

## **DESIGN AND ACCESS STATEMENT**

Proposed construction of single storey garden rooms to the rear of:

Flat 1, 183 Kingsway

Flat 1, 185 Kingsway

Hove, BN3 4GL

### **1.0 INTRODUCTION**

The proposal is to construct a single storey, flat roofed garden room at the northernmost end of the rear gardens to both 185 and 185 Kingsway.

The flat owner of 183 Kingsway has a share of the freehold of the property and has the agreement of the other freeholders to proceed subject to planning consent.

The flat owner of 185 Kingsway has a leasehold for the property and has the agreement of the other leaseholders and the freeholder to proceed subject to planning consent.

### **2.0 EXISTING PROPERTY & CONTEXT**

The flats form the Ground Floor of 183 and 185 Kingsway and sit within the Sackville Gardens Conservation Area. The building is not Listed.

### **3.0 PLANNING POLICY**

Brighton and Hove's SPD12 refers to 'Other Structures: Residential Annexes, Detached Garages, Outbuildings, Boundary Walls and Outbuildings' in section 3.6. It states that '*Such buildings should be located in the rear garden or down the side of the main building where they will have less visual impact.*' The proposals are sited in the rear gardens.

The proposals are proportionate in scale to the site and are to be completed in materials to match the appearance of the main building.

The proposals are not visible from Kingsway or Sackville Gardens as they are of the same height as the existing row of garages on Sackville Gardens which obscure the proposals preventing their being viewed from the street.

The proposals are also subservient in massing and form to the existing rear outbuildings to 181 and 179 Kingsway.

The proposals also do not conflict with the recommendations as set out in SPD12 Section 4 'If you live in a Conservation Area' and are designed so as to not to conflict with The Sackville Gardens Conservation Area Character Statement.

### **4.0 USE**

The existing and proposed use is C3 residential.

## **5.0 LAYOUT**

The proposed layouts provide a garden room to the extreme rear of the gardens of both 183 and 185 Kingsway for the owners.

## **6.0 SCALE**

The proposals are of the same height as the adjoining row of garages to Sackville Gardens and are also subservient in massing and form to the existing rear outbuildings to 181 and 179 Kingsway.

## **7.0 APPEARANCE**

The proposals are to be completed in materials to match the appearance of the main building. They will consist of a simple rectilinear form, single storey with a flat roof. The height of the proposals is the same as the adjoining garages on Sackville Gardens so that they will not be visible from the highway. They are of complementary scale to the other existing outbuildings along the terrace.

## **8.0 CONCLUSION**

The proposed introduction of the garden rooms constitute a very minor change to the rear of 183 and 185 Kingsway and will not cause any additional overlooking or loss of amenity to any adjoining flats over the current condition of the gardens normal use. The proposals are not visible from the highway and are discreet in their form, scale and materials and are located over 15m away from the main building.