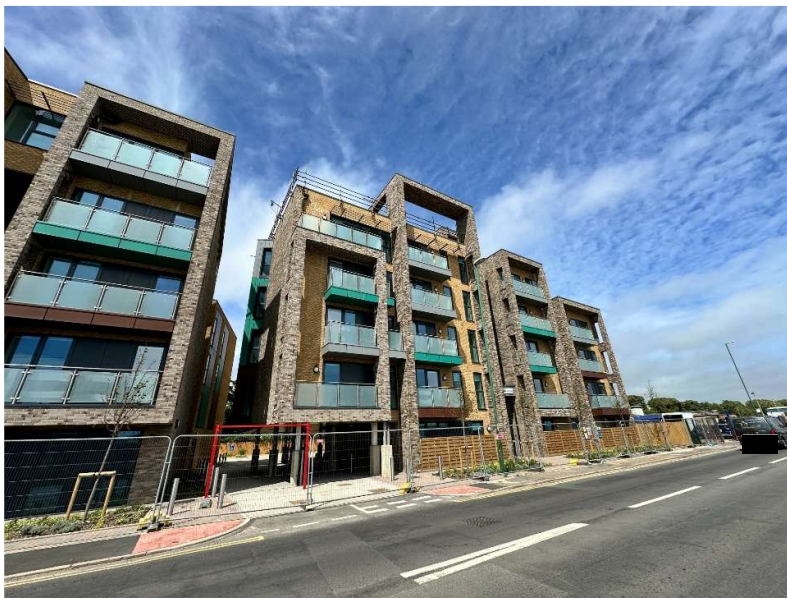


DESIGN & ACCESS STATEMENT



MONARCH VIEW HOUSE

15 Albion Street, Southwick, BN42 4BX

DUKE VIEW HOUSE

11 Albion Street, Southwick, BN42 4DN

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1. INTRODUCTION

This Design and Access Statement accompanies a Section 73 planning application for comprehensive remedial alterations to the principal south-facing façades of two recently constructed residential blocks at Albion Street, Southwick.

The blocks have been registered, and the addresses are MONARCH VIEW HOUSE and DUKE VIEW HOUSE.

Monarch at 15, Albion Street comprises 32 flats over 5 storeys, Duke at 11, Albion Street comprises 17 flats over 4 storeys.

The uppermost finished floor level approximately 15.375 m above external ground level.

The buildings are vacant and neither block is classified as a higher-risk building.

The purpose of the application is to provide a durable resolution to persistent water ingress and to simplify the façade construction.

It does not propose additional dwellings, additional floorspace, a change of use or material changes to the established access, parking, refuse, cycle-storage or landscaping arrangements.

In summary, the proposal comprises:

- Removal and replacement of the outer brick leaf and insulation to the principal south façades.
- Complete removal of the projecting brick-clad architectural frames and associated steelwork, with steelwork cut back to the line of the retained inner leaf.
- Removal of all balconies on the south façades and replacement with new balconies, these are more robust being self-supporting on new foundations, rather than cantilever penetrating the façade, and designed for coastal locations.
- Reinstatement of windows and doors with renewed seals, laps and interfaces as required.
- New parapet cappings where required, revised rainwater downpipes and revisions to the fourth-floor brise soleil systems and mounting arrangements.
- A local alteration around the Monarch entrance to accommodate the new balcony support system, while retaining the entrance door, level threshold and accessible route.

2. SITE, BUILDINGS AND CONTEXT

The application site lies on the north side of Albion Street, on the A259 and facing Shoreham Harbour.

It occupies a prominent position on a principal coastal route within a mixed urban context. The immediate surroundings include housing, commercial and industrial premises and harbour-related uses.

The south elevation is the principal public frontage, and the most weather exposed façade. The east elevation of Monarch and west elevation of Duke are also prominent, however apart from a minor interaction at fifth-floor level on Monarch to remove a steel element, these flank façades do not have major alterations.

The established coloured feature panels on the flank elevations are unaffected.



The existing south elevation is articulated by projecting brick frames, coloured balcony fascias and glazed balustrades

The blocks retain their approved residential use, overall height, massing, footprint and number of dwellings. Existing entrances, circulation, parking, refuse and cycle facilities remain in operation as previously approved once the buildings are occupied.

The proposals have been discussed on site with the Local Planning Authority officer (Peter Barnett), the case officer appointed to the original submission.

Prior to that visit, the Council, as owner, and its representatives had requested simplification of the façade to mitigate the risk of future issues.

The proposed design responds by removing penetrative architectural features and the brickwork to the southern elevation, which was found to be unsuitable (too porous) for the exposed location, while maintaining the established overall composition and material character.

4. EXISTING CONDITION AND NEED FOR REMEDIATION

Water ingress has been under continued investigation since 2024.

A series of localised patch repairs was initially undertaken; however, further leakage occurred in other locations following each intervention.

This demonstrated that isolated repairs would not provide a dependable building-wide solution.

Further opening-up and an independent façade investigation and intrusive surveys were commissioned in 2026.

The investigation was undertaken by independent Building Surveyor, Equitas and reviewed on site by Cityzen.

The technical report will not be submitted with this application, but its findings have informed the remedial strategy.

The investigations identified multiple interacting defects and vulnerabilities, including:

- Facing brickwork with moisture-absorption characteristics unsuitable for the building's exposed coastal position.
- Insulation and cavity construction vulnerable to prolonged saturation and transfer of moisture toward the internal leaf.
- Missing, incomplete or poorly formed cavity trays and associated drainage provisions.
- Numerous penetrations associated with balconies, steelwork and brick-clad architectural features, with inadequate detailing at the external envelope.
- Complex interfaces that increased the number of potential water-entry points and made reliable local repair impracticable.

Proportionate remedial response

A range of repair options was reviewed collaboratively by the owner (Adur District Council), contractor, and design team.

Due to defects and penetrations recurring across the frontage, comprehensive replacement provides a more robust and maintainable outcome than continued local repairs.

This statement records the design justification.

Detailed diagnosis, construction sequencing, structural design, fire safety and Building Regulations compliance remain matters for the coordinated technical design and construction information.

5. PROPOSED DEVELOPMENT

5.1 AMOUNT AND USE

There is no change to the number, mix or use of the flats. No additional floorspace or storeys are proposed.

5.2 FAÇADE REPLACEMENT

The outer brick leaf and existing insulation to the south façades will be removed.

The retained inner leaf will receive a new coordinated façade build-up comprising new facing brickwork and full-fill Unilin insulation incorporating a 10 mm water-shedding layer that directs moisture toward the outer leaf.

The construction will include renewed cavity trays, damp-proof interfaces, weep-hole provisions, wall ties, cavity barriers and properly coordinated penetration details.

The replacement brick will be a low-porosity product confirmed as suitable for the severe coastal exposure.

Its colour will closely match the established brick palette. Existing yellow/buff brickwork outside the replacement scope is retained, while a grey brick band will acknowledge the original façade composition, without recreating the former coloured balcony fascias.

5.3 BALCONIES AND ARCHITECTURAL FEATURES

All existing balconies on the principal south façades will be removed. The projecting brick-clad frames and their support steelwork will also be removed in full, with the steelwork cut back to the line of the retained inner leaf.

Existing balconies were a bespoke designed system and had many failure points, water ingress, significant movement and glazing panes slipping to name a few.

Replacement balconies will be self-supporting from new foundations and restrained to the façade by limited, purpose-designed fixings. This removes the penetrations through the thermal envelope. They will remain in broadly similar positions but will have revised widths and improved depths to improve usability.

Existing balcony depths are between 1.0m & 1.2m. The new balconies will be 1.4 m deep.

The replacement system will use anthracite-grey framing with opaque glazed balustrades for privacy that replicate the established translucent appearance.

The former green, brown and grey balcony fascia panels will be removed, producing the simpler and more coherent frontage requested by the owner and discussed with the planning authority.

5.4 OPENINGS, PARAPETS, DRAINAGE AND SHADING

Windows and external doors will be temporarily removed only where necessary to execute the work and will be reinstated for reuse. New seals, cavity interfaces and weathering laps will be incorporated. No openings or internal flat layouts are changed.

New parapet cappings will be introduced where required. New downpipes will connect to the new and existing surface-water systems. Permanent external lighting is unchanged.

The existing brise soleil system is retained in appearance but will receive revised mounting brackets. The arrangement will be adjusted as required to provide suitable shading to fourth-floor accommodation while avoiding a recurrence of the previous façade-interface problems.

6. DESIGN APPROACH

6.1 LAYOUT, SCALE AND MASSING

The proposal retains the buildings' established footprint, height, residential layout and overall massing.

The principal visual change is the removal of the projecting brick-slip frames and their replacement with lighter, self-supporting balcony structures.

This reduces constructional complexity without diminishing the rhythm of the residential frontage.

Balconies remain associated with the same flats and provide approximately equivalent private amenity overall.

Their revised widths improve practical usability. All structures remain within the application boundary and do not affect the public pavement, parking or pedestrian routes.

6.2 APPEARANCE AND MATERIALS

The approach is one of controlled simplification rather than wholesale redesign.

The existing yellow/buff brick, dark window frames, semi opaque glass balustrades and prominent flank elevations continue to define the development.

New grey-toned facing brick and anthracite-grey balcony framing provide visual continuity, while the grey brick band gives a restrained reference to the original layered façade.

The removal of multiple coloured balcony fascias produces a calmer elevation.

The resulting frontage remains contemporary and recognisably related to the approved buildings, but with fewer material changes and fewer vulnerable junctions.

6.3 DESIGN ALTERNATIVES

Localised repairs have been ongoing for 2 years, so continued localised repair was discounted because investigations demonstrated repeated defects and water paths across multiple elements.

Recreating the projecting brick-clad frames was also discounted because it would reintroduce substantial steelwork, cavity penetrations and complex interfaces.

The selected solution preserves the principal architectural rhythm through the balconies and brick-banding while providing a more durable, inspectable and maintainable envelope.

7. ACCESS

Permanent pedestrian, wheelchair, cycle and vehicle access arrangements remain unchanged. No changes are proposed to accessible parking, cycle storage, refuse storage or external circulation routes.

At Monarch View House, the construction immediately around the principal entrance will be revised to accommodate the new balcony support system. The entrance door, level threshold and accessible route remain unchanged. Balcony thresholds will remain substantially as existing.

The buildings are vacant, so the work can be undertaken without displacing residents or creating temporary resident-access restrictions.

Construction access, hoarding, deliveries, working hours and protection of the public will be controlled through the contractor's construction management arrangements and any planning condition imposed by the authority. Proposed approach is for nighttime lifts to minimise disruption to the coast road.

8. SUSTAINABILITY, DURABILITY AND FLOOD RISK

8.1 RESOURCES AND ENERGY

The most significant sustainability benefit is the avoidance of repeated short-life repairs.

Removed brickwork, steel and aluminium will be taken from site for recycling.

The replacement façade will improve thermal performance through the new insulation system.

Airtightness performance is not intended to change materially because the retained inner construction remains the principal air barrier.

Materials and details are selected for the severe coastal exposure, with emphasis on drainage, corrosion resistance and ease of inspection and long-term maintenance.

The new balcony structure is substantially independent of the thermal and weathering envelope, reducing penetrations and associated thermal and moisture risks.

8.2 FIRE AND MATERIAL PERFORMANCE

External components are being defined as non-combustible except for the insulation contained within the concealed masonry cavity.

The insulation, cavity barriers, fire-stopping, balcony components and interfaces will be specified and justified through the Building Regulations design.

8.3 FLOOD RISK AND DRAINAGE

The original planning assessment identified the site as being within Flood Zone 1, although susceptible to surface-water flooding.

The proposed works do not introduce a more vulnerable use, additional dwellings, new habitable floors or material changes to site levels and access. They therefore do not alter the basis of the previously approved flood-risk strategy.

All new façade and balcony elements will be suitable for their location.

The existing rainwater pipes run through the steelwork being removed, these will be replaced with new downpipes, which will be routed to discharge to the existing surface-water systems.

Detailed connections and capacities will be coordinated so that the work does not increase flood risk elsewhere or prejudice the existing approved drainage strategy.

10. CONCLUSION

The application is a necessary and proportionate response to persistent water ingress affecting two vacant blocks of completed affordable housing.

Repeated local repairs have not produced a reliable outcome, and the evidence demonstrates that the façade must be addressed as an integrated system.

The proposal retains the residential use, number of flats, height, massing, openings, access and wider site arrangements. Its principal effect is to replace the defective south-facing brick envelope and penetrative architectural features with a simpler, more durable façade and self-supporting balconies.

The proposed brick palette, grey banding, anthracite balcony framing and translucent balustrades maintain continuity with the established development.

Removing the projecting brick frames and multicoloured balcony fascias gives the frontage a calmer appearance and materially reduces the complexity that contributed to the building-envelope problems.

The proposed design retains the scale, rhythm and contemporary character of the development while replacing vulnerable, highly penetrative façade elements with a simpler and more durable architectural solution.

Existing access arrangements remain unchanged.

The works will improve thermal performance, weather resistance, maintainability and the enable 49 currently vacant flats to be brought into their intended use.

The proposal therefore represents a high-quality remedial intervention consistent with the design, sustainability and flood-risk objectives of the development plan.