DESIGN AND ACCESS STATEMENT:

Ax 10109110

6 APR 2010



124 OLD FORT ROAD, SHOREHAM BEACH

Following the Planning Permission Application number ADC/0415/09 granted on the 07/01/2010: Remodelling and enlargement of house including additional storey, ground and first floor extension, and first and second floor balconies.

This application is for a new build 'replica' house to that approved under the above Planning Permission.

This application has been requested by the Local Authority because the Planning Department consider too much of the original house has been demolished to be described as 'remodelling'.

The applicant is re-using the existing foundations and some of the ground floor walls. It had been proposed to re-use some of the original first floor walls, however it was believed to be too dangerous to leave the first floor walls unsupported during the re-modelling works and therefore a greater amount of demolition works have been carried out than previously anticipated.

As the proposed 'new build' house is an exact replica of the design proposed under the existing Planning Permission, the following architectural issues have already been considered acceptable:

Surroundings
Scale, Height and Volume
Architectural appearance
Materials
Part M compliance: Access for disabled people.

As there will be no change to the principles set out in the original Planning Permission, the Local Authority need only consider whether a new build house would have any negative effects that would not exist if a 'remodelling' scheme were to be implemented.

There are no negative effects that would result from a 'new build replica' house. In fact many improvements would be achieved:

1. A greater level of safety on site during the works would be achieved as the existing structure would not have to be propped up. The existing structure, which is of no historic value, would create a dangerous obstacle around which the new structure would be erected. The removal of the existing structure enables the site to be a safer place to work.

2. By retaining the existing structure, the energy efficiency of those parts of the building would be compromised. New walls can be built with greater levels of energy efficiency.

3. A new build replica house is less likely to suffer from structural problems in the future. Remodelling of the existing may have, in the future, showed signs of aging at the junction between the new and the old. This would result in cracking in the external walls.

4. Upon closer inspection and during demolition, the Contractor reported structural damage within the existing walls to be retained. The entire replacement of the wall would give greater long term structural stability.

For the above reasons, we hope that the determination of this application is straight forward and the Local Authority considers the replacement new build replica dwelling vastly superior in construction, energy efficiency, structural stability and site safety during the construction phase and offers Planning Permission under delegated powers.

JAMES BRECKELL ARCHITECTS