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Flat 7, Atlantic Court, Shoreham-by-Sea



Design and Access Statement for the replacement of existing windows and doors and a new window

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1.00 Introduction

This Design and Access Statement outlines proposals for the replacement of existing windows and doors and a new window at 7, Atlantic Court, a fourth-floor, two-bedroom apartment located just north of Shoreham Beach in Shoreham-by-Sea. The apartment forms part of a five-storey residential block (11m ground level to top floor), positioned at the southern end of the building. Its location means the property has expansive sea views with east, west and south facing aspects. The surrounding context consists of two and three storey homes, with one other five storey residential block of comparable height nearby. The brief asked for new high performance glazing throughout.

1. Ariel Local Map



2. Ariel Site Map



2.00 Site Assessment

2.01 Site Description and Overview

The property is situated in close proximity to Shoreham Beach and is less than a mile from Shoreham town centre, which offers a range of shops, amenities, and train station which is well connected to Brighton city centre. The main entrance to the building is located on the east elevation and is accessed via a footpath and car park from Ferry Road. This entrance leads into a shared stairwell. A shared garden area is accessible through a side gate on the south side of the building.

The surrounding properties along Ferry Road and Beach Road comprise one, two, and three storey houses, all of which are lower in height than Atlantic Court. This allows the apartment to benefit from expansive views from both terraces and through the south-facing window.

Internally, the layout includes an east-facing kitchen and dining area, and a west-facing lounge and bedroom. The west-facing terrace is accessed via treble sliding doors from the lounge, while the east-facing terrace is accessed via double sliding doors from the dining room. Windows and external doors are finished in white uPVC.

1. Site Map



2.02 As existing photographs



East Elevation



South Elevation



West Elevation



West Terrace



Lounge



Dining Room



Kitchen



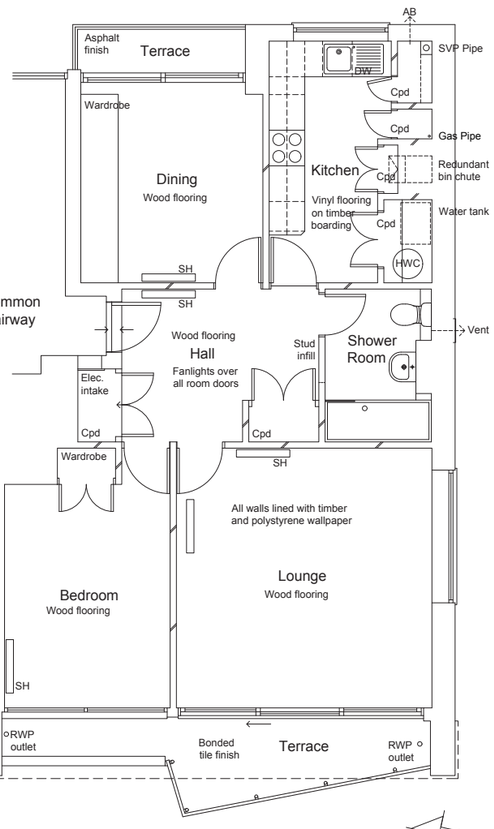
Hall



Part East Elevation



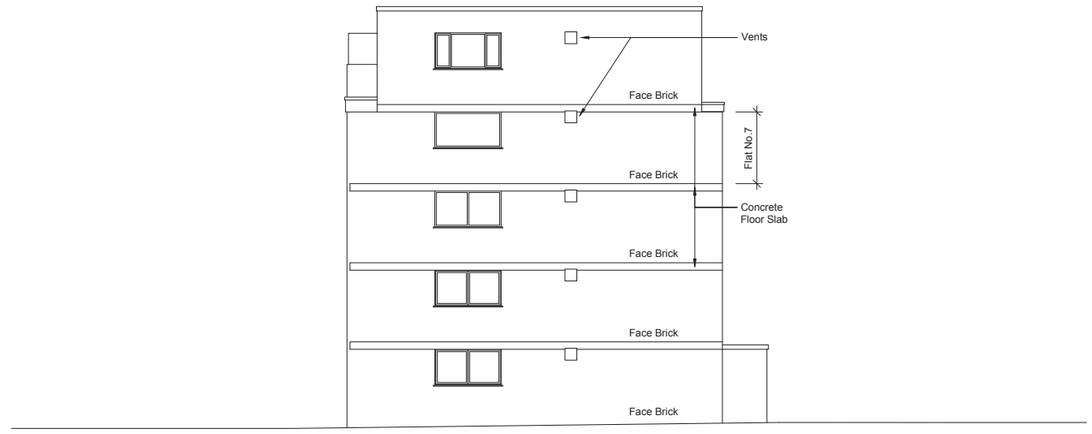
Part West Elevation



Flat No.7 Floor Plan at 3rd Floor

0 1 2 3 4 5 6 7 8 9 10

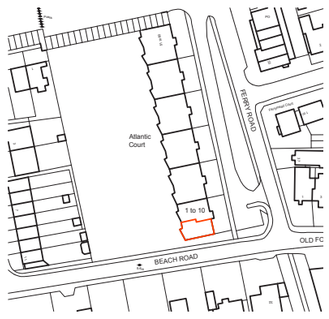
Scale in metres



South Elevation

0 2.5 5 7.5 10

Scale in metres



Site Location Plan

0 25 50 75 100

Scale in metres

3.00 Proposal

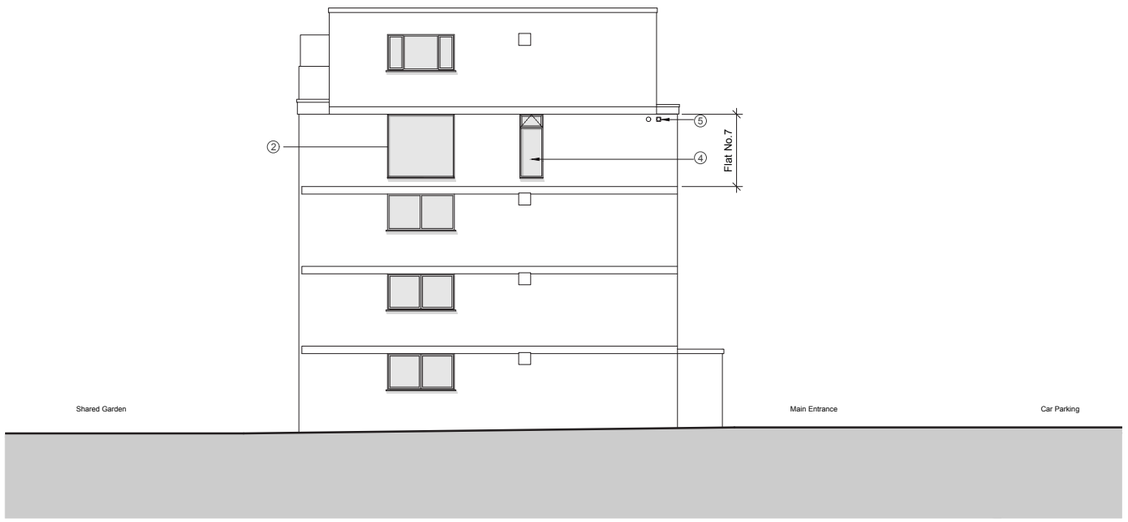
3.01 Proposed Drawings



Part East Elevation



Part West Elevation

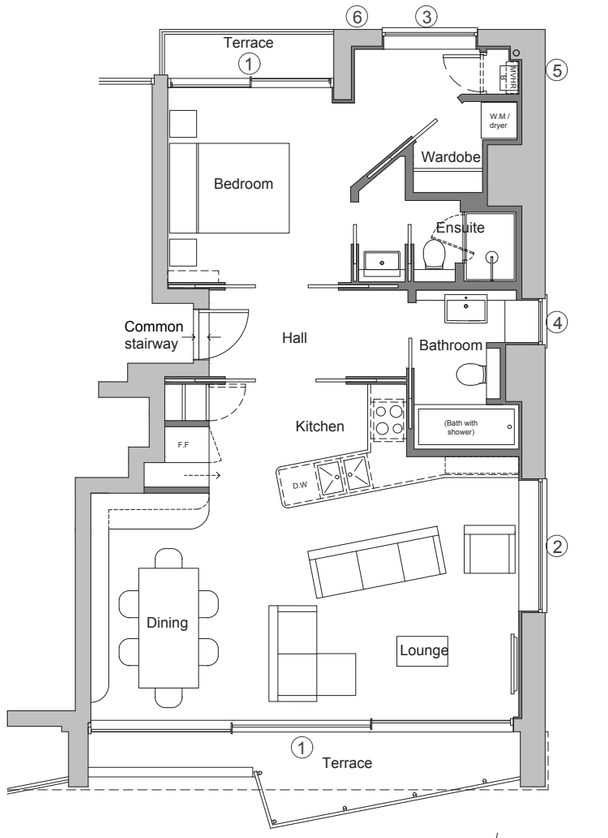


South Elevation

Scale in metres

Key

1. High performance, powder coated (white) aluminium replacement sliding doors
2. High performance powder coated (white) aluminium replacement window with lowered cill - non opening
3. High performance powder coated (white) aluminium replacement outward opening casement window
4. New high performance powder coated (white) aluminium top hung window
5. Boiler vent and MVHR outlet (coloured to match brickwork)
6. MVHR inlet (coloured to match brickwork)



Flat No.7 Floor Plan at 3rd Floor

Scale in metres



Block Plan

0 10 20 30 40

Scale in metres

3.02 Materials - windows and doors

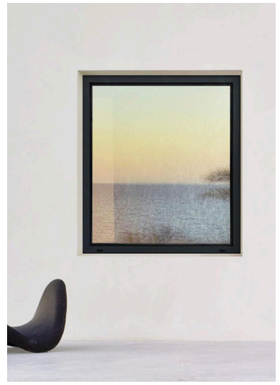
'Fluid glass' - Double and treble glazed sliding doors (refer to No.1, No.2, & No.4 on drawing 0752.PL.001)



'Fluid glass' double sliding doors' frame and rail system.



Example of 'Fluid glass' treble sliding doors.



Example of 'Fluid glass' fixed window.

These images indicate the frame thickness of 25mm NOT the frame colour. The proposed frame will be white powder coated aluminium (see below).



White powder coated aluminium

3.03 Layout, appearance and scale

The proposal is for the replacement of existing windows and doors and a new window at flat 7, Atlantic Court. The replacement, enlargement and addition of glazing enhances views to the sea and improves natural light throughout the apartment. Externally, the west elevation will undergo little change to the glazing with replacement high performance, powder coated (white) aluminium sliding doors across the width of the terrace. The east elevation will also have replacement high performance, powder coated (white) aluminium sliding doors and a replacement high performance, powder coated (white) aluminium casement window, as well as an MVHR inlet (coloured to match the brickwork).

More notable changes are proposed for the south elevation. The existing window will be replaced with a new high performance, white powder coated white aluminium window with a lowered cill. An additional white powder coated aluminium window will be installed in the bathroom. The south elevation will also include a boiler vent and an MVHR outlet, both coloured to match the brickwork.

The existing apartment has white uPVC glazed windows and doors. To closely match the existing the proposal will have white powder coated aluminium windows and doors. No other changes will be made to the materials externally.

3.04 Access and sustainability

Access to the apartment which is via the ground floor main entrance located on the east elevation. This is accessed via a footpath and car park from Ferry Road. This entrance leads into a shared stairwell. A rear lawn area is accessible through a side gate on the south side of the building. No alterations to these access points will be made.

The proposal incorporates the following sustainability measures: -

- Windows and doors will be replaced with high performance glazing throughout.
- A mechanical ventilation with heat recovery (MVHR) system will be installed