DESIGN AND ACCESS STATEMENT:

124 OLD FORT ROAD, SHOREHAM BEACH

Following the Planning Permission Application number ADC/0109/10 granted on the 30/04/2010: New build 5- bedroom detached house (to replicate same appearance as previous application ADC/0415/09, a number of minor amendments to the design have been carried out during the construction of the building.

This application is for minor amendments to the above planning permission to include:

1. *Alterations to fenestration*
2. *Ground floor external materials to side elevations*
3. *Rainwater down pipes*
4. *Alterations to front elevation portico*
5. *Addition of a heat pump unit on roof*
6. *Omission of swimming pool*

	ORTHING SERVICES
PLAN	AWDM/ 0904/12
DATE VALID	23 JUL 2012

As this application is for minor amendments, the Local Authority does not have to consider the appropriateness of the building in relation to the following subjects:

Surroundings
Scale, Height and Volume
Architectural appearance
Materials
Part M compliance: Access for disabled people.

These subject headings have already been addressed and considered acceptable under the current planning permissions. Therefore and for the purpose of this application we will address each of the 6 minor amendments as follows:

As there will be no change to the principles set out in the original Planning Permission, the Local Authority need only consider whether a new build house would have any negative effects that would not exist if a 'remodelling' scheme were to be implemented.

1. ALTERATIONS TO FENESTRATION:

This minor amendment includes alterations to the windows to the front and rear elevation. It should be noted that under the original design, the design principle of the fenestration design was that the windows would be a dark grey metal frame window to contrast with the starkly white render. This principle has been upheld in the design of the windows 'as built'. Windows in general have a different arrangement with regard to glazing bars and have changed in size. It was considered that the original design looked to 'art deco' in appearance at the front whereas the rear would look very 'modern'. By adjusting the fenestration design we have co-ordinated the front and rear elevation. None of the new windows result in harm to neighbour privacy.

The windows are an attractive part of the design and are very close to the original design. The effect of this amendment neither has a positive or negative effect on the appearance of the house as built.

2. *GROUND FLOOR EXTERNAL MATERIALS TO THE SIDE ELEVATION:*

The ground floor front elevation has a dark grey block work which projects further forward than the 1st floor render. The original design shows the dark block work returning around the side elevations to approximately half way along the side elevations.

It was considered at the time of construction that this material would be invisible from the front elevation and virtually impossible to see from anywhere in the public realm.

The dark block was specified to have a dramatic and contrasting material to the front elevations which has proved successful in the context of the front elevation. It is not required to the sides as the same 'dramatic' contrast would be lost on the side elevations. We therefore consider that this amendment would have no effect on the design of the house as built.

3. *RAINWATER DOWNPIPES:*

The approved drawing shows the rainwater pipes to be 'cast aluminium rainwater down pipes'. These are grey in colour.

As built; the down pipes are cast aluminium and painted the same colour as the windows; a dark grey. There are more of them than as approved; this is because of the severe weather conditions on Shoreham Beach in the winter (and summer of late) and the amount of rainfall that the roof has to discharge.

It is not usual that extra rainwater pipes, on their own, would require a 'minor amendment application'. However in this instance we are including it within this application. It is not considered that the extra down pipes have an effect on the design of the building. The down pipes as built, are a darker grey than originally envisaged, but they do match the colour of the windows. We consider that the shade of grey colour does not have an effect on the overall design of the building.

4. *ALTERATIONS TO FRONT ENTRANCE PORTICO:*

The front entrance portico was conceived as a post modern interpretation of a classical Italian villa. In reality the portico as approved was, in hindsight, as bit unstylish.

During the course of the works on site, the decision was taken between Mr and Mrs Fowler and my self that a flat top to the entrance portico would dilute the concept so that it would be harmonious with the overall design.

I am pleased with the portico as built which remains a double height dramatic clerestory window over the entrance hallway. It is a successful feature to the front elevation and enables the entrance to be instantly recognizable. The effect of the amendment has been to improve the overall design.

5. ADDITION OF A HEAT PUMP UNIT ON THE ROOF:

To the east side elevation there is a heat pump unit located on the roof behind the parapet wall which is marginally visible from street level. This system works like a fridge in reverse and by using this system the house is not reliant on gas, in fact, the house does not have a gas supply.

Cold air is used to heat pipes connected to under floor heating and hot water storage. The heat pump provides all of the demand for heating and hot water.

The heat pump has the same visually effect as solar hot water heating panels or photovoltaic cells. As the demand for renewable energies becomes more commonplace, this type of plant will become a normal part of the features seen in the built environment. Most of the unit is not visible because it is behind the parapet wall and the visual effect of the top of the unit has no effect on the overall design.

6. OMISSION OF THE SWIMMING POOL:

The omission of the swimming pool will have no effect on the character or design of the house as built.

SUMMARY:

For several years now I have designed and built mostly housing developments and single one off houses in the Shoreham, Worthing and Brighton area. Whilst it is always of up most importance to be faithful to the original design, it is also important to remember that most designs are original and have not been 'tried and tested'.

When a building contractor and all sub contractors bring their expertise to a building project, it is usual that the design might evolve to mitigate construction and technical issues. This is true of all building projects from large scale commercial projects to modest extensions to houses.

In this case the overall concept of the design does prevail in the built works. The minor amendments do not have an effect on the character and design of the house. The amendments are only modest and have no effect on the amenity of neighbours.

I am very proud of the finished building and trust the Local Authority can support these amendments by granting planning permission.

JAMES BRECKELL ARCHITECTS