

Proposed Roof Alteration & Internal Modification To Reduce the Number of Dwellings From 6 To 5 At 36 Pembroke Avenue, Hove, BN3 5DB

DESIGN & ACCESS & PLANNING STATEMENT

1.0 Introduction

The site is located at 36 Pembroke Avenue in Hove. It has an area of 363 square meters and consists of a semi-detached building and is located in a predominantly residential area. The building comprises a number of smaller bedsits and one bedroom units which have been in existence for over 30 years. The existing floor areas of the bedsits / flats are as follows:

- | | |
|----------------------------|------------------------------|
| 1) Bedsit flat 1 – 28 sq.m | 2) Bedsit flat 2 – 25.6sq.m, |
| 3) Bedsit flat 3 - 33 sq.m | 4) 1 Bed flat 4 -- 42 sq.m |
| 5) 1 Bed flat 5 – 40 sq.m | 6) 1 Bed flat 6 – 52 sq.m |

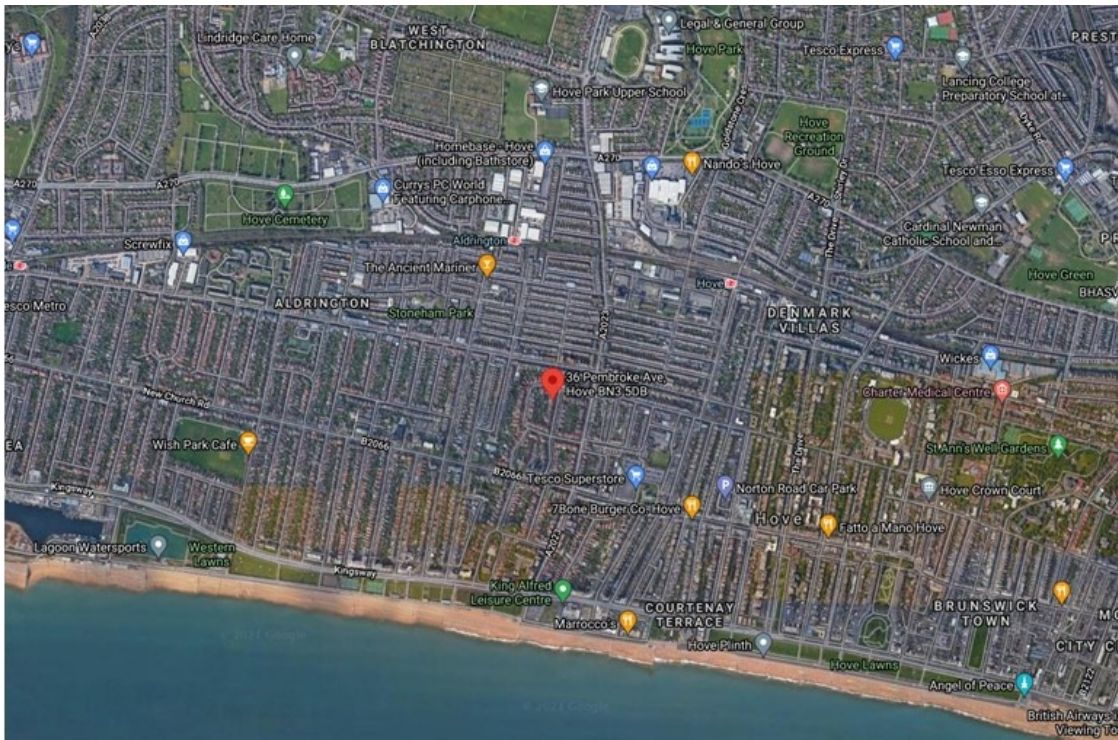


Figure 1 – Map of Hove showing the site in relation to surroundings uses

The property was converted at a time when the space standards were much lower. Majority of the self contained bedsits are below the current standard and therefore does not attract a cohesive mix of users. Some of the bedsits cannot be renovated to current expected standards. This proposal is to construct an rear infill extension /sun porch and a second floor rear dormer extension to improve the internal quality of the flats. The ground floor sun roof / conservatory will also improve the space heating

standard of that flat. There is a proposed dormer extension to flat 5 at loft floor level which will be refurbished to a high quality to increase and improve the space standard. This is well designed to be sympathetic to the host building and be in compliance with Local Plan Policy QD27. The two flats at first floor level will remain generally the same, apart from improved internal arrangement. The first floor access arrangement to the second floor flat 6 will be relocated to over the existing staircase and by so doing, provide a better access to flat 4.

2.0 Relevant Planning Policies & Guidance

2.1 The following policies of the Brighton & Hove City Plan Part One are relevant to this application:

QD14: Extensions and alterations – requires extensions and alterations to existing buildings to be well-designed, sited and detailed; not result in impact on neighbours, take account of spacing between buildings and use sympathetic materials.

QD27: Protection of Amenity - seeks to protect the amenity of existing and future occupiers of sites and neighbouring premises affected by development.

H08: Retaining housing – states that planning permission will not be granted for proposals involving the net loss of units of residential accommodation unless exceptions apply. One such exception is where the existing housing is unfit for habitation and cannot be brought up to required standards.

2.3 **Supplementary Planning Document 12: Updated Design Guide for Extensions and Alterations** is also referred to with regard the detailing of the extensions

3.0 Planning Assessment

3.1 The main considerations in this proposal are: the improvements to the residential accommodation and the design and appearance of the loft extensions. These considerations are assessed below.

3.2 It has been established that internal alterations to existing building do not amount to any material change in circumstance or character

3.3 The second floor roof dormer alteration will provide a spacious and modern kitchen and bathroom to the existing flat as well as study which can be used as a second single bedroom or a home office.

3.9 All the existing units already have natural light levels and outlook, which will be retained with the proposed refurbishment. As can be seen, the proposed improvements

to the existing flats make best use of the existing housing stock, in compliance with Policy CP19, and will protect the amenity of future occupiers, in compliance with Policy QD27.

4.0 Amount

The existing building is residential in nature and houses 6 smaller flats comprising three bedsits and three 1 bedroom units. The proposed modification will result in a retention of all the units.

5.0 Layout

The existing layout comprises three units on the ground floor, all three of which are accessed independently from the outside, with the rear unit also having access from the communal entrance. The three upper floor flats are accessed from a communal staircase and hallway at first floor level. The proposed modification will result in a the retention of all the units. The upper floor internal modification entails the relocation of the existing second floor staircase to be over the existing one, providing a more efficient layout and use of the space.

As far as possible, the rooms are generally stacked over each other. However, wherever this is not possible, appropriate sound insulation measures will be employed, as required under Part E of the Building Regulations to provide the relevant sound insulation between units.

6.0 Scale & Context

The properties along Pembroke Avenue are primarily three storey residential units inclusive of the inhabited roof space and a part single part two storey element to the rear. The existing windows are primarily timber sash windows to the front and rear with some single and double glazed windows and louver windows to the side and rear second floor. The primary pitched roof at the rear is not visible from the rear garden and the proposed rear dormer extension will also not be visible because of its position. Apart from the enlarging of the rear dormer within the rear roof slope, no other crucial external amendments will be made. As such, the scale will remain unchanged.

7.0 Landscaping

The site consists of hard landscape to the front with planting along the front boundary to form a screen. The side access is a shared paved driveway leading to the rear garden. The rear consists of a large landscaped communal garden area. As the proposal is for internal alterations and roof alteration works, the landscaping will remain unchanged as no further landscaping works are proposed.

8.0 Appearance

The building is constructed of a wide palette of materials comprising facing brickwork, rendered over bricks, timber sash windows, hanging tiles, all housed under clay tied and felted flat roof. The proposed works will entail the ground floor rear extension and the enlarging of the rear dormer in hanging tiles and felt roof at the rear where it will be sub-servient and not visible from any of the other properties. As such, the appearance of the building will not be affected. Internally, the units will be light and to a good standard of finish with neutral colours and finishes.



Figure 2 - Existing Front Elevation showing facing materials & character



Figure 3 - Existing Rear Elevation showing rendered walls and existing rear dormer set back from the boundaries. The proposed roof balcony, which is set back, will therefore not impact the neighbouring dwellings in terms of privacy and overlooking.



Figure 4 - Existing Rear boundary wall in the vicinity of the proposed conservatory. This will not impact on the neighbouring dwelling.

9.0 Use

The existing building is currently used for residential purpose. The proposed development is also for residential use only, very much in keeping with the immediate surrounding area.

10.0 Access

The site is generally level from the front to the rear, to the rear, with steps leading up to the ground floor at the front, and steps leading down to the existing basement level. Disabled access to the ground, first and second floor will be by way of the existing ambulant stair.

The property is conveniently located within 15 minutes walking distance from the busy Aldrington overground station to the north with links to Brighton station to the east, and Portslade station to the west, leading to Gatwick, central London and other stations beyond. The site is also within 10 minutes walking distance of the beach and. It also has access to a good selection of local shops and facilities within the local Town Centre.

11.0 Conclusion

Planning Permission is sought for the ground floor rear infill extension / sun porch and the second floor rear loft extension. The existing flats are significantly undersized (compared

to Nationally Described Space Standards) they cannot be renovated to required standards. The proposal complies with City Plan policy CP19 by retaining and making best use of the existing housing stock and improving housing choice in the area. The rear dormer extension is well-designed, sited and detailed in relation to the host building and neighbouring properties in compliance with Local Plan Policy QD14.

We believe that this site is suitable and appropriate for development in the form shown and that we have adopted a positive and credible response and urban intervention to the site and context. The existing layout and access arrangements to be retained are appropriate and the proposal will not prejudice the character of the area. The proposed elevational treatment and design detail have all been handled with care and sensitivity, and the scheme is attractive and coherently designed

The Council is therefore asked to agree that the scheme is acceptable and to grant permission subject to the appropriate conditions.