Form Ref. No. 257486

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No. AD/0215/07
Date Received
Fee 3180 11 APR 2007
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	BOVIS HOMES LTD
Telephone	[redacted]
Email	[redacted]

Address	THE MANOR HOUSE
	NORTH ASH GREEN
	NEW ASH GREEN
	LONGFIELD
	KENT
Postcode	DA3 8HQ

Do you have an agent? No

Agent's Details

Title	
Forenames	
Surname	
Telephone	
Email Address	
Address	
Postcode	

Application Type

(a) Full planning permission (including changes of use) ☐

(b) Outline planning permission ☐

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission ☐

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission ☐

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date: 22/01/2004

and Permission Application: SU/204/02/TP

and the Condition Number: 17

Land Details

Full address or location of the land to which this application relates

East Part of South Wharf,
Harbour Way,
Shoreham-by-Sea
West Sussex

Does the applicant own or control any adjoining land? Yes

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares): 0.59

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number. 12

Description of proposed development: Change of use of existing commercial premises to residential apartments comprising 12 no. two bed apartments over three floors and construction of a new bin and cycle store.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s): No

(ii) Alteration or extension of building(s): Yes

(iii) Construction of a new *vehicular* access to a highway: No

Construction of a new *pedestrian* access to a highway:

(iv) Alteration of an existing *vehicular* access to a highway: No

Alteration of an existing *pedestrian* access to a highway:

(v) Closure of existing access: No

(vi) Change of use only: Yes

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: commercial

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? to existing surface sewer

(ii) How will foul sewage be disposed of? to existing foul water sewer (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

Details of Proposal

Is the proposal related to an existing use on or near the site?

If 'Yes', please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
Site, Location, Ground, First & Second Floor Plans	SHR2/71	1;100, 500 & 1250
North, South, East & West Elevations	SHR2/72	1:100
Planning Drawing 1/2 commercial units 1-12	SHR2/60A	1:100
Existing Ground, First & Second Floor plans	SHR2/61	1:100

Fees

If a fee is submitted, please give the amount ~~£135.00~~ 3180.00 Calculated Fee ~~£135.00~~ 3180.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] Bovis Homes Ltd

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements? [ ]

Signed: [redacted] Date: 4.04.2007

On behalf of: Bovis Homes Ltd

MARKETING REPORT

MARINERS HOUSE

HARBOUR WAY

SHOREHAM BY SEA

WEST SUSSEX

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO A/dc/07/07
DATE RECEIVED 11 APR 2007

Prepared for: BOVIS HOMES LIMITED

Prepared by: TOD MILLER THOMAS CHARTERED SURVEYORS

Tod Miller Thomas
CHARTERED SURVEYORS

2 March 2007

INTRODUCTION

Tod Miller Thomas have recently concluded their marketing campaign of Mariners House, Shoreham Harbour and, acting upon your instructions, we have pleasure in setting out below a summary of our marketing efforts to date.

Our brief was to expose the office suites at Mariners House to the open market and to devise and execute a marketing strategy with the purpose of bringing the development to the attention of commercial office occupiers in the south east region.

The marketing campaign itself was both comprehensive and high profile in nature including a significant number of mail shots to occupiers, applicants and other commercial property agents.

New build "harbourside" office suites over three floors with on-site car parking were offered. Sizes ranged from 615 sq ft (57.13 sq.m) to the whole building totalling 3855 sq ft (358.11 sq.m) NIA. This allowed us to target a wide range of potential occupiers.

Firstly by way of an overview we set out our thoughts on where this development sits in the overall context of the Shoreham office market as a whole.

Overview

It is fair to say that Shoreham is not an established office location and therefore has no significant office market. Both local and regional agents do not receive many enquiries from office users specifically for the town itself and whilst it may be included in a wider geographical search area by some companies the lack of quality office stock means it is quickly discounted as a location. In our experience Shoreham is often overlooked by office occupiers in favour of Worthing to the west and Brighton to the east where a vastly superior choice of stock is available.

What demand exists is generally in the sub-500 sq ft (46 sq.m) range and enquiries over 1000 sq ft (92.9 sq.m) are very few and far between.

The majority of office stock is ageing and provided above shops in the town centre or within industrial estate locations with the largest purpose built office building being occupied by Adur Council itself.

We understand that Adur as a whole accounts for only 3% of the commercial office floor space in West Sussex (source: Adur Employment Land Study 2004) which clearly demonstrates the lack of general interest in the town as an office destination.

Recent development at the Ropetackle site has included some limited office construction with some small serviced units available to small or start-up companies and a limited amount of live work type space. Neither were seen as direct competition to the subject property.

From a locational perspective, Mariners House sits within a new housing development and, whilst there are some commercial operations present on Shoreham Beach, the area as a whole is primarily residential in nature. The locale is somewhat divorced from the centre of Shoreham and its main services.

Against this backdrop we were asked to undertake a marketing campaign of Mariners House.

In its favour, the development was new build and was to be offered with flexible unit sizes and available to purchase (long leasehold) which fitted in with the trend towards owner occupation. We anticipated that interest would be derived from such parties particularly as the market, at the time, was lacking in freehold or long leasehold opportunities although we did raise concerns that the location was unproven for a scheme of this type and that it was not a natural or necessarily desirable location for such a development.

To date no offers or strong interest has been derived despite over 18 months of marketing. The campaign we undertook followed the well proven route of targeted occupier, applicant and agent mailings, adverts, press releasing and internet listings.

Our efforts are summarised below:

Marketing Campaign

Acting upon your instructions we commenced the full marketing campaign in June 2005 and have continued marketing up to the present day. During this time, Mariners House has had approximately eighteen months exposure to the open market.

We set out below the marketing strategy adopted and the measures undertaken by Tod Miller Thomas during the term of our instructions. These are as follows:

a) Branding

We assisted in the production of a "brand" for the commercial element of the Harbour Way development (as distinct from the residential element) with a view to providing a clearly defined and identifiable product.

b) Brochure

Further to the branding exercise, a development brochure was designed and prepared. This took the form of an A4-sized double sided glossy brochure with colour photographs of the development. Some 2000 copies were ordered.
This provided us with a tool for distribution to our extensive occupier and applicant lists.

c) Site Board

An agent's board measuring some 8' x 6' was erected on site facing traffic heading across Harbour Way. This was of significant size and clearly identified the commercial element of the scheme.

d) Advertisements

A consecutive series of quarter page colour and mono advertisements were placed into the local and regional property press, including the commercial property supplements of both the Brighton Argus series and the Worthing area Property Weekly throughout the marketing period. These are the main and proven media for commercial property advertising in the area and cover the area of Littlehampton to the west and to Brighton and beyond to the east.

e) Mail Outs

Targeted mailing is a highly effective form of marketing for a property such as Mariners House. The mailing of brochures, together with covering letters highlighting the opportunity available to prospective occupiers, were sent out at regular intervals during the marketing period. Mail-outs were targeted at the following:

1) Applicants registered with Tod Miller Thomas seeking offices in the Worthing and Adur region.
2) Selected office occupiers (sub 50 employees) in the West Sussex region using our own in-house database.
3) Selected office occupiers (sub 50 employees) in the Brighton area.
4) Inward investment bodies.
5) Property investors seeking lot sizes up to £1 million.

f) Internet Listings

Full listings were made both on the Tod Miller Thomas corporate website and also on the EGI Property Link website which is the most visited commercial property website in the UK. Both listings remained permanently on these websites throughout the marketing period.

g) Press Releases

Articles relating to the development and the opportunity to purchase freehold offices were distributed to the local and regional property media throughout the term of our instructions. As these are not placed as "advertorials" publication remained at the discretion of the individual editor of each of the media approached.

Quoting Terms

Throughout the marketing period the development was offered on the basis of either long leasehold sales or the opportunity to lease either an individual suite or combination thereof at a quoting price of £215 per sq.ft or £14.50 per sq.ft respectively. These figures are fully in line with what we would see as a "market" price and rent for a scheme of this type and comparable with others in the general Worthing and Brighton area. Tod Miller Thomas are the marketing agents for the highly successful Yeoman Gate Office Park situated in West Worthing where nine of the thirteen office buildings constructed have been disposed of two

months from practical completion of the development. Prices for these have ranged from £206 -£215 per sq ft and rents achieved of £16.50 per sq.ft. This, and other transactional evidence in the area over the last 18 months does, we feel, vindicates the pricing structure of Mariners House. Indeed it is worth noting that a near identical campaign to that run for Mariners House was undertaken (using the same mailing lists and advertising media etc) for Yeoman Gate which, in terms of take-up, has been Worthing's most successful office development for over 25 years.

Interest Received

Given the consistently poor level of office demand for Shoreham, and Shoreham Beach in particular, Mariners House has had to, effectively, create its own market. It is clear that despite being a quality product offered at reasonable market price it has failed to establish itself as a viable office location.

It is fair to say that at the outset that we fully expected that offering the opportunity to purchase small new-build offices in Shoreham Harbour would have some attraction to the market and that, consequently, we predicted, interest would be forthcoming from potential owner occupiers.

However, despite the rigorous marketing campaign conducted over nearly a year and a half, all suites within the building remain available. As you will see from the attached schedule of interest, there are a number of specific reasons as to why Mariners House has not succeeded, the most compelling of which is that potential commercial occupiers simply do not see the location as suitable for their business.

Whilst the development itself provides both an interesting setting and reasonable level of specification, its is clear from those we have spoken to about the scheme since inception of the marketing campaign, that Mariners House is not seen as a commercially viable location. It is somewhat remote from the business "hub" of central Shoreham including the banks, post office and other general amenities essential to the general running of a small office. From comment s we have received it was felt too remote from a staff desirability standpoint with staff affectively "trapped" at lunchtime with few amenities. Other potentially interested parties have turned down the opportunity as they have felt that being located amongst a housing development was not a suitable position.

Mariners House, whilst being close to the waterfront, is not actually on it and consequently has no views over open water somewhat reducing its desirability or removing any "wow" factor that could have existed had it been located in a more prominent "harbourside" location within the development.

The schedule of interest clearly shows that at least some demand does exist for small office suites in the Shoreham area, although our records indicate that, by and large, these requirements have been satisfied in the more established office locations including the town centres of Worthing, Shoreham and the coastal stretch along to Brighton/Hove including the established Southwick Town Hall business centre.

To add fresh impetus to our marketing campaign we specifically targeted the occupiers of business centres in the Worthing to Brighton area with a view to prising a few occupiers from their midst. Again, feedback was very poor and obviously, no sales or lettings resulted.

Conclusion

On your behalf, Tod Miller Thomas conducted a very thorough detailed marketing exercise, the likes of which usually produce a significant number of sales or lettings for developments of this type. The remoteness of Harbour Way as a commercial location has, quite simply, precluded any serious interest being derived and, whilst some potential occupiers, were interested in the building itself and the facilities that it offers, they were not prepared to reconcile this with a non-commercial location.

Our recommendations from here on in are to look at the opportunity for alternative uses for Mariners House as we do not see the current poor commercial demand for the building or its location improving in the short to medium term. This is compounded by the protracted period vacancy that the building is suffering which raises concerns about security and maintenance issues.

We trust that this report brings you fully up to date with our marketing efforts and look forward to discussing the contents with you in due course.

Tod Miller Thomas

TOD MILLER THOMAS

Attachment

SCHEDULE OF INTEREST

Mariners House, Shoreham Harbour

June 2005 – September 2006

Prepared by Tod Miller Thomas, Chartered Surveyors

NAME	REQUIREMENT	INTEREST DERIVED FROM	COMMENT
Architect	500 ft²	Board	Declined.
Construction company (for admin. offices)	1,000 ft²	Board	Declined.
I.F.A.	600 ft²	Mail-out	Too remote.
S. Campbell Esq.	500 – 1,000 ft²	Mail-out	Declined.
P. Raynor Esq.	1,500 ft²	Board	No offer forthcoming.
Public Relations	1,000 ft²+	Advert	Declined. Too remote.
Accountant	600 ft²	Mail-out	Too remote/too close to housing estate.
Publishing company	500 – 1,000 ft²	Website	Wanted cheaper accommodation.
Business Centre operator	1,000 ft²+	Advert	General enquiry. Not suitable location.
Training company	3,000 – 6,000 ft²	Viewed	Admin. Offices for social services operation. Need one or two buildings in Worthing area.

NAME	REQUIREMENT	INTEREST DERIVED FROM	COMMENT
Medical publishers	3,000 ft²	Details sent.	Local office expansion. In medical publishing business. US owned.
Clients of Nelson Bakewell	3,000 – 4,000 ft²	Viewed	Confidential requirement believed to be relocation of current Worthing based financial services company. Rejected as not 'prestigious' enough.
Charity	Up to 2,500 ft²	Details sent	Drug rehabilitation/training charity. Dubious user – potential for upsetting other tenants.
Tour operator	3,000 – 5,000 ft²	Viewed	Tour operator relocating from Storrington. 40 members of staff. Now withdrawn interest due to current political climate.
Clients of Hurst Warne	3,000 ft² Worthing – Brighton	Details sent. Possible viewing 'tour' next week.	Unnamed client.

BOVIS HOMES

AP/06/0215/07.
DATE RECEIVED
11 APR 2007

DESIGN STATEMENT

[Plus supporting statement for conversion Of commercial building]

EASTERN PART OF FORMER HARCROSS (BEVES) PREMISES, SOUTH WHARF, HARBOUR WAY, SHOREHAM

16 October 2003

INTRODUCTION

Objective

This Statement has been prepared in order to convey the constituent design principles adopted, and in support the Planning Application submitted by Bovis Homes for re-development.

Process

This Statement accompanies a Full Application submitted to Adur District Council on 1st October 2003.

SITE INFORMATION

Physical Context

The site lies within the area generally known as Shoreham Beach. It is rectangular in shape and measures approximately 0.53 ha (1.30 acres) is vacant and surrounded to three sides by built form. To the north, the site boundary is formed by the river Adur, to the east by an existing commercial development, to the south, by and established residential development and Harbour Way, and west by a Bovis Homes residential development.

Policy Context

The site lies within the boundary as defined in the Adur District Local Plan and is allocated for B1 employment use.

This application is a residential / business development in lieu of business development.

SITE DESCRIPTION

- The site is, for the most part flat and level covered in part by hard standing and has been vacant for a number of years.
- Main access is gained from the south via Harbour Way, with a secondary pedestrian access from the promenade along the river frontage.
- The site was previously occupied by 'Harcross' and has been used as a wharf for unloading timber from ships, timber storage and manufacture and distribution of roof trusses.

SITE CONSTRAINTS

- Close proximity of site to existing unsightly adjacent factory occupied by HDP (involving processing of chemicals).
- Bovis Homes proposal to minimise impact on previously developed residential site, and respect design of residential proposal made by Wilson Connelly on adjoining Coach Work's site.

- Poor commercial viability Class B1 development, therefore proposal to adopt a mixed use scenario.

- Environmental Agency advises that ground floor levels are to be a minimum of 5.0m above ODN (300mm higher than previous site).

- 6.0m clear easement required to the length of the site for the discharge of surface water.

DESIGN

Access

It is proposed to provide a single point of vehicular access to the site from Harbour Way, with secondary pedestrian only access from the promenade along the river frontage.

Overview

The development proposals seek to provide:

- A design solution to PPG 24, in particular, noise associated with wharf activity from eastern boundary.

- A high density mixed development in accordance with the Government's Planning Policy Guidance Note No. 3 (PPG 3).

- To create a better sense of space.

Layout

- The development is planned to provide two distinct areas (refer to concept plan attached), the first in the public realm, proposed as an open and inviting space at the entrance to the site containing predominantly the commercial activities. The second is proposed as a far more guarded private space, regulated and enclosed by wall and railings, entered into via a close entrance feature, personal and private.

- Both areas are designed to be 'greened', with a variety and quality of landscaping intended to enhance and compliment the development and adjoining areas, providing enhanced privacy where required.

- This development seeks to exploit the sites most favourable elements, namely the river frontage with panoramic view of the Adur, and promote an ease of extended public access to this river frontage.

- Our proposal forms a 'stop end' device to the Bovis Homes previous phase of development and the promenade, forming an important focal vista stop with its

relationship with the proposed adjoining development by Wilson Connelly which is set back further from the river side.

- Non desirable elements have been masked with building form which also acts as a noise buffer to industrial activity.

PARKING

- We propose to provide car parking standards exceeding the requirement of the current standards set out in the Government's Planning Policy Guidance No. 3 at a rate of 1.2 spaces per residential unit (at the advice of the Local Planning Authority).

- The parking for the commercial units is calculated at a rate of one space per 30m².

CIRCULATION

It is proposed that pedestrians have full access to all areas of the site and take particular advantage of the promenade river walkway.

SCALE, MASSING AND HEIGHT AND DESIGN OF BUILT FORM

- The development universally makes use of a traditional form of building scale, accommodation consisting of three and four storey buildings.

- Massing and scale of unit's accord with those built and proposed in the immediate area.

- This development seeks to provide a continuity of development with the Bovis Homes previous phase of development, yet to provide a development of discrete differing character promoting an individual sense of place.

Part South Wharf, Harbour Way, Shoreham by Sea
Supporting Statement for Conversion of Existing Commercial B1 use to Residential Apartments and Construction of a New Bin Store:

[SUPPLEMENT TO DESIGN STATEMENT DATED 16TH October 2003]

01. Site Description:
The site is part of the overall development of the former Harcross Premises in Shoreham by Sea located on an elongated strip of land between the river Adur and Harbour Way. The development is accessed from Harbour Way on the southern boundary of the site.
The development under consideration occupies the south-east corner of the overall development and comprises a single aspect three storey building aligned south-north and facing west. The building comprises 12 open plan offices spaces of approximately 60sqm each, totalling 726 sqm, and associated car parking for 24 cars. The building is accessed from Road 1 off Harbour Way.

02. Development Context:
This is a phased development with the initial Phase 1 comprising a total of 120 dwellings of which 37 were flats and the remaining 83 housing out of which 18 were allocated for social housing. Full planning approval was granted on the 24th November 1997 [SU/152/97].
The Eastern part of the Harcross site received outline approval with Reserved Matters on the 15th April 1998 [ref: SU/20/98/TP], full approval was granted on the 24th January 2004 [SU/204/02/TP] on condition that the building at the junction of Harbour Way and road 1 is used solely for commercial purposes only.
It is this building which is the subject of this application.

03. Studies, Reports & Consultations:
A marketing report dated 2nd March 2007 was commissioned by Bovis Homes Ltd for the commercial [B1] block from Tod Miller Thomas, Chartered Surveyors. This document is enclosed with this application.

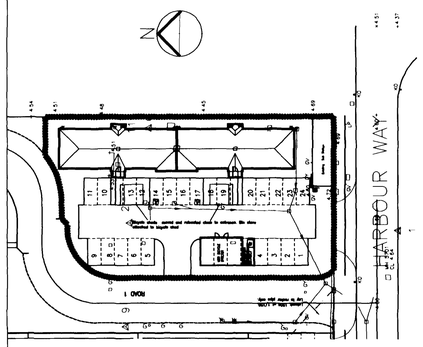
04. Parking Provision:
The original parking provision for the retail/commercial [b1] was 24 car parking spaces which have been retained which allocates two parking bays for each apartment.
18 bicycle stands have been provided.

05. Waste Management:
We have consulted with the Adur District Council Waste Refuse department and have been advised that one 1100 euro bins and 4 no. 240 litre bins for recycling would be adequate for a development of this size. Due to the difficulties of picking bins directly from the street there is adequate turning area for a refuse vehicle so that they can be collected from within the cartilage of the site.

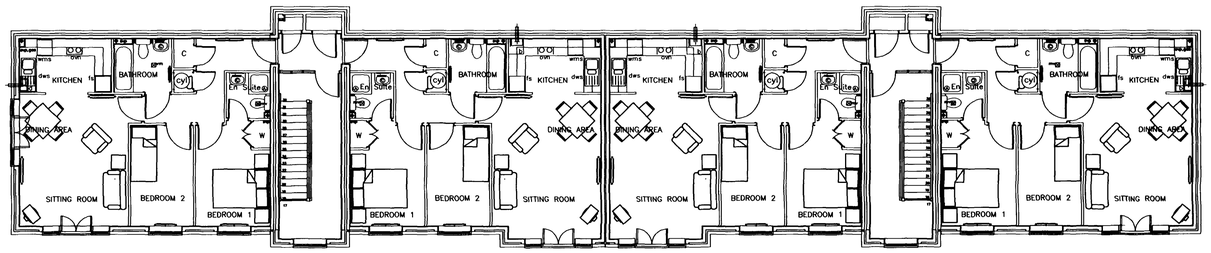
Type AF03vt3

SITE VARIATION FROM –
AF03

1. Flat Type AF03
2. Roof pitch increased to 35°
3. Window style changed to SRB2 Type
4. Brick arch detail added above windows and doors
5. Render detail enhanced to ground floor
6. Stone cills added to ground floor windows
7. Double opening doors with sidelight windows added
8. Brick band and string course detail omitted
9. End elevation to River enhanced by addition of double doors and sidelights.
10. End elevation to Harbour Way enhance by addition o f blind windows
11. Cupola added to roof
12. Kitchen layout modified to vary flue extra positions

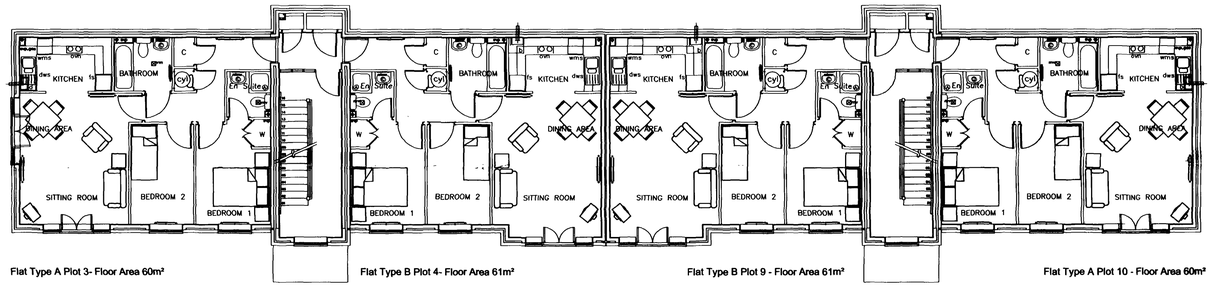


SITE PLAN 1:500



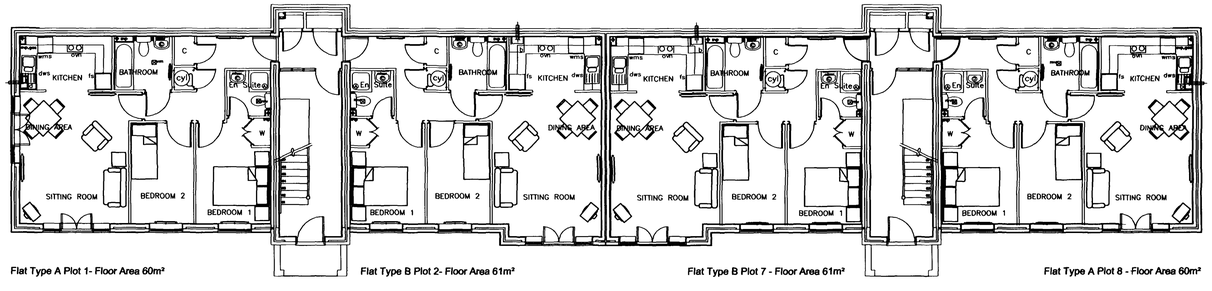
Flat Type A Plot 5- Floor Area 60m² | Flat Type B Plot 6- Floor Area 61m² | Flat Type B Plot 11 - Floor Area 61m² | Flat Type A Plot 12 - Floor Area 60m²

SECOND FLOOR PLAN



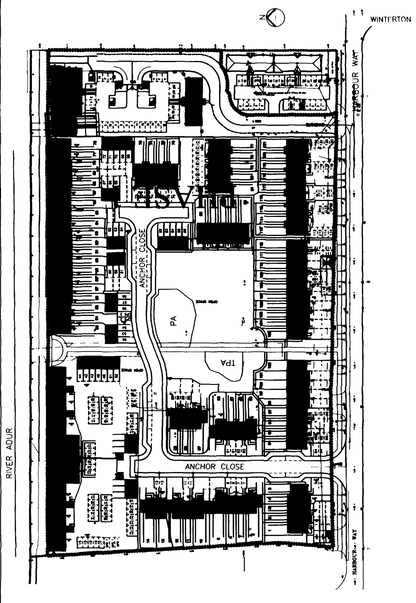
Flat Type A Plot 3- Floor Area 60m² | Flat Type B Plot 4- Floor Area 61m² | Flat Type B Plot 9 - Floor Area 61m² | Flat Type A Plot 10 - Floor Area 60m²

FIRST FLOOR PLAN



Flat Type A Plot 1- Floor Area 60m² | Flat Type B Plot 2- Floor Area 61m² | Flat Type B Plot 7 - Floor Area 61m² | Flat Type A Plot 8 - Floor Area 60m²

GROUND FLOOR PLAN


WINTERTON
HARBOUR WAY
ANCHOR CLOSE
RIVER ADUR
Vd1
Vd1
Vd1

Type AF03vt3

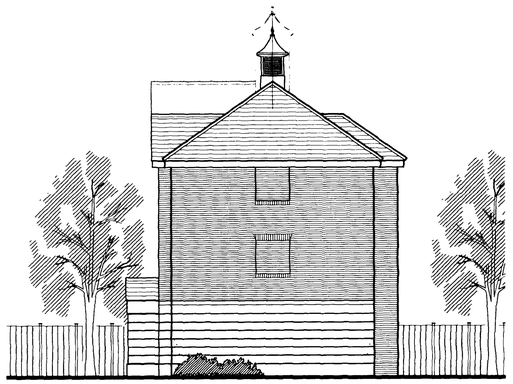
SITE VARIATION FROM –
AF03

1. Flat Type AF03
2. Roof pitch increased to 35°
3. Window style changed to SRB2 Type
4. Brick arch detail added above windows and doors
5. Render detail enhanced to ground floor
6. Stone cills added to ground floor windows
7. Double opening doors with sidelight windows added
8. Brick band and string course detail omitted
9. End elevation to River enhanced by addition of double doors and sidelights.
10. End elevation to Harbour Way enhance by addition o f blind windows
11. Cupola added to roof



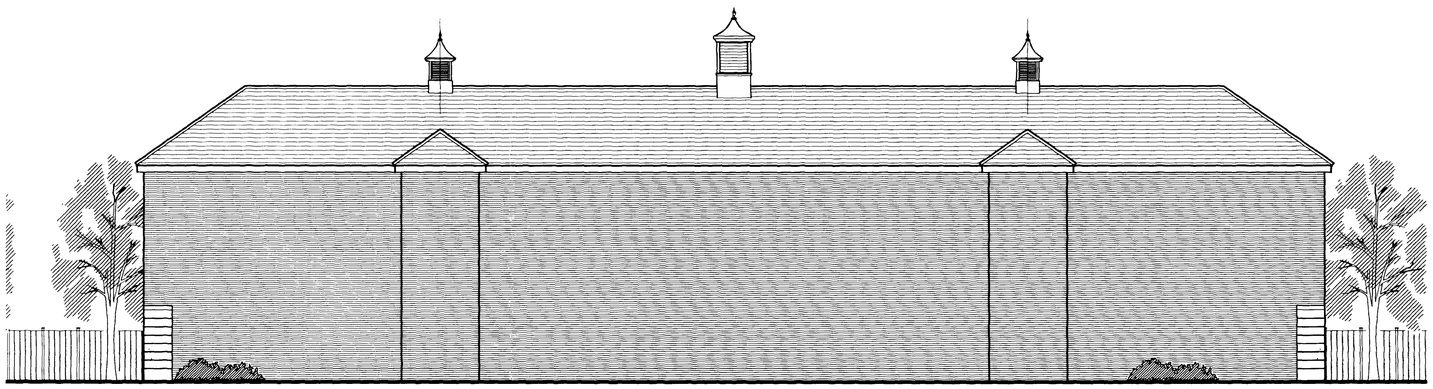
Residential Units 1–6 Residential Units 7–12

ENTRANCE ELEVATION_WEST



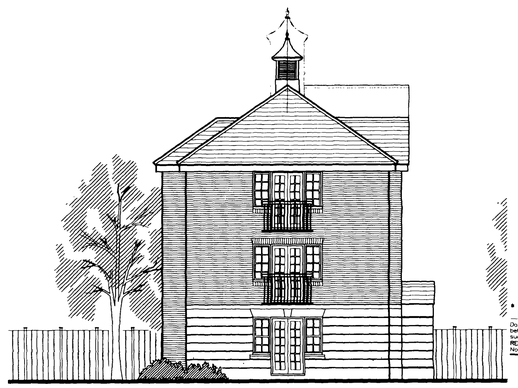
Residential Units 7–12

SIDE ELEVATION_SOUTH



Residential Units 7–12 Residential Units 1–6

REAR ELEVATION _EAST



Residential Units 1–6

SIDE ELEVATION_NORTH

Ad0215167

11 APR 2007

* Initial issue

Do not scale from this drawing. Use written dimensions only. When shown relationships between slab levels and ground levels are to be checked on site. Any discrepancy or suggested modification to be reported to Design and Engineering Director.
REFER TO CIVIL ENGINEERING LAYOUT FOR HANDING OF HOUSE TYPES
Note: This drawing is the copyright of Bovis Homes Ltd

BOVIS HOMES

SITE
Proposed Conversion, Phase 2
Harbour Way, SHOREHAM–BY–SEA

DRAWING TITLE	HOUSE TYPE	UPDATE
NORTH , SOUTH, EAST & WEST ELEVATIONS	AF03vt3	–

DRAWN BY/DATE	CHECKED/DATE	DRAWING NO	REV
AW 19.09.03		SHR2/72	
SCALE 1:100@A1	APPROVED/DATE		

Type AF03vt3

SITE VARIATION FROM –
AF03

1. Flat block form re-arranged to form 3 storey Commercial Units.
2. Roof pitch increased to 35°
3. Window style changed to SRB2 Type
4. Brick arch detail added above windows and doors
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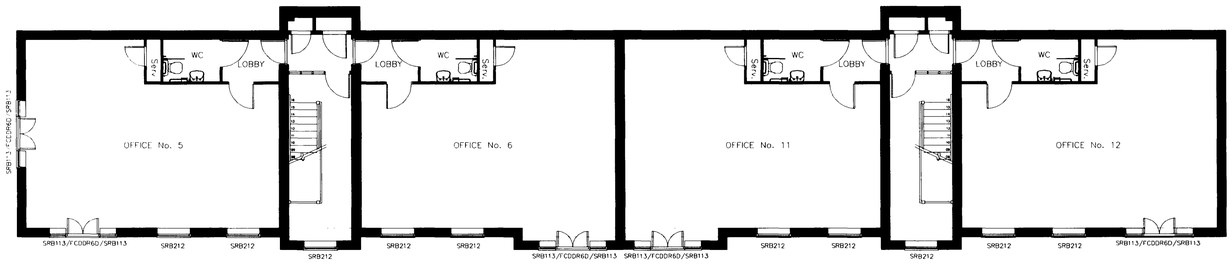
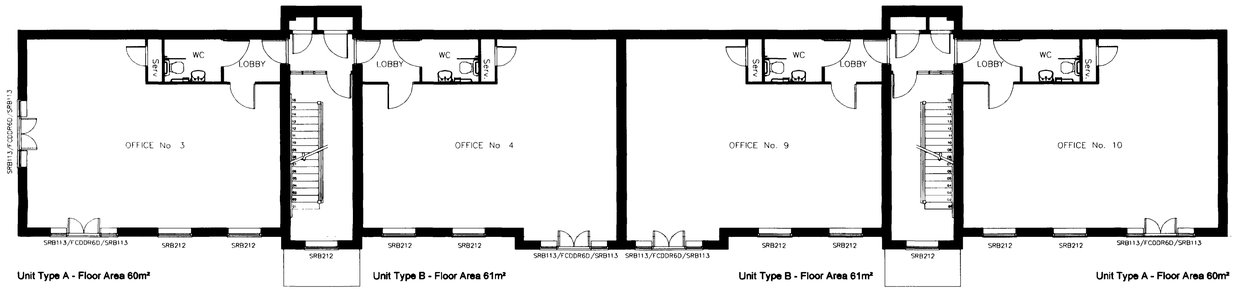


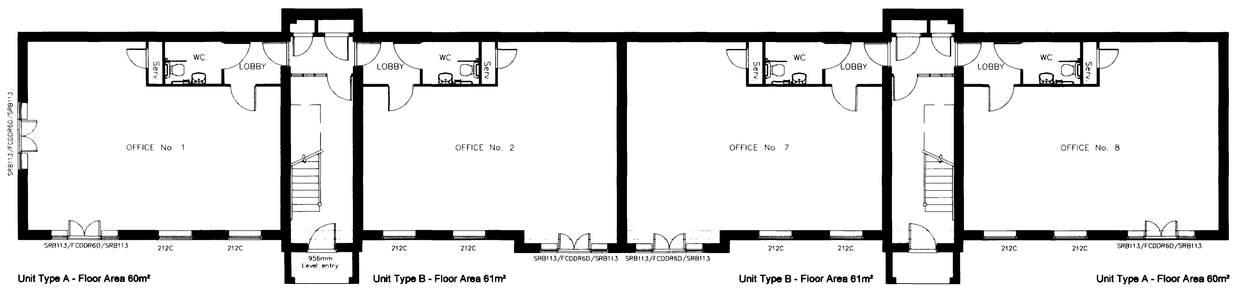
Unit Type A - Floor Area 60m² | Unit Type B - Floor Area 61m² | Unit Type B - Floor Area 61m² | Unit Type A - Floor Area 60m²

SECOND FLOOR PLAN



Unit Type A - Floor Area 60m² | Unit Type B - Floor Area 61m² | Unit Type B - Floor Area 61m² | Unit Type A - Floor Area 60m²

FIRST FLOOR PLAN



Unit Type A - Floor Area 60m² | Unit Type B - Floor Area 61m² | Unit Type B - Floor Area 61m² | Unit Type A - Floor Area 60m²

GROUND FLOOR PLAN

Office Unit : Type A	
Office Area	645 sq ft/60 sq m
Room Dimensions (Finished)	
Office	6650 x 8915mm

Office Unit : Type B	
Office Area	656 sq ft/61 sq m
Room Dimensions (Finished)	
Office	7100 x 8915mm

Amdoz1567

1 APR 2007

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BOVIS HOMES

SITE
Phase 2, Harbour Way
SHOREHAM-BY-SEA

DRAWING TITLE	HOUSE TYPE	UPDATE
Existing Ground, First & Second Floor Plans	AF03vt3	

DRAWN BY/DATE	CHECKED/DATE	DRAWING NO	REV.
AW 19.09.03		SHR2/61	
SCALE: 1:100	APPROVED/DATE		

Type AF03vt3

SITE VARIATION FROM –
AF03

1. Flat block form re-arranged to form 3 storey Commercial Units
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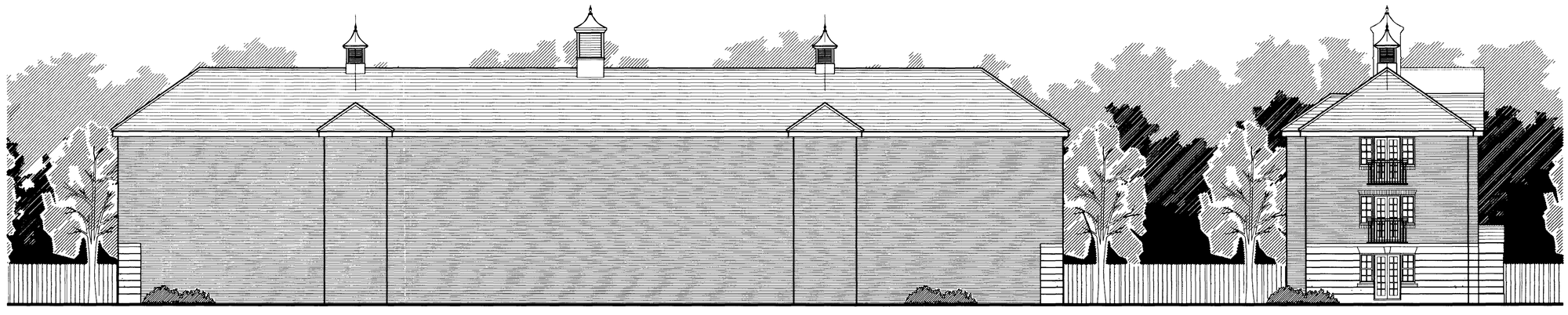
Commercial Units 1–6 | Commercial Units 7–12 | Commercial Units 7–12

Entrance Elevation | Side Elevation



Commercial Units 7–12 | Commercial Units 1–6 | Commercial Units 1–6

Rear Elevation to Existing Adjoining Warehouse | Side Elevation

A0d0215107

11 APR 2007

Rev A: 23.03.04 : Extent of render to rear elevation reduced.

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BOVIS HOMES

SITE
Phase 2, Harbour Way
SHOREHAM–BY–SEA

DRAWING TITLE	HOUSE TYPE	UPDATE
PLANNING DWG 1/2 Commercial Units 1 – 12	AF03vt3	–

DRAWN BY/DATE	CHECKED/DATE	DRAWING NO	REV
AW 19.09.03		SHR2/60	A
SCALE: 1:100	APPROVED/DATE		