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DESIGN STATEMENT

57 Old London Road, Patcham, Brighton BN1 8YA.



Address: York Cottage, 57 Old London Road, Patcham, Brighton. BN1 8YA

Reference project no.: 20064

Date: 8th July 2021

Revision: -

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1. Introduction

This design statement is written to support the planning application for the development of 57 Old London Road. BN1 8YA. York Cottage (as it is known) is located on the west side of London Road. It comprises part of a listed group of cottages that include No 53 and No 55 and is situated within the Patcham Conservation Area.

Please refer to the Heritage Statement by Squire Heritage Consulting for further detailed information. This statement also includes the Historic Environment Record Consultation Report by Sussex HER.

2. Design

The proposal seeks to provide a design solution to enable the long-term residential use of the building to be more viable. This has been achieved by extending the residential accommodation in such a way that is sensitive to the listed status of the building.

At ground floor, internally, the existing bathroom areas are being reconfigured to be more useable, easier to access and future proof. A section of the existing rear wall is to be opened up to allow access through to a new open plan dining living area that is set within a new single storey extension. This additional floor space will render the whole ground floor more fit for liveable and habitable use. A new small respectably proportioned dormer window is also proposed for the first-floor rear bedroom. Again, this will create a more useable room and a space that has more ease of use.

Height – The extension to the proposed dwelling will match the height of the existing extension which is to be replaced.

Orientation – The proposed extension is to the rear of the existing building, on the west elevation, facing the garden and is not easily seen from the main road.

Materials – The proposed extension will have a rendered finish to match and tie in with the existing dwelling's finishes at the side and rear. The new windows and doors at ground floor will be timber with a painted finish. The dormer window will be clad in zinc or lead and will sit subservient to the scale of the main roof.

Floor Area – The proposed extension will increase the existing floor area (that includes the existing dwelling and its current extension) by 8.5m approximately.

Window and door positions - the proposed new timber windows to the rear elevation of the new extension are designed to reflect the existing kitchen windows, therefore continuing the architectural language of the original dwelling. The proposed new dormer window has a modest window subdivided into three in order to sit in balance with the two new windows below. There are two new doors to the side elevation of the new extension. They are designed to respond to the two existing kitchen windows in terms of scale and subdivision.

3. Amount (Proposed)

Schedule of Accommodation:

Bedrooms	22.25 m ²
Living & Kitchen	30.65 m ²
Sanitary	2.7 m ²

Circulation	2.6 m ²
Net Internal Area	54.4m ²
Gross Internal Area	61.4m ²
Site Area	130m ²

4. Use

The proposed use will be a single domestic dwelling house as is currently the case.

5. Layout

The proposed layout of the development is shown on the submitted plans at ground floor and first floor. The design intention for York House is to expand living accommodation and render existing spaces more useable by providing a new single storey extension to the existing dwelling. A small dormer window is proposed at first floor to render the second bedroom useable. It is a modern refurbishment and extension that respects the historical structure and external envelope.

6. Scale

The proposed extension is larger than the existing modern extension being demolished as part of the proposal, however it is designed to match the height of the existing extension, and although bigger is providing a proportional modest extension that replaces a poor existing one.

7. Appearance

The design aims to reference the existing architectural heritage of the site, both materially and in form.

8. Landscaping

The landscaping proposal remains indicative at this stage, however, in principle there is a lowered terrace to allow direct access to and from the new extension. This also allows for the new extension to be no higher than the height of the original extension. In addition, planters adjacent to the steps down to the terrace are proposed as a means of avoiding more visually intrusive guarding and balustrading.

9. Access

The proposed access to the site remains unchanged from the previously approved application.

10. Heritage Assessment

Please refer to the Heritage Statement by Squire Heritage Consulting.

11. Sustainability

The waste created from the demolition of the existing extension can be used as hard core for the base of the new extension where possible.

12.Ecology & Contamination

Nothing to report.

13.Conclusion

The application promotes the refurbishment of an existing compromised residence to form an appropriate and attractive dwelling which preserves the character and historical nature of the existing building, and simultaneously hopes to guarantee viable long term use as a residence. Where alterations and extensions have been proposed they have been designed to relate to and sit subservient against the existing building.