

Steyning Road Shoreham

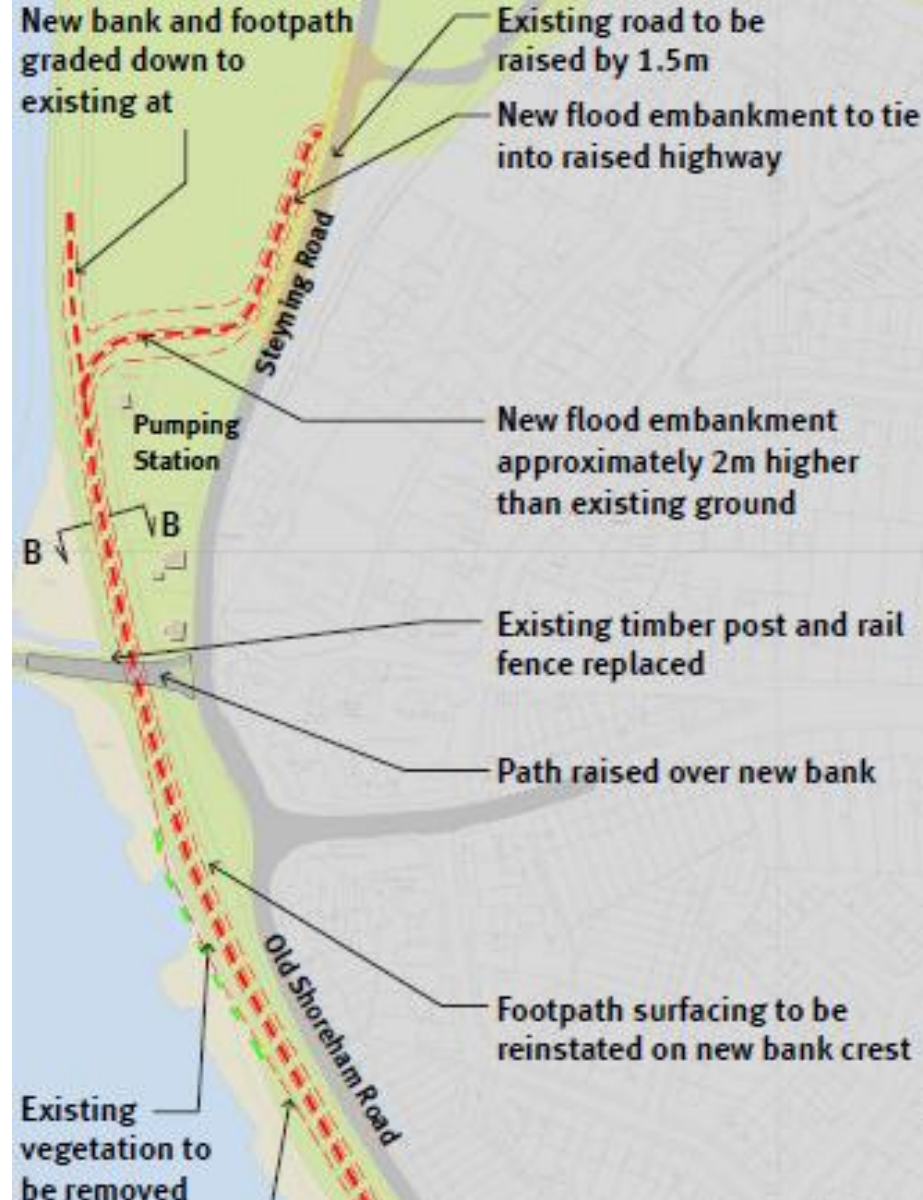


Presentation

- The background to this submission
- The site constraints
- The design solution
- The opportunities that remain open
- Determining this application

The Background

- Current ownership – 35 years
- 2011 SDNP creation removed site from AONB
- 2012 EA's proposed TWS – southern edge
- 2016 EA's planning approved TWS – middle of site
- Consultation
 - Major Projects Board 2015 – mixed development
 - South Coast Design Review Panel 2016
- 2016 TWS negotiation – northern re-alignment
- 2017 Current Planning Application



EA's 2012 proposed TWS



NOTES

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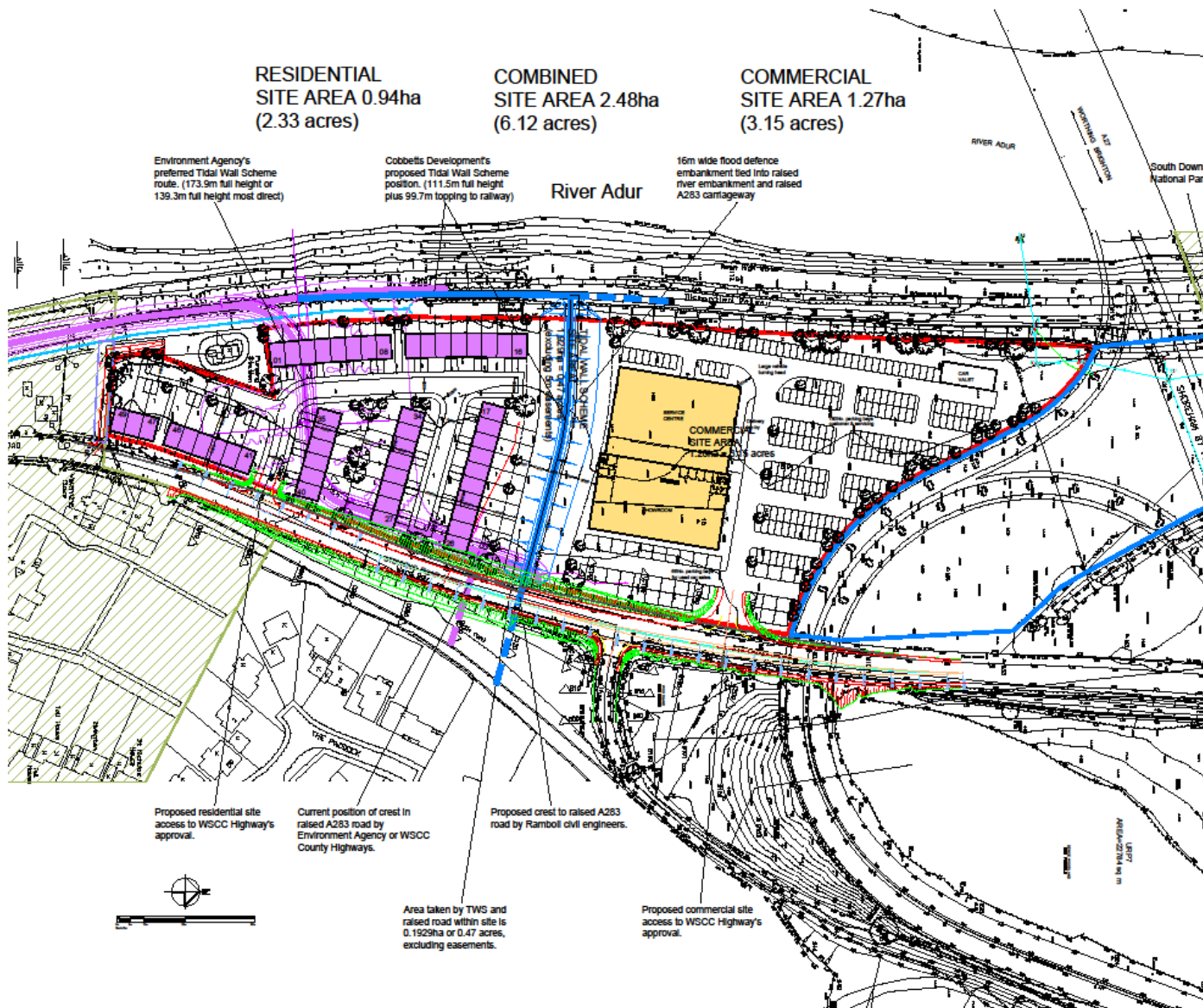
DATE
A 25.03.14 Alternative TWS alignments shown.
B 03.04.14 Highways notes added.
C 01.12.14 Updated proposal.
D 06.02.15 Commercial access & parking.

Client
COBBETTS DEVELOPMENTS

Project
STEYNING ROAD
SHOREHAM

File
PROPOSED
SITE PLAN

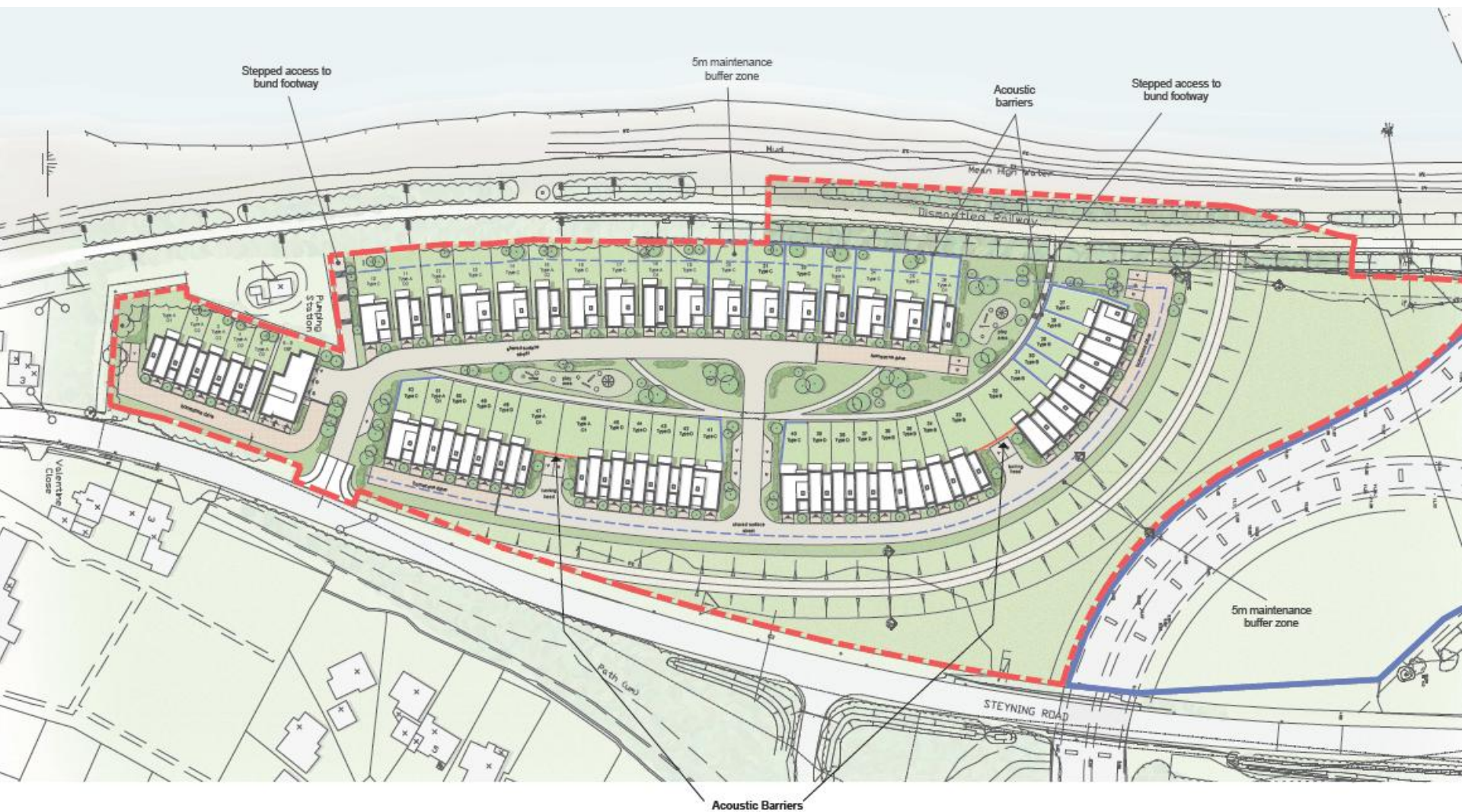
Drawn CAD/RNT	Date 10.11.12
Scale 1:1250@A3	Number 1207.101D



2015 Proposal - Major Projects Board



2016 Proposal – Design Review Panel



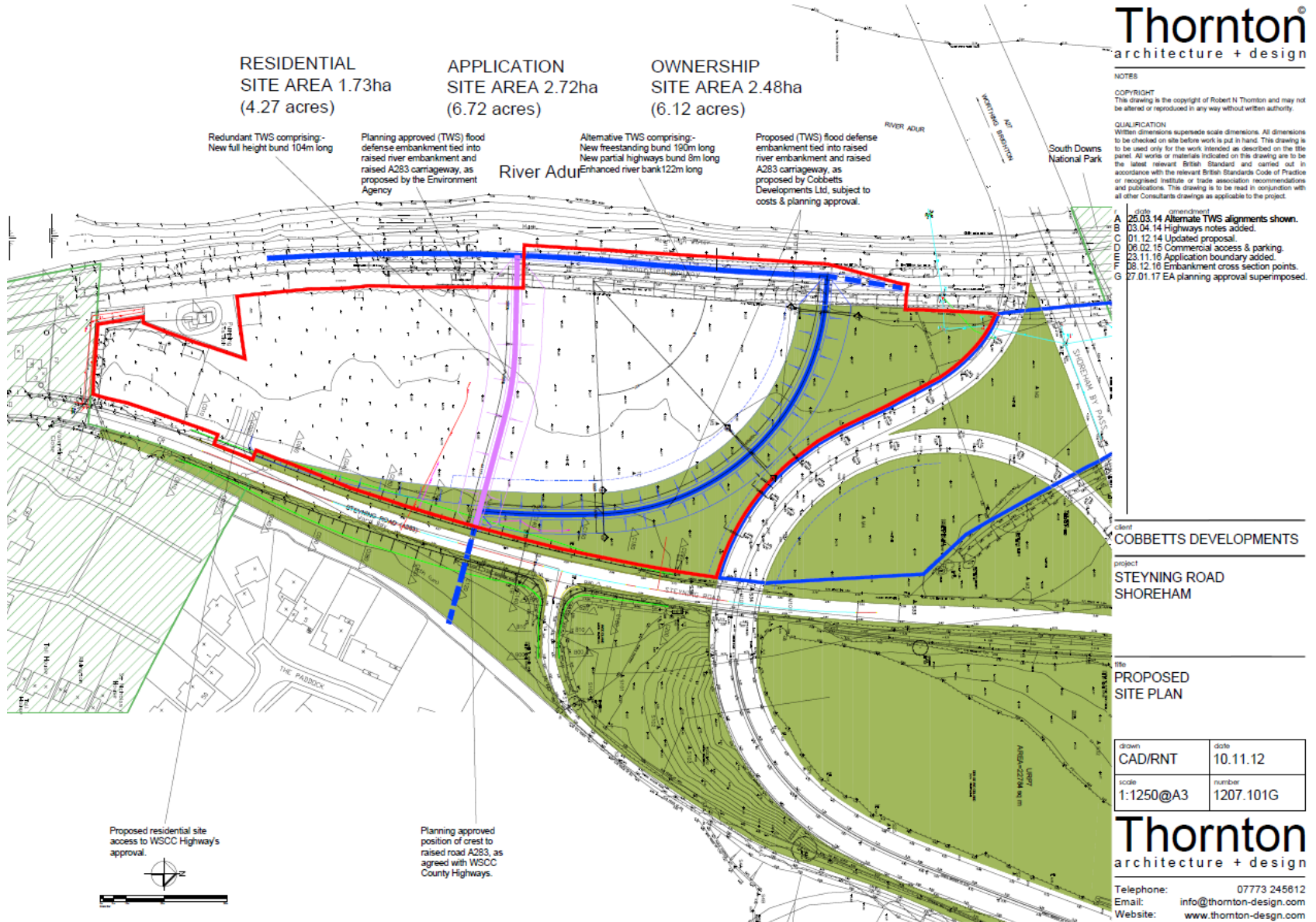
Current Planning Application

Site Constraints

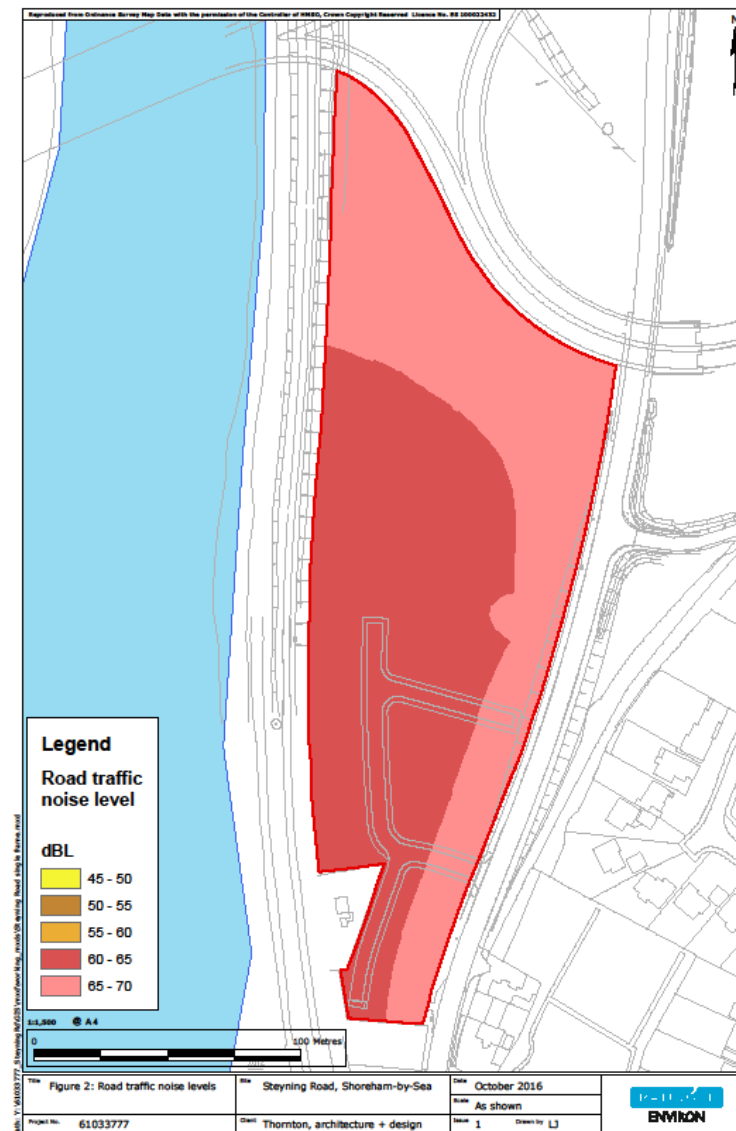
- Flood Risk
- Access
- Acoustics
- Landscape & Visual Impact
 - Views
 - Heritage



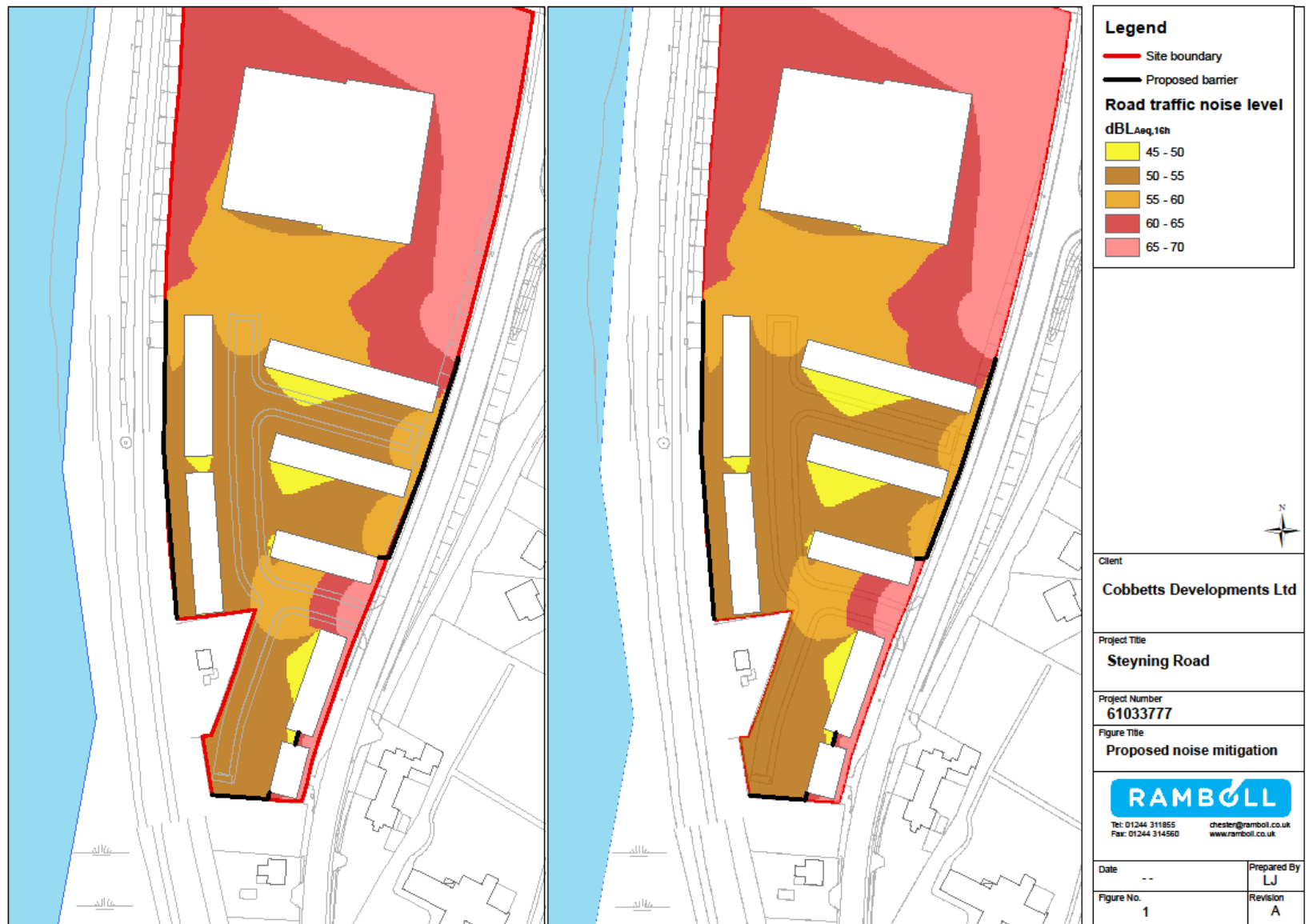
Site Constraint Plan



Flood Defence & Site Access Plan



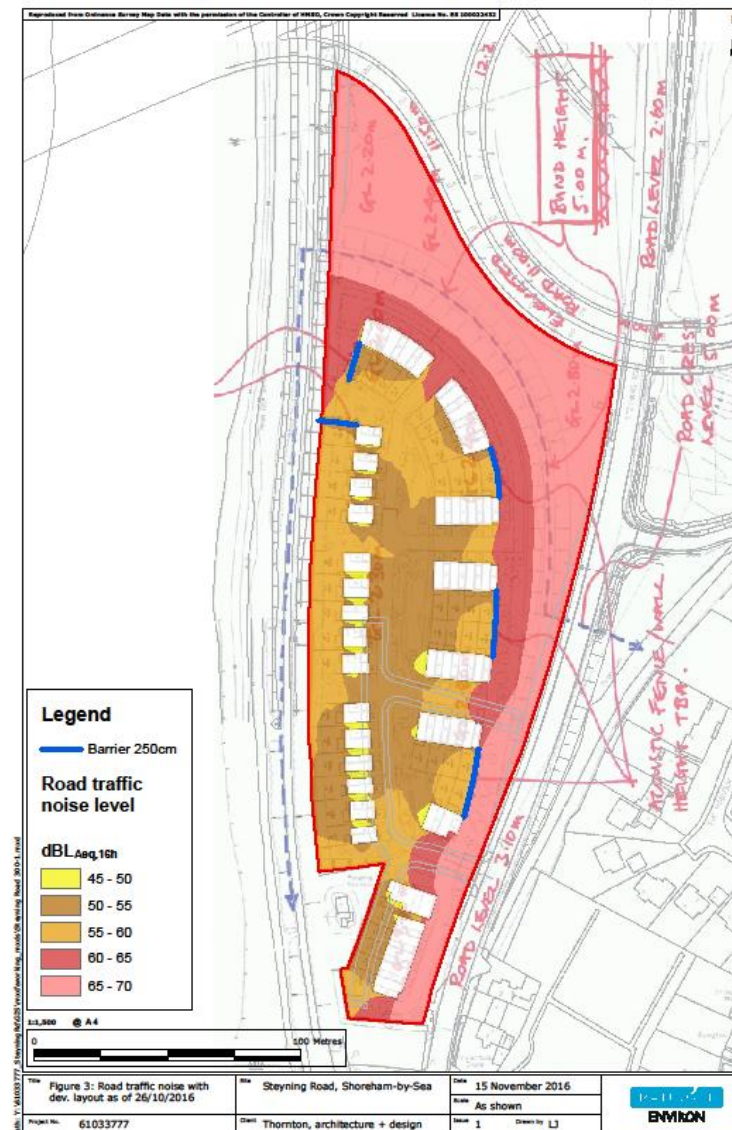
Acoustic Map of Site



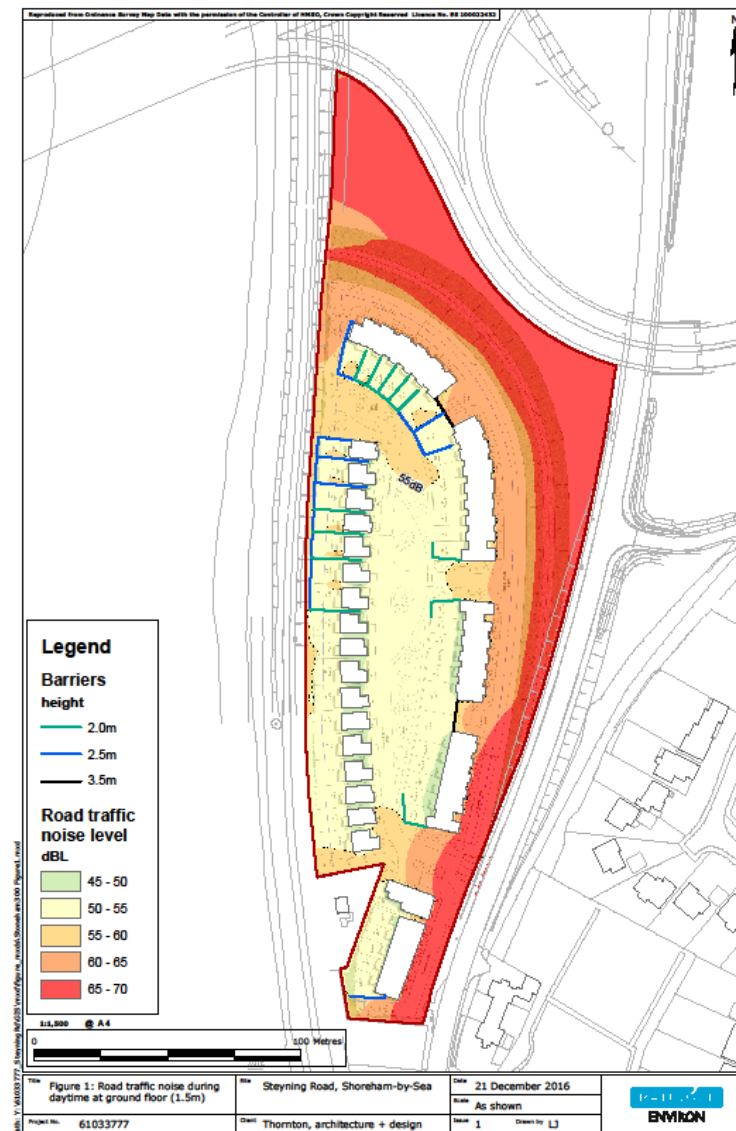
Commercial development helps defend residential development from noise



Residential only development requires
3.5m acoustic barrier on top of bank



Perforate residential development
fails to defend against noise



Perimeter terraced development successfully defends against noise



Viewpoint 9: View from the car park in Lancing College



Viewpoint 10: View from Mill Hill, South Downs National Park

Submission images



View from Lancing College Chapel



Horizontal red line – 3 storey flat roof tops
Vertical red line – building edge on site



Viewpoint 7: View from the grounds of St Nicholas Church



Viewpoint 8: View from Shoreham Airport Terminal Building

Submission images



View from Listed Terminal



View from Listed Terminal



Horizontal line – 3 storey flat roof tops
Vertical line – building edge on site



Existing hedge behind embankment
screens existing houses to 2nd floor eaves



View from St Nicholas Church
obscured by houses & hedge



View from St Nicholas Church
obscured by houses & hedge



View from St Nicholas Church
obscured by houses & hedge



View from Mill Hill



View from Mill Hill showing site seen through artificially lit flyover junction



Sequence of views leaving Shoreham:
First view of Lancing College Chapel



Sequence of views leaving Shoreham:
Sense of connection to Lancing Gap



Sequence of views leaving Shoreham:
Tollbridge & St Nicholas Church pinch point



Sequence of views leaving Shoreham:
Low level site isolated from Lancing Gap



Sequence of views leaving Shoreham:
Site surrounded by higher structures



Sequence of views approaching Shoreham:
Through pillars of A27 flyover



Sequence of views approaching Shoreham:
Through pillars of A27 on/off slip ramp



Sequence of views approaching Shoreham:
Narrow strip of isolated land

Design Solution

- Re-alignment of TWS to protect site
- Layout of buildings to block noise
- Landscape & Visual Impact mitigation
 - Isolated site contained by higher ground/structures
 - Soft landscaped bell mouth approach to town
 - Controlled 2/3 storey height under flat roofs
 - Green roofs
 - Sensitive palette of external materials



Curved alignment of flood defence is a more natural/organic form in landscape



Curved terraces defend gardens from noise
Green flat roofs reflect low level flat site



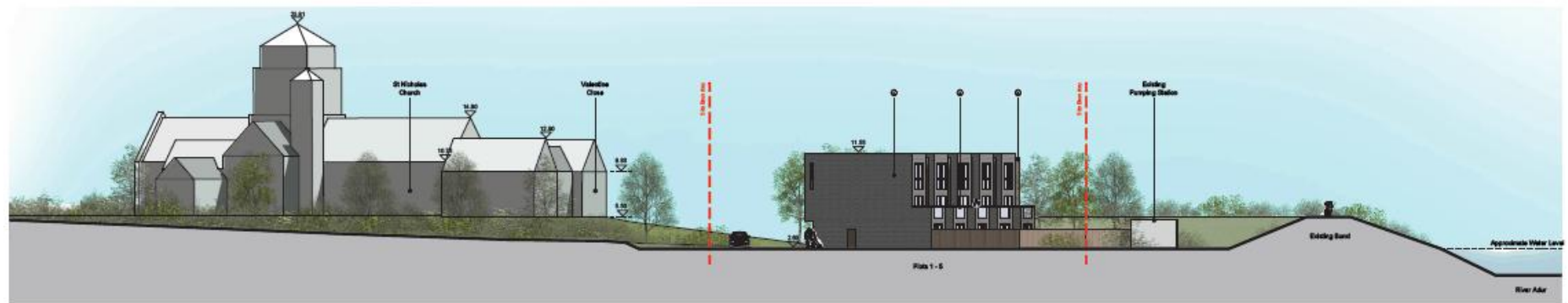
Sensitive palette of materials
to recede into landscape



Site Section AA - 1:200



Site Section BB - 1:200



Submission sections could be 1m lower
and have no roof top access



Example river side development with no habitable accommodation at ground floor



Example river side development with first floor living room access to gardens



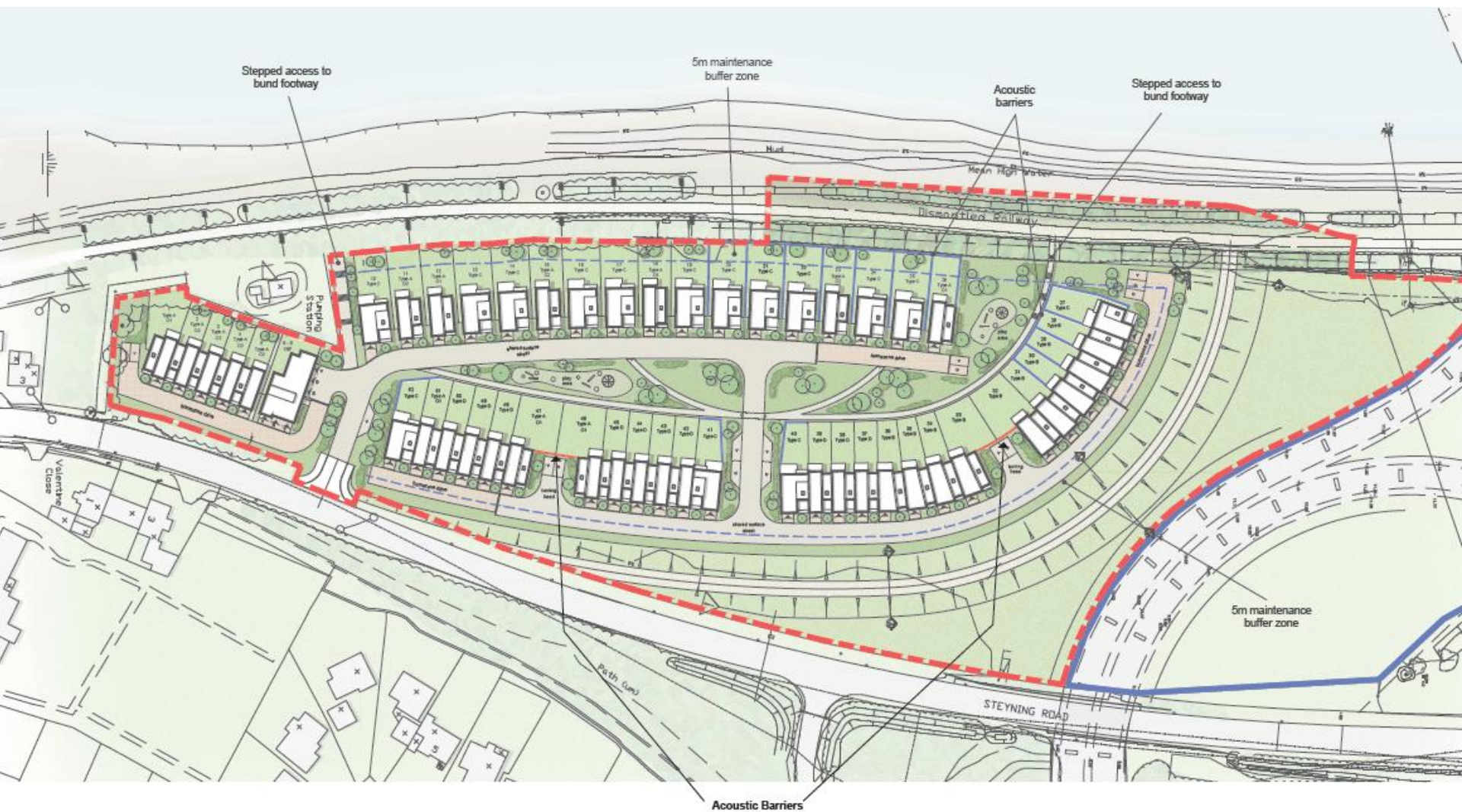
Example of 3 storey dwellings fitting into a traditional 1 & 2 storey street scene



Example of control that flat roofed design offers - restricting pitched roof conversion

Opportunities

- Land availability – District constraints
- Social housing – agree TWS realignment early
- Height – Influenced by flood risk
- 3 storey flat roofed = 2 storey pitched roofs
- Layout – Influenced by noise & EA access
- Noise – Flyover acoustic barrier option
- Appearance – Recessive materials (TBA)



Indicative planning submitted layout

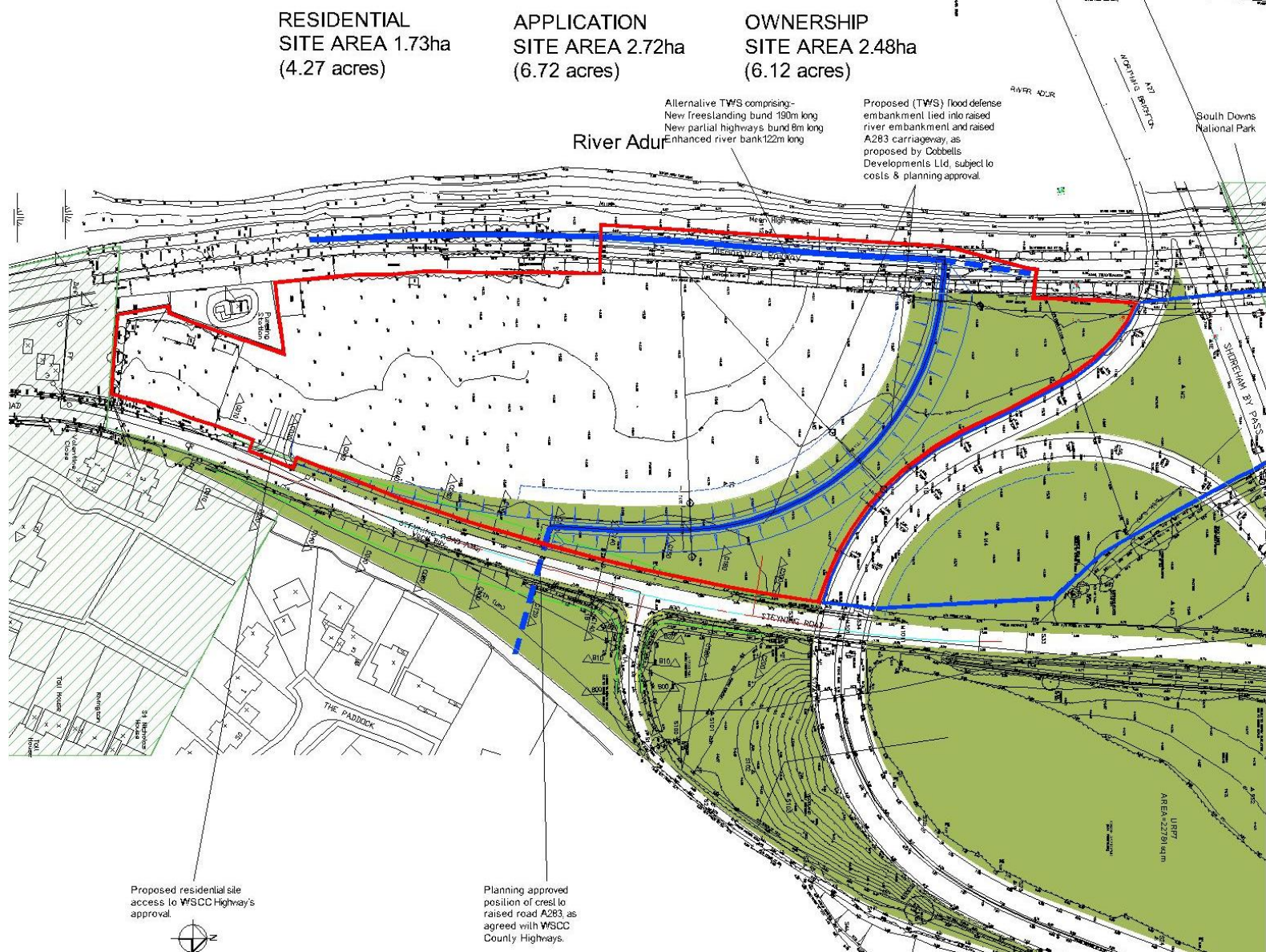
Determining Application

- Change of Use
- Site Access
- TWS re-alignment – northern flood defence

RESIDENTIAL
SITE AREA 1.73ha
(4.27 acres)

APPLICATION
SITE AREA 2.72ha
(6.72 acres)

OWNERSHIP
SITE AREA 2.48ha
(6.12 acres)



Plan of actual application: Change of use, Site Access, Flood Defence

All other Matters are Reserved

- Layout – size & number of units
- Scale – height & massing of units
- Appearance – style & materials
- Landscaping – trees, shrubs & topography