

## DESIGN AND ACCESS STATEMENT

**Project:** Conversion of existing single dwelling house to form 2no self-contained flats at Glenside, Wincombe Road, Brighton BN1 5AR

**Applicant:** Mr and Mrs C Blowers.



## INTRODUCTION

This application seeks the conversion of the existing house into a ground floor 3-bedroom flat with garage and garden and a first floor 3-bedroom flat with roof terrace.

## **DESIGN**

The new flats have been located entirely within the footprint of the existing house. The internal area of the units comprises:

Unit 1 (3 bed 6 person) = 124 sqm

Unit 2 (3 bed 6 person) = 124 sqm

We are proposing to retain the traditional part rendered and part tile hung appearance with hipped and pitched tiled roof and white coloured UPVC windows and glazed doors throughout.

## **APPRAISAL**

This house was built as two flats. We are proposing to reinstate it to its original design. To do this we only need to replace an internal wall 224cm x 124cm and convert a window to a front door. The proposal contains all the existing built form. The proposal will also include a roof terrace to provide outdoor amenity space which has been previously granted in our earlier application and space for cycle storage and bins.

## **IF A LISTED BUILDING**

The site does not comprise any listed buildings.

## **ACCESS**

The proposal provides level pedestrian access via separate front entrances at ground floor level.

## **CONSULTATION**

We have been unable to make any preapplication consultations due to Covid-19 restrictions imposed by the planning department.

## **HISTORY**

We currently have planning permission (BH2019/03132) to develop this site into 4no self-contained flats. The current proposal is a much-pared back development.