

Design and Access Statement

Ref: 8 and 8A Queens Place Hove BN3 2LT

Introduction

The property is a grade II listed building within the Avenues Conservation Area. Although most properties have been altered over time, the mews retains its historic character with the garage doors and high level glazing at ground floor. Queens Place retains its industrious nature with a mixture of car mechanics, café, artists studios, a framers/gallery and residential living accommodation mainly at 1st floor.

The applicant has just purchased the property. There is no record of an application to convert the property into separate flats but there are council tax records for 8 and 8A Queens Place showing it being used as two separate flats since 1998. A separate Lawful Development Certificate for the lawful use of the two flats has been submitted to BHCC.

There are two entrance doors at ground floor level. The entrance to 8A has a front door and an aluminium window to the side. The original garage door opening has been bricked up around the window. The concrete lintel remains. The proposal includes opening up the frontage and inserting garage style double doors with glazing at high level. The garage doors will be partly glazed.

The garage doors adjacent to the entrance door of No. 8 will also be replaced to introduce a matching frontage, fitting in with the street scene and matching the style of other frontages on Queens Place.

The partitions at ground floor flat are not thought to be original. The proposals involve removing some of the partitions to create a larger living space within the one bedroom flat.

Within No. 8 a new doorway will be added between the garage/studio to the entrance lobby of the 1st floor flat.

A new staircase is proposed that will adhere to current building regulations standards, removing the current very steep staircase. This means altering the partitions around the top landing but the rooms remain similar to the existing layout.

The rear bedroom has been divided to move the bathroom to the rear. This unsympathetic addition will be removed and the bathroom moved to the front. No additional waste pipes will be added to the front elevation, the soil pipe will join the existing soil pipe in the garage/studio area (all internal).

There are two roof lights on the rear roof slope; one within the loft space and one over the living room. It is proposed to add an additional roof light either side of the existing to increase the natural light entering the property. To the rear, is a tall boundary wall that forms the boundary between the Mews and No. 3 First Avenue which is the Hove Place pub. This wall reduces the natural light entering the windows on the rear elevation. The new roof lights will be conservation roof lights inserted flush with the slates. The existing roof lights will be replaced to match.

Use of Materials

The ground floor doors and windows will be constructed in timber and the profiles picked to match the historic style. Flush fanlights are proposed above the doors. They will be flush casements with slimline double glazing.

The original doors would have been solid timber doors, however, with the changing nature of these properties most frontages have introduced glazing within the doors and also opening parts to allow for light and ventilation. This shows a link to the historic past of the buildings but also allows for the buildings to be used in the modern day and for new uses. Adapted in a sensitive manner. Light and ventilation are essential for the living room of the ground floor flat and to the artists studio that forms part of the first floor flat.

It is proposed to insert slimline double glazing into the first floor sash windows. These will be repaired and overhauled if possible or if they cannot be adapted, will be replaced like for like but with the slim line double glazing. This will increase the thermal efficiency of the flat and reduce the noise coming from the busy mews. This also means that the unsightly secondary glazing units can be removed.

Conservation roof lights will be used on the rear roof slope.

The garage will be used as the owner's artist's studio. The previous use of this space was as storage for the first floor flat. The roof area to the rear was originally glazed and this will be renewed. It is currently patched up with corrugated metal sheets. This will be replaced with patent glazing bars at approx. 800 centres with clear double glazing between. An example of a similar installation is included in the photos.

Access

The new stairs up to first floor will greatly improve the accessibility and safety of the first floor.

Conclusions

In light of the above we believe planning approval and listed building consent should be granted. The proposals will improve, preserve and rejuvenate the existing building, positively enhancing the historic character of both the building and its surrounding conservation area.

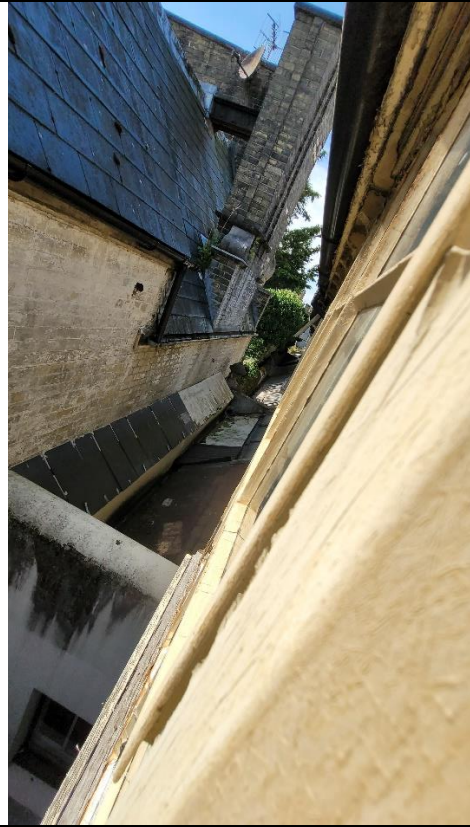
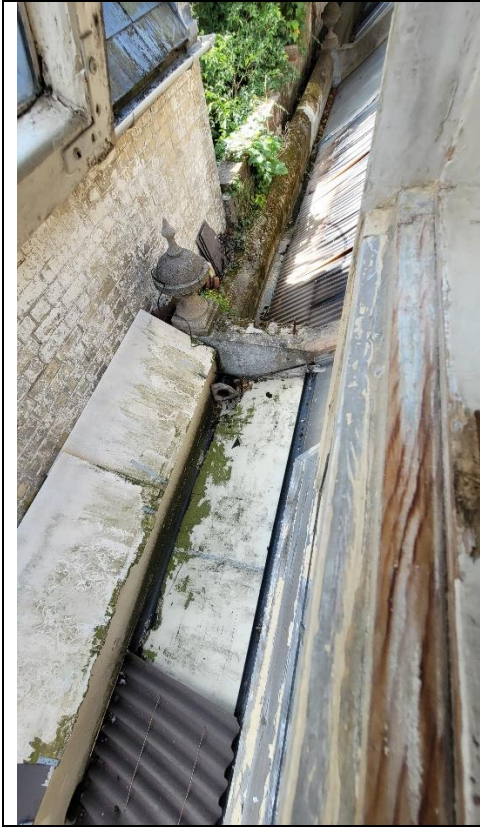
Photos



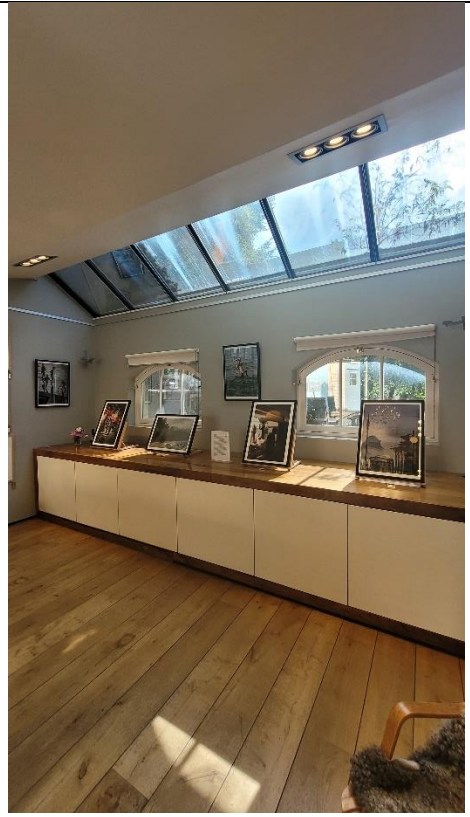
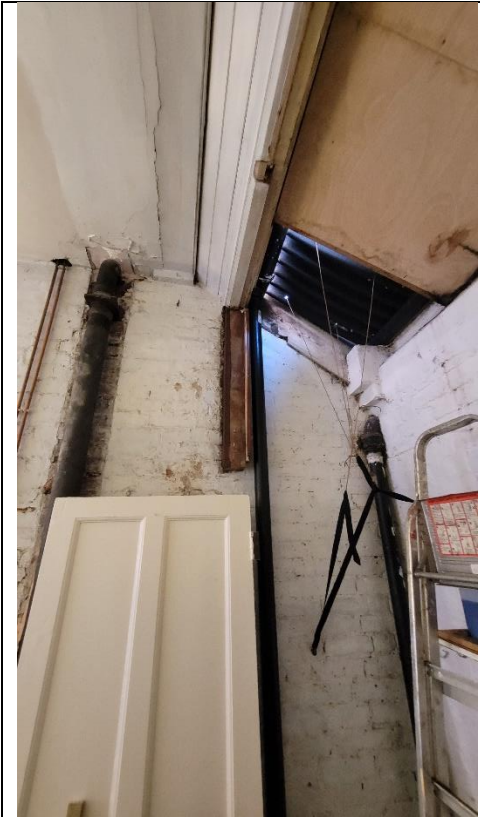
Front view of 8A Queens Place



Front view of 8 Queens Place



View looking from the first floor windows to the rear of the garage roof. The section over the garage will be renewed with glass.



On the left is a photo of the sloping roof within the garage. On the right is an example of a neighbouring property that has a glass roof. The proposal is to insert the same style of glazing to the roof slope.



The modern style roof light will be replaced with a conservation roof light and an additional one will be added alongside in both the roof space and the living room.

Examples of other frontages within the mews







Similar style of Mews Frontages





Historic planning application from 1931 for alterations to the frontage and to the rear façade. The proposal is not believed to have been implemented. Plans held at The Keep. The only record in existence.

