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DESIGN AND ACCESS STATEMENT

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75 The Drive, Hove BN3 3PG

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1.0 EXISTING BUILDING AND SITE FEATURES

75 The Drive is a detached block of residential flats understood to have been originally built during the Victorian era 1890s – early 1900s, footprint appears to be original without extensions. 75 The Drive is a listed property which is 5 stories (inclusive of lower ground floor). The 'Third Floor' is the original roof void/ loft space which has been extended into in order to create an additional dwelling, forming a third floor.

The building main entrance is located to the East Elevation of the property. A separate side entrance, to the South Elevation, is provided for one of the lower ground floor flats. The property is covered mainly by a clay tiled pitched roof with central mastic asphalt covered crown roof. There are a few dormer window constructions to each elevation, these are presumed to be covered with a copper roof.

The building has chimney structures located to the North (3nr) and South (1nr) of the roof, which have a surface/ internal gulley system situated between roof and chimney breast. These surface gutters eventually discharge to the main externally fixed rainwater drainage system which appears mainly of metal and/or cast-iron rainwater goods.

At lower level there is an octagonal roof to the north elevation at ground floor level. This roof is covered with a clay tile roof and clay ride tiles. There is a flat roof located to the South Elevation which incorporate external storage and bathroom area of lower ground level floor. This flat roof appears to have a mastic asphalt covering which has since been coated with a light reflective paint.

An entrance lobby is located to the East Elevation of the property at ground level, this is access directly from the front graveled parking/turning area. The entrance canopy is finished with masonry external wall, brick and terracotta, and has a flat roof with a mastic asphalt covering.

Elevations surrounding the property are sold brickwork which arch detailing to the window lintels. Terracotta detailing is present at what appears to be each floor level, entrance/porch canopy, East Elevation balcony and East Elevation Bay windows. Flashing details are present to some of the external window sills, which appear to be formed with copper.

Windows surrounding the property are predominantly single glazed softwood sash windows with multipaned glazed arrangements. Some of the windows to the ground floor, East (front) elevation, are single glazed metal framed windows with no opening casement, again with a multipaned arrangement.

There are two main entrance/ exit doors to 75 The Drive. The main entrance door is located to the East Elevation with the entrance lobby area. This door is an external timber hardwood door with top light panes and a gloss decorative coating. The door has a side panel to both the left and right which has glazed panes within. The other door is located to the rear, leading directly from lower ground floor circulation to the rear (West) garden. The rear door it an external timber hardwood door with a large glazed pane covering the top 50% of the door. The door has a top infill panel of the same materials with a large glazed pane. The door is coated with a gloss decorative finish.

As briefly highlighted within the text above, the front (East) of the property is surrounded by the front drive/ car circulation and the rear (West) of the property is surrounded by a garden area. The North of the building has a narrow gap between 75 The Drive and the neighboring garage, this does not form as a side entrance. The South of the property has side entrance steps to lower ground floor level leading onto a side pathway to the rear of the property.

2.0 ACCESS

The property is situated on the east side of 'The Drive', Hove. The parking area/ drive to the front of the property is located adjacent to the east of the 'The Drive' road which is often busy with local traffic to surrounding areas of Brighton and Hove.

To reach the front parking areas North and South entrances, it is necessary to cross drop curbs adjacent. Car parking is limited to the front area. At most, the parking area could allow for two cars to park and still maintain the turning circle.

The car park is surfaced with a gravel surface, which appears to be appropriate for the entrances use.

Steps to the lower ground floor level are located to the front. These steps lead to a separate entrance to one of the lower ground floor flats and directly to a side entrance path adjacent to the South Elevation building.

The main entrance to the property is accessible to the East (front) Elevation, which is located within the ground floor entrance lobby. This leads to a staircase, located to the South Elevation side of the building, providing direct access to each floor level. No internal lifts are available, access is on foot only. The alternative entrance/ exit to the building is located to the West (rear) Elevation at lower ground floor level. This door/ opening leads directly to the rear garden area.

There are no separate facilities outside of the individual flats apart from the second-floor toilet. However, this toilet is a shared facility for a handful of the second-floor level. This toilet is not for communal use and for HMO tenants to the second floor only.

No changes to access are intended to the building or onto the existing highways. There are no proposed or required changes to any landscaping for the proposed works to be completed.

3.0 LAYOUT OF PROPOSED DEVELOPMENT

There are no proposed changes to the layout of the property or curtilage, all proposed works are to repair existing or replace to match existing.

The proposed works are crucial to maintaining the habitability of the building and structural integrity. The roofs currently lack a suitable level of insulation which will become a significant issue in the ongoing letting of the landlord's property, particularly where government targets are concerned relating to EPC ratings.

Following visits internally to a few second-floor flats and the sole third floor property, water ingress is a common occurrence. It appears that the main cause of this is the breakdown of the existing weathering's/ flashings located to the roof, particularly in relation to roof/ dormer roof junctions and rainwater gulley's behind chimney structures.

4.0 SCALE / APPEARANCE OF THE PROPOSED DEVELOPMENT

There are no proposed changes to the scale of the existing property. The main purpose behind the project is for increase in insulation levels to the existing pitched and flat roofs in order to meet current Building Regulation requirements for roofs to achieve minimum 0.18Wm2K U-Value, with aim to achieve a '**C' EPC** rating by year 2023. At the same time, the client is requiring like-for-like replacements of various external fabrics to maintain the property.

The prosed development/ refurbishment is for the following works.

Item 1) Flat Roof Works

Main proposal for the refurbishment is to allow for increase insulation levels to flat roofs to achieve 0.18Wm2K U-Value.

With the information available at this time, it is presumed that flat roofs consist of the following build up.

To Matic Asphalt Roofs.

- Top Layer. Presumed 25mm Thick Mastic Asphalt Layer.
- Second Layer. Presumed 18mm Thick Timber/OSB or Plywood Substrate.
- Third Layer. Presumed 125mm Deep/Thick Timber Joists @ 400mm centers.
- Ceiling Layer. Presumed 25mm Thick Lathe & Plaster Finish.

To Copper Sheet Roofs.

- Top Layer. Presumed 0.5mm – 1mm Thick Copper Sheet Layer
- Second Layer. Presumed 18mm Thick Timber/OSB or Plywood Substrate.
- Third Layer. Presumed 125mm Deep/Thick Timber Joists @ 400mm centers.
- Ceiling Layer. Presumed 25mm Thick Lathe & Plaster Finish.

These works will be carried out externally to achieve a 'Warm Roof' build up. In accordance with U-Value calculations from '*Kingspan*' – To achieve 0.18Km2W, new insulation and inclusion of ventilated space to the timber joists, roof levels will increase approximately **145mm in height.**

External refurbishment is required due to restrictions to internal access.

This build up is based on presumptions at this current time following investigations to rear flat dormer. Other roof build ups cannot be fully confirmed until access is achieved to fully assess existing flat roof thicknesses/ build up.

Roof surfaces/ top layers will be replaced on a like-for-like basis using Copper Sheet or Mastic Asphalt covers as required.

Item 2) Pitched Roof Coverings

Existing clay tiles and close boarded timber will be removed and set aside for re-use, as possible. Breakages are expected, due to the age of the roofs but new replacement materials will be on a like-for-like basis.

The temporary removal of materials will allow for external installation of new insulation material between timber roof rafters in order to increase insulation levels to the roof and improve property U-Value ratings and subsequent EPC ratings.

Item 3) External Repairs

The following items are to undergo external repair but replaced/ repair on a like-for-like basis.

- External redecorations to match existing
- Renewal of lead flashing/ weathering details to roofs
- Renewal of lime-based pointing
- Renewal of mastic asphalt surfaces to balconies
- Repairs to terracotta detailing
- Repairs to timber sash windows
- Replacement of defective rainwater goods

5.0 LANDSCAPING IN THE PROPOSED DEVELOPMENT

There are no proposed changes to the landscaping of the property or curtilage.

At the core of surveying

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