

## **Design and Access Statement for work to 136 and 138 St Leonards Avenue, Hove, BN3 4QJ**

### **Introduction**

This statement is submitted in support of the householder planning application by Ms Joanna Penly relating to the above property. Planning permission is sought for improvement works to the front entrance to provide a new communal lobby accessed from the street via a single front door.

### **Amount**

The proposed extension will provide an additional usable floor area (GIA) of approximately 1.5 sq m.

### **Use & Layout**

The property is a private dwelling comprising a 2 bedroom first floor with loft extension flat, and a 1 bedroom GF flat. The leaseholds to both flats, as well as the property freehold are owned by Ms Penly under the company *136 and 138 St Leonards Avenue Management Company Limited*.

The proposed works will improve the shared entrance arrangement, providing an enclosed communal lobby with a single front door, with the existing separate flat entrances maintained beyond the lobby.

### **Scale & Form**

The proposed change will only be discernible at the front of the property due to a new single front door replacing the existing open recessed arrangement. The intention is to match the neighbour at nr 132, thus providing a uniform appearance when viewed from the street.

### **Appearance & Design Quality**

The proposed design will employ a new door in a panelled style to match those prevalent along the street scene.

### **Sustainable Development**

The proposed development will improve the energy efficiency of the property, providing an insulated draught lobby with a thermally efficient external door, essentially reducing the constant heat and energy loss currently suffered by the existing arrangement.

### **Landscaping**

There is no significant re-landscaping proposed.

### **Access**

There will be no change to the current access arrangements as a result of the proposals.