



Project Ref. Namrik Mews
Project No. 21838

e – rs@rsdesign-architect.com
t – 07793 267877

DESIGN, ACCESS & HERITAGE STATEMENT

Rev -

Use – The property is a two storey detached house with residential use. The property is located in Namrik Mews which is a mix of residential properties, garages, parking, small businesses (in garage/lock up units). Namrik Mews is located between 18 and 20 St Aubyns.

Amount – The site is 374 sqm. The existing property is 109 sqm at Ground floor and 110sqm at First floor, the existing area is all retained. A new ground floor rear extension adds 35 sqm of new accommodation. Making the overall area 254sqm.

Layout – The existing building has been cleared and stripped back to the original construction, the masonry construction is in a stable condition, however the timber floor and roof, and the windows and doors are in poor condition. The front door comes immediately off the mews road and accesses a lobby, leading to a spiral stair to the first floor and then into a larger area which links to the middle room and then utility/wash areas. The first floor is a ramble of rooms with lounge area, bedroom and kitchen areas.

The new layout re-defines the property as a 4 bedroom family home. The ground floor will have a new front door fitted into an existing opening accessed from the courtyard. A new staircase located in the living area will access the middle area of the first floor. The first floor will be laid out as 4 bedrooms with 2 ensuite and a family bathroom.

Scale – The existing building is a two storey property in the back ground and back lands of St Aubyns and the Kingsway 5/6 storey properties. The back garden is overlooked by the original buildings and modern extension of the block 18-24 St Aubyns.

The front and sides of the building are retained unchanged the extension off the back creates a higher boundary wall to offer privacy to the rear elevation, terrace and also the garden.

Landscaping – The landscaping to the front is retained and enhanced. The landscaping to the rear is retained, the vine is cut back and regrown along the new trellis.

Appearance – The existing building has changed many times over the past and has had elements added and removed without any coherence. Some of the construction and structure is poor and needs correcting.

The new works and alterations try and bring together design elements without taking away from the eclectic charm of the property. The roof is too heavy for the construction and will be upgraded and finished in slate with new gutters and fascias. The dilapidated terrace from the first floor is replaced with a similar sized terrace accessed from the Bedroom 1 and the dilapidated steps from the first floor into the garden are replaced and accessed from Bedroom 4.

Sustainability – Where construction is removed it will be salvaged or repurposed, where new construction elements are required they will also be sourced as salvage where possible. The inside of the property will be insulated to enhance the thermal properties of the building. All lighting will be LED and water use will be restricted.

Refuse / Recycling – The property will utilise the communal bins in the area. Dedicate recycling areas will be provided in the kitchen. Compost bins (Green Johanna or similar) will be provided in the garden to take all food waste that will provide compost for kitchen garden.

ACCESS STATEMENT

The existing property has level access to the front, stepped access up and then down to the rear garden and a tight cast iron spiral staircase to the first floor.

The proposed reconstruction allows for a level front access. The step construction to the rear will be removed to allow direct level access to the garden with easy steps down to the grass and back garden, the new staircase to the first floor will be more open for easy access

HERITAGE

The site is located within the Old Hove Conservation area. The building was included in current historic local list however due to changes in the mews and building the recommendation is to remove it from the list as it no longer meets sufficient of the criteria for interest or significance. The site is near an Archaeological Notification Area DES9261, none of the site or garden is located within the ANA boundary.

SITE WASTE MINIMISATION STATEMENT

Waste Minimisation During Construction

The demolition of the existing building will be carefully managed to maximise the salvage and recycling potential of the demolished structure. Waste components from the demolition will be sorted on-site into roof tiles, recyclable (i.e. not painted or treated) timber, masonry, plasterboard, and hazardous and other non-recyclable waste

Specialist companies will be utilised to make regular collections from the site in order to keep the majority of the site clear. Polythene packaging, Cardboard packaging, Glass and Metal will be recycled.

Internally, spaces will be allocated specifically for larger plasterboard off-cuts. This will encourage the contractors to look for spare pieces rather than cutting from new sheets every time. Plasterboard waste will then go to a specific skip for collection by a specialist plasterboard-recycling contractor (i.e. <http://www.pbruk.co.uk>).

In addition, excess timber will also be stored in a set area so that any off cuts can also be reused in other areas of the construction. Once the off-cuts are considered waste, these will also be stored in a separated area for collection.

Timber palettes will be stacked and stored for collection for re-use by a palette company.

Where the construction process creates any masonry waste that is no longer needed it will be crushed for hardcore, this will be stored in a separate area and reused on site.

Hazardous waste such as paint, glues and bitumen will be disposed of in accordance with the Environment Agency and the 'European Waste Catalogue'.

New building materials will be generally sourced from local suppliers, using local brickworks, and local timber suppliers sourcing from managed forests.

It will be the contractor's responsibility to ensure a duty of care is taken in managing waste, and that a specific individual on the site team is given the appropriate authority to ensure continuing on-site compliance through the construction phases.