ABIR Architects

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



Design and Access Statement

0625.DAS.001.A / July 2021

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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.

In May 2021 a proposal [1] for removing the pitched roof and construction of 2nd floor extension clad with light coloured zinc with front balcony and terrace on the east side, single storey front and rear extensions with new windows and doors was submitted **(AWDM/0882/21).** In June 2021 the application was withdrawn due to the planning officer Peter Barnett's following concerns:

''...The scale and design of the building is inappropriate in this specific location on the north side of Old Fort Road.

This road has a varied mix of styles but the north side of the road is consistently two storeys in scale compared with the south side where there is more space to provide larger dwellings of 3 storeys. I acknowledge that there are some '3 storey' dwellings on the north side but these consist either of roof access rooms on the 2nd floor or converted roof spaces and do not have an overtly 3 storey appearance.

By contrast, the proposed changes to 125 will result in a clear three storey building, the contemporary form of which will result in a bulky form of building on its west side in particular which will not sit well with the more traditional two storey/hipped roof form of building along this stretch of the road.

... The proposed roof terrace also has the potential to cause overlooking.''



1* Withdrawn scheme - AWDM/0882/21

Following the comments of Peter Barnett, an alternative option [2] for remodelling the existing roof and proposing a new inhabited pitched roof with a small flat top was presented. The new proposal received positive feedback and considered to be acceptable in principal as it is more traditional and maintains the two storey pitched roof form of its neighbours. A similar scheme [3] on the same side of the road (*113, Old Fort Road) was recently granted planning consent.*



2* Presented scheme



3* 113 Old Fort Road

Following the discussions with Peter Barnett, the brief and the proposal were amended. The proposal now include;

- A new inhabited roof space to provide a bedroom, en-suite bathroom and balcony, clad in light coloured zinc.
- 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.
- 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

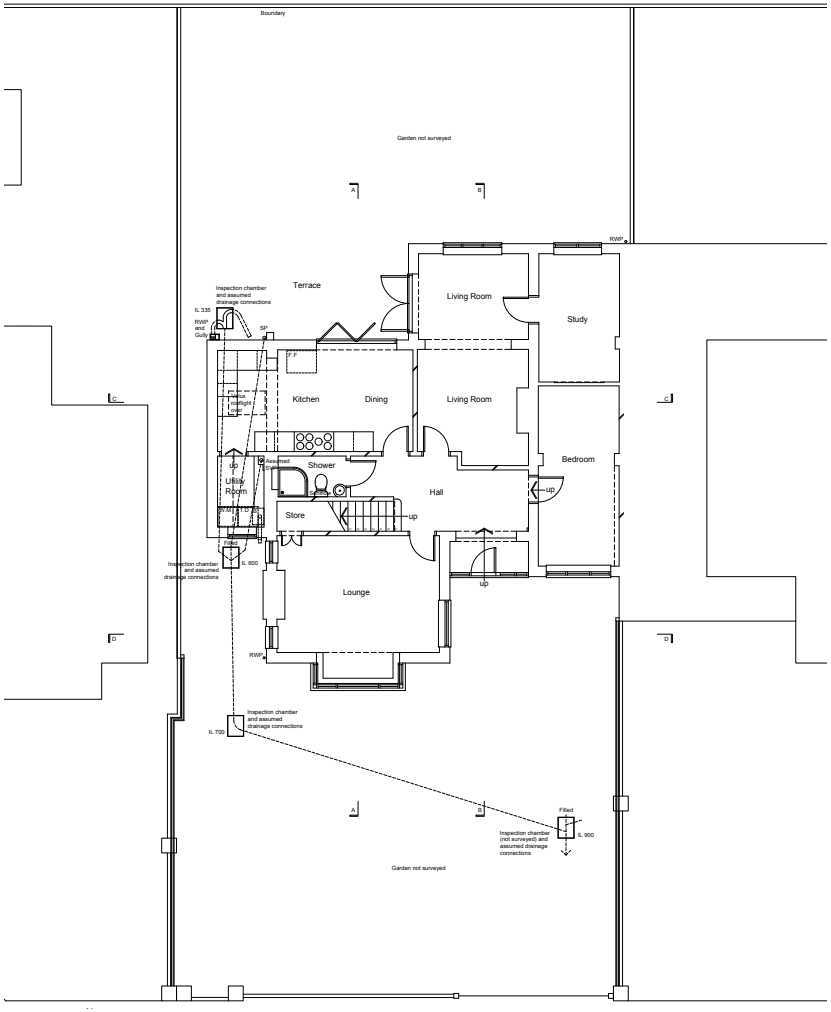


View of the rear elevation and terrace (March'21)

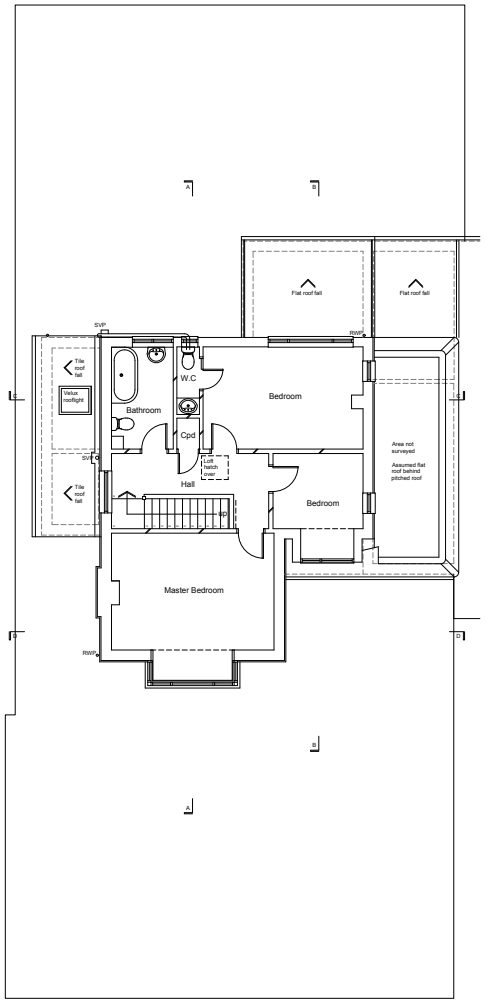


View of the rear elevation and the boundary fence between No.123 (March'21)

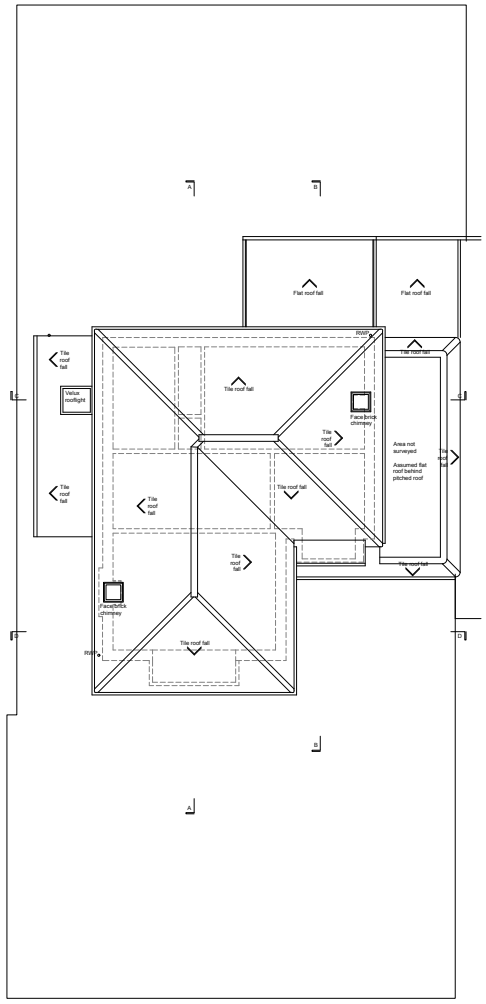
2.03 Existing Plans



Ground Floor Plan

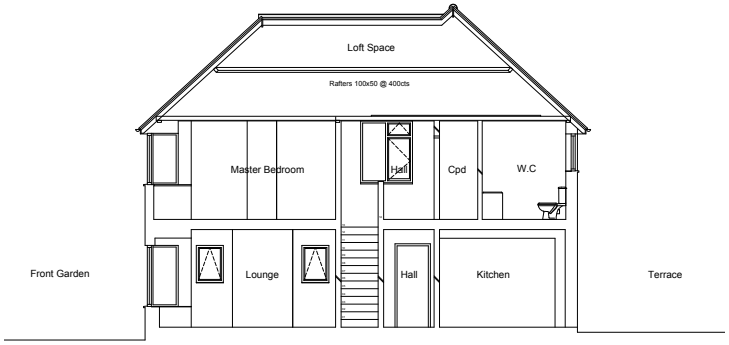


1st Floor Plan

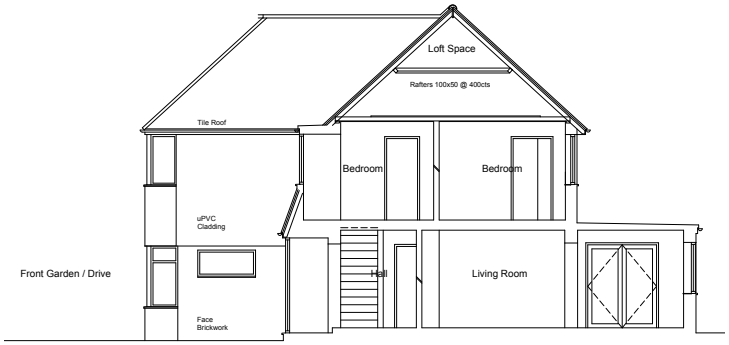


Roof Plan

2.04 Existing Sections



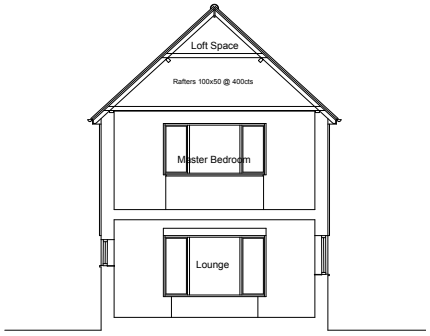
Section A-A



Section B-B

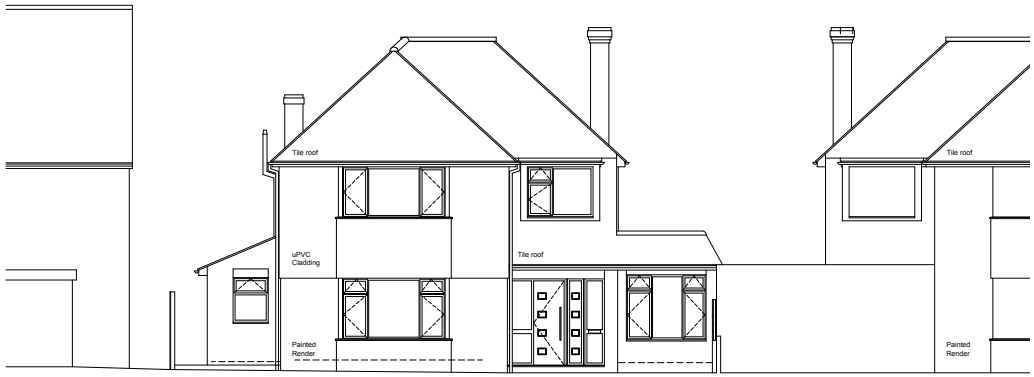


Section C-C

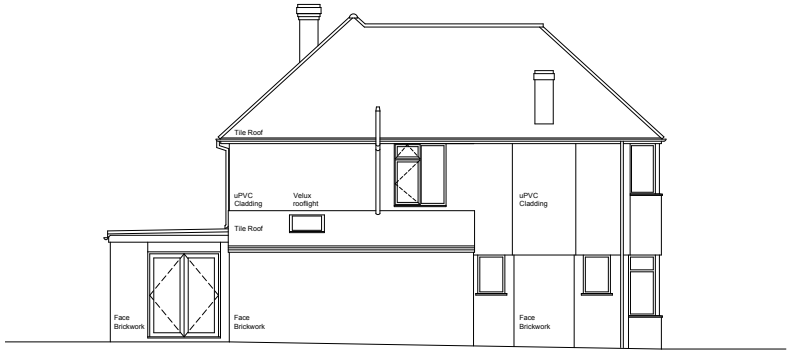


Section D-D

scale in m



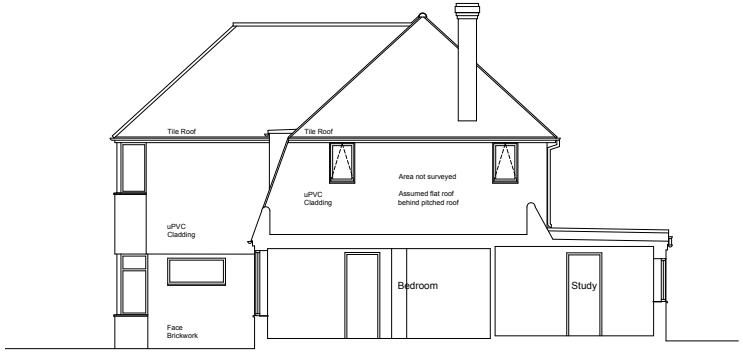
Front Elevation (South)



Side Elevation (West)



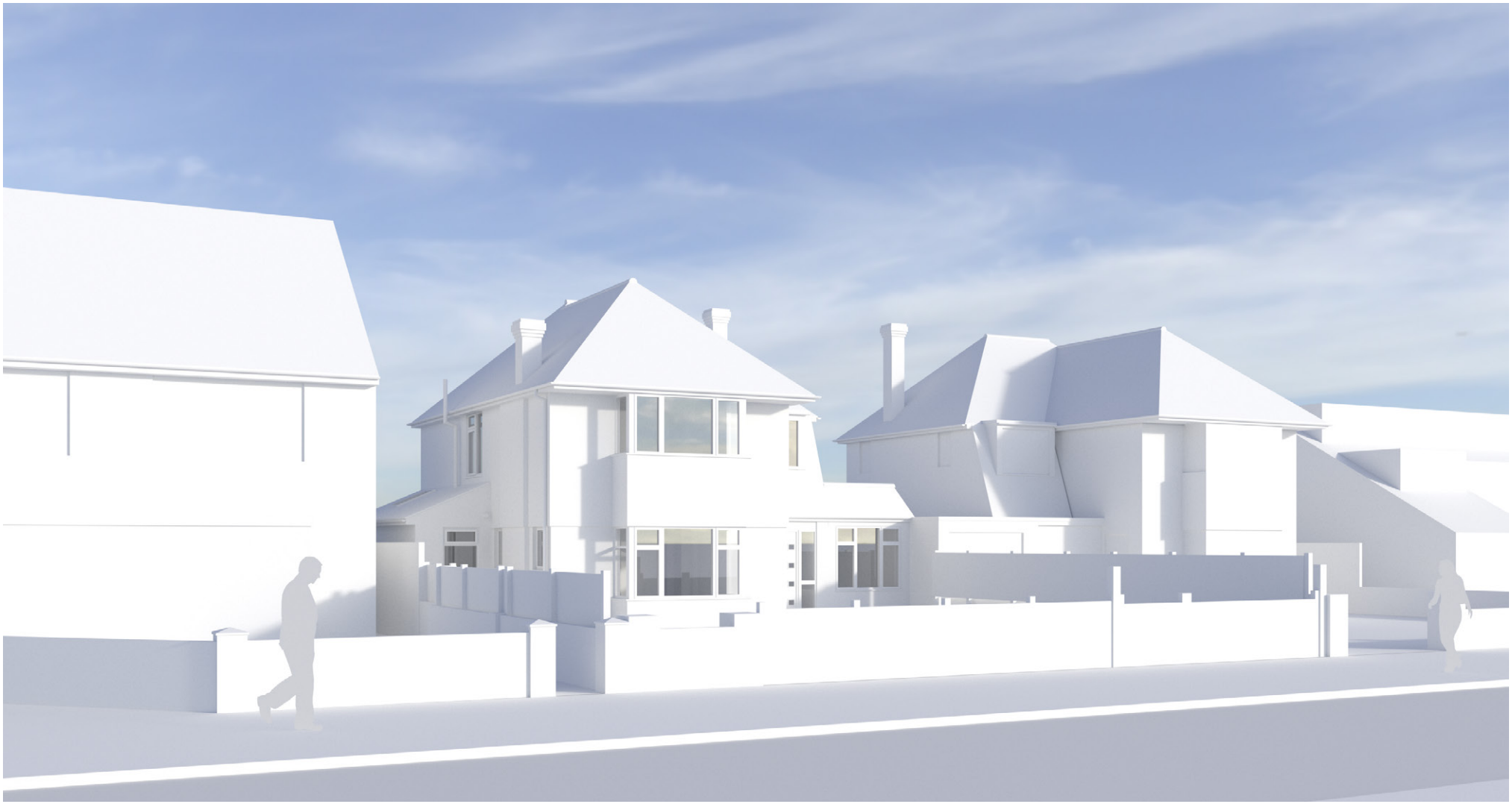
Rear Elevation (North)



Side Elevation (East)

scale in m

2.06 Existing 3D Views



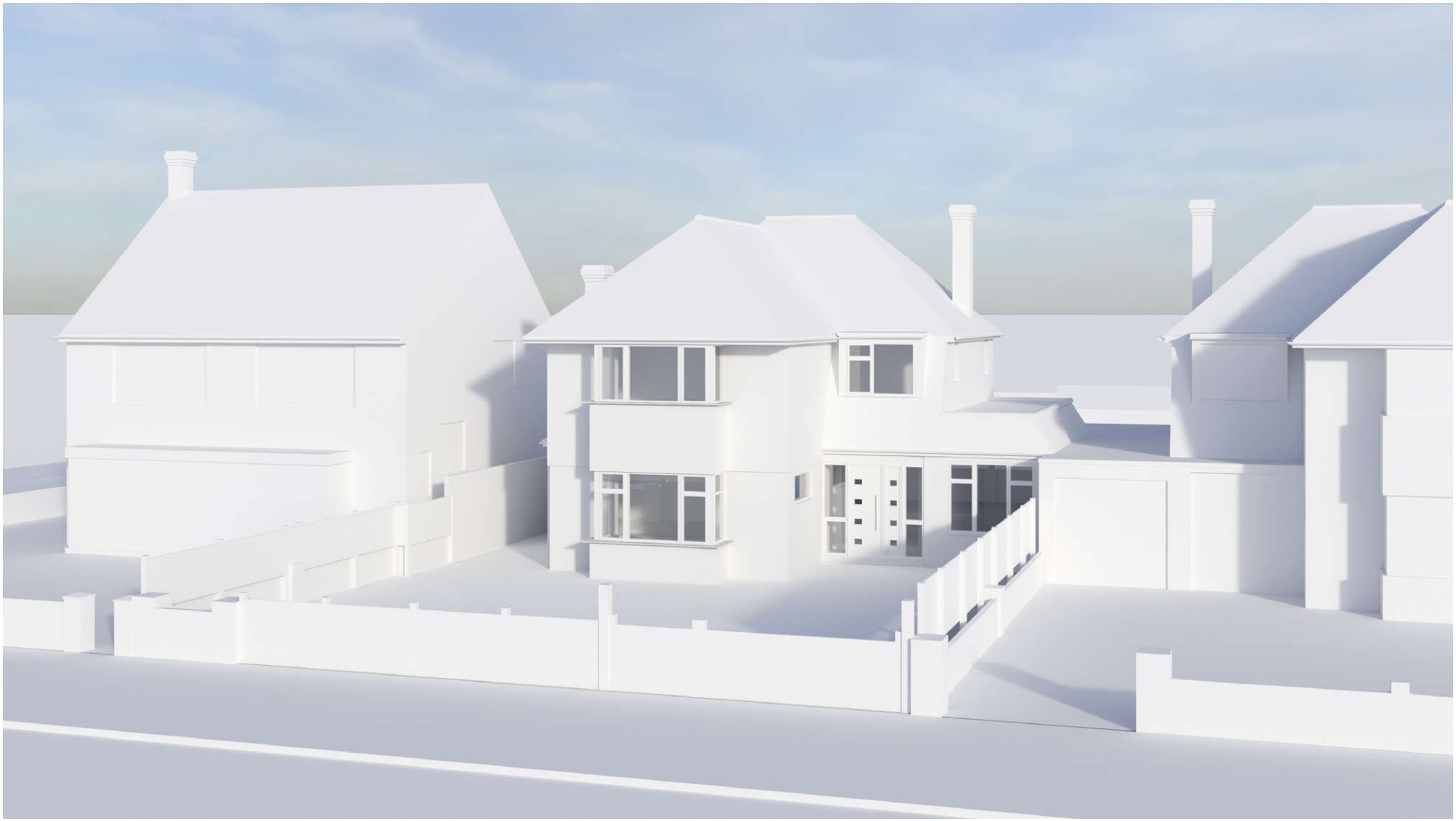
Street View

2.06 Existing 3D Views

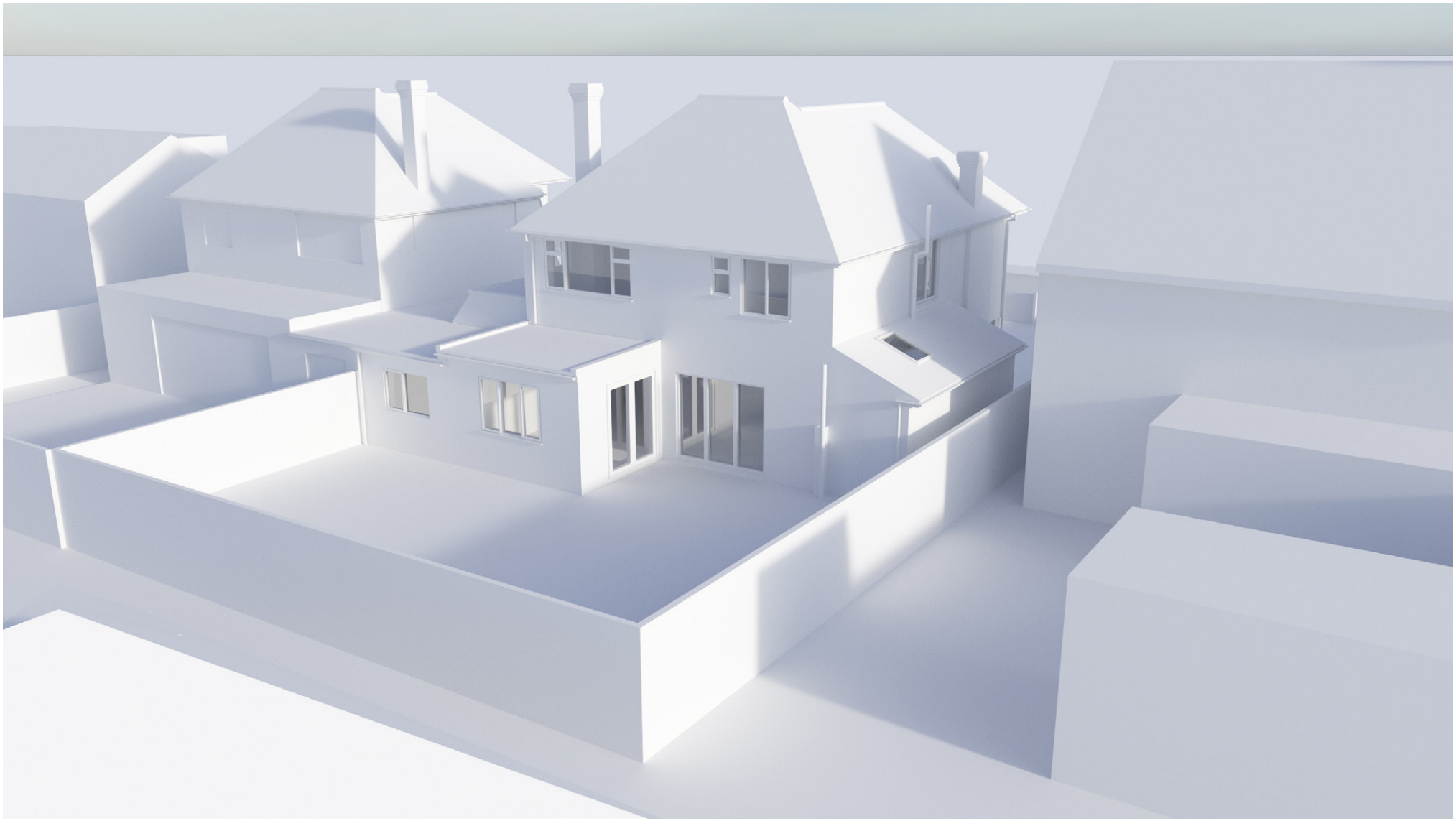


Street View

2.06 Existing 3D Views

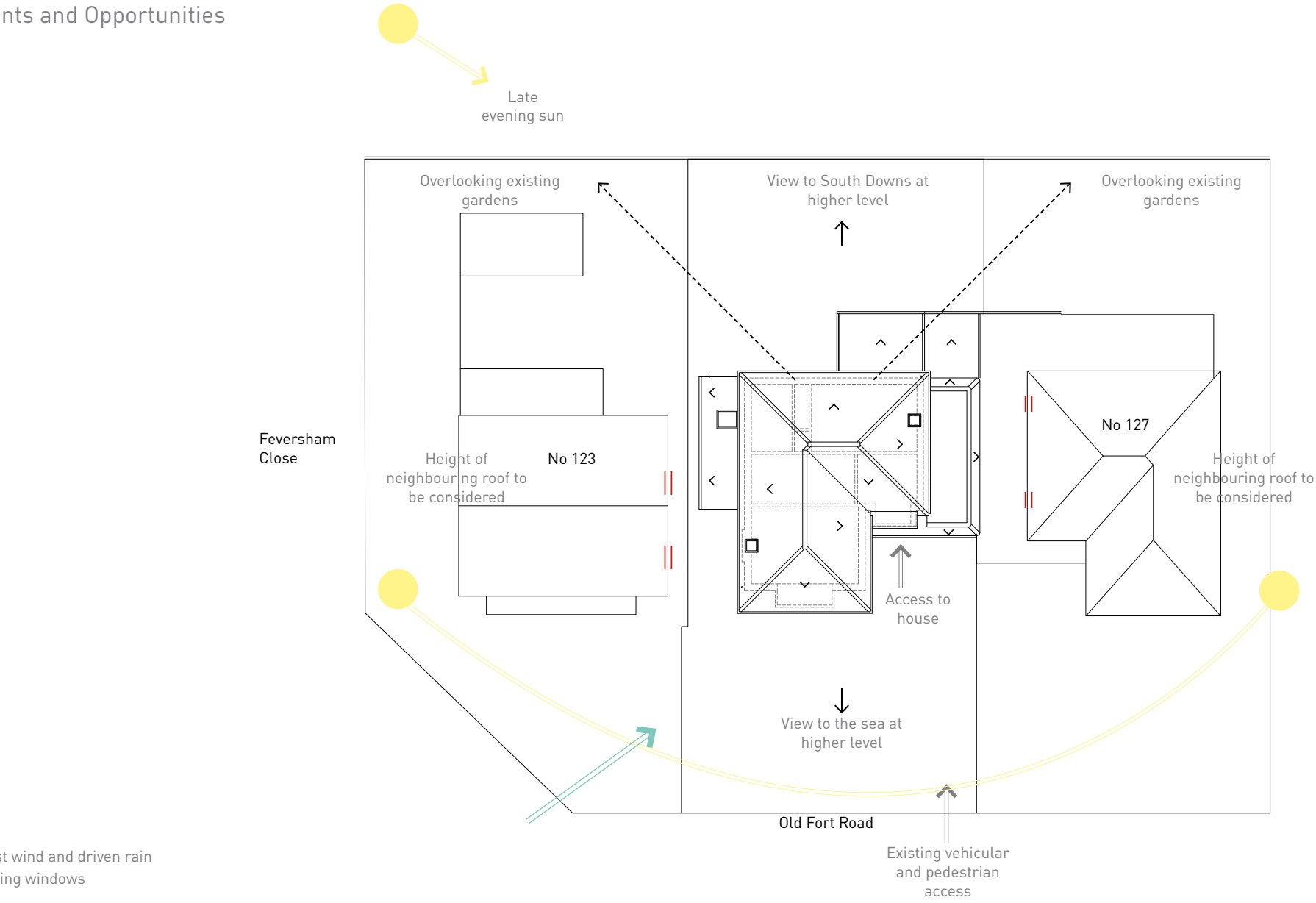


Front View



Rear View

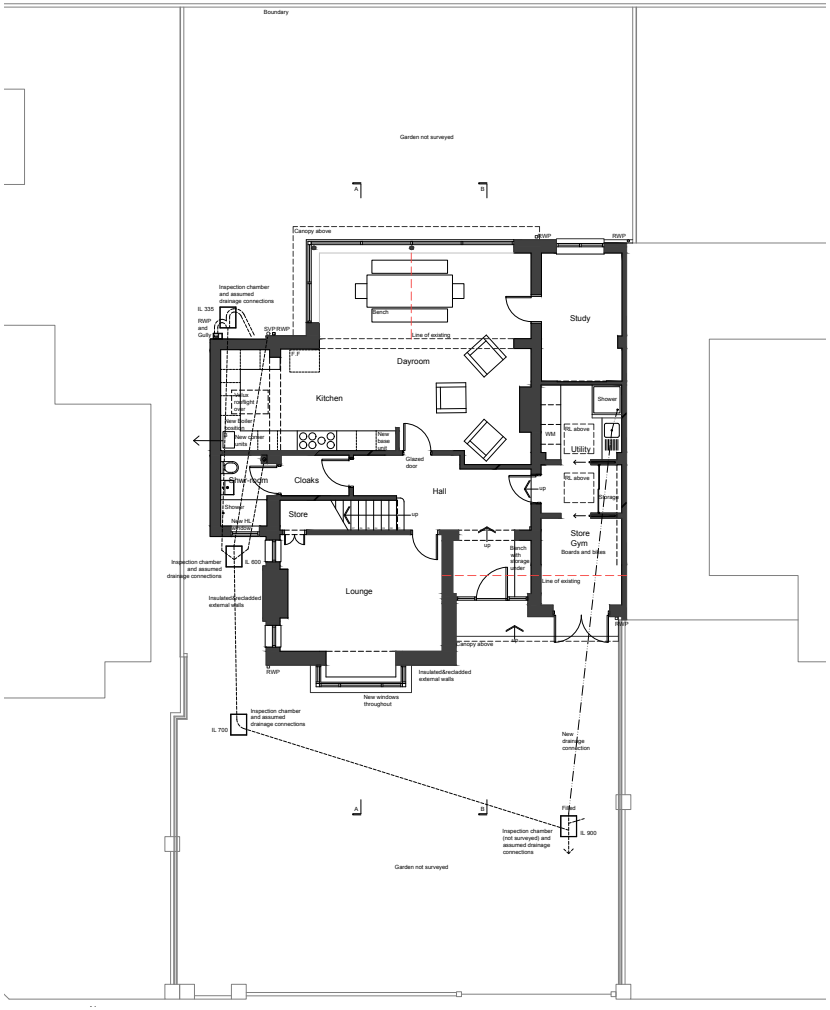
2.07 Constraints and Opportunities



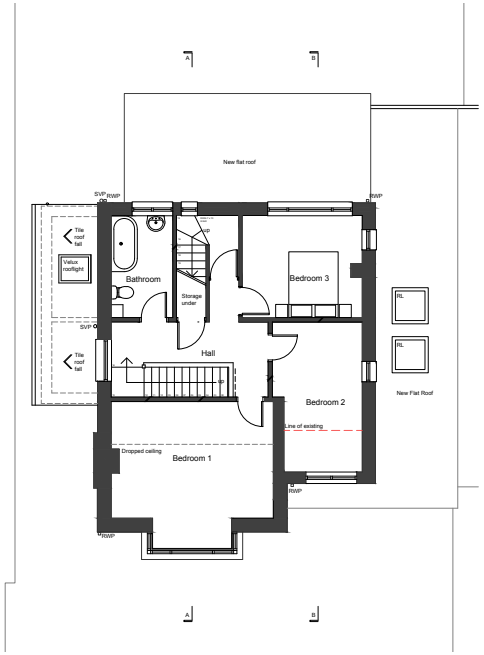
Existing Roof Plan

3.00 Proposed

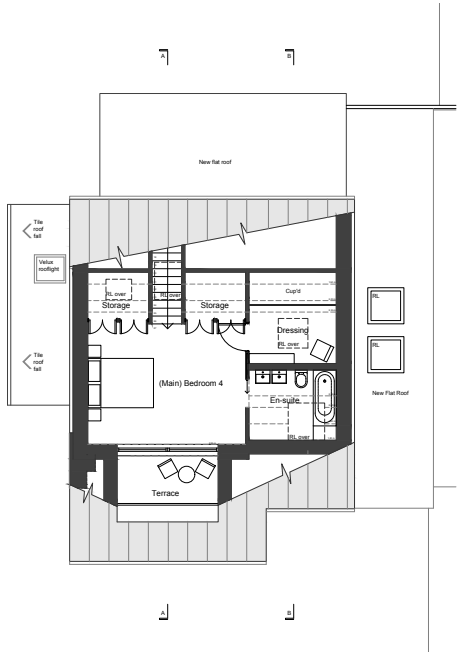
3.01 Plans



Ground Floor Plan



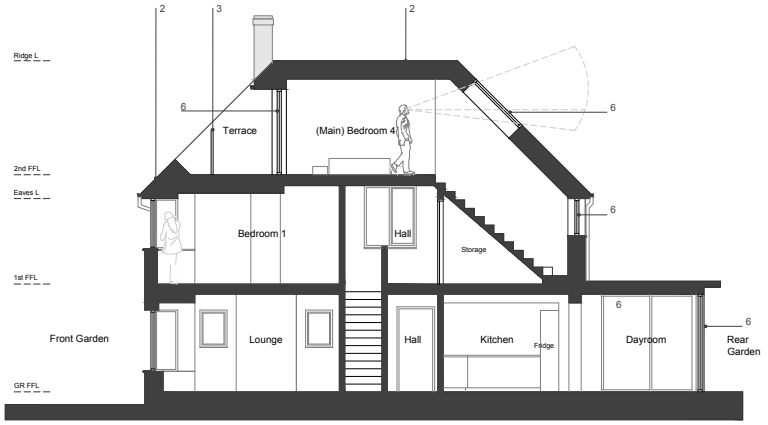
1st Floor Plan



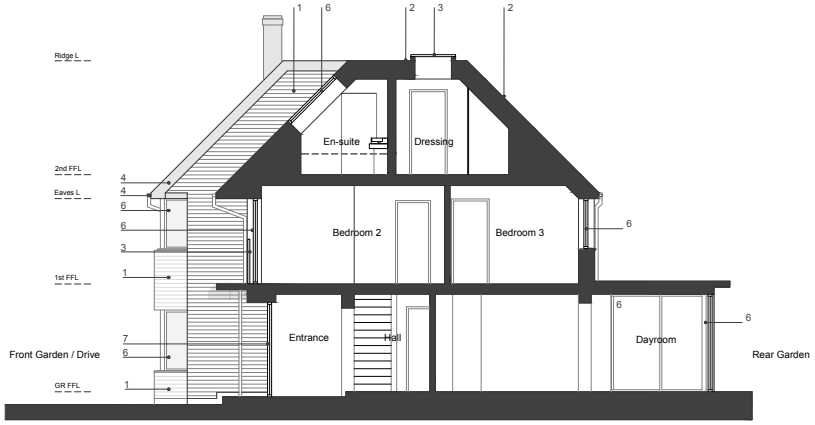
2nd Floor Plan

3.00 Proposed

3.02 Proposed Sections



Section A-A



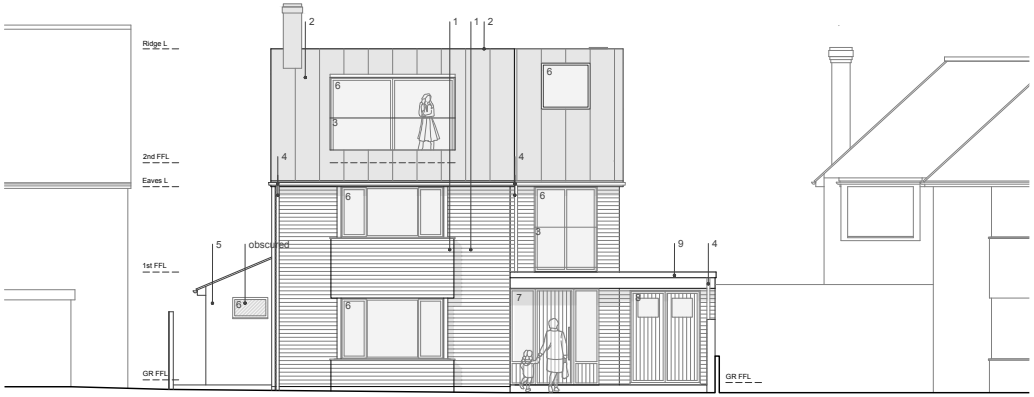
Section B-B

Material Key:

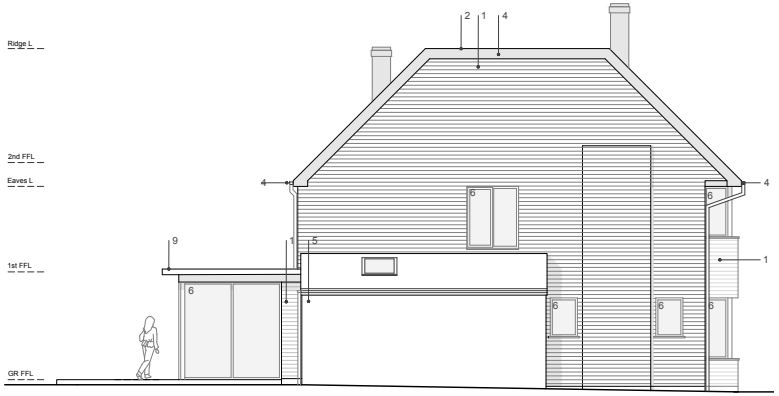
1. Insulated horizontal timber cladding
2. Zinc clad roof
3. Glass balustrade
4. Metal gutters, downpipes and fascias
5. Walls rendered and painted
6. Double glazed composite frame windows/doors/rooflights
7. Timber entrance door with side lights
8. Timber doors
9. Canopy

scale in m

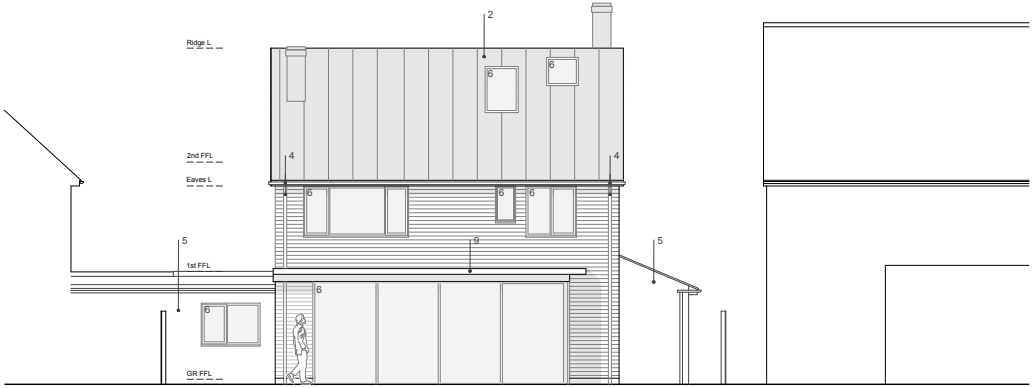
3.03 Proposed Elevations



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.

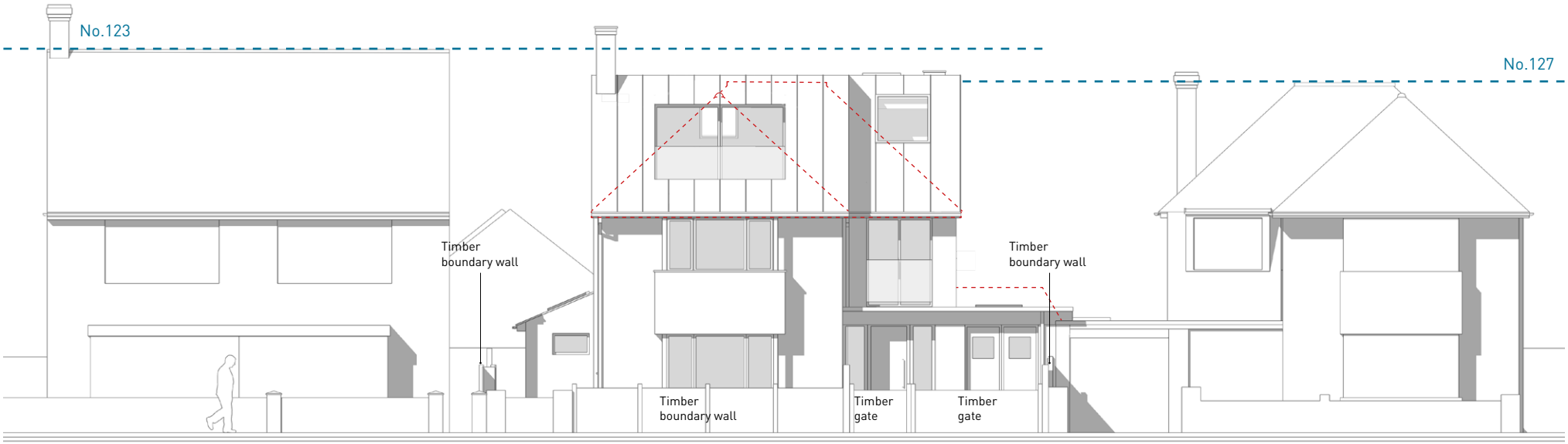
The existing driveway and pathway are proposed to be altered with the new proposal and finished with permeable resin bound gravel.

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: 228.1 m²
(areas under 1,5 m are not calculated)



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 new 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

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.

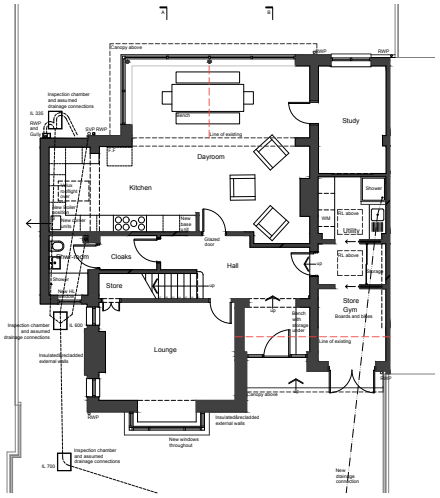
4.00 Conclusion

The proposed alterations, ground floor rear extension and new remodelled gabled roof with flat top offer an improvement to the existing property.

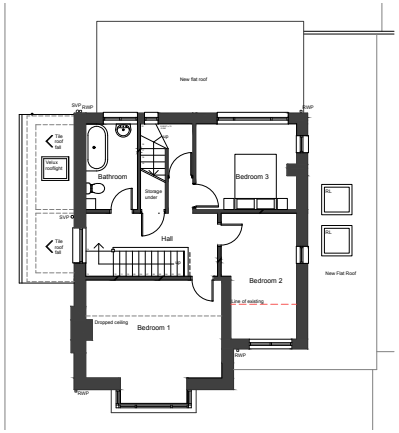
The remodelled pitched roof form respects the street scale ,neighbouring roof forms and existing ridge and eaves heights.

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

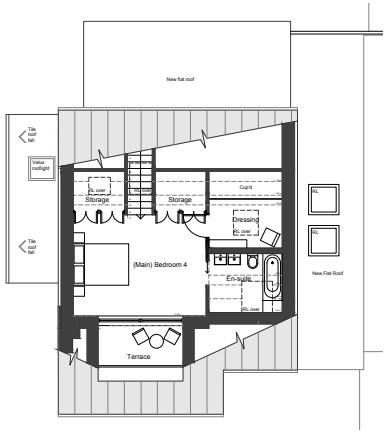




Ground floor plan



1st floor plan



2nd floor plan