ADUR
DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

A0C1002167

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended

100 Old Fort road
Shoreham-by-Sea
West Sussex
BN43 5HB

2 Type of property

Detached House

3 Please describe the development you are applying for.

Extension and alteration to existing house at ground and first floor level.

4 Applicant (in block capitals)

Name

Mrs
Sarah
Cheeseman

Address

16 Club Row
LONDON
E2 7EY

Telephone

[redacted]

Fax

Email

cheesecart@btinternet.com

Agent (if any)

Full Name

Mr. Howard Carter

Address

Thinking Space ltd.
42-46 New Rd
Whitechapel
London
E1 2AX

Telephone

020 7422 0085
020 74220085

Fax

020 7422 0086

Email

hc@thinkingspace.co.uk

5 Please enclose four copies of this form and four sets of plans.
Please number your plans and write the numbers and scales against the titles here.

	Plan Number	Scale
Location Plan	0618/A/011	1:1250
Block Plan		
Floor Plan	Ground 0618/A/001,First 0618/A/002, Roof 0618/A/003	1:100
Elevations	West 0618/A/004,South 0618/A/005,North 0618/A/006,East 0618/A/007	1:100
Other	0618/A/010	Materials list

6 Will the development involve cutting down any trees? No
If "Yes", please show these clearly on the block plan.

7 Will the development (including any new or altered access) affect a public footpath or any other public right of way? No

8 **Does this application require a fee?** Yes
(See note 3)

If "No", please choose the option that applies
(See note 3)

If "Yes", please state the fee enclosed £ 135.00
(See note 4)

Signature: [redacted] **Date:** 4/01/2007

Please print your name: H.CARTER

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: **Date:**

Please print your name:

SEE CERTIFICATE B ATTACHED.

Form Ref. No. 185097

ADUR
DISTRICT COUNCIL

Notice Of Application For Planning Permission
NOTICE NO.1

Town and Country Planning (General Development Procedure) Order 1995

This form is to give notice of Application of Planning Permission, to be published in a newspaper or to be served on an owner or a tenant

Arcloorllet

17 JAN 200[illegible]

Proposed development at

Address	100 Old Fort Road
	SHOREHAM BY SEA
	West Sussex
Postcode	BN43 5HB

Is the land to which the application / appeal relates to part of, or wholly, an agricultural holding? No

give notice that

Title	Mrs
Forenames	Sarah
Surname	Cheeseman

is applying to the ADUR DISTRICT COUNCIL for planning permission to (description of the proposed development)

Extension and alteration to existing house at ground and first floor level.

Anyone owner of the land or tenant who wishes to make representations about this application should write to the Council at: Development Control, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

by 26/01/2007

"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: [redacted] Date: 04/01/2007

On behalf of: THINKING SPACE LTD

Statement of owners' rights:
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights:
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Certificate B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying before the date of the application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
Hodge Life Assurance	31 Windsor Place Cardiff Wales CF10 3UR	04/01/2007

None of the land to which the application relates is, or is part of, an agricultural holding.

OR

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

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted] Date: 04/01/2007

(On behalf of): THINKING SPACE LTD

Form Ref. No. 185097

ADUR
DISTRICT COUNCIL

[redacted]

Notice Of Application For Planning Permission
NOTICE NO.1

Town and Country Planning (General Development Procedure) Order 1995

This form is to give notice of Application of Planning Permission, to be published in a newspaper or to be served on an owner or a tenant

Proposed development at

Address	100 Old Fort Road
	SHOREHAM BY SEA
	West Sussex
Postcode	BN43 5HB

A/c/00211/07
17 JAN 2007

Is the land to which the application / appeal relates to part of, or wholly, an agricultural holding? No

give notice that

Title	Mrs
Forenames	Sarah
Surname	Cheeseman

is applying to the ADUR DISTRICT COUNCIL for planning permission to (description of the proposed development)

Extension and alteration to existing house at ground and first floor level.

Anyone owner of the land or tenant who wishes to make representations about this application should write to the Council at: Development Control, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

by 26/01/2007

"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a ten[redacted]an agricultural holding any part of which is comprised in the land.

Signed: [redacted] Date: 04/01/2007

On behalf of: [redacted] PLANNING SPACE LTD.

Statement of owners' rights:
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights:
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Certificate B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
MRS JENNIFER TINGAM	5A 3RD AVENUE LANCING WEST. SUSSEX	04/01/2007

None of the land to which the application relates is, or is part of, an agricultural holding.

OR

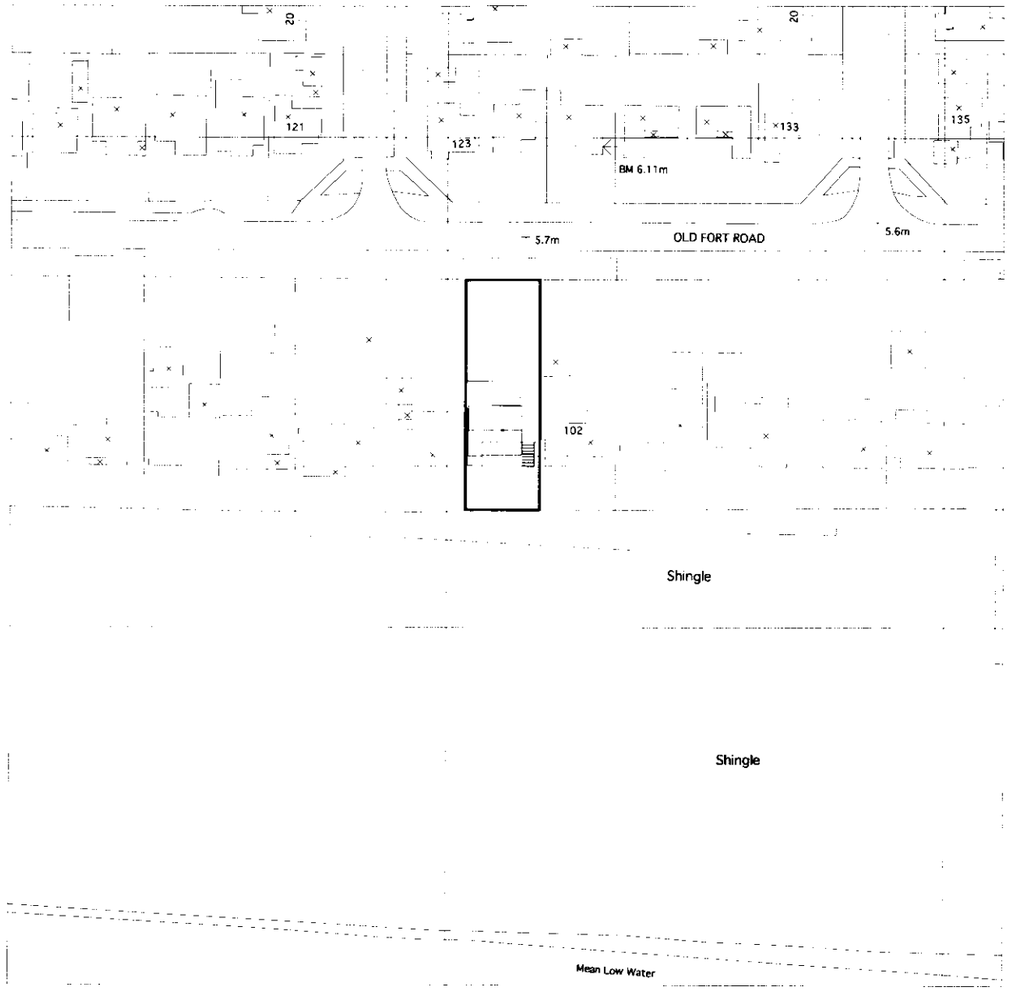
~~ given the requisite notice to every person other than ~~ self who, on the day 21 days before the date of the ~~ was a tenant of an agricultural holding on all or part of the land to which the ~~ relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted] Date: 04/01/2007

(On behalf of): THINKING SPACE LTD

ADC1002107
17 JAN 2007



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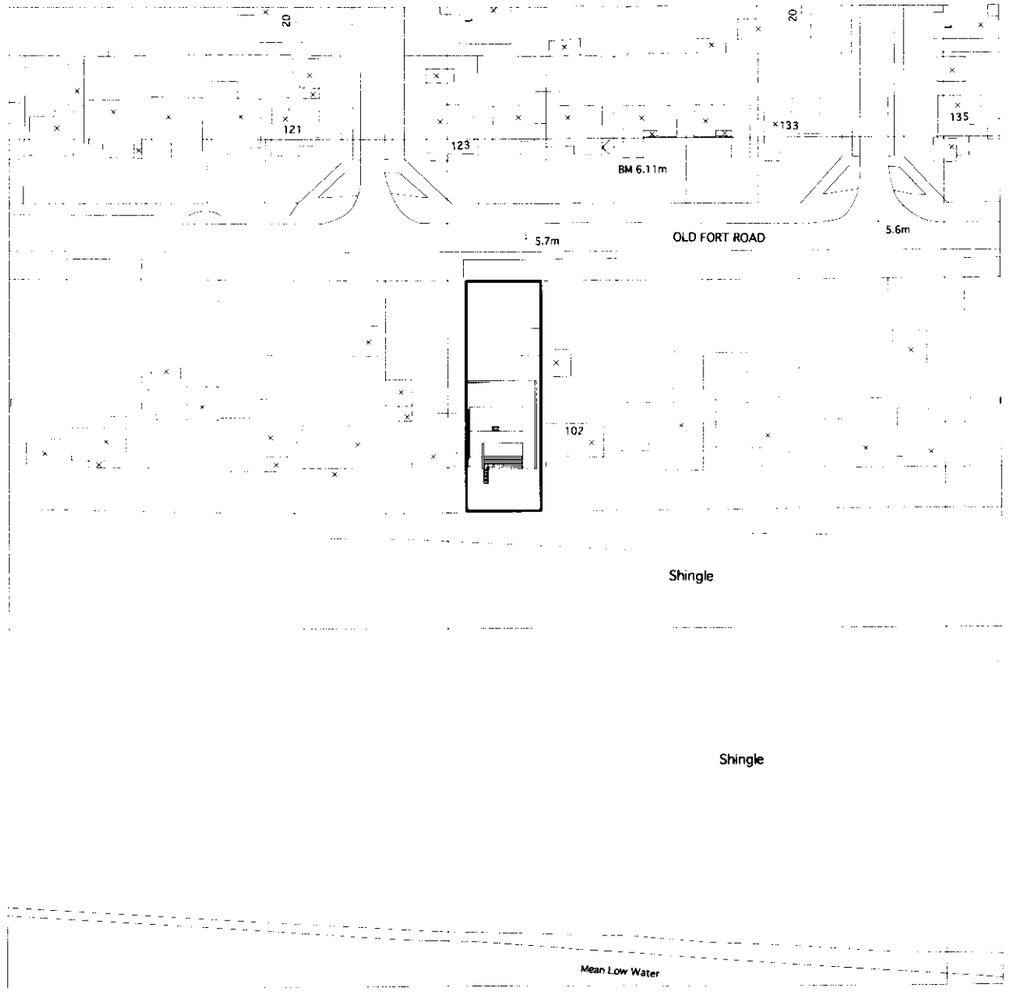

Proposed

rev	date	reason for issue	check

Site Plans

Planning

thinking space ltd.
e: 1st floor north, rutland house, 42-46 new road, london e1 2ax
t: +44 (0)20 7422 0085
f: +44 (0)20 7422 0086
e: info@thinkingspace.co.uk

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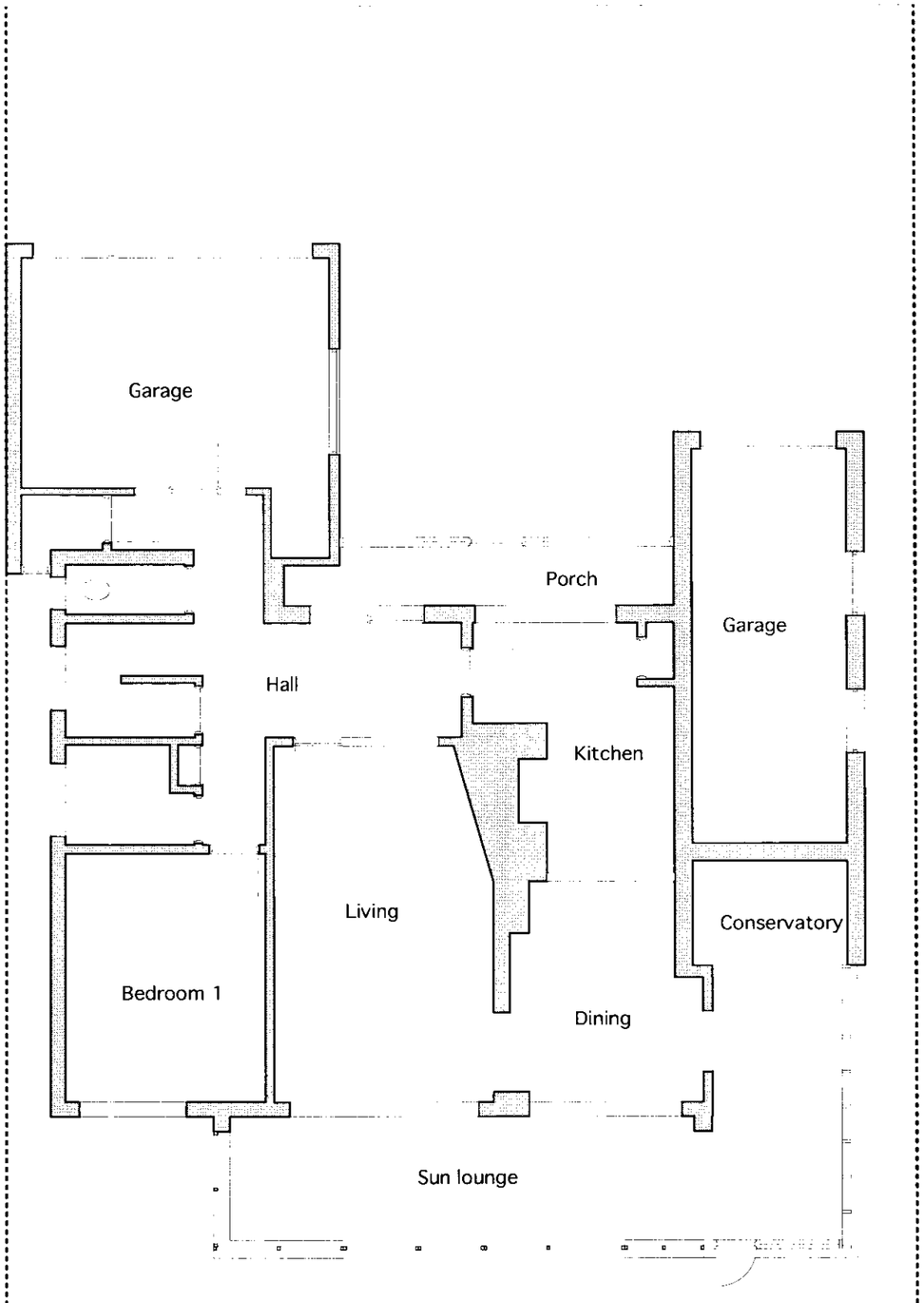
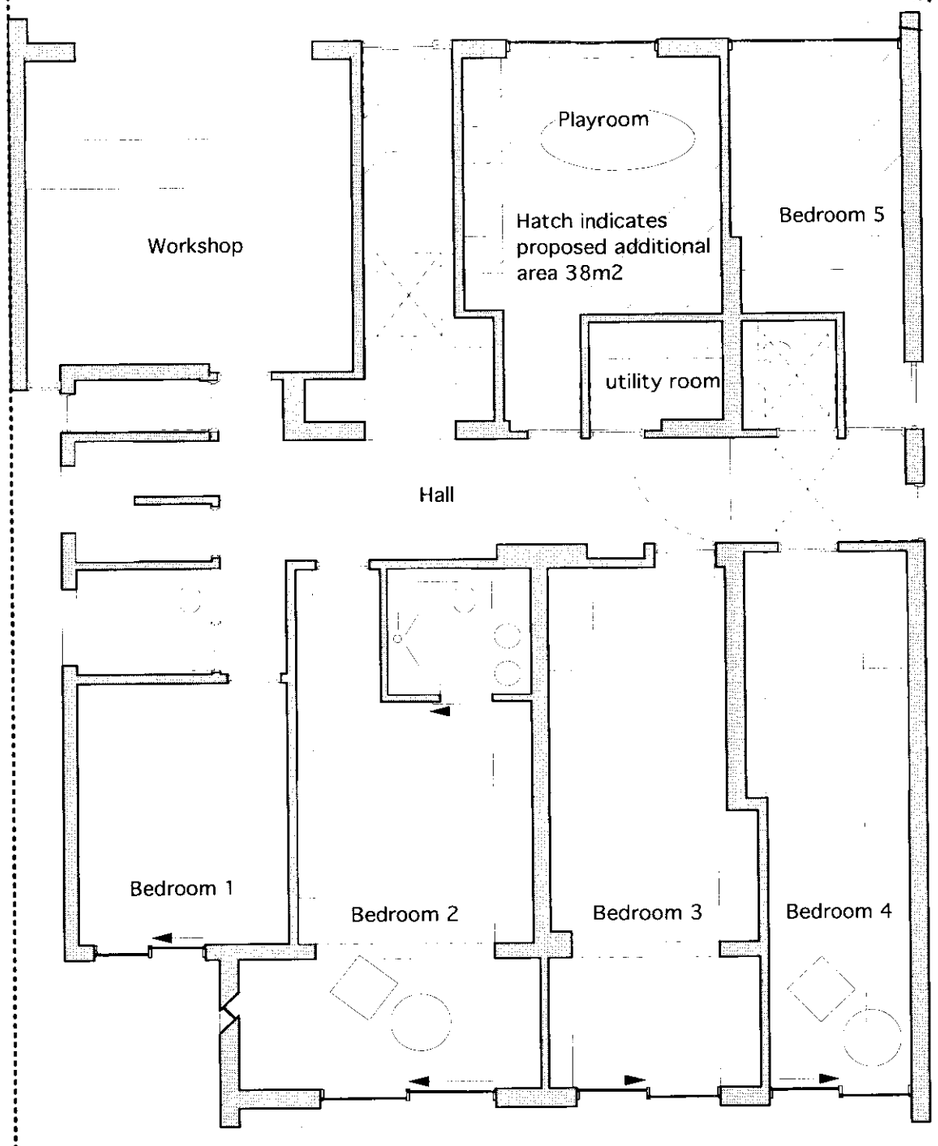
CAD file: N

project: 100 Old Fort Road
location: Shoreham-by-Sea
title: Site Plans

client: Carter Family
series:
drawing nº: 0618/ A/ 011
status: PA
checked
date: 04/01/2007
scale: 1:1250
revision: -

© thinking space ltd 2006





AOC1002107
17 JAN 2007

Proposed

Ground floor Plans

Planning

rev	date	reason for issue	check

thinking space ltd.
a: 1st floor north, rutland house, 42-46 new road, london e1 2ax
t: +44 (0)20 7422 0085
f: +44 (0)20 7422 0086
e: info@thinkingspace.co.uk
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CAD file:

client: Carter Family
status: PA

project: 100 Old Fort Road
location: Shoreham-by-Sea
title: Ground floor Plans

series:
drawing nº: 0618/A/001
checked
date: 04/01/2007
scale: 1:100
revision: -

key

01	- brickwork as existing
02	- tiled roof as existing
03	- white fascia boards
04	- softwood framed window/ door as existing
05	- painted softwood balustrade
06	- white self colored render
07	- grey aluminum framed double glazed window/ door
08	- solid hardwood door/ panel
09	- windsave wind turbine system
10	- clear glass balustrade
11	- galvanized metal stair with hardwood treads
12	- hardwood loveres
13	- galvanized metal

ACC10021107
17 JAN 2007

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...ns are in millimetres unless noted otherwise
...ns shall be verified on site before proceeding with the work
...ce ltd. shall be notified in writing of any discrepancies
...on remains the property of thinking space ltd and may not be used for any
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...of thinking space ltd
...retained by thinking space ltd
...ney and all necessary statutory and legal consents
...inking space ltd 2005

rev	date	reason for issue	check

proposed materials

Planning

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f: +44 (0)20 7422 0086
e: info@thinkingspace.co.uk
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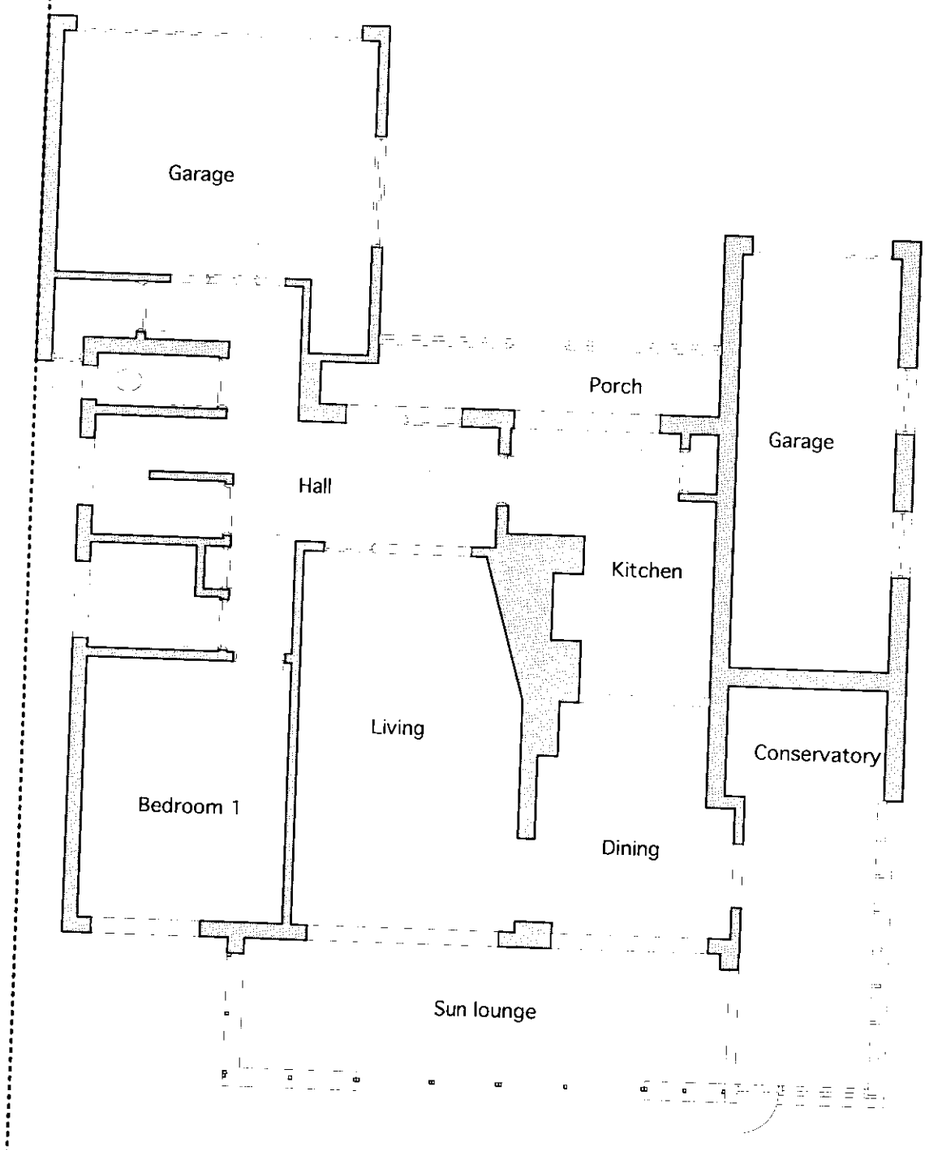
thinkingspace

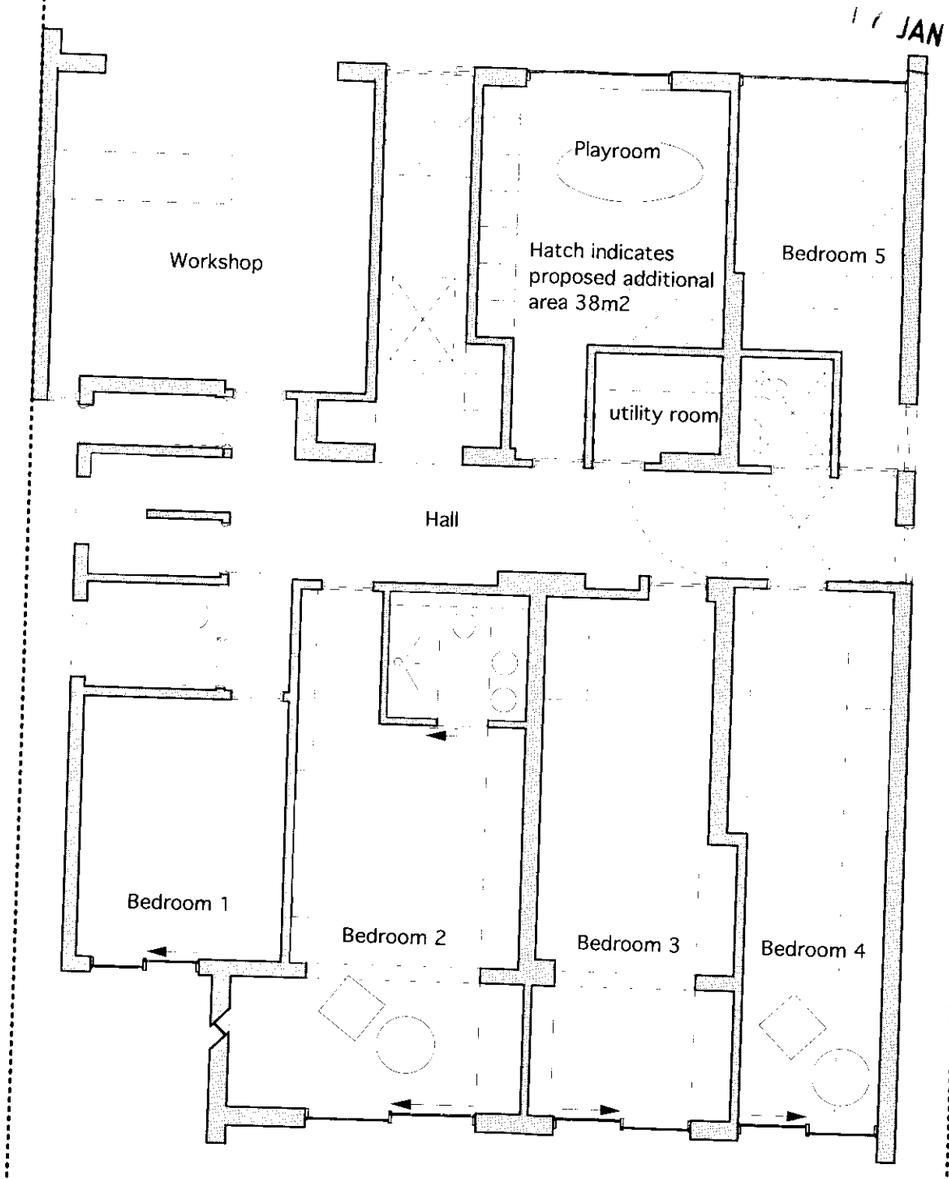
CAD file: N

project: 100 Old Fort Road
location: Shoreham-by-Sea
title: proposed materials

client: Carter Family
status: PA
series:
drawing nº: 0618/ A/ 010
checked
date: 04/01/2007
scale: NTS
revision: -

A0C/00/2107
11 JAN 2007





existing

Proposed

Ground floor Plans

Planning

thinking space ltd.
1st floor north, rutland house,
42-46 new road, london e1 2ax
t: +44 (0)20 7422 0065
f: +44 (0)20 7422 0066
e: info@thinkingspace.co.uk

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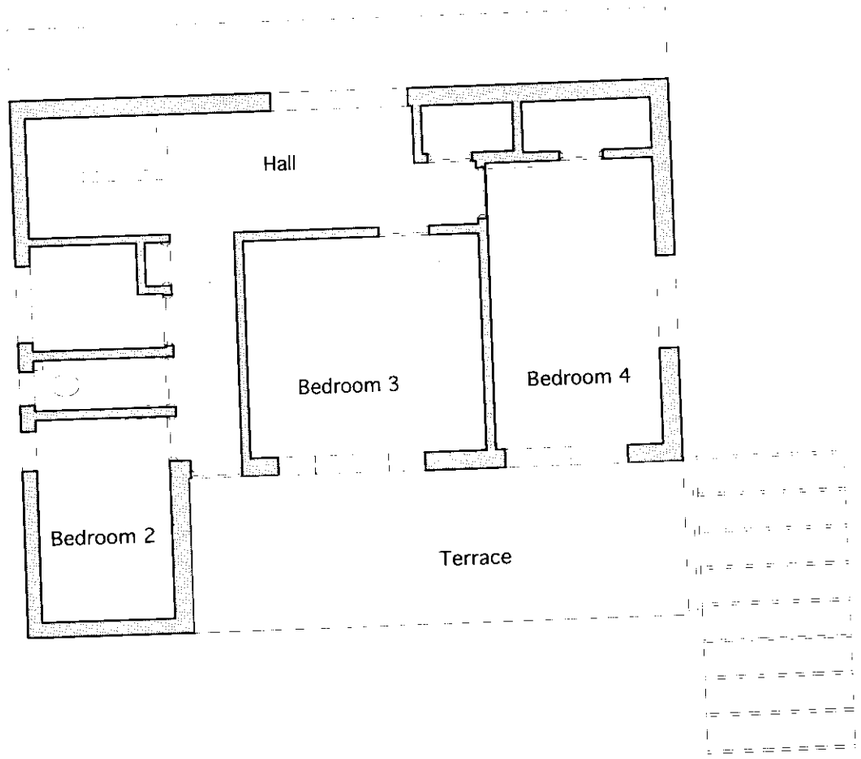
CAD file:

project: 100 Old Fort Road
location: Shoreham-by-Sea
title: Ground floor Plans

client: Carter Family
status: PA

series:
drawing nº: 0618/A/ 001
checked
date: 04/01/2007
scale: 1:100
revision: -

ADC10021107
17 JAN 2007



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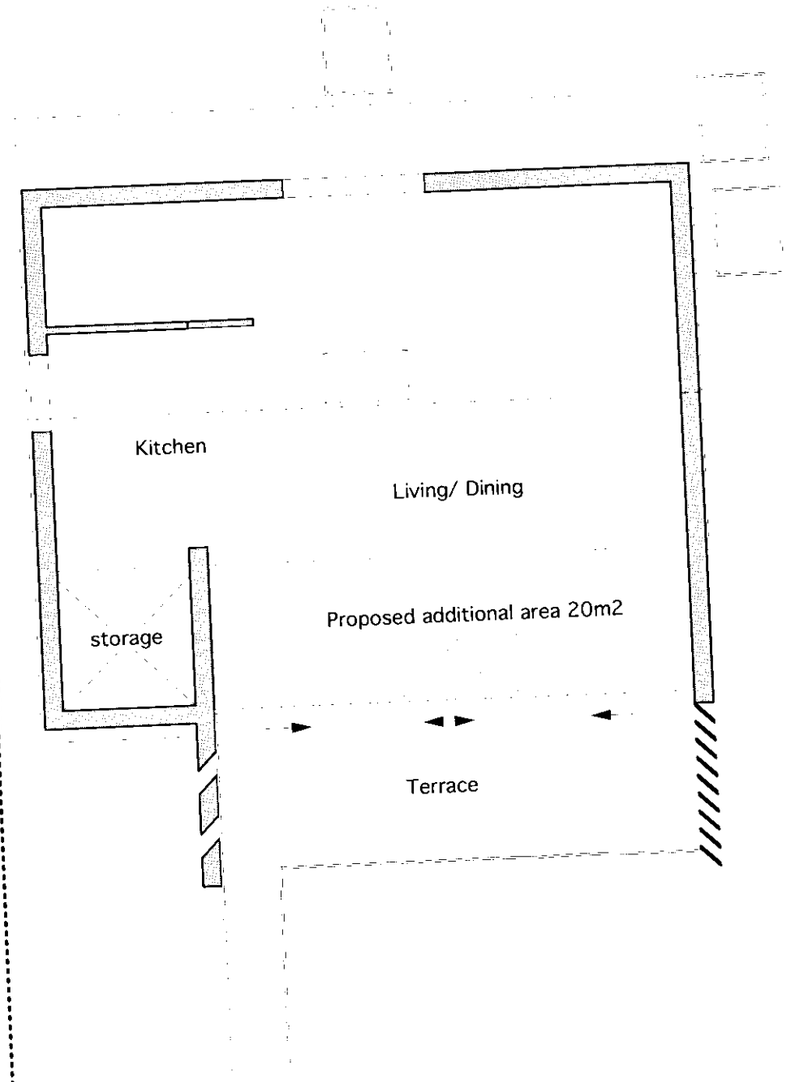

Proposed

First floor Plans

Planning

thinking space ltd.	
a:	1st floor north, rutland house, 42-46 new road, london e1 2ax
t:	+44 (0)20 7422 0085
f:	+44 (0)20 7422 0086
e:	info@thinkingspace.co.uk
CAD file:	N
project:	100 Old Fort Road
location:	Shoreham-by-Sea
title:	First floor Plans
client:	Carter Family
status:	PA
series:	
drawing nº:	0618/ A/ 002
checked	
date:	04/01/2007
scale:	1:100
revision:	-

thinkingspace

GENERAL NOTES:
Do not scale drawings. Dimensions govern.
All dimensions are in millimetres unless noted otherwise.
All dimensions shall be verified on site before proceeding with the work.
thinking space ltd. shall be notified in writing of any discrepancies.
All information remains the property of thinking space ltd and may not be used for any purpose whatsoever, or reproduced through any medium without the written permission of thinking space ltd.
All copyrights retained by thinking space ltd.
Subject to survey and all necessary statutory and legal consents.

rev	date	reason for issue	check

App1002167
11 JAN



Existing

Proposed

NOTES.
Scale drawings. Dimensions govern.
All dimensions are in millimetres unless noted otherwise
All dimensions shall be verified on site before proceeding with the work
Any discrepancies shall be notified in writing of any discrepancies
This drawing remains the property of thinking space ltd and may not be used for any purpose whatsoever, or reproduced through any medium without it's written consent of thinking space ltd
All rights retained by thinking space ltd
Refer to survey and all necessary statutory and legal consents.

rev	date	reason for issue	check

Roof Plans

Planning

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a: 1st floor north, rutland house, 42-46 new road, london e1 2ax
t: +44 (0)20 7422 0085
f: +44 (0)20 7422 0086
e: info@thinkingspace.co.uk
© thinking space ltd 2005

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CAD file:

N

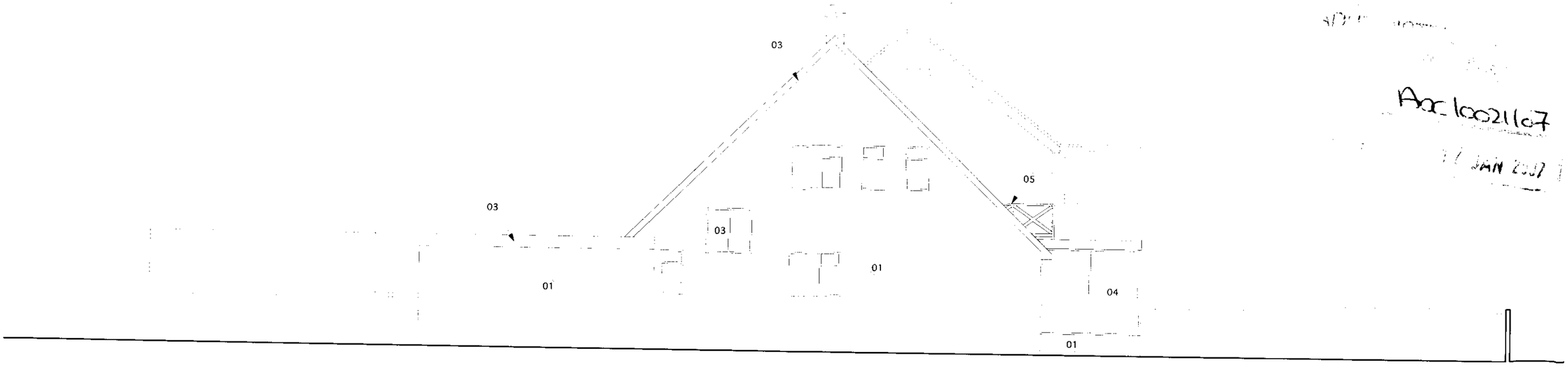
client: Carter Family

status: PA

project: 100 Old Fort Road
location: Shoreham-by-Sea
title: Roof Plans

series | drawing nº: 0618/A/003

checked | date: 04/01/2007 | scale: 1:100 | revision: -



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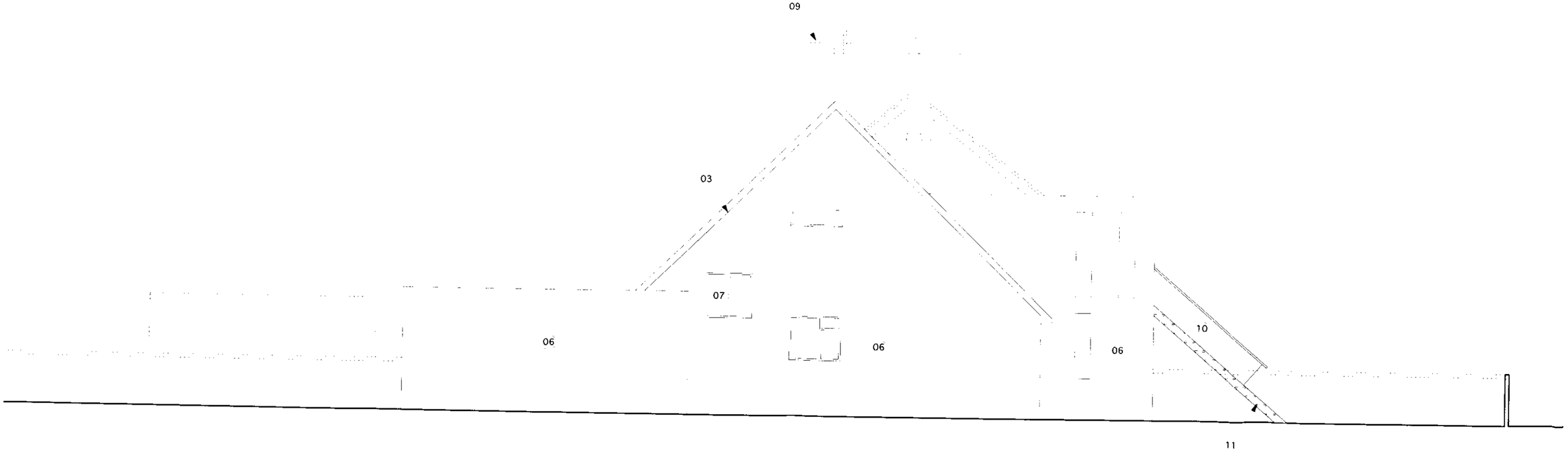

Proposed

rev	date	reason for issue	check

West Elevations

Planning

thinking space ltd.
a: 1st floor north, rutland house, 42-46 new road, london e1 2ax
t: +44 (0)20 7422 0065
f: +44 (0)20 7422 0066
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CAD file:

N

project: 100 Old Fort Road
location: Shoreham-by-Sea
title: West Elevations

client: Carter Family
status: PA
series:
drawing nº: 0618/A/004
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date: 04/01/2007
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revision: -

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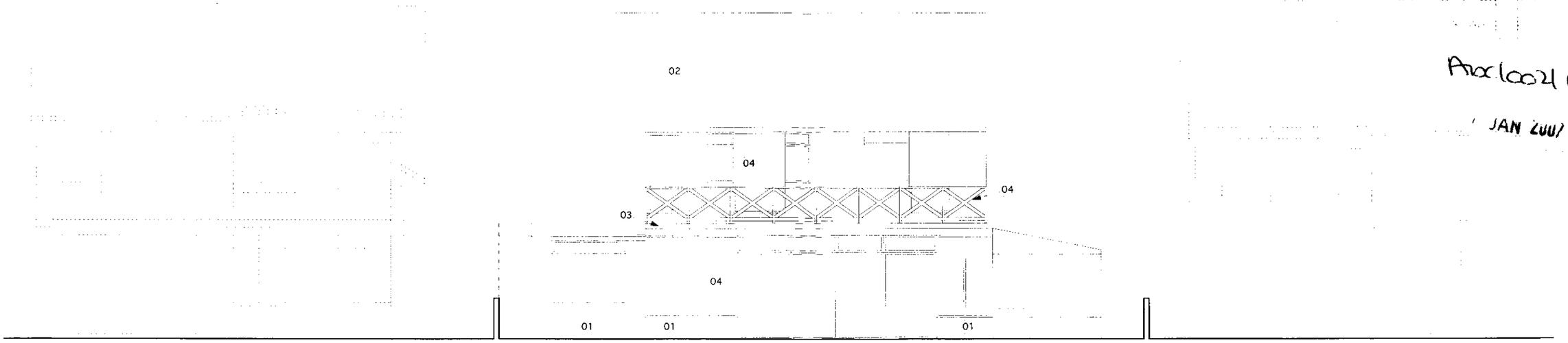

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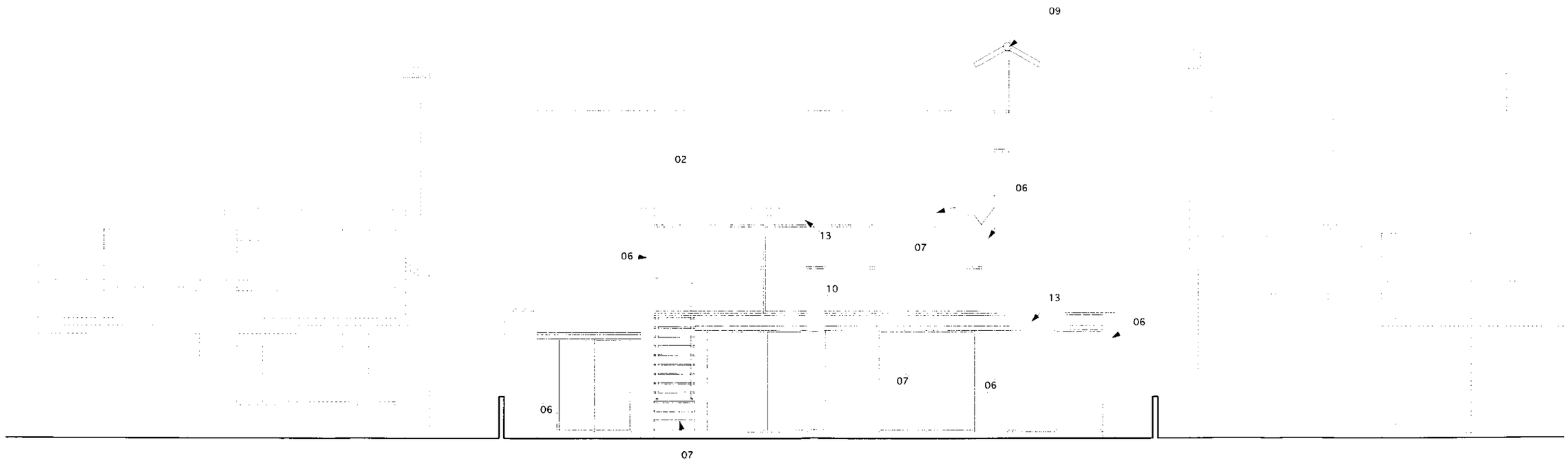

Proposed

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South Elevations

Planning

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t: +44 (0)20 7422 0085
f: +44 (0)20 7422 0086
e: info@thinkingspace.co.uk

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CAD file:

N

client: Carter Family

status: PA

project: 100 Old Fort Road

location: Shoreham-by-Sea

title: South Elevations

series:

drawing nº: 0618/ A/ 005

checked

date: 04/01/2007

scale: 1:100

revision: -

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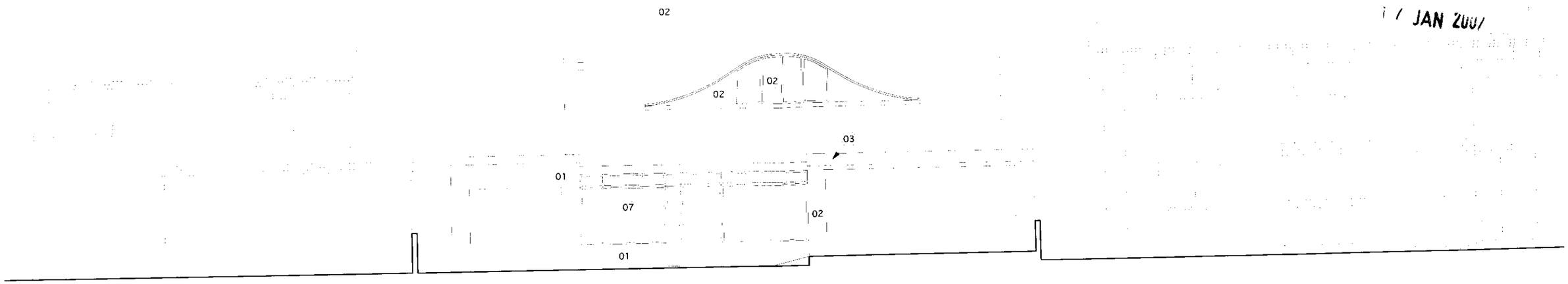
17 JAN 2007



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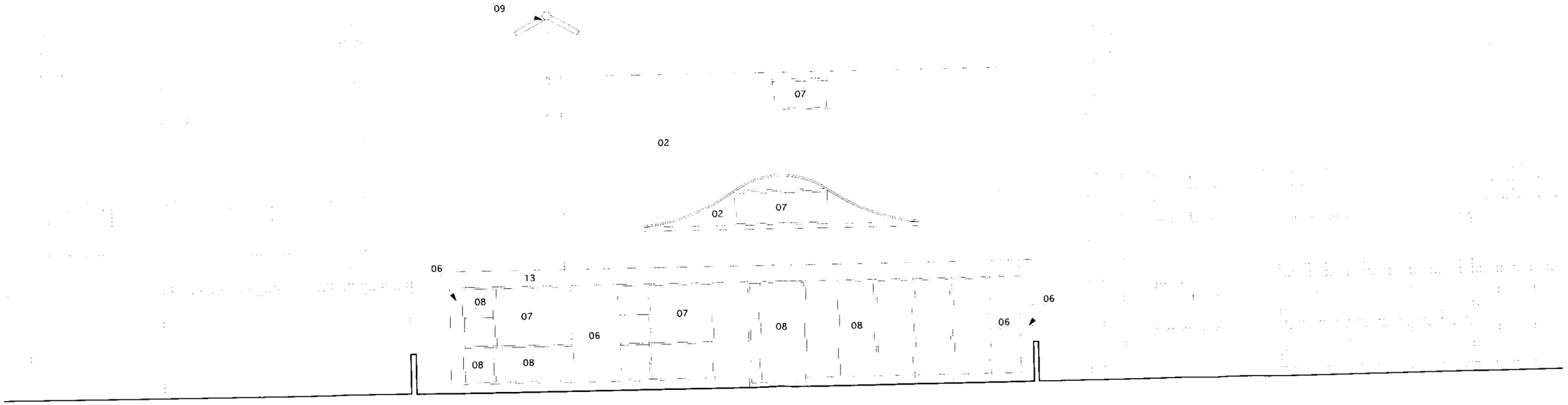

Proposed

rev	date	reason for issue	check

North Elevations

Planning

thinking space ltd.
a: 1st floor north, rutland house, 42-46 new road, london e1 2ax
t: +44 (0)20 7422 0085
f: +44 (0)20 7422 0086
e: info@thinkingspace.co.uk

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thinkingspace

CAD file: N

project: 100 Old Fort Road
location: Shoreham-by-Sea
title: North Elevations

client: Carter Family
status: PA

series:
drawing nº: 0618/ A/ 006
checked
date: 04/01/2007
scale: 1:100
revision: -

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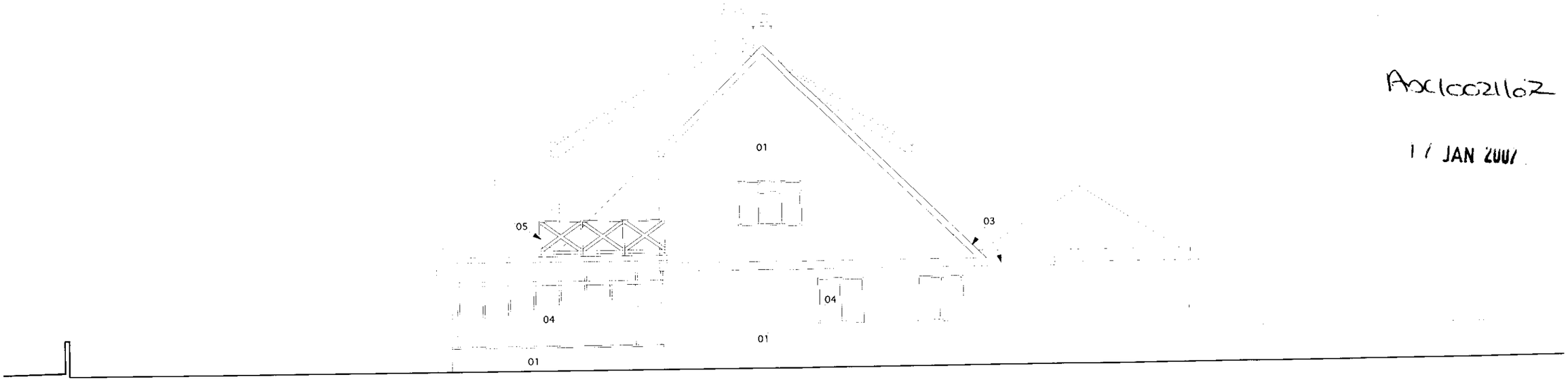
17 JAN 2007



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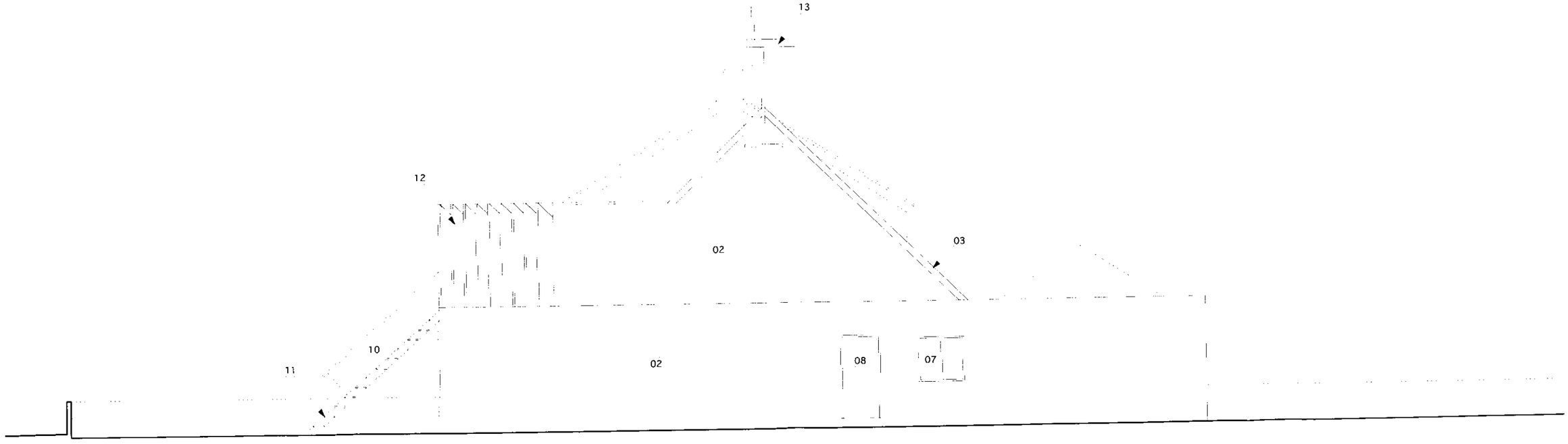

Proposed

AL NOTES:
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mensions shall be verified on site before processing with the work
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opyrights retained by thinking space ltd
ct to any and all necessary statutory and legal consents

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East Elevations

Planning

thinking space ltd.
1st floor north, rutland house,
42-46 new road, london e1 2ax
t: +44 (0)20 7422 0085
f: +44 (0)20 7422 0086
e: info@thinkingspace.co.uk
© thinking space ltd 2005

thinkingspace

CAD file:

N

client: Carter Family

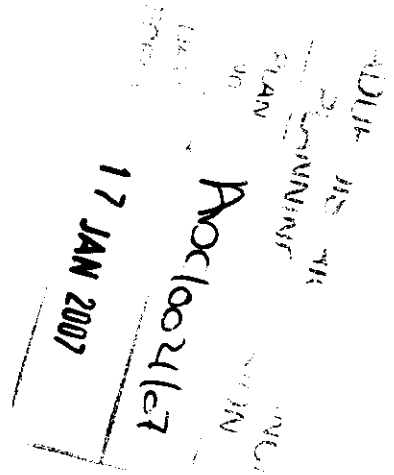
status: PA

project: 100 Old Fort Road
location: Shoreham-by-Sea
title: East Elevations

series: | drawing n°: 0618/A/007

checked | date: 04/01/2007 | scale: 1:100 | revision: -





100 Old Fort Road Design and Access Statement





Introduction

This design and access statement has been compiled to accompany the planning submission for alterations and extensions to 100 Old Fort Road, a beach front semi detached house in Shoreham-by-Sea. It has been organised to correspond with CABE's guidance and the Governments directive that all applications should be accompanied by a design report, it will consider the following issues:

Amount and scale
Layout and design
Appearance
Access

Consultation

A preliminary set of drawings were sent to Adur Council in December 2006, and verbal feed back was given by Michelle Nettlefold a planning officer.

The feed back was that the proposals seemed acceptable in planning terms, with the proviso that additional thought should be given to the privacy of adjoining properties, and while the proposals did not make the situation worse than existing it would be beneficial if they reduced overlooking. These comments have been incorporated into these proposals, and privacy has been a prime generator of the proposals for the rear first floor extension.

It is intended to consult with the adjoining owners during the consultation period.

Social and economic impact

The building is currently a single family dwelling, and no change is proposed, it is not considered therefore that there is any social or economic impact.

Sustainability

While an existing building the proposals will aim to greatly enhance the overall performance of the building in terms of heat loss as well as introducing on site generation through the use of a wind turbine. In this way it is intended to be an exemplar of best practice.

Amount and scale

The proposals are to extend the building footprint at ground floor level by 38m sq and to extend at first floor level by 20m sq.

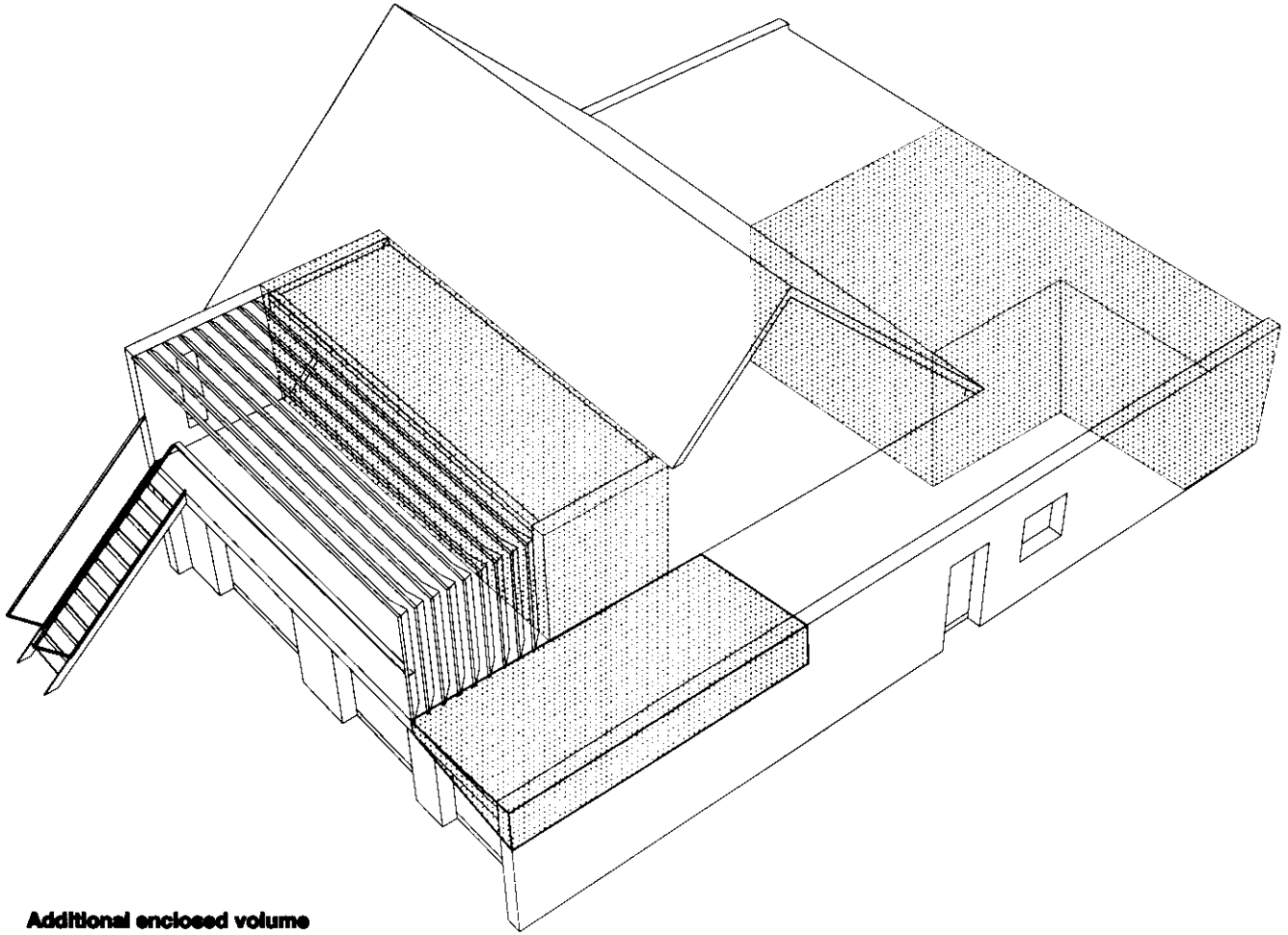
This would be achieved by incorporating the existing garages and the space between them into a single volume at ground floor and filling in the cut out to the main pitch to the first floor.

The additional accommodation is required to accommodate additional bedrooms for the applicant's three children as well as a master bedroom, spare room and a workshop for hobby use.

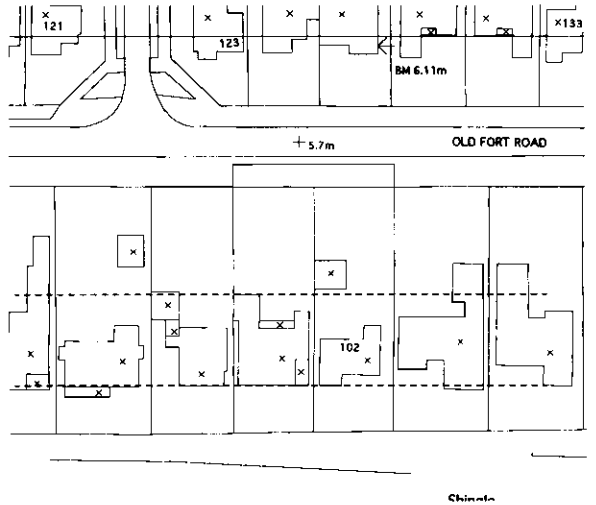
The design is intended to improve the overall volumetric design by infilling voids left by piecemeal development and replacing dilapidated structures such as the greenhouse.

The proposals do not advance the building line on either the road or beach sides.

The scale of the elements retains the residential character of the building with the steeply pitched roof and eyebrow dormer of the existing building retained as distinctive features.

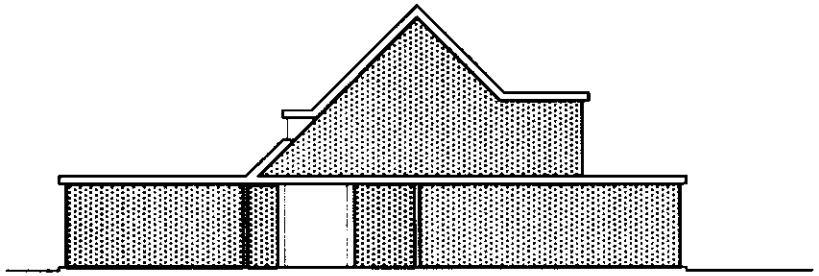


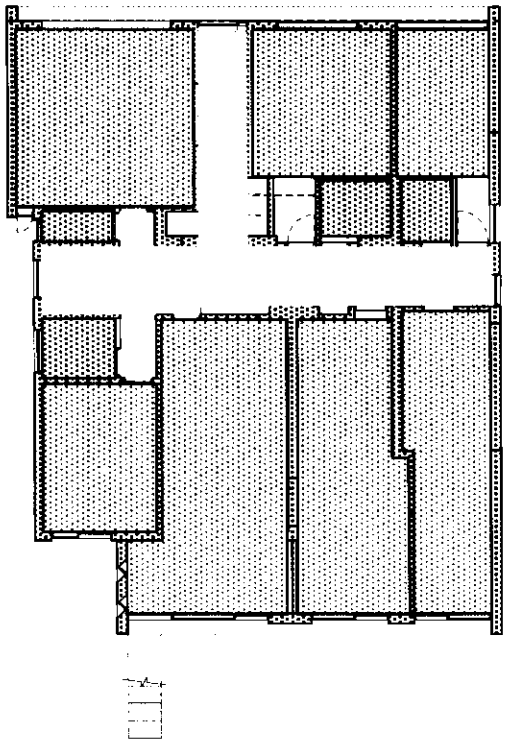
Additional enclosed volume



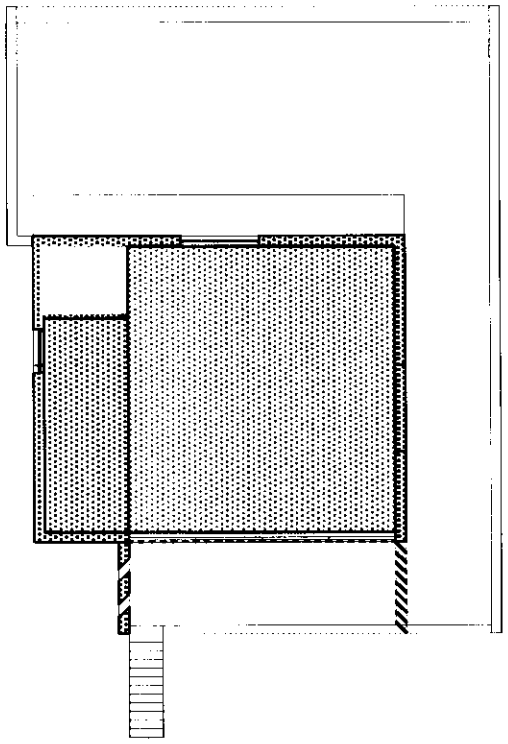
Building line

Section





Ground floor plan



First floor plan

Layout

The accommodation in the proposals is turned "upside down" in order to use the additional plan area for the bedroom space required and to allow the living space to benefit from the views out over the beach to the sea.

The plan form is constrained by the requirement to work with the existing building, as wholesale demolition is not economic, or sustainable. The plan arrangement produces a simple "T" shaped circulation with bedrooms and ancillary spaces arranged north and south of the east-west corridor. Upstairs the living space is a simple rectangular plan focussed on the large opening out onto the terrace and the sea.

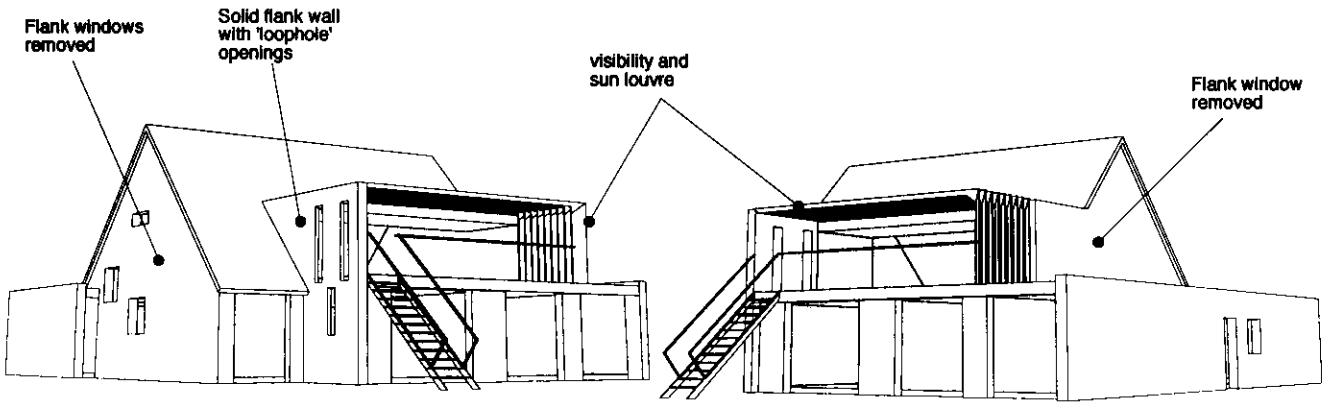
Primary spaces are arranged facing north and south to gain optimum daylight and views, with the most used rooms facing south. "Servant" rooms such as bathrooms and kitchens and circulation spaces are placed deep in the plan to release the perimeter for the primary uses.

In section this arrangement is clearly visible with the living space enjoying a double aspect and greater headroom. As the heart of the family house access directly from the main living spaces has been created to the beachside to allow supervision and rapid response to any wayward children wandering towards the water.

Primary space

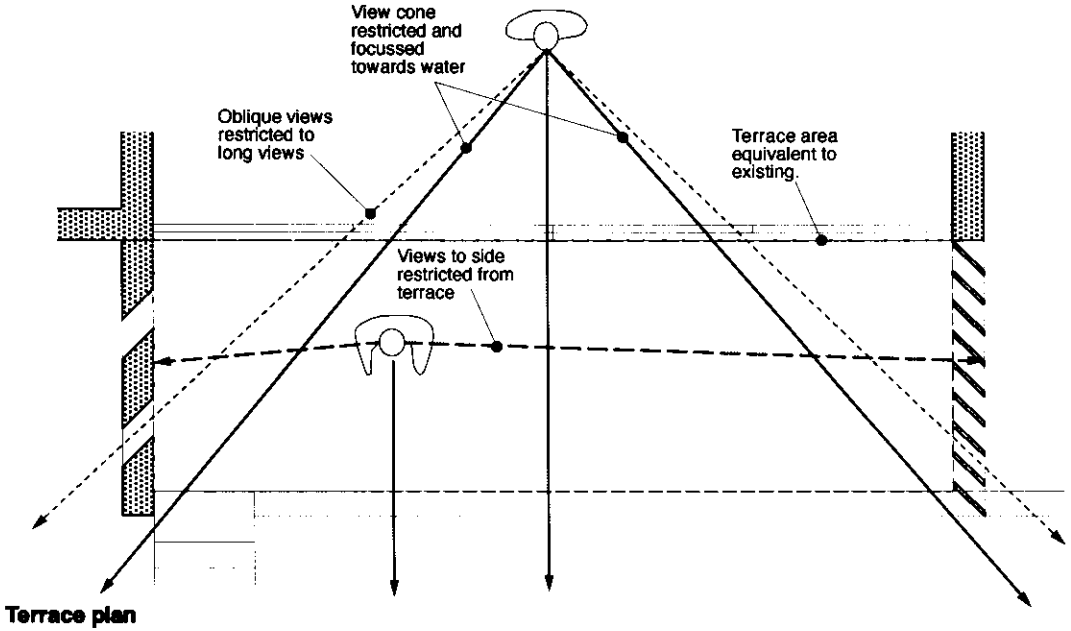
Circulation space

Servant space



View from south west

View from south east



Terrace plan

Design

The amendments to the house have been designed to create the best possible amenity for the occupants while maintaining or enhancing the amenity of adjoining occupiers and producing a sustainable building.

Privacy

The previous section described how the arrangement of the spaces has been considered and organised to make the best use of the opportunities available within the constraints of the existing building. Essentially the objective is to maximise the views towards the sea wherever possible. Naturally privacy is a concern both for the adjoining owners and the new occupiers, and this must be addressed at the same time as opening up views towards the water.

At present there are windows from habitable rooms on the flank and rear elevations that open views onto the adjacent properties and likewise the adjoining properties have openings directly onto the boundaries of the site. In addition the building currently has a substantial terrace at first floor with no privacy screening that allows views over both adjoining properties, again likewise the adjoining properties have terraces and sun rooms at first floor level.

Several design features have been developed to enhance this situation and greatly reduce the issue of overlooking;

- Side windows have been removed at first floor level.
- Full height side screens have been added to the terrace.

Sustainability

Shoreham is particularly susceptible to climate change due to its location and threat from flooding, the owners are particularly keen to ensure that the development is environmentally responsible and sustainable in use.

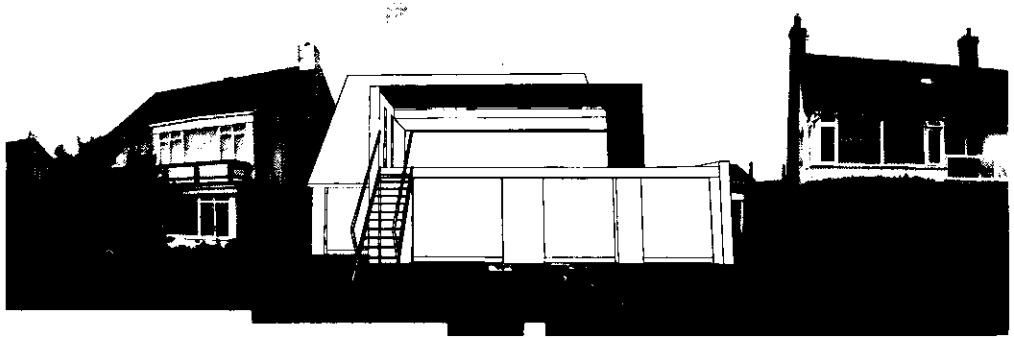
Four major initiatives have been adopted to enhance the sustainability of the project:

- Enhance the thermal performance of the existing building.
- Orientate living spaces to the south to gain optimum passive heating in winter.
- Provide screening to high level summer sun.
- Provide on site electrical generation with a wind turbine.

these initiatives will ensure that the building is greatly superior to the poorly insulated and energy hungry house in its current conditions and will aim to meet or exceed the targets for energy use in the current building regulations.



Road side sketch view



Beach side sketch view

Appearance

The existing building was built in the late 'fifties and has been added to in a piecemeal fashion since then. It's original design was simple and not unattractive, characterized by the dominant pitched roof with low eaves and an eyebrow dormer to the north elevation. Later additions such as the double garage and greenhouse have given it a haphazard appearance, with deterioration over time creating a run down and generally degraded condition.

The proposed design will be modern in character with a simple elegant palette of materials;
-White render for all walls
-Existing tiled roof retained
-Modern high quality aluminium windows finished in a lmid grey
-Galvanised steel and stainless steel metalwork detailing.
-Solid hardwood louvres and doors

The street view will once again be a unified composition with two flank walls framing an assembly of windows and doors below a projecting eaves line. The glazed area is kept low on this elevation to limit heat loss and improve security. Rising above is the existing roof with characteristic eyebrow dormer. The scale and character fits well with the adjacent buildings.

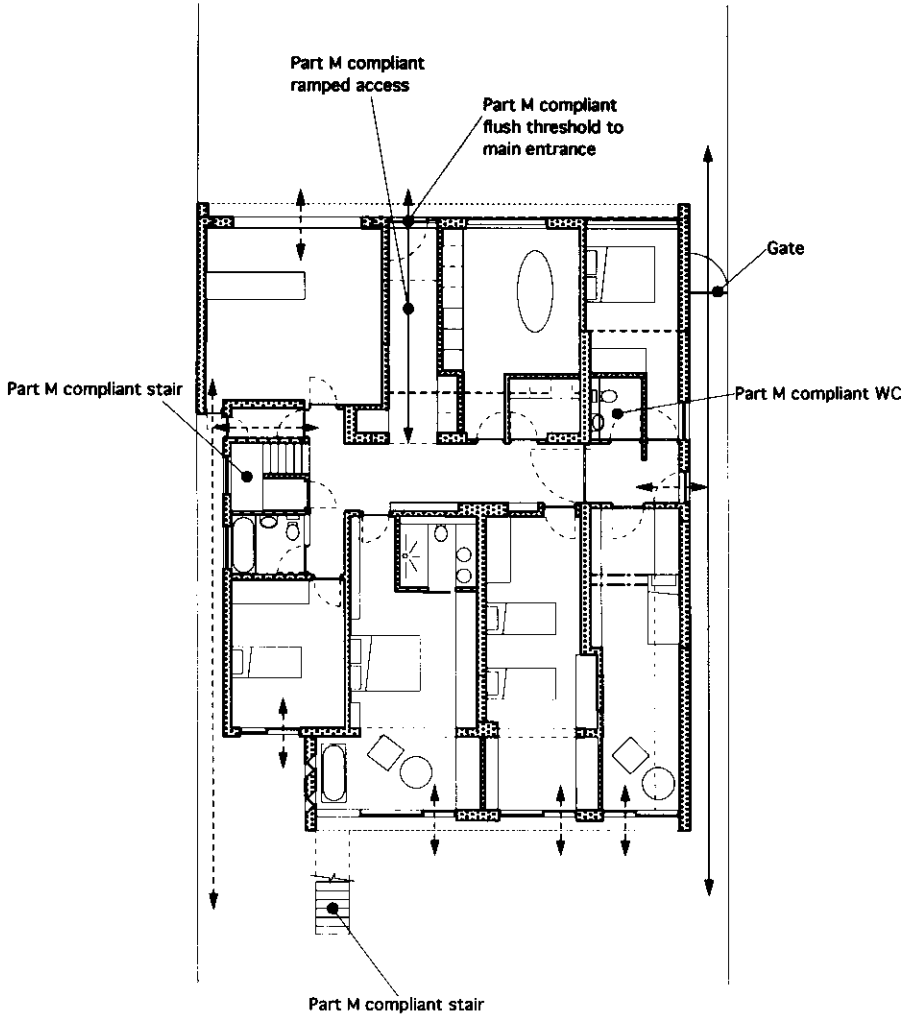
From the beach the new first floor addition is integrated with the ground floor composition, and clearly marks a modernisation of the property. The flank wall to the west rises two stories and is balanced by the intricate form of the privacy louvres and sun screening. This aspect has a light, open and nautical character.

In all the proposals will create a high quality, forward looking and positive addition to the environment.

Iroko hardwood



Galvanised steel **Render**



Access

When originally built there were few regulations controlling access to buildings, consequently the approach to the house involves negotiating steps and internal doors and wc design does not comply with part M.

As part of the extension a new access arrangement will be created, this will allow a flush threshold with ramped access to the ground floor of the house to be created. At least one of the ground floor wc's will be reconfigured to comply with Part M and where new door openings are created they will also comply.

The new proposals will therefore be a significant improvement in terms of access and wherever possible the design will be fully compliant with Part M.

Access around the house will be maintained as is. the existing garages are not required by the applicant as there is sufficient hard standing for car parking. If required in the future the workshop could be converted back to a garage without alteration.

Primary access route

Secondary access route