

# GRAHAM JOHNSON DESIGNS

134, HOLLINGBURY ROAD

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## **DESIGN & ACCESS STATEMENT FOR 101 PORTLAND RD, HOVE, BN3 5DP**

**USE** -- residential with retained lock up shop. This is a re-submission of refused application BH2020/02427 addressing the only reason of refusal namely Policy HO5, HO9, & CP19.

**AMOUNT** -- Conversion of 5 bedroom maisonette into:-

- a) ground floor 42.5sq m 1p/1b s/c flat against National Space Standards of 39sq.m. + 1sq.m store
- b) 1st/2nd floor maisonette - 90.8sq.m against National Space Standards of 84sq.m + 3sq.m store

**LAYOUT** -- Rear ground floor one bedroom flat with 5.7sq.m rear single storey extension together with upper floors maisonette formed into 3 bedroom family unit.  
Attached is a copy of the existing layout drawing attached to approval BH2017/01664 for 87, Portland Road showing an exact copy of the building layout, which indicates and accepts 2 no. second floor bedrooms matching that contained in this re-submission.

**SCALE** -- Conversion within main shell of existing building with modest rear single storey extension.

**LANDSCAPING** -- retained 10m long full width garden.

**APPEARANCE** -- mainly unaltered as utilising shell of existing building with nominal single storey rear extension 2.4m deep.

**VEHICULAR & TRANSPORT LINKS** -- unchanged for central city location, so car free development, with covered, secured cycle storage available for both units. Full bus services available locally, and Aldrington mainline train station available within 1000m.

**INCLUSIVE ACCESS** -- The proposals allow for all access on equal terms regardless of age, disability, ethnicity or Social Grouping and will be fully compliant with the current Building Regulations requirements under Part M.

**ARCHITECTURAL FEATURES AND HISTORIC IMPORTANCE  
AND FEATURES** -- none