

20 East Meadway, Shoreham-by-Sea, BN435RL
Replacement of an existing bungalow with a 2-storey house

JAMES BRECKELL ARCHITECTS

Design and Access Statement

Revised March 2026



photo 01: development site

1.0 Introduction:

Nota Bene: This design and access statement has been revised following a complete and thorough redesign. The redesign has responded to the reasons for refusal of application AWDM/1399/25. Reasons for refusal and the actions taken will be discussed later in this statement

20 East Meadway is a long slim single storey building. It bears no resemblance to a railway carriage other than its proportions and therefore, there may be a railway carriage underneath many decades of alterations and repair.

The construction is timber frame with no insulation within the walls. There are no foundations, and internal finishes include asbestos. The existing bungalow is dilapidated and as well as being a health hazard, it is also beyond economic repair.

The Government are currently taking steps to prevent buildings like this being available to the rental market and therefore building sites like this only have value as development sites. The principle of replacing dilapidated buildings on Shoreham Beach is well established.

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There has never been a better time to replace houses like this because current construction technology as well as the application of the knowledge and understanding of flood risk is such that replacement houses are vastly superior to the buildings they are replacing. This planning application is for one such example.

2.0 Design Brief:

The design brief is to replace the existing bungalow with a 2 storey, contemporary and attractive house.

A list of what the house should include is:

- i. 3 x bedrooms.
- ii. Bedroom 1 with en-suite shower room.
- iii. Utilities (washing machine/ tumble dryer/ air source heat pump equipment).
- iv. Ample living space.
- v. Parking for 2 cars and contemporary landscaping.

3.0 Amount of Development:

Site area = 206m.sq (0.0206Ha)

Existing building:

Ground floor area of bungalow =	56m.sq
Permanent garden building =	6.3m.sq
<u>TOTAL =</u>	<u>60.3m.sq</u>

Proposed building:

Ground floor area =	72.6m.sq
First floor area =	29m.sq
No Sheds	
TOTAL =	101.6m.sq
Total Increase in floor area =	41.3m.sq.
41.3/ 60.3 =	68 % increase in floor area.

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4.0 **Examples of new and inspiring 2 storey houses recently built on Shoreham Beach:**



Example 1: the Meadway, Shoreham Beach



Example 2: the Meadway, Shoreham Beach

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Example 3: Old Fort Road, Shoreham Beach

5.0 Refuse/ Recycling Collection:

There is no change to the refuse and recycling arrangements. This is stored at the side of the building and is collected by the Local Authority collection services on collection day.

6.0 Layout and Scale (in the context of the reasons for refusal of application AWDM/1399/25:

The above planning application was refused on the 7th of January 2026. The reasons given were singular:

The proposal, by reason of its height and narrowness would be ill-proportioned and out of keeping with neighbouring dwellings in scale and design while its proximity to shared boundaries would result in loss of light, an overbearing effect and overlooking. The proposal would be harmful to visual and neighbour amenities contrary to policy 15 of the Adur Local Plan, Adopted Development Management Standard No. 1 Space Around Dwellings and the National Planning Policy Framework.

Thus, we needed to consider; height, proportion to neighbours, loss of light and overlooking.

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The revised application has been revised in the following ways to respond to the specific reasons for refusal as follows:

i. Height:

The revised design has been reduced in height by 1.1m at the ridge and the eaves. The benefit of this is that the new ridge height is comparable to other neighbouring roof features: neighbouring ridges and chimneys. Whilst the roofscape of any street scene will moderately rise and fall, the character of an area is unaffected when an alterations to the roofscape broadly fits nicely with other comparable features.

The first floor has also been reduced in depth. The gap between the rearward 1st floor window to the rear boundary is increased by 3m. This enables the local authority guidance for a back-to-back dimension between 1st floor windows of 22m to be exceeded. It is noted that the rear neighbour has velux roof windows and therefore these types of windows offer a skyward view only and therefore, overlooking of these windows is negligible.

The first floor is reduced in footprint from 44.2m.sq to 29m.sq. This represents a 34% reduction in 1st floor which demonstrates a thorough commitment by the applicant/ owner of 20 East Meadway to respond to an placate neighbour objections.

ii. Proportion to neighbours:

Whilst 'proportion' may be subjective, and it can be demonstrated upon Shoreham Beach in the photographic examples 1, 2 and 3 shown in this statement, that 2 storey houses can sit comfortably next to single storey bungalows, the applicant and architect have fully responded to this comment by fully redesigning the proposal so that the 1st floor is substantially lower and smaller in footprint. The proportions of this proposal are now complimentary and neighbourly.

iii. Loss of Light and Overlooking:

This comment refers to the relationship of the design proposal to the rearward neighbour. The refused design could not comply with distances for back-to-back 1st floor windows so we set about making sure that the revised design would comply fully. Previous planning application for housing in Shoreham have successfully demonstrated that the 22m distance between properties can be equitably provided where 11m from the boundary to the 1st floor exists. The refused design did offer this. The revised design sets out the 1st floor as 14m from the rearward boundary. Thus, the 22m between 1st floor windows is exceeded.

Local Authority guidance for the distance between the design proposal and the side boundary always did comply within the refused design and continues to comply with a 1m gap both sides.

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7.0 Landscaping:

The landscaping is closely related to flood risk. Having designed many houses upon Shoreham Beach it has become a positive approach to hard landscaping to allow natural drainage of rainwater into the shingle. A pebble driveway retained within a gravel reinforcement mesh is proposed to the front of the house to enable natural drainage through the drive as well as providing a safe hard standing for 2 vehicles.

A raised patio is proposed, and the remainder of the rear garden is laid to lawn.

The applicants would like to explore the opportunity for 'swift bricks' and/or bird boxes if the LPA would like to add a planning condition for this as a result of commissioning the Biodiversity Net Gain statement.

8.0 Appearance:

Shoreham Beach is widely becoming an area where interesting and contemporary architecture flourishes. Recent and successful replacement houses on the Old Fort Road as well as Mead way have added positively to the character of the area. New houses are 2 storey, contemporary in style and distinctly coastal. Through a determined and thorough redesign, the design proposal has all of these attributes as well as being proportional, complimentary and in-keeping with neighbours.

9.0 Materials:

Walls –	Light cream brickwork at ground floor.
Walls –	Light grey or white aluminum cladding at 1 st floor.
Windows –	Metal frame, double glazed with the frame a dark grey colour.
Roof –	As per the 1 st floor – light grey or white aluminum.

10.0 Use:

The house will be residential in use.

11.0 Access:

Disabled access can be achieved via a ramp to the property, if necessary, in the future.

12.0 Flood Risk:

This site is at risk of flooding according to the Environment Agency Flood Map.

Where new housing replaces older housing, building within a floodplain is acceptable. The following planning permissions are examples of replacement houses within a flood plain are:

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89 old fort road, Shoreham – 1 house	AWDM/1541/13
83 old fort road, Shoreham – 2 houses	AWDM/0493/17
72 old fort road, Shoreham – 1 house	AWDM/0464/18
51 old fort road, Shoreham – 2 houses	AWDM/2007/21
8 fishermans walk, Shoreham – 1 house	AWDM/0881/21
97 old fort road, Shoreham – 1 house	AWDM/0037/23

To achieve full compliance, the Environment Agencies adopted approach to flood risk is that the proposed house should have a ground floor level 600mm above the flood risk. The ground floor level of the existing house is 5.3 (metres above sea level).

In the year 2115 the tidal undefended flood level is 5.39. To achieve full compliance we then must add 11 years of sea level rise – to the year 2126. This adds 0.2m, plus 0.6m (EA adopted approach), so the minimum floor level is $5.39 + 0.2 + 0.6 = 6.19$ metres above sea level. This will result in the ground floor being 890mm higher than the existing ground floor. The refused application was supported by the Environment Agency. The EA were content with the mitigating construction in the form of increased floor level and we have maintained the proposed floor levels within the redesigned proposal so that we continue to maintain EA support.

It is noted that the ‘undefended’ tidal level depends on a catastrophic failure of every man-made sea defence i.e. the newly constructed river wall to the north of the development site and shingle beach.

The Environment Agency does not give data for a defended scenario because man made flood defences are considered to be an appropriate defence for Shoreham Beach. However, in the unlikely yet undefended scenario, the ground floor level is designed at a level of 6.19AOD which achieves full compliance with Environment Agency standards.

Other flood resilient measures would include:

- i. A designed approach to natural rainwater drainage
- ii. Concrete construction on ground floor level
- iii. Electrics to be positioned at 600mm above the ground floor level

13.0 Summary:

Following the refusal of the previous design, the applicant had several options:

- i. Go to Appeal through the Planning Inspectorate.
- ii. Redesign and resubmit a fresh planning application.
- iii. Do both above simultaneously.

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The responsible and sensible thing to do was to, in the first instance, engage with the Local Authority Planning Department and see if, following redesign, a design could be formed that would:

1. Maintain the Environment Agency support.
2. Gain Local Authority Planning support.
3. Be pleasing to the applicant/ owner and be suitably attractive a design for them to want to build and live in.

Those early tentative steps with the Local Planning Authority were successful and through a full redesign being sent back and forth to the LPA and the LPA making comments, when both the LPA and the EA were content, the applicant was able to decide on commissioning a planning application and the option to go to appeal was discarded.

We thank the Local Authority for engaging in a positive way where the reduction in the height of the design proposal of 1.1m and substantially reducing the 1st floor footprint resulted in the LPA inviting the submission of a new application.

Design and Access Statement written by

James Breckell BA (hons) Dip. Arch. ARB, RIBA.

Registered Architect with the Architects Registration Board and a member of the Royal Institute of British Architects (1st registration year 1998/ 1999).

James Breckell Architects Ltd was incorporated as a private limited company on the 14th May 2003. The company has been continually trading for 22 years.

Winner of the Shoreham Society Award for Architecture 2015
Distinction in Design Award (Adur District Council) 2016
Sussex Heritage Award for Housing
LABC Award for Housing
Shortlisted for LABC Award 2016

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