Planning Application DC/24/0202
Smith and Western, 37 North Parade, Horsham

Supporting Statement for Non-Material Amendment Application

Application Description: Non Material Amendment to previously approved application DC/21/1831 (Demolition of existing restaurant facility and erection of 20 residential apartments including all associated landscaping and external works) Curved walls, curved windows and curved surrounds changed to chamfered walls with straight windows and surrounds. Curved roof edge changed to square edged for simplicity over chamfered wall. Rear double doorset at ground floor level to flat A-1 changed to a window. 1st floor portico over the balcony on the front elevation removed, 2nd floor projecting bay to the side elevation of Building A removed.

1. Curved walls, curved windows and curved surrounds changed to chamfered walls with straight windows and surrounds:
The planning-approved drawings illustrate a number of curved corners to the rear elevations of both buildings - 2 to block A (the larger block) and 3 to block B (the smaller block). These curved corners contain a number of windows, also curved, as well as corresponding stone surrounds, cills and brick plinth coursing. Whilst these elements are of good architectural merit, the constructibility of the curved walls and the availability and procurement of the individual window and stone components would not have been considered at the concept design and planning stage of the proposals.

As part of the design development and pre-construction process, a number of specialist window and stone masonry suppliers have been approached in order to establish the viability and availability of these elements. This investigative procurement process has concluded that manufacturers of curved, double glazed windows that open, either on hinges or as sliding sashes, are very rare and not viable in such small quantities as required for this project. This is also true for the cast stone surrounds and cills and the cavity lintels required to support these elements, as moulds would be one-offs and therefore not economic.

A variety of options have been considered to overcome this issue, from straight windows sitting within curved walls to smaller chamfered windows, all of which create various cold bridging and waterproofing issues when positioned across the cavity walling - something that must be strictly avoided.

The updated proposals consist of replacing the curved walls with angled, chamfered walls that do not change the floor area of the proposals. In addition, this allows the window and stone surround design to exactly match those designs already approved. It should also be noted that the view out from the centre of each window is exactly the same as the centre of the curved windows, therefore not creating any further overlooking or privacy concerns.

2. Curved roof edge changed to square edged for simplicity over chamfered wall:
The planning-approved drawings illustrated a single instance of curved eaves above one of the curved corners of Building B (the smaller block).

During the design development process, it was established that curved eaves would be considerably difficult to construct and make watertight, with irregular shaped tiles and eaves ventilation trays required. In addition, it would not be possible to fix rainwater guttering to this element and therefore all water hitting this portion of the roof would fall directly to ground level.

The newly proposed eaves design will be squared off, complementing other areas of the design and the chamfered wall below, ensuring consistency in materials and rainwater collection.



Images 1 & 2 - extracts from the planning approved rear elevation and proposed new elevation, illustrating the curve to chamfer wall and straight windows (red star) and straighten roof edge (purple star)

3. Rear double doorset at ground floor level to flat A-1 changed to a window:

We understand that the original design intent for this double doorset was to provide direct access out onto the smaller car parking area. This doorset was in addition to the double doorset leading out onto the private front garden for this flat as well as the secure front entrance door accessed via the common entrance lobby.

During the design development process, it was considered that this doorset did not provide a suitable level of security to this flat, as the accessibility of this door directly from a "public" area of the site was considered high risk. Furthermore, an additional door off of the kitchen / dining / living space of this flat was considered unnecessary and the wall space created below a window would be of greater value to the layout and usability of the kitchen / dining space.

The window design would match those already approved at this floor level as illustrated in the planning-approved and newly proposed elevation extracts.



Images 3 & 4 - extracts from the planning approved rear elevation and proposed new elevation, illustrating the double doors changed to a window (blue star)

4. 1st Floor portico over the balcony on the front elevation removed:

The planning-approved drawings illustrate a portico with romanesque columns over a front balcony at first floor level to Block B (the smaller block). Whilst this architectural feature complements the projecting cornice below over ground floor, factors of constructibility and occupant safety may not have been taken into account.

During the detailed design process, this element stood out as being at odds with the architectural design of other balconies in the proposals and the structural design of such an element has proven very difficult, particularly in relation to fixing of the handrail and balustrade to the uprights and avoiding a 100mm or greater gap around these elements - a safety concern for occupants of this flat.

The proposals include extending the balcony over the front entrance door below and removing the portico over a portion of it, opting for an uncovered balcony and balustrade design that is in keeping with the approved design adjacent, as depicted in the elevations below.



Images 5 & 6 - extracts from the planning approved front elevation and proposed new elevation, illustrating the removal of the first floor portico (orange star)

5. 2nd Floor projecting bay to the side elevation of building A:
The planning-approved drawings illustrate a projecting, timber-clad bay window to the side of Block A (the larger block), accessed via the flat's dining area.

During the design development process and review against the fire regulations and Part B, it was determined that this element extended into the 2m gap between the buildings and created a combustible element and fire risk. In addition, only a minimal amount of windows (unprotected areas) are allowed in buildings immediately adjacent to one another so this element was considered unnecessary.

From a construct-ability point of view, this would also be extremely difficult to achieve, as the structure necessary to support this projecting floor would need to cross the cavity, creating a thermal and moisture weak point in the design.

The proposals now remove this element completely with a continuation of the brick cavity walling.





Images 7 & 8 - extracts from the planning approved side elevation of block A and proposed new elevation, illustrating the removal of the second floor projecting bay window (green star)