

Design and Access Statement

14 Westbourne Gardens Hove BN3 5PP

Proposed 1 Bed 1 Person New Dwelling on site of 3 existing garages (unused)

Prepared by Shape Architecture Ltd

Project description

Proposed 1 Bed 1 Person New Dwelling on site of 3 existing garages (unused)

Pre-App

Prior to this submission, a pre-app was undertaken.

The details of the Pre-App are as follows.

Reference: PRE2022/00022

Date: 26.04.22

Address: 14 Westbourne Gardens Hove BN3 5PP

Officer: Robin Hodgetts

Proposal: Proposed 1 Bed 1 Person New Dwelling on site of 3 existing garages (unused)

THE PRE-APP NOTES

Summary:

In this case it is apparent that there are some fundamental concerns about the principle of a new dwelling in this location along with the amenity of future and existing occupiers, and the planning authority would be unlikely to support your scheme.

Key Constraints:

The key constraints relevant to this scheme are the impact on the residents of the existing building along with the amenity of future occupiers of the new flat.

Acceptable
The design is simple and contemporary in contrast to the main property but it is considered acceptable in terms of its appearance given its setback from the road.
The proposal would appear to meet the Nationally Described Space Standards for a 1 person, 1 bedroom flat/studio, however, it is not possible to check the dimensions of the proposed bedroom.
Needs Attention
None
Unacceptable/Definitely Needs Attention
Potential overlooking from the rear elevation of 14 Westbourne Gardens. The drawings provided are not clear but any windows to the rear of Westbourne Gardens carry a significant risk of mutual overlooking with the proposed new flat, especially given the fully glazed frontage. The properties would be in very close proximity to each other which would result in a loss of amenity to both.
The proposed unit would be an east facing single aspect flat. This could result in limited light and ventilation, which is a concern.
There would be no private outdoor amenity space for occupiers of the dwelling and no space to accommodate refuse/recycling storage or bicycles, contrary to policy. In addition, the only outdoor areas associated with no.14 would be significantly compromised. .
The proposal would result in the loss of three garages and further off-road parking to the rear of 14 Westbourne Gardens, which is regrettable and could lead to overspill parking onto the street. SPD14 requires the provision of an additional space for a new residence in this area.

IN RESPONSE TO THE COLOUR CODED POINTS

PRE-APP WRITES

Acceptable

The design is simple and contemporary in contrast to the main property, but it is considered acceptable in terms of its appearance given its setback from the road.

The proposal would appear to meet the Nationally Described Space Standards for a 1 person, 1 bedroom flat/studio, however, it is not possible to check the dimensions of the proposed bedroom.

Needs Attention

None

Unacceptable/Definitely Needs Attention

Potential overlooking from the rear elevation of 14 Westbourne Gardens. The drawings provided are not clear but any windows to the rear of Westbourne Gardens carry a significant risk of mutual overlooking with the proposed new flat, especially given the fully glazed frontage. The properties would be in very close proximity to each other which would result in a loss of amenity to both.

In Response

We confirm that the window to number 14 Ground Floor Flat serves a kitchen. The plan arrangement and façade treatment of the proposed building has been altered to avoid overlooking. The facade is no longer fully glazed.

In addition, a slatted small privacy screen has been added. Further a perimeter screening garden has been provided to further distance the kitchen from the proposal. The kitchen presently looks out onto 3 disused garages. It will now have its own planted area and the garden associated with the proposal.

We note that with many properties converted into flats in the immediate and surrounding area that overlooking is quite common.

The proposed unit would be an east facing single aspect flat. This could result in limited light and ventilation, which is a concern.

In Response

A long lantern window is set in the green roof to capture west light and also light from south/north at its glazed ends. A rooflight is also set over the bathroom. The amount of glazing and rooflights will provide adequate natural light. Ventilation will comply with Building Regulations. Rooflights will be openable and background ventilation (trickle vent) will be built into window and rooflight frames.

There would be no private outdoor amenity space for occupiers of the dwelling and no space to accommodate refuse/recycling storage or bicycles, contrary to policy. In addition, the only outdoor areas associated with no.14 would be significantly compromised.

In Response

A garden space is provided to the front of the proposed building. Refuse storage is also provided as will be secure bicycle storage. The existing space is not used as an amenity space by any of the flat owners of number 14.

Our Client notes:

“we will create small area out front of house of outdoor space for the tenants of number 14”

The proposal would result in the loss of three garages and further off-road parking to the rear of 14 Westbourne Gardens, which is regrettable and could lead to overspill parking onto the street. SPD14 requires the provision of an additional space for a new residence in this area.

In Response

The garages are not used to park cars and are full of storage material. Our client who owns number 14 states that this has been the case for the last 30 years. There will be no loss of parking spaces given this situation.

Our Client notes:

“ the garages hold old archived paperwork and no tenant from 14 Westbourne Gardens is permitted to use the space as off road parking, and never had been. We will create 1 parking space for the new build so there will not be adding any cars to the road “

Photographs



Photograph 01: Dilapidated unused garages.



Photograph 02: Dilapidated unused garage filled with storage items



Photograph 03: Dilapidated unused garage with broken garage door
Propped open giving onto kitchen window of number 14 Ground Floor Flat



Photograph 04: Existing view for kitchen window of number 14 Ground Floor Flat
Proposed building and garden spaces are a considerable improvement

Design Statement

Use

The use of the proposal will be as a new 1 Bed 1 Person Dwelling

Amount

The amount replicates the existing disused garages.

Layout

The layout of the proposal is simple, and light filled

Scale and Appearance

The scale replicates that of the existing disused garages. The appearance will be informed by a limited palette of high-quality materials. The proposal will be a significant visual improvement upon the existing garages.

Access

Access to the property will be along existing site access and independent of number 14.

Landscaping

Landscaping is added to this under-used back lands site and will be a significant improvement upon the existing.

Ends.