

Architecture of Calm

a less determined, more composed form of practice

**8 High Street, Shoreham
BN43 5DA**

Design + access
statement

*Informed by the likes of planning approval
AWDM/0750/23 by AoC - Remodelling of bungalow to
form two storey flat-roofed dwelling consisting
of single storey side extension, front extension
white render to ground floor and black powder
coated standing seam metal to first floor with
front balcony @ 30 Riverside Road, Shoreham*



Sedere |
sit

Sedare |
settle

Sedate |
calm, tranquil

Contents

The process	7
(sketch book)	7
Assessment:	7
evaluation:	9
outcome:	10
Amount	11
Layout	12
Scale	13
Landscaping + BNG	14
Material appearance	15
Sustainability	16
Planning policy	17
Precedent (approved)	18

What we did:

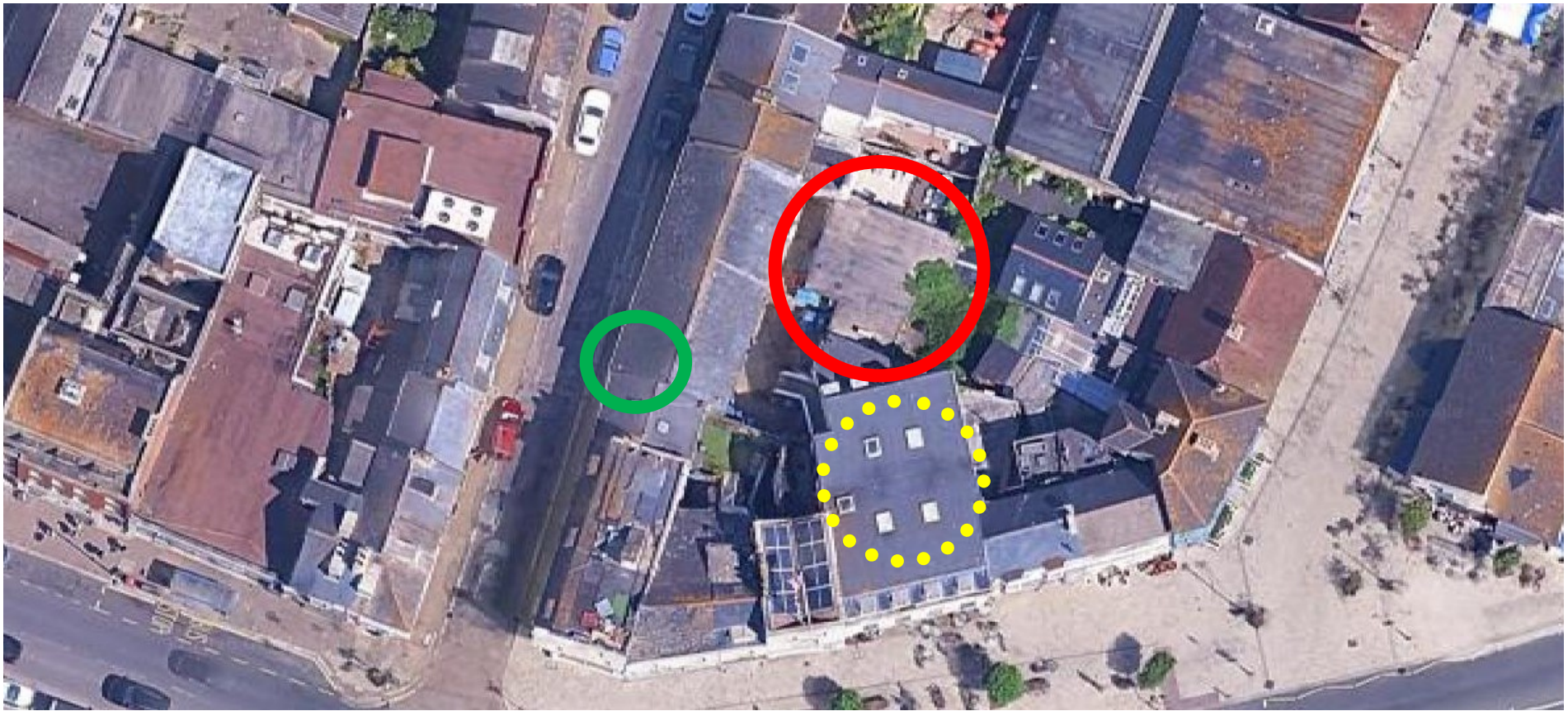
Within a 'commercial' storage space that has reached its 'shelf-life' and which would require extensive refurbishment, we can provide a new 2 bedroom maisonette, partly within the existing footprint and part extended with a new first floor, utilising permitted development principles for change of use and additional floors.

Why we did it:

Referencing NOTICE/0004/14 - prior approval for change of use of offices on first floor of Nos.6-8 High Street to 4 residential units and AWDM/1127/14 - 4no. studio flats within new mansard roof at 2nd floor level and associated works to 1st floor and replacement enclosed access staircase at 6-8 High Street).

What we found:

This approach should be seen as acceptable within the planning department as it looks to reference many new constructions seen locally.



Red circle (top) is the flat roof of the single storey storage to 8 High Street.

Green circle (left) is the vehicular + pedestrian access next to Church House Dental Practice.

Yellow circle (bottom) is the planning approval AWDM/1127/14 for 4no. studio flats within a new mansard roof at 2nd floor level and associated works to 1st floor and replacement enclosed access staircase at 6-8 high street.



Vehicular/pedestrian access to the left (from Church Street) and access to flats above to the right

"Architecture is really about well-being. I think that people want to feel good in a space - on the one hand it is about shelter, but it is also about pleasure"

Zaha Hadid

This quote feels relevant when aligned with our proposals - a 'creating' of a new dwelling, teamed with a strong, natural, engaging material palette replacing dilapidated storage and improving the outlook for all who look in and over this site; sedum roofing is also proposed to replace lost habitats.

The process

(sketch book)

Assessment:

This home will act as both flexible 'dwelling' and 'office' which is going to be the new way for many people moving forward post-covid.

It is the site-owners desire to create a new home that suits modern living standards, which includes improved 'work-from-home' opportunities (rather than a temporary solution found at the beginning of the pandemic), now almost certainly a new requirement of all homes as part of our 'green recovery' or the 'new normal' as working patterns shift.

The protecting of the outlook for all is a key element of the brief (via sensible window positioning) along with achieving good levels of amenity.





The plan of #8 draws on the existing footprints, adding another layer above, with new additions set in on all sides of the existing building which remains, and is clad in vertical thermowood pine and Osmo oil treatment. We are lower in height than the surrounding development(s) especially to the south.



Looking north towards the new development, our proposal respects its position in between the High Street and Church Street, introducing a new natural timber cladding amongst painted white render and brick.



The proposed side east facing elevation respects the varying levels of the surrounding buildings and distances in between and provides a private amenity space to the top floor.

Refer to a separate document for a full set of 3D renders

evaluation:

A series of proposals have been discussed with the owner, the main requirements being:

- a) how to create a more sustainable, relevant use for this building
- b) how to create meaningful landscaping
- c) how to keep the heights of the new building similar to the existing and the neighbouring blocks, all-the-while introducing a respectful architecture of its time*
- d) what materials to explore - context would suggest brick, painted sand/cement render, slate/concrete tiles and perhaps lead or timber cladding...



**we do not look to draw a 'new architecture', we simply look create an echo of what already exists*

outcome:

A contextual (in scale) proposal, albeit modern (in appearance) with an understanding of the local existing and prevailing material palette of painted sand and cement render, brickwork, roofing tiles (which range from reds through to dark slates) timber and lead.

Please refer to drawings submitted for more detail.

A respecting of the neighbouring amenity - what is shown opposite is the amount of unsustainable landscaping that is becoming overgrown by intrusive weeds and covers the site; by replacing this with a Grass-crete and then a new landscaping scheme we can improve biodiversity greatly, along with rain water harvesting / run-off and the overall outlook for neighbours and passers-by.



Amount

The new building proposed represents a less-than 7% increase in footprint across the whole site, as the largest extension(s) only take place at first floor, so no real intrusive / extensive ground works are proposed.

Site area = 333 sq m

Existing building footprint:

- GF footprint: 176 sq m

Proposed new dwellings GIAs:

- GF footprint for dwelling: 42.5 sq m
- FF footprint for dwelling: @ 22 sq m

TOTAL GIA = 64.5 sq m (required 61-70 sq m)

Looking north from Church Street access at the south facing sheer elevation of neighbours - access to dental practice will remain (left) and the raised area will become an entrance courtyard to the proposed dwelling (right)



Layout

The layout of the existing building stays the same (as there are no load bearing walls internally) and takes extension(s) where the bins are and at first floor.

Permitted Development Rights (PDR) allow certain changes of use, minor alterations, and upward extensions for terraced commercial properties without the need for full planning permission.

Specific PDR allowances for terraced commercial and mixed-use premises in England include:

1. Upward Extensions (Class AB)

New Residential Units: The legislation allows for the upward extension of existing terraced buildings in commercial or mixed use to create new residential units (Class C3)

The biggest change is the introduction of a timber cladding to the first floors which respects the area's dominant style / a variety of styles and heights.



Scale

The first series of sketches looked to 'maximise opportunity' in terms of where to build, and what volumes can be achieved for both living and amenity space.

The second series of sketches looked at refinement of space and reference of material:

- a modern-yet-contextual style that references developments seen locally, with a south facing private terrace on the top floor
- glazing to the south not over-looking but constantly connecting you with the east morning sunrise and west evening sunsets
- timber cladding opportunities as a natural material inclusion on the first floor to create visual separation and an element of craft



Landscaping + BNG

The existing landscaping will be refurbished along with a new 'landscaping improvement scheme' raising the overall appearance of the ground floor - based on a balanced combination of old and new elements, as well as on a great workmanship of the materials.

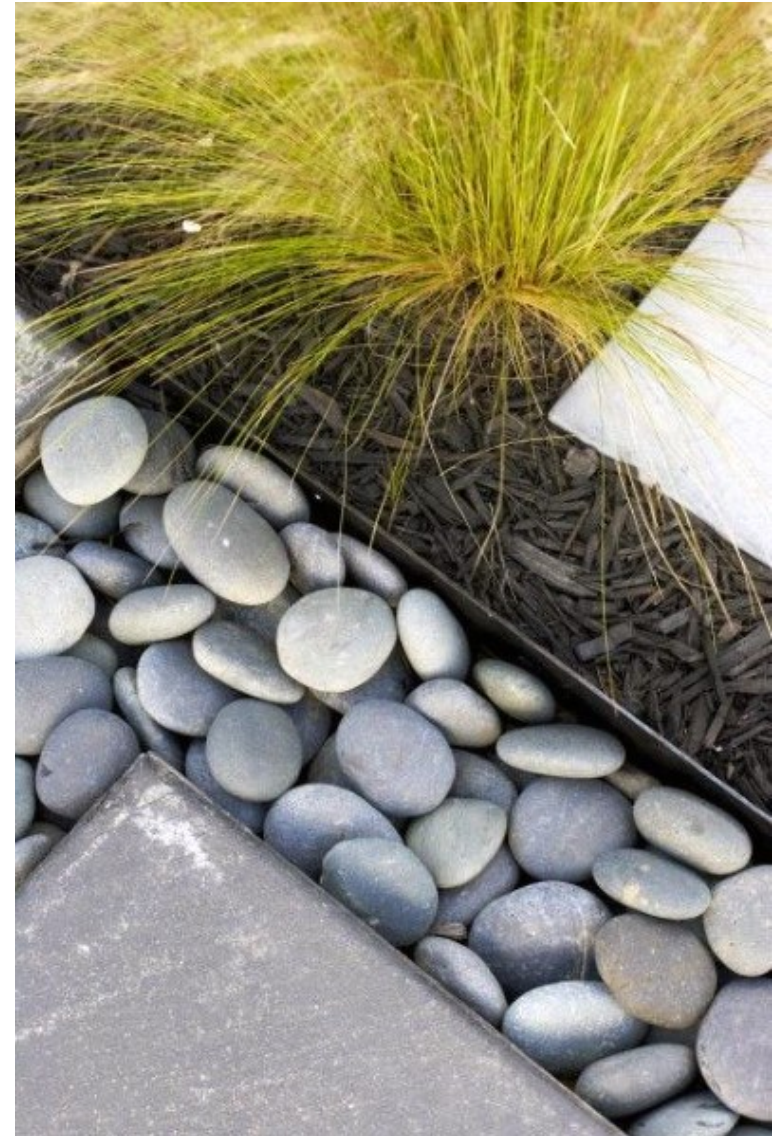
Part sedum roofing proposed to the new flat roof, reintroducing lost habitats as per part 6.6 of the new Biodiversity SPD.

Regarding Biodiversity Net Gain - this is a flat roof garage site with overgrown shrub land that is cleared periodically. Therefore it is not possible to use the SSM.

The following criteria has been reviewed:

- no priority habitats are present on-site
- no statutory protected sites or habitats are present
- no European protected species are present

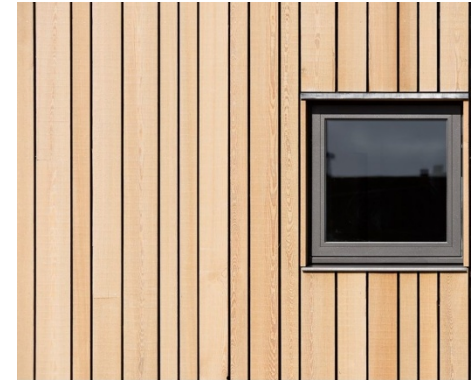
Approx. 72 sq m of flat roof to be replaced with up to 45 sq m of sedum roofing alongside bio-diverse planters.



Material appearance

Minimal. White coloured window frames have been discussed along with a palette of natural, organic and engaging materials such as sedum for the flat roofs, reclaimed brick for the new ground floor and amenity landscaping, timber cladding at first floor and new painted white sand / cement render where required

Timber cladding of varying colour / geometries dresses the first floor new elevations.



Sustainability

Noun

The ability to be sustained, supported, upheld, or confirmed.

Environmental Science -

the quality of not being harmful to the environment or depleting natural resources, and thereby supporting long term ecological balance.

This development could include a sedum green roof providing a green natural habitat, low u-value windows and doors, locally sourced FSC certified products and will look to align with BREEAM standards at the construction stage.

Solar panels and heat-pumps have also been discussed as part of a highly sustainable ambition, also alleviating pressures around rising energy costs.

Architecture of Calm is also a member of WWF - supporting a future where people and nature thrive.



Planning policy

Relevant planning policies are as contained in the NPPF along with the Adur District Local Plan, and Development Management Standard 2 in order to ensure that our proposals are acceptable, an overview of policies was carried out against our scheme. These are:

- National Planning Policy Framework (February 2019)
- Adur District Local Plan
- Development Management Standard 2

The site is located within the built-up area boundary and is not allocated for any particular use or purpose within the Adur District Local Plan 2017.

The existing building has no particular architectural merit.

The National Planning Policy Framework (NPPF) 2019 attaches great importance to good design recognising that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 124).

Where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development (paragraph 130).

Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area.

By aligning with these policies we believe that we have been able to provide the home owner with a building fit for the extended use of home-office working, and a building that portrays good design and sustainable development.

Positive and proactive statement:

"The local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

Taken from Horsham District Council

Precedent (approved)

6 High Street, Shoreham, BN43 5DA

NOTICE/0004/14 Site - Permitted development for prior approval for change of use of offices on first floor of Nos.6-8 High Street to 4 residential units

6 High Street, Shoreham, BN43 5DA

AWDM/1127/14 - 4no. studio flats within new mansard roof at 2nd floor level and associated works to 1st floor and replacement enclosed access staircase at 6-8 High Street

30 Riverside Road, Shoreham

AWDM/0750/23 - Remodelling of bungalow to form two storey flat-roofed dwelling consisting of single storey side extension, front extension white render to ground floor and black powder coated standing seam metal to first floor with front balcony

132 Greenways Crescent, Shoreham BN43 6HQ

AAWDM/1577/25 - hip-to-gable loft conversion (including timber clad front and rear dormers with timber cladding and front rooflights), single storey rear extension and side utility room extension and new front porch. widened crossover for ease of driveway access.

167 Middle Road, Shoreham BN43 6LG

AWDM/1515/25 - replacement front porch and single storey side extension

