



# DESIGN + ACCESS STATEMENT

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## OUTLINE INFORMATION

### Address

- 68 Stanford Avenue, Brighton, BN1 6FD

### Client Details

- Katy + James Fryatt

### Existing Property

- 4 storey semi-detached house
- Very large garden

### Proposal

- Rear lower ground floor extension through symmetrical extension of existing outrigger.
- Lowered access to garden.
- Additional window to outrigger landing.

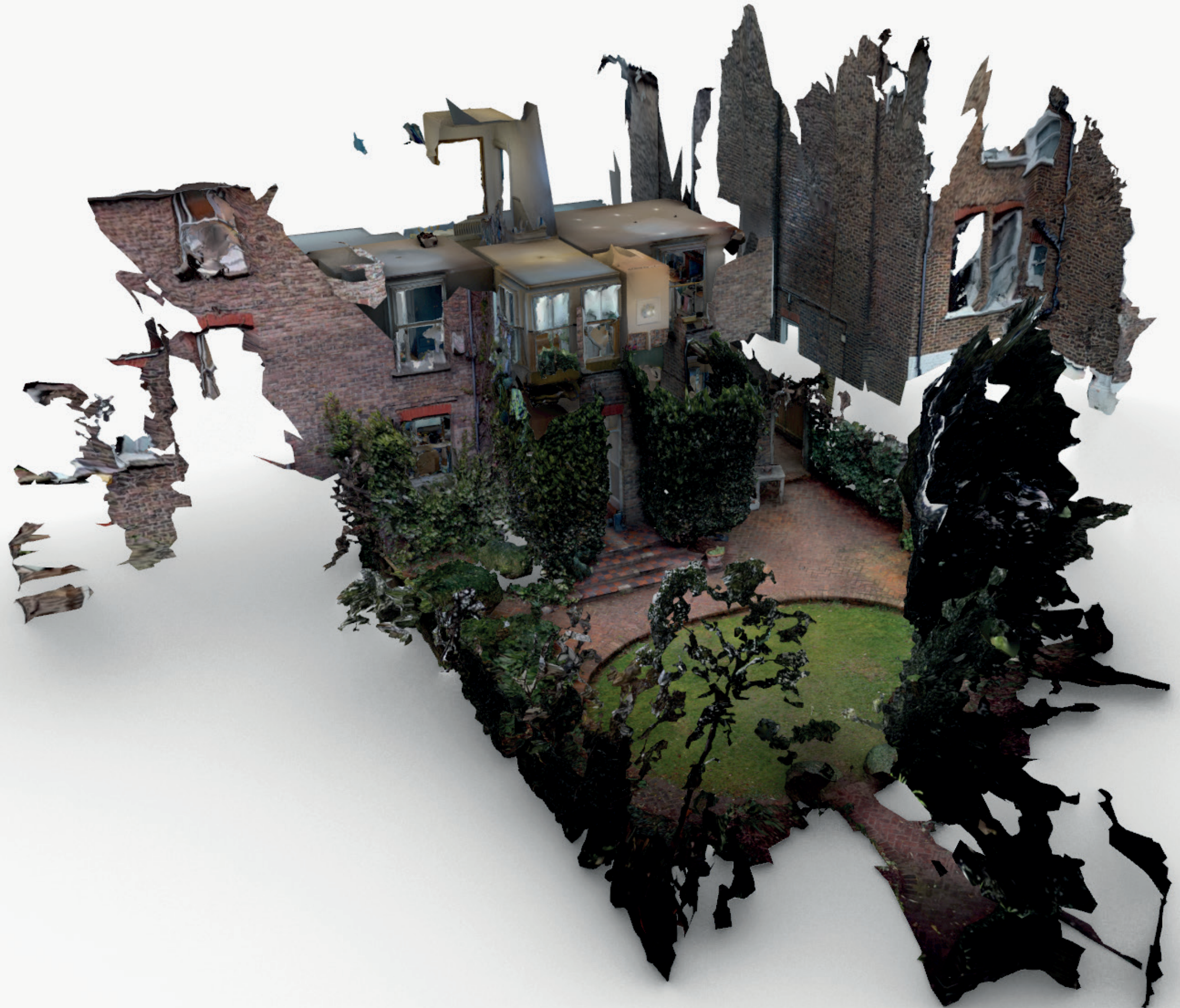
### Neighbourhood & Planning

Relevant Planning history:

- Erection of single storey rear extension at ground floor level either side of existing rear projection. Ref. No: BH2011/01784 | Received: Mon 20 Jun 2011 | Validated: Mon 27 Jun 2011 | Status: Decided - Approved
- Certificate of Lawfulness for proposed installation of rooflights to side and rear roof slopes. Ref. No: BH2011/02953 | Received: Mon 03 Oct 2011 | Validated: Thu 06 Oct 2011 | Status: Decided

Planning restrictions:

- In the Preston Park Conservation Area



LIDAR scan of the existing building



## OUTLINE INFORMATION cont.

This Design & Access Statement is submitted by FAB Architects LLP in support of a planning application for the development of an existing semi-detached house at 68 Stanford Avenue.

### The Location

Stanford Avenue runs between the southernmost corner of Preston Park and Fiveways. It is a busy suburban street with large, mainly Victorian-era detached and semi-detached houses.

The garden of this property is formed from a large segment of land in the Stanford Avenue, Southdown Avenue and Grantham Road triangle.

### The Building

The property is a large, 4-storey Victorian semi-detached property with a 2-storey central outrigger to the rear. It is a near-mirror of the adjoining neighbour.

### The Proposal

Building on a previous application (BH2011/01784) which was granted but never carried out, this proposal seeks to build a rear extension around the outrigger, creating a new kitchen and dining space with a strong connection to the garden, that is in keeping with the existing building.

front elevation of the property



google earth data of the property



rear elevation of the property



## HIGH QUALITY DESIGN

### Design Aims

The proposal aims to build upon the existing building to achieve a high quality, well designed space that maximises the amount of usable area and creates a strong relationship to the large garden.

The proposal takes stylistic cues from the existing rear facade and proportions present in the original house.

### Design Principles

The proposal takes the existing outrigger protrusion as its starting point, creating two wing-like pitches either side that reduce the impact on both boundaries.

Three tall, glazed openings are created to optimise the relationship to the grand garden.

The new window to the outrigger is introduced to bring symmetry which is currently lacking.

### Materiality

The bulk of the construction will be from reclaimed bricks so as to match the materiality of the existing property. Bricks from that can be salvaged from demolition works will be reused.

The new glazed elements will be crittall-style aluminium with transoms and astragal bars that pay homage to the traditional timber windows throughout the property.

The new window proposed in the outrigger will be a bespoke timber sash window to match its adjacent siblings.

The new roof will be glazed to maximise light, and a privacy coating can be used if necessary.

3D illustration of proposal





## NEIGHBOURLY DEVELOPMENT

### Privacy

Throughout the design process the privacy of both this, and the adjacent property have been of great importance.

The proposed rear glazing does not impose any additional loss of privacy to either neighbour.

### Impact on Light and Massing

Due to the orientation of the site and configuration of the neighbouring properties, as the sun-path diagram and shadow diagrams demonstrate, neither neighbour will experience excessive impact to their daylight. The adjoining neighbour will only receive additional shade in the very early morning during the summer and this will not impact sunlight within their property or enjoyment of their property.

The massing of the proposal has been deliberately designed to have limited visual impact on the neighbours with a pitched design utilised to reduce this impact. The proposal is 3m tall at the boundary of the adjoining neighbour.

sun-path on summer solstice



## DELIVERING SUSTAINABILITY

### Sustainability

We are committed to ensuring that the development of this site is seen as an opportunity to create a project that during design, construction, and throughout its life cycle aims for sustainability in a holistic sense.

Accordingly this building will utilise sustainable materials where possible.

### Optimising Use

This proposal aims to increase the usable space of the property, making it fit for purpose, thereby extending its lifespan for decades to come. As well as adding area, the space can function better, adding flexibility and making the house fit for occupants of a greater range of ages, further extending the use of the property.

### Low Impact Materials

This proposal will look to reduce the carbon footprint of the building by specifying materials with a low environmental impact, usually with a rating of A - D in the current green guide.

All timber will be FSC certified, and insulants will have very low GWP or global warming potential.

### Reduced Energy Consumption

The energy efficiency of the new building element will be high, which means low U values for elements of the envelope such as walls and windows, and the air tightness of the construction to avoid cold bridges. Low energy light fittings will be installed internally and externally. All of the accommodation will be well lit with large areas of glazing which will reduce the reliance on artificial lighting. All windows are proposed to be replaced with well fitting, modern double glazing.

The existing extensions are of low quality so replacing them will have a large impact on the insulation standard of the property as a whole.

### Water Usage

Drinkable water is processed and cleaned which uses energy, so if a grey water option is possible, this will be utilised on the property.

### Access & Security

The new doors to the extension will be fitted with secure locks in line with Secured by Design standards.

Access to the extension through the main house will remain

## ACCESS + AREAS

unchanged and is considered secure.

There is a new side door to the utility room, and new glazed doors to the rear, all of which will be meet PAS-24 standard.

### Refuse Storage

The refuse requirements are unchanged.

### Cycle Storage

The requirement for cycle storage is unchanged.

### Areas

Area change = +40.4sqm

thank you