

Design & Access Statement

Project Details

Project: 64 New Church Road, Hove, East Sussex BN3 4FL

Date: 30.05.22

Introduction

1. National guidance states that the 'level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.' We have therefore kept this document as brief as possible in order to summarise the key points of the design whilst addressing the pre-application advice.
2. This design and access statement is in support of our application for a proposed single office to be constructed at 64 New Church Road, Hove, East Sussex BN3 4FL.
3. The site lies to the South of New Church Road which is characterised by large detached properties, blocks of flats and business premises.



Fig 1. Aerial view of the site

4. The Planning History shows 5 previous applications:

Replacement of existing timber windows with UPVC windows.

COWDRAY LODGE, 60 - 64 New Church Road, Hove, BN3 4FL (Cowdray Lodge 60-64 New Church Road Hove)

Ref. No: BH2015/03000 | Received: Fri 14 Aug 2015 | Validated: Mon 14 Sep 2015 | Status: Decided

Conversion from ground floor dentist surgery & first floor flat to single dwelling house. Formation of crossover & hardstanding for off-street parking

DENTAL SURGERY, 264 New Church Road, Hove, Brighton & Hove, BN3 4EB (264 New Church Road Hove)

Ref. No: BH2003/01780/FP | Received: Fri 09 May 2003 | Validated: Wed 04 Jun 2003 | Status: Decided

Replacement of windows with black aluminium units.

16, MORNINGTON MANSIONS New Church Road, Hove, BN3 4JS (16 Mornington Mansions 164-170 New Church Road Hove)

Ref. No: BH2002/02547/FP | Received: Thu 08 Aug 2002 | Validated: Mon 23 Sep 2002 | Status: Decided

Replace existing windows with PVCU windows.

DEREK HOUSE, 45 New Church Road, Hove, BN3 4BF (Flat 64 Derek House 45 New Church Road Hove BN3 4BF)

Ref. No: BH1997/00779/FP | Received: Tue 03 Jun 1997 | Validated: Thu 03 Jul 1997 | Status: Decided

Demolition of existing garage and erection of single-storey office/workshop (B1)

69 New Church Road Hove BN3 4BA

Ref. No: BH2019/02380 | Received: Fri 09 Aug 2019 | Validated: Fri 09 Aug 2019 | Status: Decided

Application for removal of condition 3 of BH2007/00551(Garages r/o 230 New Church Road - demolition of existing lock-up garages & construction of 3 no. 3-bed 2-storey houses) relating to future extensions, enlargements and alterations.

90 St Leonards Gardens Hove BN3 4QB

Ref. No: BH2019/00244 | Received: Tue 29 Jan 2019 | Validated: Tue 29 Jan 2019 | Status: Decided

Demolition of existing synagogue, detached buildings providing Rabbi accommodation, synagogue social hall and childrens nursery. Erection of mixed use development comprising central single storey synagogue and four, five and six storey buildings to provide replacement childrens nursery, 2no classrooms for shared use by St Christophers school, offices, meeting rooms and cafe, underground car park and 45no residential dwellings (C3) comprising 35no flats and terrace of 10no houses to rear.

29 - 31 New Church Road Hove BN3 4AD

Ref. No: BH2018/02126 | Received: Mon 02 Jul 2018 | Validated: Thu 05 Jul 2018 | Status: Decided

Amount

5. The existing site area is 77m² with most of this land being occupied by two garages.
6. It is proposed to develop the site by creating a detached modern art studio / office space.
7. The development will be on the ground floor only floors and is situated between 2 blocks of flats.

8. The proposed space is to be totaling 36.8m². The detailed schedule of space is as follows:

Ground Floor	Area (m ²)
Open studio	20
Private office	4
WC	2.1
Outdoor amenity	23.7
TOTAL	53.7

Layout

9. The strategic design decisions when preparing the new proposed layout were as follows:

- 9.1. Change the garage spaces that do not service any local dwelling, into a usable space.
- 9.2. The new build does not go past the front building line and steps into the rear boundary lines forms by the existing buildings. The new build will allow for all soffits and fascia's to be within the confines of the site.
- 9.3. The site will have a front garden with car parking

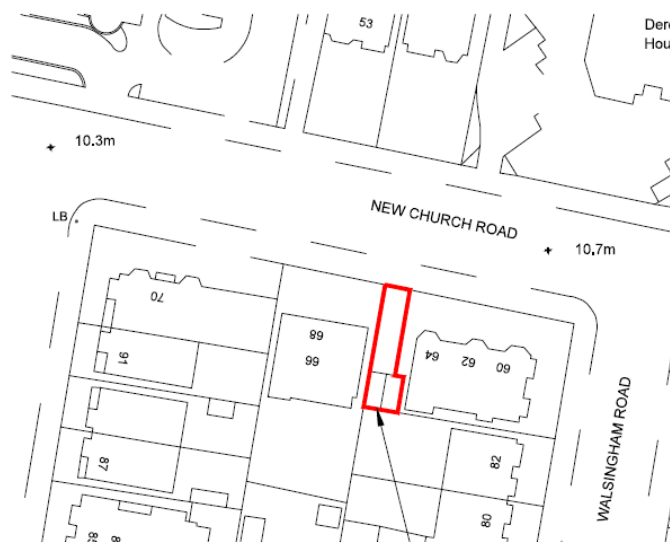


Fig 2. Site layout diagrams

Scale

10. One of the key points of the design is the decision to have a modern contemporary design that was not pastiche this means that:

- 10.1. The building will visually stimulating to the street scene.
- 10.2. The building does not come past the front or rear building line.
- 10.3. The proposed volume created will be detached so as not to create a terrace effect.
- 10.4. The height of the proposed site sits comfortably between the existing buildings.



Fig 3. View of the building in context

Appearance

- 11. The use of modern materials to the front offering a simple pallet of white render and black aluminum framed glazing
- 12. The roof to be a GRP or tiled
- 13. The contemporary white rendered appearance is already evident in the wider area and there are also some more traditional rendered properties nearby as illustrated below:



1



2



3

Fig 4. Nearby properties showing modern materials and design

14. The building form is largely dictated by the site factors and it comprises a simple rectilinear box at ground floor set tight against the western, eastern and southern boundaries.
15. The building is to have a pitched roof - primarily to keep the height as low as possible to minimise the impact on the street scene. There is a precedent for this contemporary approach in example one below:-



Landscaping

16. A full landscaping design is to be confirmed but the main elements of the design are:
 - 16.1. There are no existing mature trees and shrubs to be retained.
 - 16.2. No overlooking.
 - 16.3. Front garden to be designed and to incorporate permeable paving for the drive.
 - 16.4. Planting around the front to generally soften the edges between the boundaries.

Access

17. Access to the proposed site is from New Church Road. Drop curb existing already.
18. The parking area will allow space for 1 vehicle and also has a built-in secure bike store directly accessible from the front drive.
19. Level access can be formed into the property and internally the building is designed to comply with all aspects of M4(2) of the Building Regulations.

Conclusion

20. The scheme complies with the policies listed as follows:

City Plan Part One (2016)

- SS1 - Presumption in Favour of Sustainable Development: The proposal is sustainable development which is in accordance with the relevant local plan policies and should therefore be permitted.
- CP1 - Housing Delivery: The proposal delivers a new dwelling and represent 'the efficient use and development of land/sites'.
- CP3 - Employment Land: This is not employment land.

- CP7 - Infrastructure and developer contributions: TBC.
- CP8 - Sustainable Buildings: The proposed development has been designed to meet the standards given. Specific measures proposed are:
- a) Rain water harvesting
 - b) Green roof to encourage wildlife
 - c) Thermally efficient design to conserve fuel and power
 - d) Electric car charging port to the front
 - e) Bee bricks
- CP9 - Sustainable transport: Secure cycle parking is provided to promote cycling. The new property is also on the main bus routes with a bus stop within a few metres. The off-street parking will be provided with an adjacent car charging socket to promote the use of electric vehicles.
- CP10 - Biodiversity: to be promoted by the retention of any mature planting to the boundaries and the introduction of carefully selected indigenous plants for the new terracing to encourage insects and birds to use the garden.
- CP11 - Flood risk: there are no flood risk issues although surface water within the site will be managed in a sustainable system (SUDS) to utilise the run-off from both roofs and the large paved terraces.
- CP12 - Urban Design: The proposed development is a high-quality, innovative solution to the site constraints which delivers a highly sustainable, secure and accessible building. The design meets the following: -

1. Raise the standard of architecture and design in the city;
2. Establish a strong sense of place by respecting the diverse character and urban grain of the city's identified neighbourhoods;
3. Achieve excellence in sustainable building design and construction;
4. Conserve or enhance the city's built and archaeological heritage and its settings;
6. Protect or enhance strategic views into, out of and within the city;
7. Be inclusive, adaptable and accessible;
8. Ensure that the design of the external spaces is an integral element of the overall design approach, in a manner which provides a legible distinction between public and private realm; and
9. Incorporate design features which deter crime or disorder and the fear of crime;

CP14 - Housing Density: The proposal, by way of its design, seeks to respect the existing urban grain and retain the sense of space and separation to the existing buildings. The increased density on this site is appropriate because it meets the six criteria outlined in this policy.

CP15 - Heritage: The site is in a Conservation Area, but the design will mitigate against any adverse effect on this through the design of the building.

CP16 - Open Space: The development site is in an unused garage, largely overgrown and an eye sore to the public realm. The scheme seeks to retain as much open space to front as possible and some visual stimulus to the street. This is achieved by having a contemporary design.

Saved Local Plan retained policies (2005)

- TR4 - Travel plans: The additional traffic movement generated by the proposal is minimal and we would not consider a travel plan to be required.
- TR7 - Safe Development: Cars entering and existing the site will need to cross a cycle lane and enter a busy main road.
- TR14 - Cycle access and parking: The integral cycle parking is 'under cover, secure and readily accessible at street level'.
- SU9 - Pollution and nuisance control: The development will not have, or be subject to, any detrimental effects on or to land, air or water.

SU10- the proposed development avoids impact on the existing building by having solid wall with high level windows to create an acoustic barrier and avoid overlooking. The new building will be within 10m of the main road, but given its design, with all windows will be well insulated from road noise.

QD5 - Design - Street Frontages: The proposal has a strong 'street frontage' as such, being visually striking. Where viewed, it will be present a modern, interesting frontage.

QD15 -Landscape Design: The landscaping has been designed to soften the new walls and provide natural screening to the building.

QD16- Trees and hedgerows: All existing mature trees and shrubs are retained and incorporated into the scheme.

QD27 -Protection of amenity: The orientation and design of the new dwelling will ensure no overlooking to or from existing properties. No loss of light or open space for all properties.

H05 - Private amenity space of an adequate size is retained throughout the design to the new dwelling. The new build has 24m² external space to the front and approx. 78m² of landscaped terrace space. All rooms have natural light and access to the outside. I consider the subtle nature of this design to cause no material nuisance or loss of amenity to the proposed, existing and/or adjacent users, resident. The design allows for ample living space as well as sleeping quarters. All above the min standard.

HO13- The house is designed to meet Lifetime Homes Standards (replaced by M4(2) of the Building Regulations)

HE6 - Development within or affecting the setting of conservation areas: The proposed development, by way of its design and careful setting will not impact upon the Conservation Area. There are several examples of large scale modern development that have been approved along the same street.

SPD14 - Parking Standards: The development site is in the 'Outer Zone' and requires 1 space minimum. The proposed scheme provides that.