



Fig. 01 – Existing Front Elevation

**Design and Access Statement: 161 Freshfield Road, Brighton BN2 9YE**

November 2021

## Introduction

This statement relates to a Planning Application for permission to extend the existing loft conversion of a terraced house in Freshfield Road, Brighton. The application site is located on the North-Western side of Freshfield Road, and approximately half-way up the road.

## Proposals

This Planning Application seeks permission to extend an existing loft conversion by constructing a rear 'L-shaped' dormer with flat roof and adding two rooflights to the front roof slope. The rear dormer would occupy the rear half of the roof of the main part of the house, as well as some of the space over the existing outrigger. The proposed rear dormer would be similar in principle to those of nearby properties, for instance at the adjoining property at number 163, and other nearby properties (e.g. no.'s 157, 171, 175, etc.)

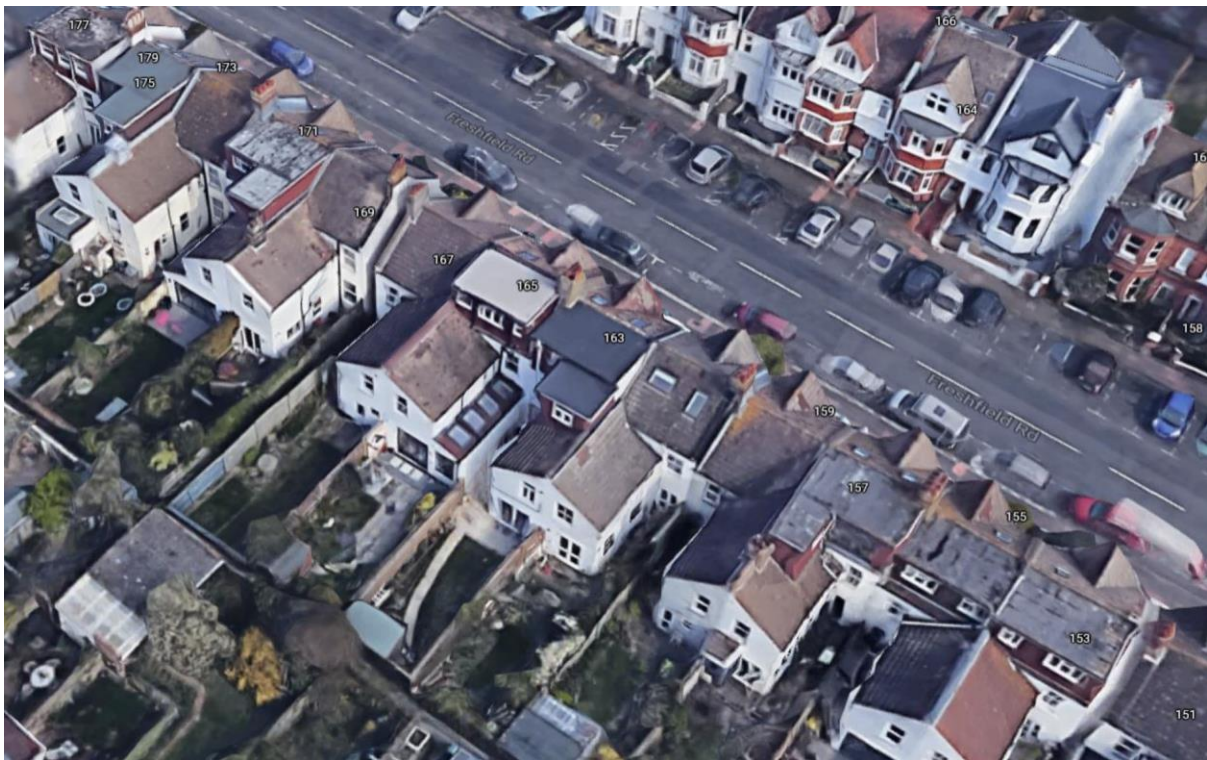


Fig. 02 – Aerial view of the rear of houses 151 – 177 Freshfield Road (2021)



The proposed rear dormer would add 40 cubic metres of new roof volume, i.e. the maximum amount allowed under Permitted Development (PD) rights. It would also be set back from the original roof eaves by a minimum of 20cm at the rear of the main house and 1200mm over the outrigger, as per PD restrictions. However, the applicants would like for the external finish of the dormer to be standing-seam zinc, which would not be PD unless the zinc was considered to be similar in appearance to the grey interlocking concrete tiles (assumed not to be original).

The existing loft conversion provides space for a bedroom with approximately 8.4m<sup>2</sup> of floorspace with a minimum of 1.5m headroom. The proposed dormer would provide additional space that would enable creation of a 16.7m<sup>2</sup> bedroom over the rear of the main part of the house. The part of the proposed dormer that would sit over the existing outrigger would provide additional space for a new 7.4m<sup>2</sup> bath & shower room.



Fig. 03 – View of the existing outrigger roof of no. 161 & no. 163's rear dormer, taken from an existing rear rooflight.

## Use

The property is a dwelling house in planning use class C3 and will remain as existing.

## Access

Access into the house is primarily via the front door setback from Freshfield Road. Access into the extended loft conversion would be via a new staircase which would repeat over the existing staircase.

## Amount

Existing GIA:

- Ground Floor: 54.2m<sup>2</sup>
- First Floor: 54.6 m<sup>2</sup>
- Second Floor: 8.4m<sup>2</sup>
- TOTAL: 117.2m<sup>2</sup>

Proposed GIA:

- New Second Floor: 27.4m<sup>2</sup>
- TOTAL: 136.2m<sup>2</sup>

The proposed loft conversion extension will increase the overall GIA by 19.0m<sup>2</sup>.



Fig. 04 – Existing rear elevation of no. 161 taken from the back of the rear garden.

## Layout

### Proposed Layout

A new staircase is proposed over the existing staircase. The new staircase winds upwards from adjacent to the front bedroom door at first floor level. The new staircase leads up to a landing with doors leading to the enlarged bedroom and new bathroom.

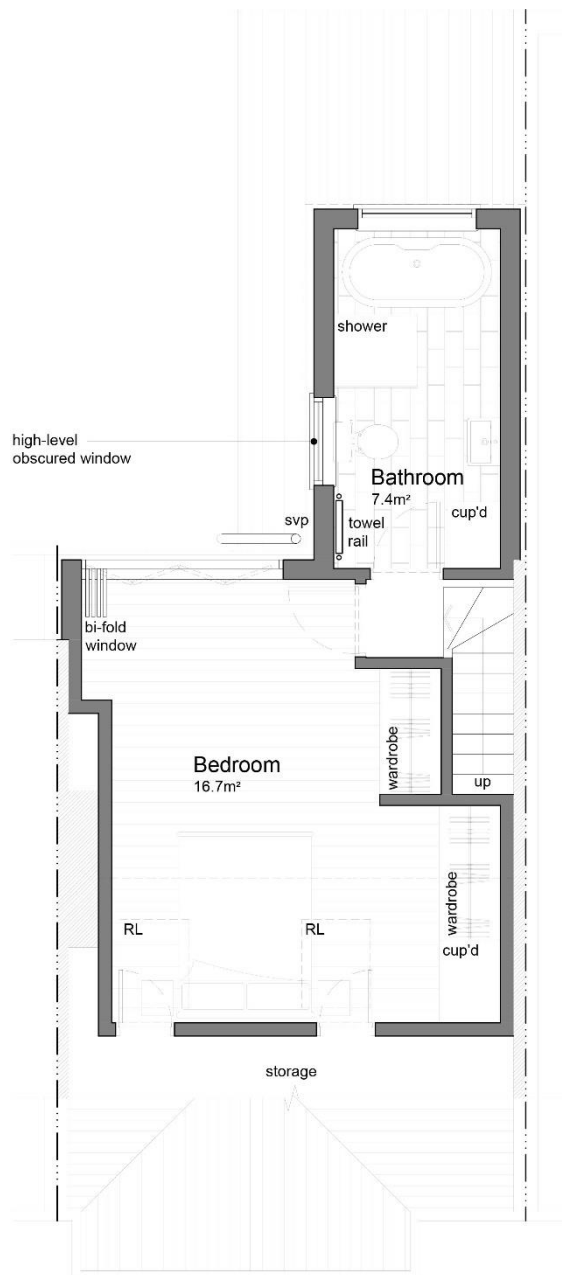


Fig. 05 – Proposed Partial Floor Plans

## Appearance

The proposed extension to the existing loft conversion will be finished externally in grey standing-seam zinc, with powder-coated aluminium windows. The new windows consist of a large rear window to the extended bedroom with a bi-folding element; a new bespoke rear window to the new bathroom with a triangular element that follows the pitch line of the rear outrigger's roof; and an obscured high-level window to the side elevation of the new bathroom. Two new rooflights are proposed to the front roof slope, positioned equally to either side of the front bay's gable roof.



Fig. 06 – Proposed Front Elevation

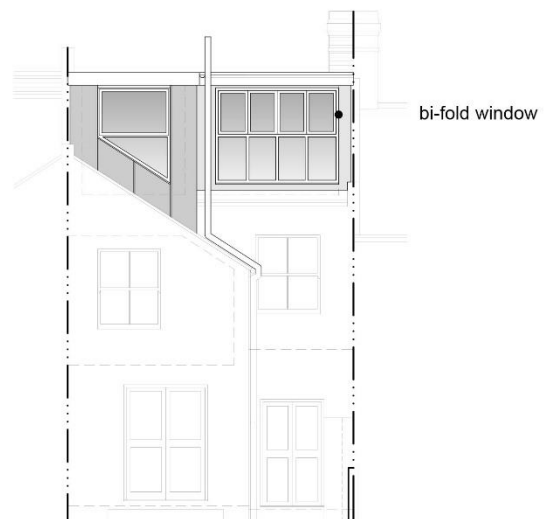


Fig. 07 – Proposed Rear Elevation