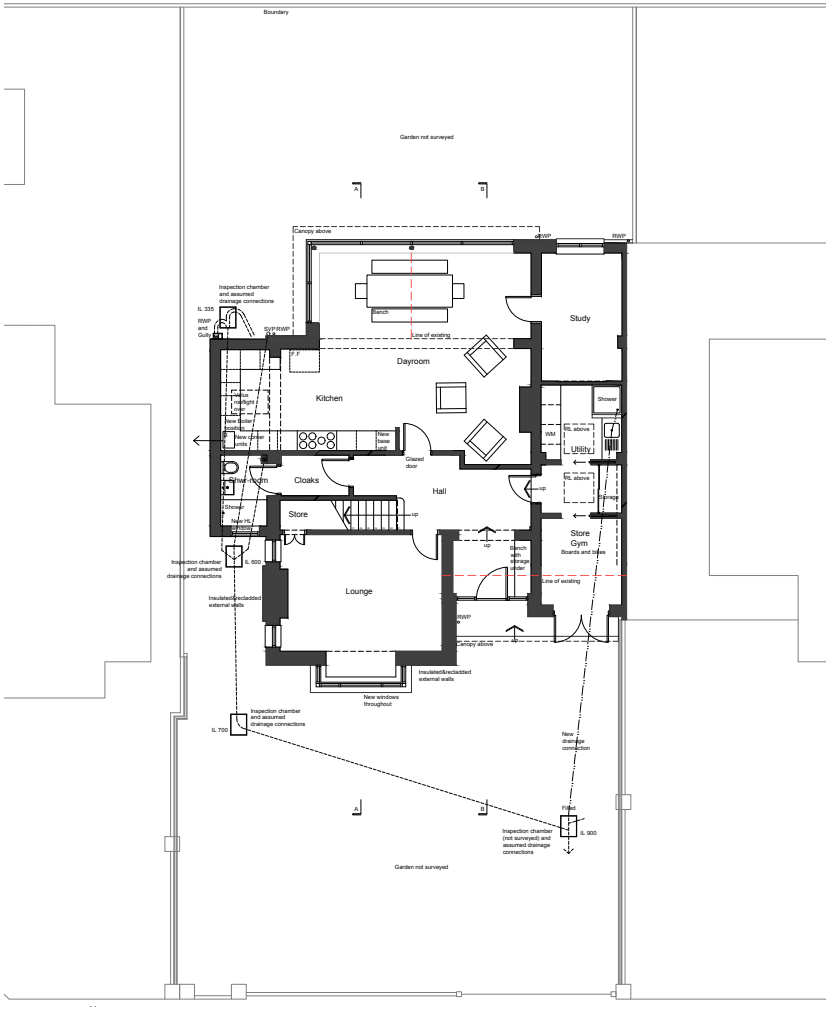
2.07 Constraints and Opportunities



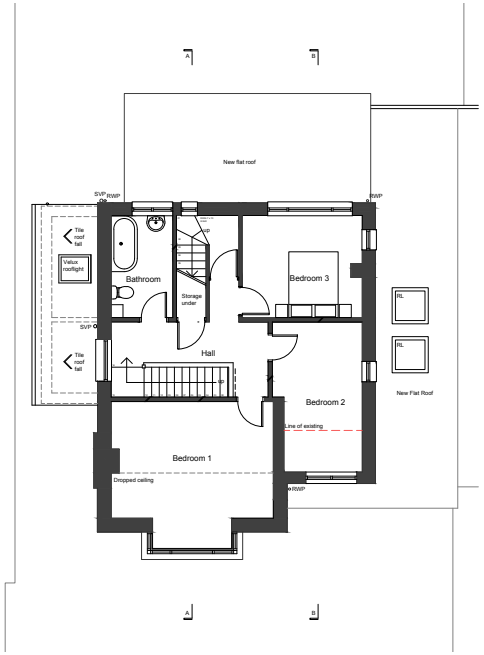
Existing Roof Plan

3.00 Proposed

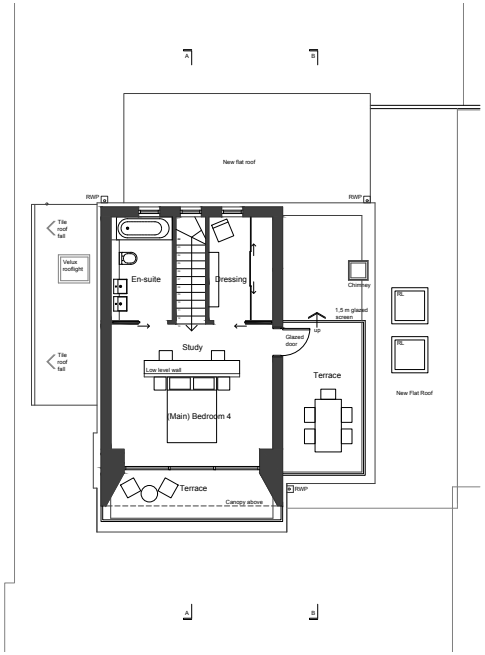
3.01 Plans



Ground Floor Plan



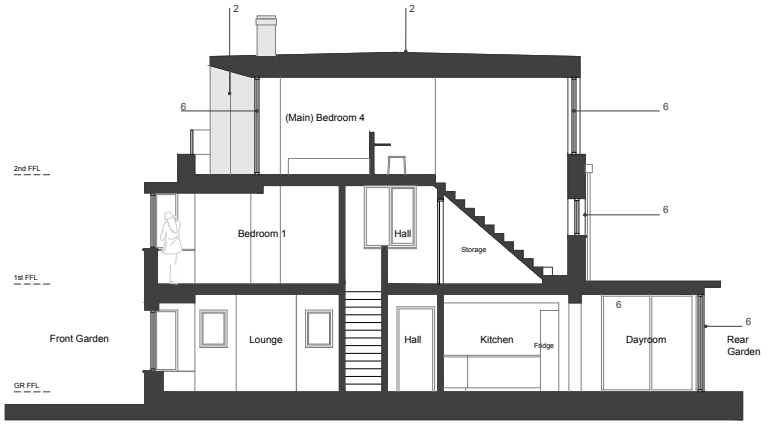
1st Floor Plan



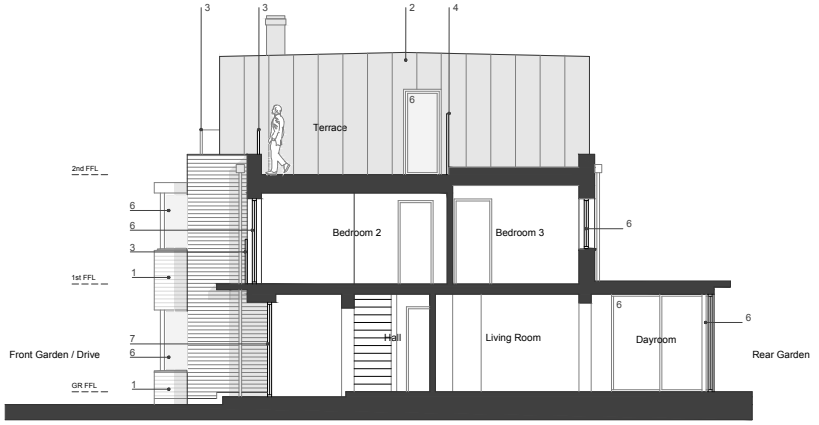
2nd Floor Plan

3.00 Proposed

3.02 Proposed Sections



Section A-A



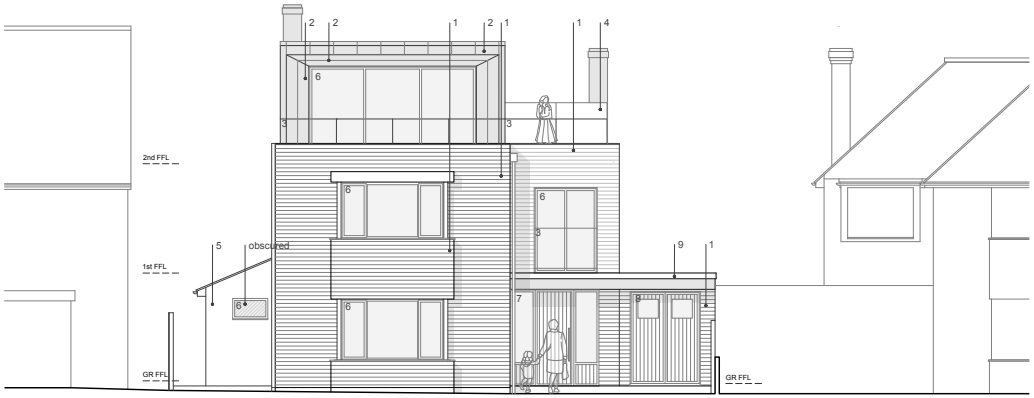
Section B-B

Material Key:

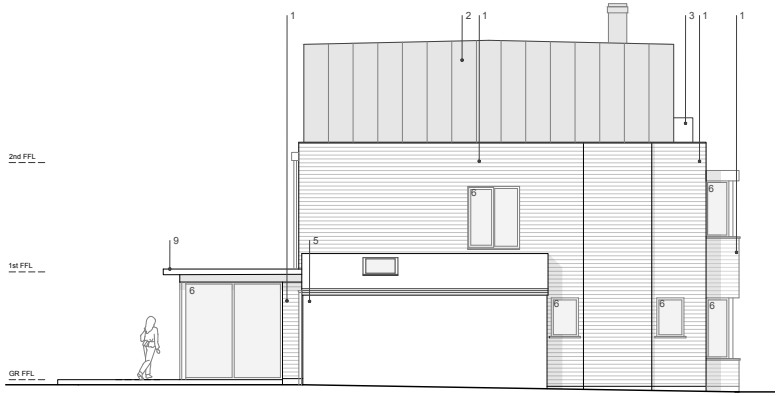
1. Insulated horizontal timber cladding
2. Zinc clad walls and roofs
3. Glass balustrade
4. 1,5m tall obscured glass screening
5. Walls rendered and painted
6. Double glazed composite frame windows/doors/rooflights
7. Timber entrance door with side lights
8. Timber doors
9. Canopy

scale in m

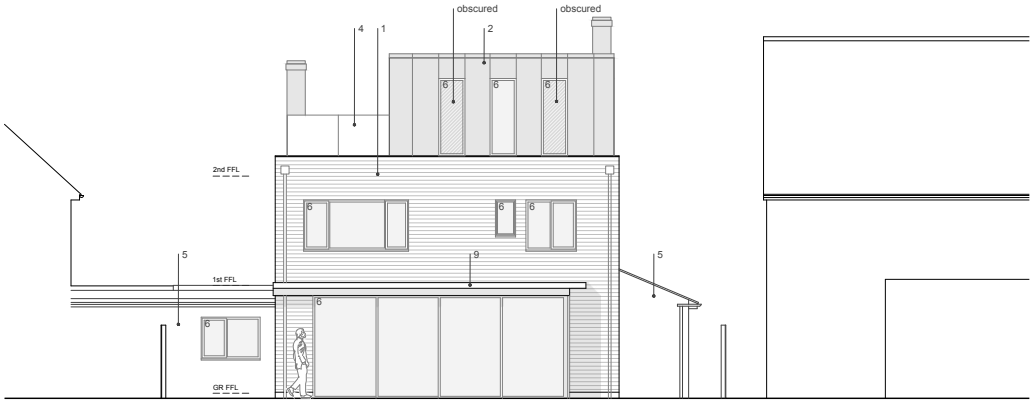
3.03 Proposed Elevations



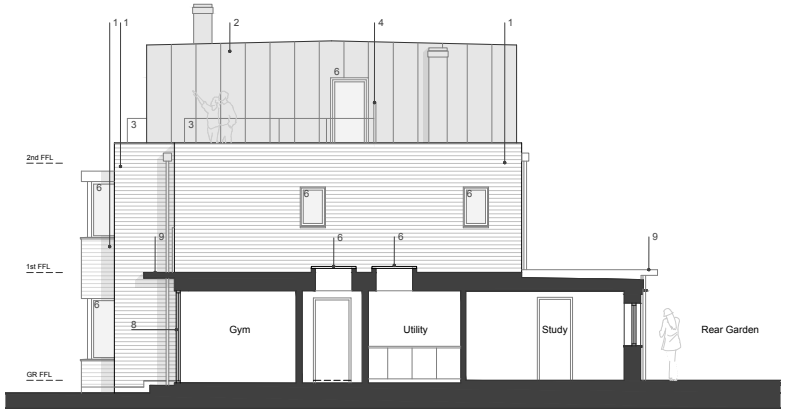
Front Elevation (South)



Side Elevation (West)



Rear Elevation (North)



Side Elevation (East)

scale in m

3.00 Proposed

3.04 Context Elevation & Front Boundary Wall Treatment

The existing front and side boundary walls are kept as existing.

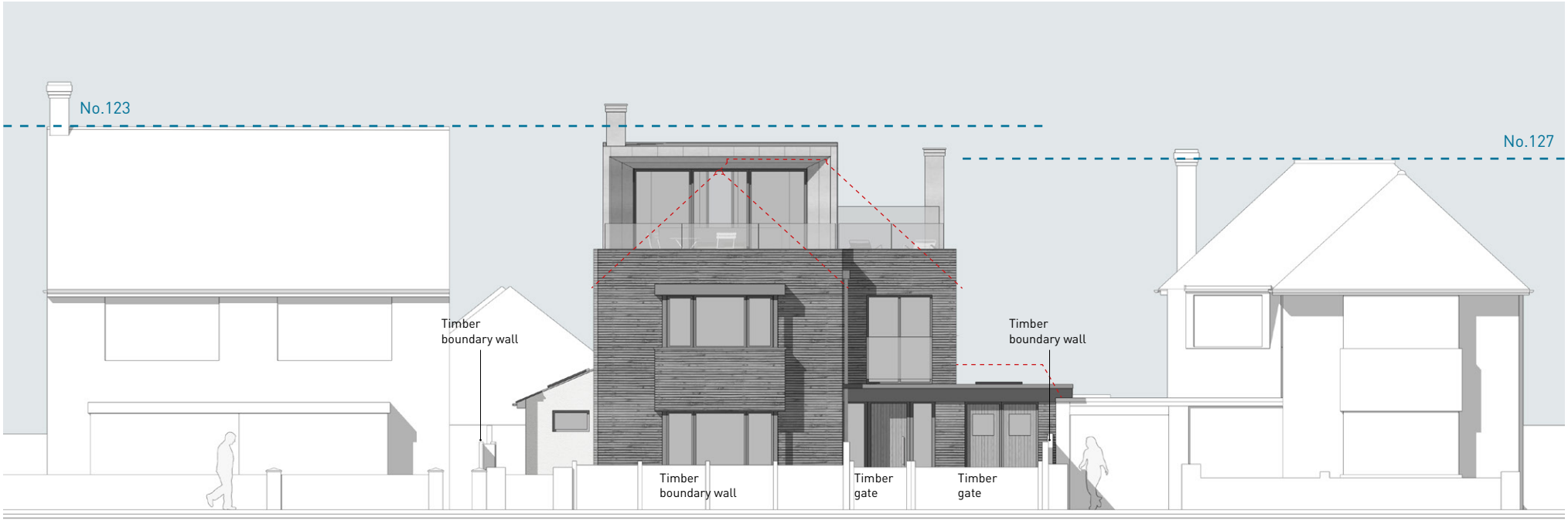
The existing driveway and pathway are proposed to be altered with the new proposal and finished with permeable resin bound gravel.

3.05 Use

The site is currently occupied by a semi-detached 2 storey - 4 bedroom dwelling. No change of use is proposed.

3.06 Amount

Existing GIA: 174.2 m²
Proposed GIA: 229.5 m²



Street Elevation (South)

Existing roof line

Ridge levels of neighbouring buildings

3.00 Proposed

3.07 Appearance

For the external cladding a combination of 2 materials is proposed:

1 Insulated horizontal timber cladding:
The ground and first floor walls

2 Zinc,vertical standing seam:
Proposed 2nd floor walls and roofs

All the existing windows and doors are to be upgraded and match with the new glazing.

Existing side extension (Utility/Kitchen) and existing rear extension (Study) to be painted render.



Material Palette



Zinc



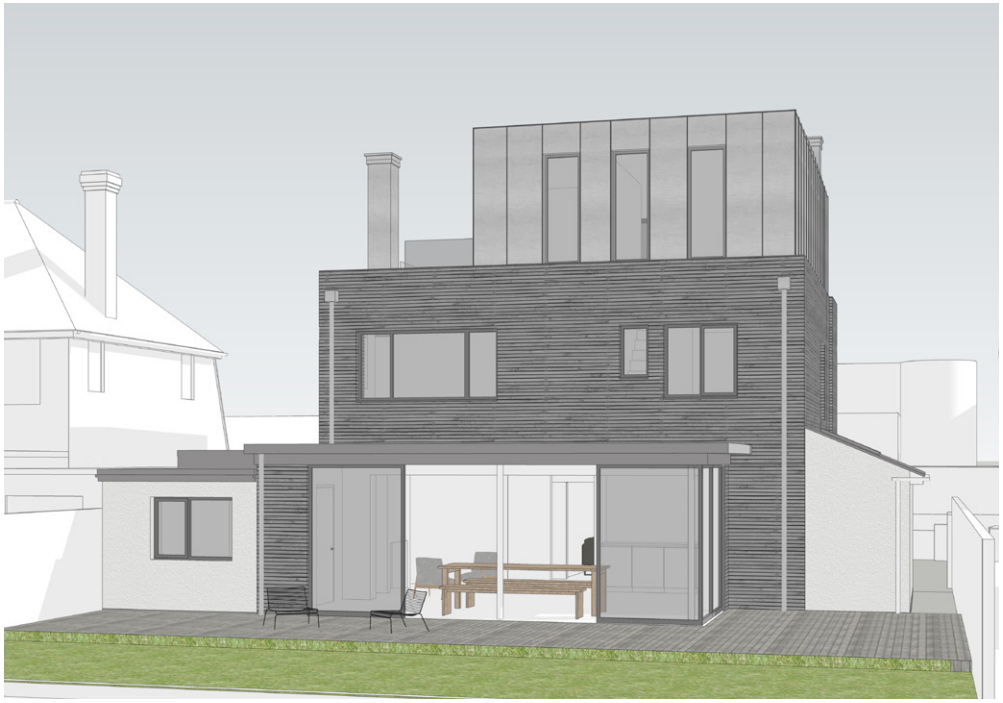
Insulated horizontal timber cladding



Aluminium composite windows/doors



Bird eye view shows the proposed 2nd floor extension and terraces



Rear view - Insulated horizontal timber cladding at ground and 1st floors, painted render at ground floor and zinc cladding at 2nd floor.

The windows at 2nd floor En-suite and Dressing are to be obscured to prevent overlooking of neighbouring gardens.



Section shows the proposed 2nd floor (Main Bedroom) and rear extension (Day room).

3.00 Proposed

3.09 Drainage

The proposal will connect into existing public foul drainage systems located within the site boundary that currently serve the existing property.
Surface water will be discharged into soakaways.

3.10 Crime Prevention

The proposed window and door-sets will be in full compliance with Part Q of the building regulations and in accordance with PAS 24 standards.

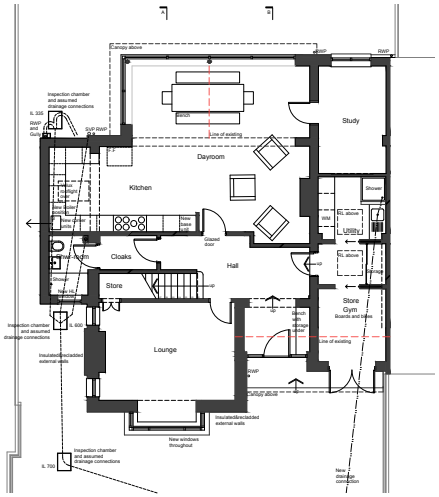
4.00 Conclusion

The proposed alterations , rear and new 2nd floor extension offer an improvement of the existing property and achieve a contemporary seaside three storey - four bedroom family house

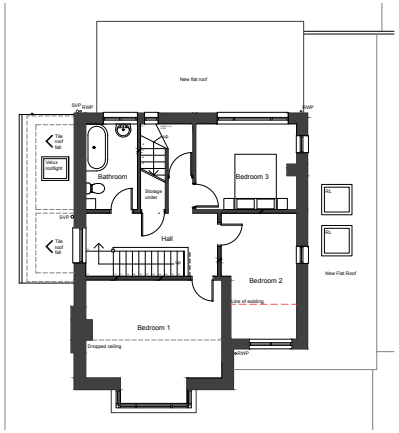
The additional proposed volume respects the street scale and existing ridge heights.

The design proposal offers a simple pallet of materials which are zinc and timber .They are appropriate, enhance the concept and respect the context and architectural language.

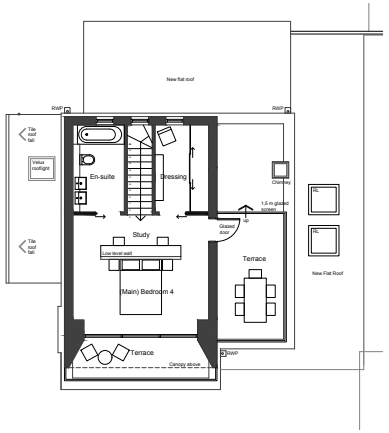




Ground floor plan



1st floor plan



2nd floor plan