



ADUR DISTRICT COUNCIL

23 January 2023

| Adur Planning Committee | |
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| Date: | 31 January 2023 |
| Time: | 7.00 pm |
| Venue: | QEII Room, Shoreham Centre, Shoreham-by-Sea |

Committee Membership: Councillors Carol Albury (Chair), Jeremy Gardner, Carol O'Neal, Vee Barton, Mandy Buxton, Dan Flower, Jim Funnell, Joe Pannell (Vice-Chair) and Julian Shinn

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail democratic.services@adur-worthing.gov.uk before noon on Monday 30 January 2023.

Agenda

Part A

- a) Urgent Item - Building Materials for Kingston Wharf Development (Pages 3 - 10)

The determination of building materials for the approved Kingston Wharf Development was to have been considered at the Planning Committee meeting of 9th January, the report was part of the published agenda. However this meeting was cancelled due to the lack of other business.

The applicant, Hyde Housing has written to the Council, asking that the matter be considered as a matter of urgency. Their order must be confirmed with brick manufacturers by 3rd February, or the reserved allocation will be lost which is likely to leave them with a more limited choice of bricks and possible delivery uncertainties and delay.

The application is for a development of 255 new apartments, at least 30 percent (77no.) of which are secured as affordable homes by virtue of a legal agreement with the Council. Delays in its construction would delay the provision of this significant amount of affordable housing.

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| Recording of this meeting Please note that this meeting is being audio live streamed and a recording of the meeting will be available on the Council's website. This meeting will be available on our website for one year and will be deleted after that period. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded). | |
| For Democratic Services enquiries relating to this meeting please contact: | For Legal Services enquiries relating to this meeting please contact: |
| Katy McMullan Democratic Services Officer 01903 221006 katy.mcmullan@adur-worthing.gov.uk | Caroline Perry Senior Lawyer & Deputy Monitoring Officer 01903 221081 Caroline.perry@adur-worthing.gov.uk |

Duration of the Meeting: Three hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.



ADUR DISTRICT
COUNCIL

Adur Planning Committee
31st January 2023

Ward: St Mary's

Kingston Wharf – Selection of Bricks

Report by the Head of Planning

1.0 Summary

1.1 This report was to have been considered at the cancelled Committee meeting of 9th January, and was published as part of that agenda. The applicant, Hyde Housing, has asked that this be considered as an urgent item, due to the need to confirm its brick order on 3rd February, in order to preserve the allocation made by the manufacturer. A delay past this date would lead to the loss of the brick allocation and with lead in times of around 16 weeks for developments of this scale, is likely to leave them with a more limited choice of bricks and possible delivery uncertainties and delay. This also adds a risk in meeting Homes England Funding milestones to secure grant funding for the development

1.2 The redevelopment of Kingston Wharf, which is to comprise three apartment blocks of four to eight storeys in height and a separate business and storage building (Easistore), was approved following the completion of a s106 legal agreement in January 2021.

1.3 In its resolution to approve the development, the Committee requested that the determination of materials for the development, notably the choice of bricks should be referred to the Committee at the condition discharge stage. This report considers the bricks which are now proposed by the developer, Hyde Housing, for the three apartment blocks.

1.4 Please note that the choice of materials for the Easistore business and storage building, which is to be built as a later phase to the west of the three apartment blocks, will be submitted separately in the future.

2.0 Background

2.1 Planning permission was granted for the apartment blocks and business & storage building under reference AWDM/0204/20, following the

resolution of the Planning Committee in July 2020. Subsequently a revised permission AWDM/0511/21 was issued in October 2021 for minor material amendments, which do not affect the consideration of materials.

2.2 Planning Condition 6a requires the submission and written approval by the Local Planning Authority of: *'Details and samples of the materials to be used on all external faces of the building(s) and ground surfacings, including colours and finishes'*

2.3 Images of the approved development appear in the appendix below.

2.4 In 2020, your Officers report considered the different shades and tones of red brick which might be appropriate in order to create variation between the blocks. It was also recognised that the darker shades might create visual heaviness and that this risk could be reduced if darker brown and blue shades were avoided or used only sparingly. The report commented:

Brickwork: *The use of selection red-brick colours rather than brown tones. This works with the two metal grey/silver metal shades to evoke something of the character of older harbour-related buildings. Warmer red-orange shades are preferred in terms of softening the appearance and relating to locally used bricks, also a stronger contrast with metalwork. This follows consideration of a range of colours such as crimson and red-blue tones which created a somewhat heavier and solid appearance and lesser contrast.*

3.0 Proposals

3.1 The applicant has submitted sample boards of five bricks. These also appear in the Appendix below. The following three are considered by officers to be suitable:

- Hardwicke Sherwood Blaze
- Surrey Red Multi
- Surrey Russet.

3.2 These are based upon a unifying terra-cotta base colour, ranging through discernibly lighter and darker shades and with a small degree of red-blue spotting in some. The surface textures contain creases and slight undulations which, when used with neutral or light mortar, would tend to give a traditional appearance.

Two other submitted bricks are

- Surrey Damson Multi
- Brunswick Farmhouse Multi

3.3 These are considered to be more uniform in colour and in the case of the Surrey Damson Multi, darker due to the extent of purple-blue. Therefore Officers recommend against these, although some sparing use might be made of the warm red of the Brunswick Farmhouse Mixture alongside the tree

preferred bricks above.

- 3.4 Officers have asked the applicant to illustrate how these bricks might be deployed and in particular, whether the four storey elements of each building, might use a different brick from that of the taller towers, which each block contains. It is thought that this variation will also assist in the perception of overall mass. The three preferred bricks are the officer-recommended mix, which might be augmented by the sparing use of the Brunswick Farmhouse Mixture. Any images received will be present to the Committee.

3.5 The images below shows the glazed tiles to be used in the recessed entrance porch; rich shades of red, green and blue; one colour for each block, which officers also consider to be acceptable

3.6 One further proposal is the colour choice for areas of metalwork, which are mainly found in the roof of the four storey elements, balconies and frames. These are also illustrated in photographs in the Appendix below. The pale 'Sirius'-grey in the smaller sample is considered to possess a warm hue which complements each of the three preferred bricks. Confirmation has been sought as to how extensively this is to be deployed. It is noted that some images of the approved drawings indicate a charcoal grey for some metalwork and four-storey roof, which is more akin to the larger and darker of the grey samples in the photograph. This will be clarified in advance of the Committee meeting.

4.0 Recommendations

4.1 That the use of the following bricks be accepted: Hardwicke Sherwood Blaze; Surrey Red Multi and Surrey Russet as main bricks, with possible sparing use of Brunswick Farmhouse Multi

4.2 That the use of 'Sirius'-grey for areas of metalwork be accepted (**NB.** advance clarification regarding the use of charcoal grey and its extent may lead to an amended recommendation).

Local Government Act 1972

Background Papers:

Planning Permission AWDM/0204/20 - 29th January 2021 and associated documents

Planning Permission AWDM/0511/21 - 27th October 2021 and associated documents

Brick samples and metal cladding - submitted by Hyde Housing, December 2022

Contact Officer:

Stephen Cantwell

Principal Planning officer (Major Applications)

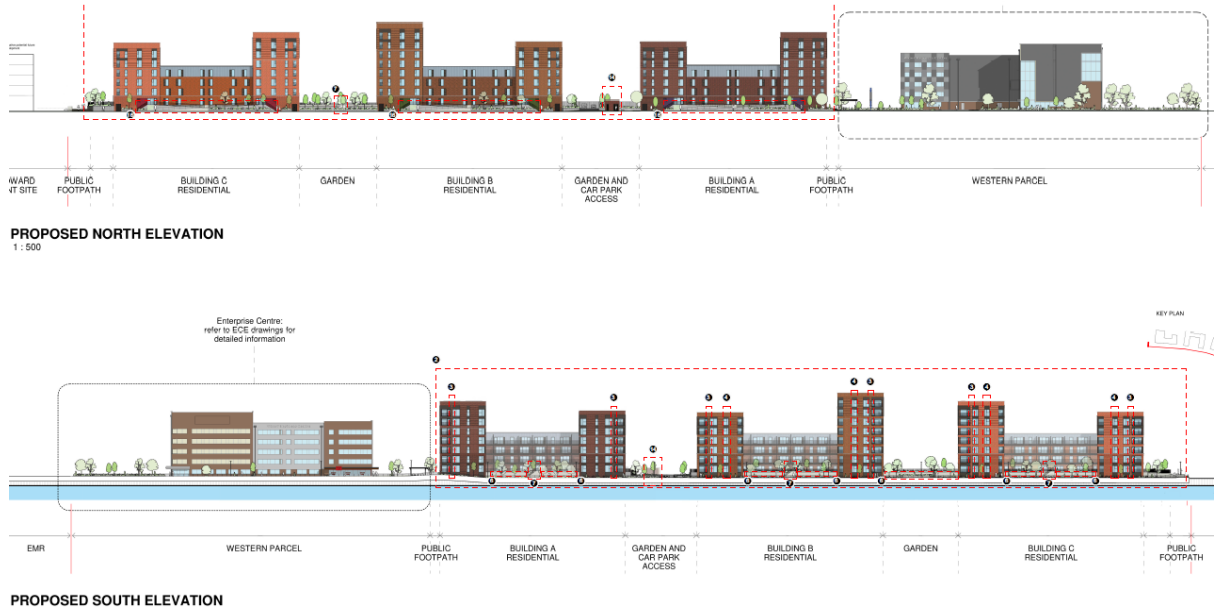
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Appendix

1. Images of the Approved Development AWDM/0204/20 & AWDM/0511/21

(Note: Commercial building edged in grey dotted line, not included in this report)





2. Photographs of proposed bricks



- a) **Preferred Mix (above)**
 Hardwicke Sherwood Blaze
 Surrey Red Multi
 Surrey Russet.
- b) **Other Bricks (below)**
 Surrey Damson Multi
 Brunswick Farmhouse Multi



c) Glazed Tiles for entrances porches below)



3. Photographs of proposed metal



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