



Date : May 2026 / Document ref. : 0763.SK.001 // Author : ES / Checked : GI

ABIR Architects Ltd

1 Beta House, St Johns Road

Hove

BN3 2FX

t: +44 (0)1273 724384

e: studio@abirarchitects.co.uk

www.abir.co.uk

ABIR Architects Limited do not accept liability for design and specification relating in any way to the combustibility or fire safety requirements of any cladding, glazing, doors, balconies, roofs, roof voids, roof cavities, external wall system (including anything attached thereto) and/or internal wall system (including ceilings and floors) of any building or structure; including any component or material used in the manufacture, assembly or construction thereof. It is the Clients responsibility to appoint a specialist Fire Engineer or Fire Risk Management Consultant in good time to review and approve the details and specifications to all areas of the design relating to combustibility and fire safety and report recommendations to the design team and contractor prior to works commencing on site.

© ABIR Architects Ltd: All text, drawings and images contained in this report are the property of ABIR Architects Ltd and may not be copied, scanned or reproduced in any way without written consent.

1.00 Cladding Case Study

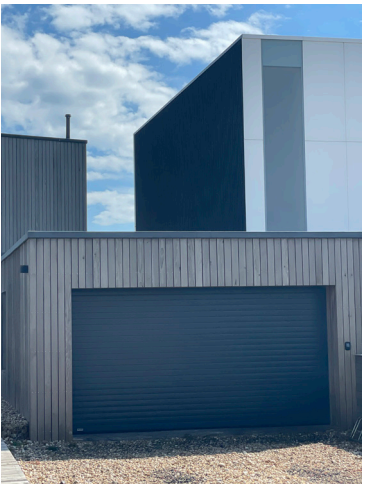
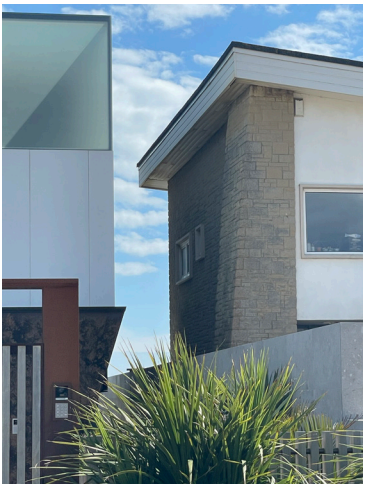
The following images demonstrate examples of dark cladding on side elevations within the local context. In many cases these are adjacent to neighbouring windows.



56 The Meadway



16 Old Fort Road



148 Old Fort Road



132 Old Fort Road



188 Harbour Way



19 East Meadway



225 Harbour Way

1.00 Cladding Case Study

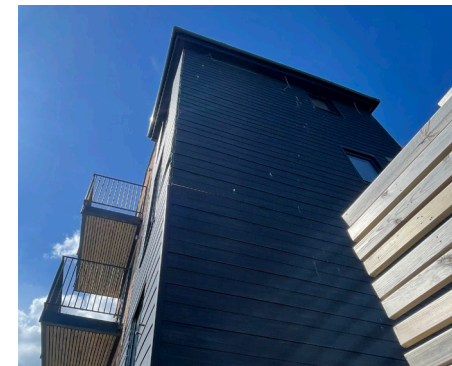
The following images demonstrate examples of dark cladding on side elevations within the local context. In many cases these are adjacent to neighbouring windows.



15 Marlinspike



89 Old Fort Road



Shoreham riverside, new build flats



15 The Meadway



30 Riverside Road



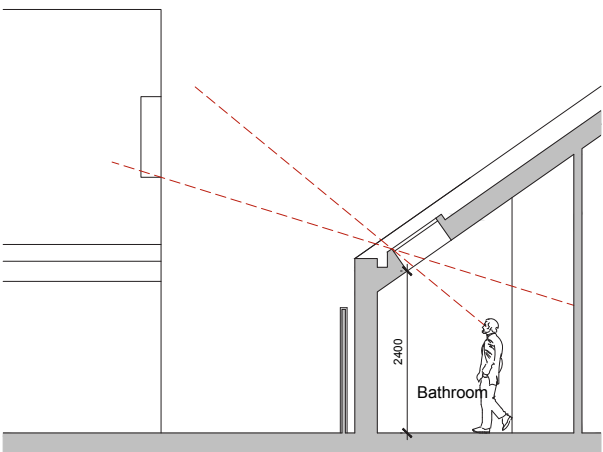
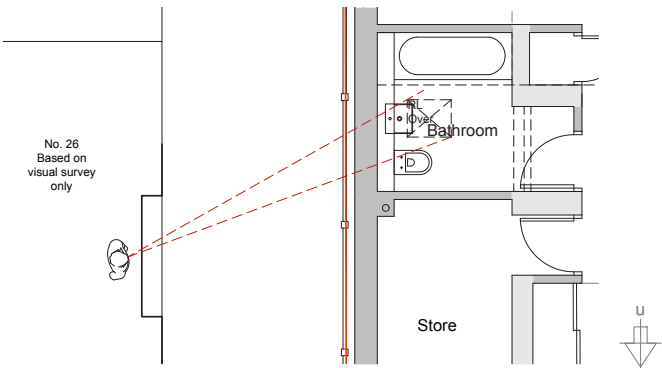
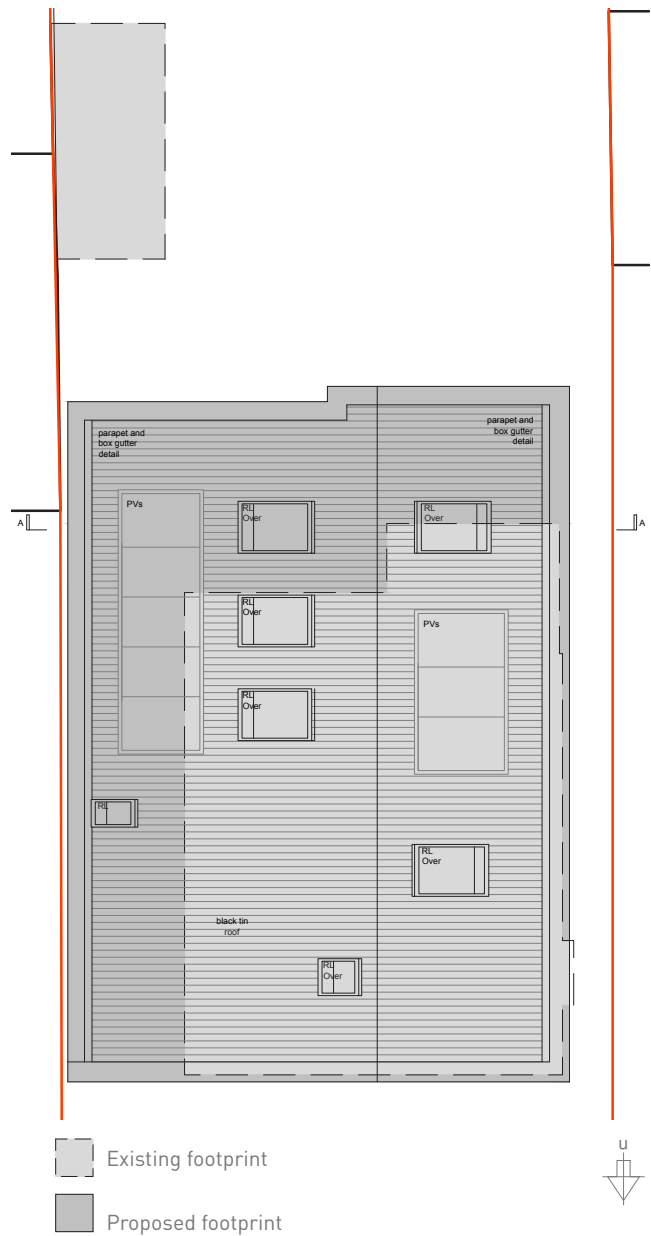
Black beach hut, West Beach



The Beach Hideaway, Lancing

2.00 Overlooking Analysis

2.01 East Boundary

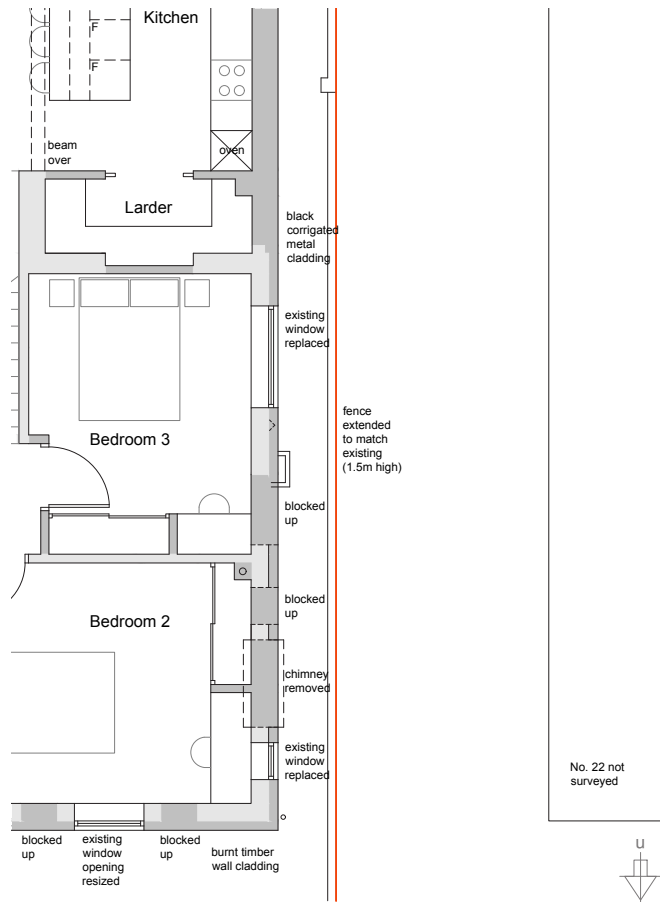


Bathroom rooflight analysis (nts)



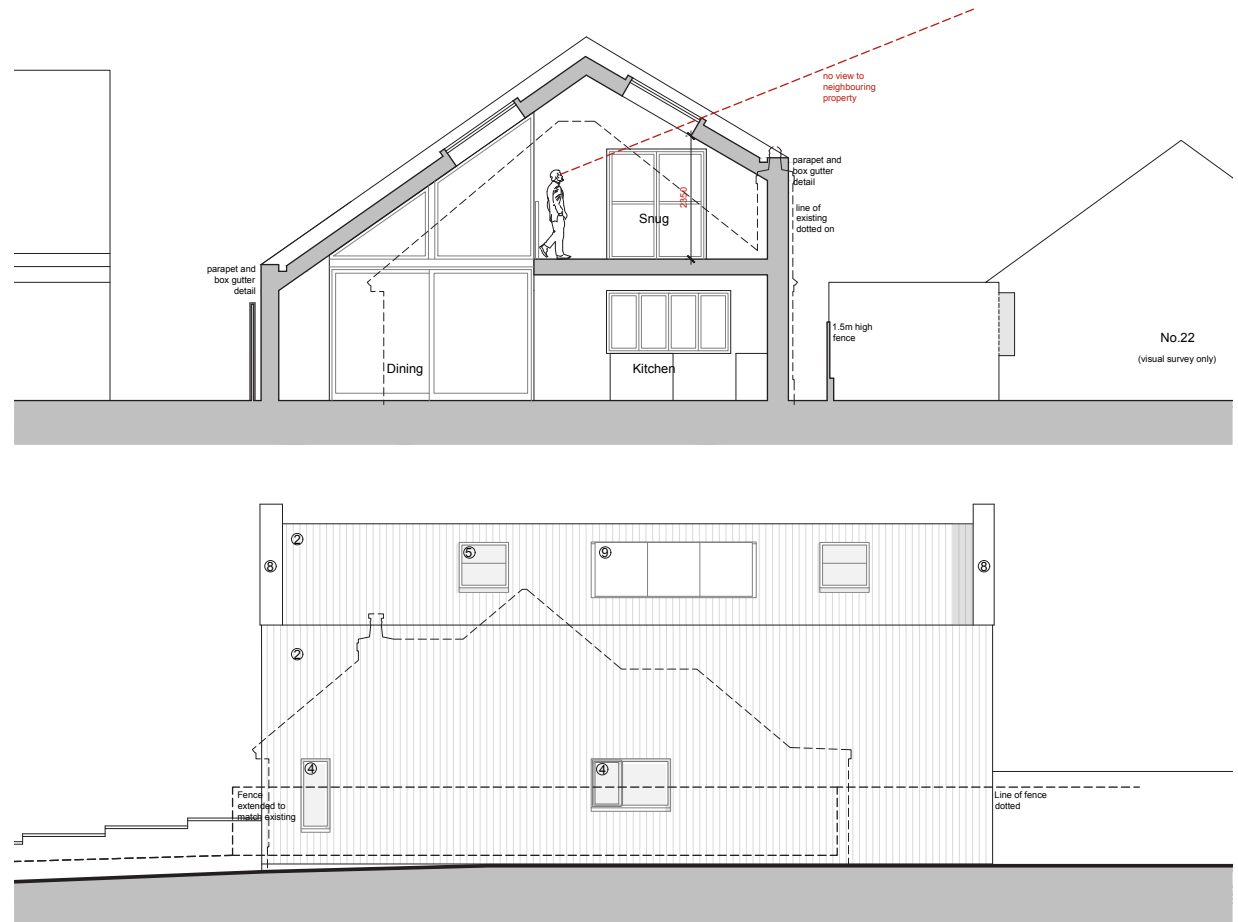
2.00 Overlooking Analysis

2.02 West Boundary



Ground Floor Plan - West boundary wall (nts)

Windows on the west boundary at ground floor are as existing



Section A-A - Western rooflight analysis (nts)

The rooflights to the snug and bedroom are 2350mm high, therefore have a limited impact on neighbouring property in terms of overlooking and future development