



DESIGN + ACCESS STATEMENT

FAB
ARCHITECTS

16 Westbourne Villas
Hove
BN3 4GQ

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OUTLINE INFORMATION

Address

16 Westbourne Villas, Hove, BN3 4GQ

Client Details

Sally and Jo Stonehouse

Existing Property

Ground Floor = 89 sqm

First Floor = 72 sqm

Second Floor = 71 sqm

Total = 232 sqm

Existing Accommodation

- 5 Bedroom
- 3 Bathroom
- 2 W/C

Neighbourhood & Planning

Brighton and Hove City Council

Previous Planning Applications:

BH2016/00224 | Erection of brick pier to front boundary of 16 and 15 Westbourne Villas. (Part Retrospective) | 15 Westbourne Villas, Hove, BN3 4GQ (16 and Part of 15 Westbourne Villas Hove)

Planning restrictions:

SACKVILLE GARDENS Conservation Area



LIDAR scan of the existing building

OUTLINE INFORMATION cont.

This Design & Access Statement is submitted by FAB Architects Ltd in support of a planning application for the development of an existing terraced property in Hove, East Sussex

The Location

Located on the southern section of Westbourne Villas, the street is mainly residential consisting of medium to large sized semi-detached, terraced and detached homes. Similar in style, the properties feature a mixture of brick and rendered facades with multi-pitch, small front and medium sized gardens.

Based on aerial images, many neighbouring properties exhibit alterations to the rear with both rear extensions and loft dormer conversions present.

The Building

16 Westbourne Villas is a 3-storey property like its attached neighbours and has been extended previously to the rear creating an awkward series of external forms and internal spaces. The existing rear extensions have been added over time and result in a feeling of poor addition after poor addition. The house benefits from good ceiling heights on all levels as well as in the loft space.

The Proposal

This proposal attempts to rectify this awkward and inefficient existing series of extensions by replacing it with a high performing, open plan kitchen/diner extension fit for modern day living.

The loft conversion provides additional accommodation with a considered and high quality rear dormer window that is appropriate in size for the conservation area.

front elevation of the property



rear elevation of the property

google earth data of the property



HIGH QUALITY DESIGN

Design Aims

The proposal aims to build upon the existing dwelling to achieve a high quality, well designed space that maximises the amount of usable area and creates a strong relationship to the garden.

The proposal takes massing and geometric cues from the proportions present in the original house, but aims to create a new, well designed modern architectural alteration with its own style and identity.

Design Principles

The single storey extension is designed to be an improvement of what is there at present. The proposal seeks to remove the existing poorly constructed extensions to the rear and replace with an infill extension with a unified rear facade. The protrusion of the extension is less than the current extension ensuring a practical and usable garden space. The design of the extension from a massing perspective is distinct from the original house, demonstrating subserviency and providing a visual difference between new and old.

A set of doors take you out to the garden in the same style as the proposed glazing at the rear with slim elegant frames.

The rear loft dormer is set in from the sides considerably, matching the proportions of the dormers found at nos. 19 and 20 Westbourne Villas but fenestrated in a manner that allows more natural light to enter. The glazing used in the dormer is to be dark framed to blend in with the roofscape. The detailing of the rear dormer is simple, matching the existing style of the rear elevation which has a low level of traditional ornamentation and detailing.

Rooflights to the existing roof will be conservation style, rooflights to the front elevation have recently been granted at other properties on Westbourne villas eg. at 21 Westbourne Villas, BH2021/01618. The rooflight to the rear is positioned over the stairs and landing to provide natural light to what would otherwise be a dimly lit area of the house.

The existing roof ridgeline and height will not be altered.

Existing non-traditional windows will also be replaced to ensure consistency and return the conservation elements to the property.

Materiality

The construction of the new elements will be white rendered blockwork at the ground floor to match the existing materials.

The new glazed elements will have slim frames, be of high quality and dark grey.

The roof to the extension will be slate to aid in visual differentiation from the existing and the dormer roof will be to match the existing roof to blend in.



proposed artists impression of rear elevation

HIGH QUALITY DESIGN CONT.

Interior ground floor

The proposed massing of the ground floor extension creates dramatic pitched volumes internally producing a unique and high quality space to enhance the use of the property.



proposed artists impression of interior of the ground floor extension

Interior loft

The proposed rear dormer is compact in size so as not to impose externally. The windows extend into the apex to allow as much light as possible though this reduced aperture. Being centrally located, the dormer provides symmetry both externally and internally



proposed artists impression of the interior of the loft space



proposed artists impression of interior of the ground floor extension

CONSERVATION REMEDIAL WORKS

Conservation Aims

As part of the works, the proposal seeks to restore the following historical elements on the front elevation to bring it back in keeping with the original house:

- Restoring the original porch by moving the front door back (please refer to plans) + Replacing front door with one that matches original design
- Restoring the original cast iron railings on the front wall
- Restoring the original tiled pathway
- To the rear, existing poor quality windows will be replaced with traditional timber sash windows with double glazing boosting the energy efficiency of the property



original door style present at 13 Westbourne Villas



original tile style present on Westbourne Villas



existing archive photograph of number 11 Westbourne Villas



Restoring the original porch by moving the front door back (please refer to plans) + Replacing front door with one that matches original design

Restoring the original tiled pathway

current photograph of number 16 Westbourne Villas

Restoring the original cast iron railings on the front wall

CONSERVATION REMEDIAL WORKS CONT.



Existing photograph of poor quality glazing that is proposed to be replaced to match the original

DELIVERING SUSTAINABILITY

Sustainability

We are committed to ensuring that the development of this site is seen as an opportunity to create a project that during design, construction, and throughout its life cycle aims for sustainability in a holistic sense.

Accordingly this building will utilise sustainable materials where possible.

Optimising Use

This proposal aims to increase the usable space of the property, making it fit for purpose, thereby extending its lifespan for decades to come. As well as adding area, the space can function better, adding flexibility and making the house fit for occupants of a greater range of ages, further extending the use of the property.

Low Impact Materials

This proposal will look to reduce the carbon footprint of the building by specifying materials with a low environmental impact, usually with a rating of A - D in the current green guide.

All timber will be FSC certified, and insulants will have very low GWP or global warming potential.

Reduced Energy Consumption

The energy efficiency of the new building element will be high, which means low U values for elements of the envelope such as walls and windows, and the air tightness of the construction to avoid cold bridges. Low energy light fittings will be installed internally and externally. All of the accommodation will be well lit with large areas of glazing which will reduce the reliance on artificial lighting. All windows are proposed to be replaced with well fitting, modern double glazing.

The existing extensions are of low quality so replacing them will have a large impact on the insulation standard of the property as a whole.

Water Usage

Drinkable water is processed and cleaned which uses energy, so if a grey water option is possible, this will be utilised on the property.

NEIGHBOURLY DEVELOPMENT

Privacy

Throughout the design process the privacy of both this, and the adjacent property have been of great importance.

The proposed rear glazing at ground floor is all below fence/boundary height.

Impact on Light and Massing

Due to the orientation of the site and configuration of the neighbouring properties, the proposal will not result in any excessive impact on light to either neighbour.

ACCESS + AREAS

Access & Security

The new doors to the extension will be fitted with secure locks in line with Secured by Design standards.

Access to the extension through the main house will remain unchanged and is considered secure.

Refuse Storage

The refuse requirements are unchanged.

Cycle Storage

Area Change

- + 20 sqm @ ground floor
- + 0 sqm @ first floor
- + 0 sqm @ second floor
- + 34 sqm @ third floor

+54 sqm total

CONCLUSION

The proposals outlined in this document seek to preserve and enhance the character of the existing property and contribute positively to the conservation area, whilst augmenting the amenity of the existing home.

Careful consideration has been given to the design of the proposals with regards to neighbourhood character. Only sensitive repair work will be carried out to the front façade including bringing back heritage elements such as the recessed porch.

The rear façade is not visible to the public. The proposed alterations would enhance its appearance whilst being sensitive to the detail, scale and proportions of the existing house and its neighbours. The proposed design aims to increase the quality of life for the occupants.

The proposals will result in significant enhancements to the contribution of the house to the character and appearance of the conservation area. We believe this should be accorded significant weight in the determination of the application.

thank you