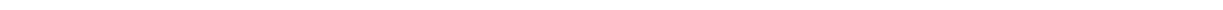




## Design and Access Statement

48 Surrenden Crescent, Brighton



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Removal of existing garage and construction of a two storey side extension, single storey rear extension, basement extension, internal alterations and a new rear terrace

at

48 Surrenden Crescent, Brighton

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Design and Access Statement

on Behalf of

Mr. & Mrs. J. Hobden

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Gould Baxter  
2 Lucastes Mews  
Paddockhall Road  
Haywards Heath  
West Sussex  
RH16 1HE

Tel: 01444 452604

Email: [hh@gouldbaxter.co.uk](mailto:hh@gouldbaxter.co.uk)

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# Contents

- 1. Introduction ..... 1
- 2. Use ..... 1
- 3. Amount ..... 1
- 4. Layout ..... 2
- 5. Scale ..... 2
- 6. Landscaping ..... 3
- 7. Appearance ..... 3
- 8. Access ..... 4
- 9. Sustainability Statement ..... 4
- 10. Conclusion ..... 4

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## 1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a Variation of Condition Application on approved Planning Application ref. BH2023/00857 for the removal of the existing garage and construction of a two storey side extension, single storey rear extension, basement extension, internal alterations and a new rear terrace at 48 Surrenden Crescent, Brighton.
- 1.2 48 Surrenden Crescent is a detached dwelling siting within a well-proportioned plot, with accommodation arranged over two storeys with the topography of the site allowing the rear elevation to be three storeys.
- 1.3 This application demonstrates the following:
- a) The principle of development is supported by the relevant planning policies within the Brighton and Hove Council's City Plan Part Two (CPP2);
  - b) The proposed extensions are justified in terms of their design, size and location;
  - c) The proposed extensions will mimic the existing dwelling in terms of its architectural style, thus enabling the extensions to blend seamlessly with the existing property;
  - d) The proposed extensions and alterations will not have any detrimental impact upon the amenity of the neighbouring properties.

## 2. Use

- 2.1 The proposal will retain the existing residential (C3) use of the property.

## 3. Amount

- 3.1 The proposal comprises the following works:
- Removal of the existing garage and replaced with a two-storey side extension;
  - A single storey rear extension;
  - Basement extension;
  - Internal alterations at ground and first floor;

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- First floor terrace;
  - New rear terrace.

## 4. Layout

- 4.1 The layout of the existing dwelling is very straightforward and can be viewed on the accompanying survey drawings.
- 4.2 The proposed two-storey extension will attach to the side elevation, in place of the existing garage, to provide a Utility/Boot Room and Dining Room (ground floor) and en-suite bedroom (first floor).
- 4.3 The proposed single storey rear extension is designed to match the existing architectural language and provide space for a home office, overlooking the garden.
- 4.4 It is proposed to extend the existing basement to provide a cinema, bedroom and gym, over which, the new terrace will be formed.
- 4.5 Internal alterations at ground and first floor are proposed to offer open plan family spaces and improved accommodation for a family home, along with a first floor terrace accessed from the principal bedroom.

## 5. Scale

- 5.1 The predominant character of the area is defined by large, detached houses of reasonable size.
- 5.2 The proposed extensions demonstrate a sensitive approach to design by respecting the character of the host dwelling. The design of the extensions are sympathetic to the existing property.
- 5.3 The proposed two-storey extension will be formed on the footprint of the existing garage with a small single storey projection at the rear to accommodate a flat roof and lantern.
- 5.4 The building line of the two adjacent properties currently extend beyond that of the application property and the new terrace would create a footprint that almost matches their scale.
- 5.5 **Neighbour Amenity**
- 5.6 The proposed extensions will not have any detrimental impact upon the amenity of the neighbouring properties and in relation to CPP2 planning

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policy DM21, the proposed extensions and alterations are consistent with the following criteria:

- a) is well designed and scaled, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
- b) takes account the existing character of the area; and
- c) uses materials that complement the parent building.

## 5.7 **Design**

With reference to Policy DM18, the proposed extensions can demonstrate a high standard of design quality and detailing. The use of traditional materials, to match to the existing, is considered to be the correct design approach whilst being respectful of the host building. The design aspect of this scheme is covered in more detail in Section 7, Appearance.

## 6. Landscaping

- 6.1 The proposed basement extension roof will be utilised as a new terrace, with steps down to the garden level. New and replacement steps on both side elevations will enable access around the building for the owners.

## 7. Appearance

- 7.1 The current appearance of the property can be reviewed from the existing plans and elevations supplied with this application. The proposed extensions, by virtue of their sensitive design and detailing, are able to demonstrate a high standard of design quality.
- 7.2 The proposed extensions will be finished in off white render to match to the existing, seamlessly tying together the new and existing elements. The side extension roof will be tiled with interlocking tiles to match to the existing.
- 7.3 The new crittal style doors will be finished in black, as is traditional with that style of fenestration.
- 7.4 It is the longer-term intention of the applicant to replace the blue windows, doors and rainwater goods with black aluminium windows.

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## 8. Access

8.1 The proposals do not affect any of the existing access arrangements.

## 9. Sustainability

- a) The proposed extensions building fabric will receive a high level of insulation to the walls, floor and roofs, with the windows and doors also meeting and exceeding current energy-efficiency standards. All lighting will be of the low energy type;
- b) The new WCs will incorporate low-flush cisterns, and aerated taps will be fitted to the sinks and wash hand basins, all with the aim being to reduce water consumption;
- c) The existing central heating system will be retained and extended to serve the new extension and supported by a new Air Source Heat Pump, installed to service the new well insulated spaces;
- d) Where practical, the new materials will be sourced locally. Local contractors and tradespersons will be used during the construction phase where possible.

## 10. Conclusion

10.1 By virtue of its design and detailing, the proposed works demonstrate a **high standard of design**. The proposal is modest and in keeping with the existing property.

10.2 The following can be concluded:

- a) The principle of development is supported by the relevant planning policies within the Brighton and Hove Council's City Plan Part Two (CPP2);
- b) The proposed extensions are justified in terms of their design, size and location;
- c) The proposed extensions will mimic the existing dwelling in terms of its architectural style, thus enabling the extensions to blend seamlessly with the existing property;
- d) The proposed extensions and alterations will not have any detrimental impact upon the amenity of the neighbouring properties.

10.3 For the reasons outlined above, the proposals comply with the relevant planning policies of the Brighton and Hove Council's City Plan Part Two.