

Revisions

No.	Description	Date	By
1	PLANNING	30-11-23	

Notes:

GENERAL NOTES:

All dimensions & levels are preliminary and approximate and subject to utilities search, legal boundaries and detailed layouts/ design development through consultation.

Dimensions are to be checked on site by contractor & sub contractors prior to commencement of work, any discrepancies are to be highlighted immediately to the architects.

KEY

Red boundary

Scale 1 to 1250



Scale: As indicated @ A3

Project No. Project Name:

440 36 Beaconfield V



Drawing Name:

Site Location Plan

Drawing No. Revision: Suitability Description:

P001 P1 PLANNING

Drawn:MS Checked:GF Orig Paper Size: A3

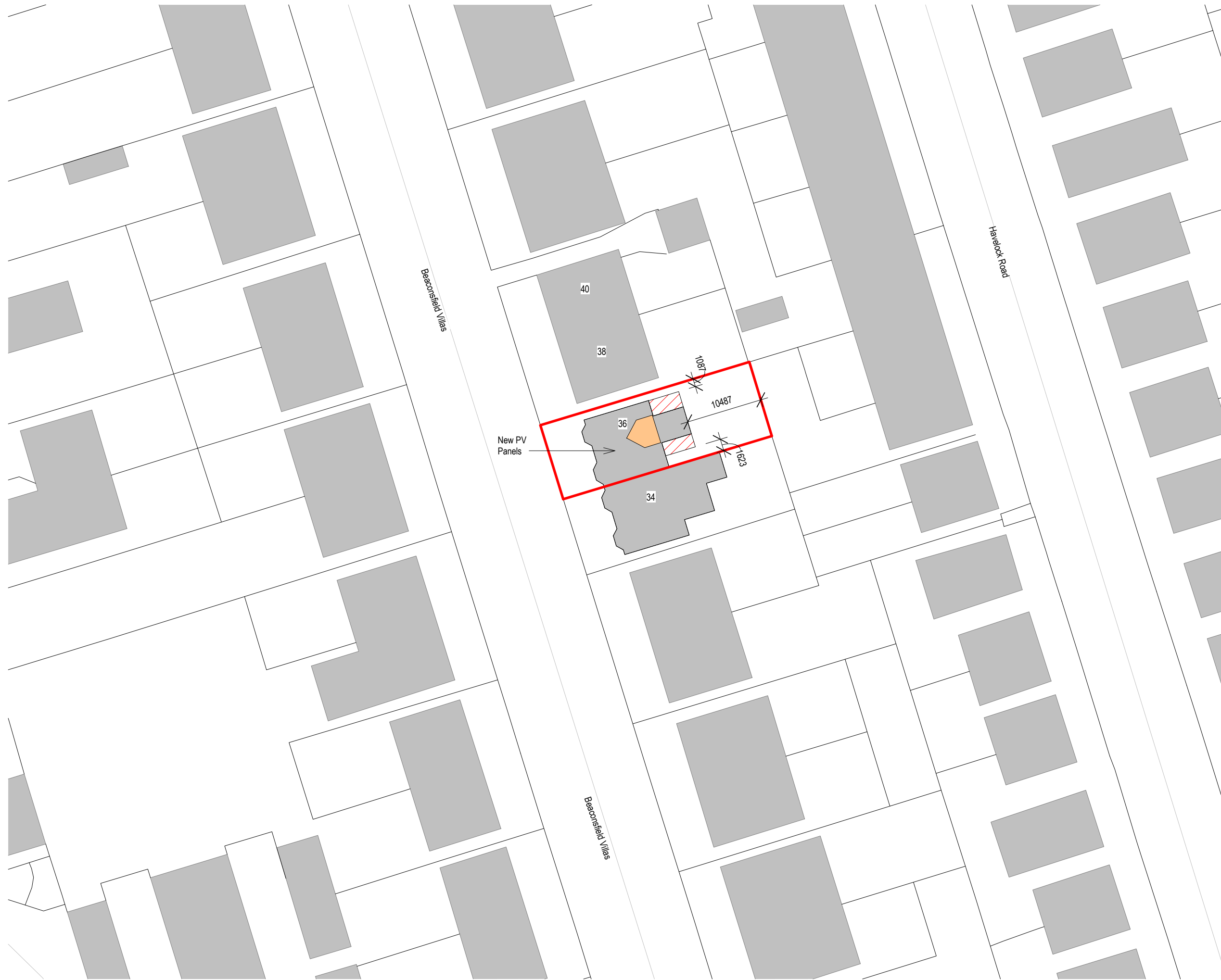
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KEY

- Red boundary
- Proposed Single Storey Extension
- Proposed Dormer

Scale 1 to 500



Scale: 1 : 500 @ A3

Project No. Project Name:

440 36 Beaconsfield V



Drawing Name:

Proposed Block

Drawing No. Revision: Suitability Description:

P002 P1 PLANNING

Drawn:MS Checked:GF Orig Paper Size: A3

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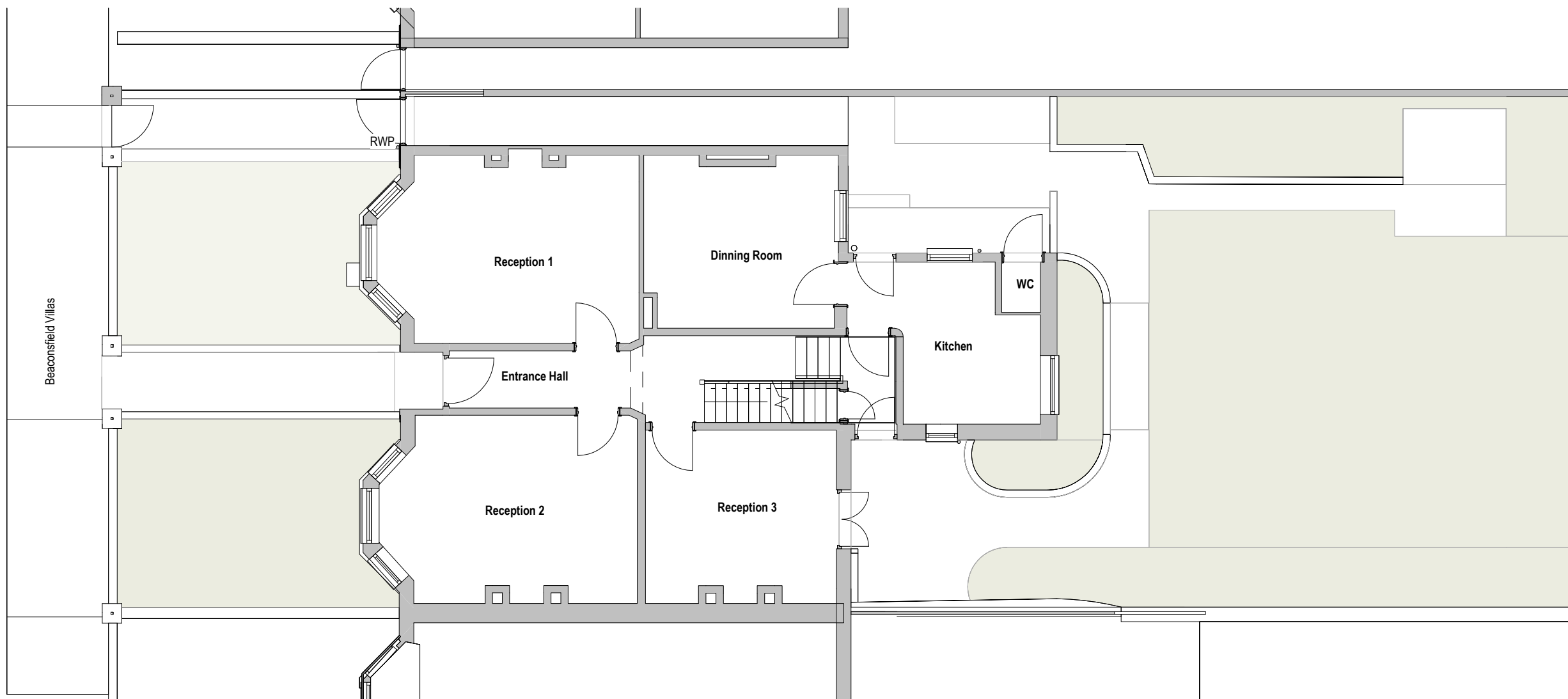
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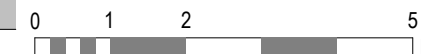
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Scale 1 to 100



Project No. Project Name:

440 36 Beaconsfield V



Drawing Name:

Existing Ground Floor Plan

Drawing No. Revision: Suitability Description:

P003 P1 PLANNING

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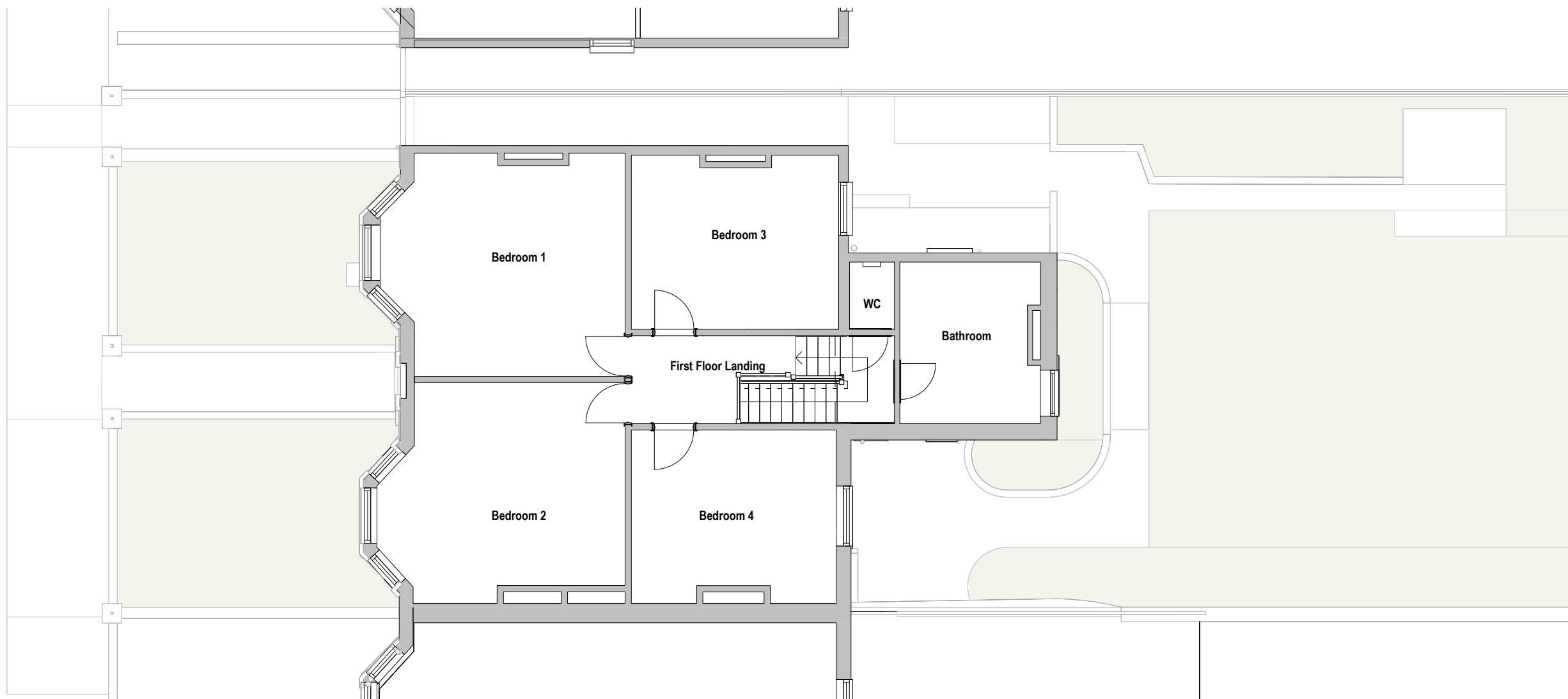
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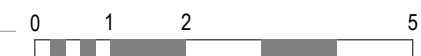
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Scale 1 to 100



Project No. Project Name:

440 36 Beaconsfield V



Drawing Name:

Existing First Floor Plan

Drawing No. Revision: Suitability Description:

P004 P1 PLANNING

Drawn:MS Checked:GF Orig Paper Size: A3

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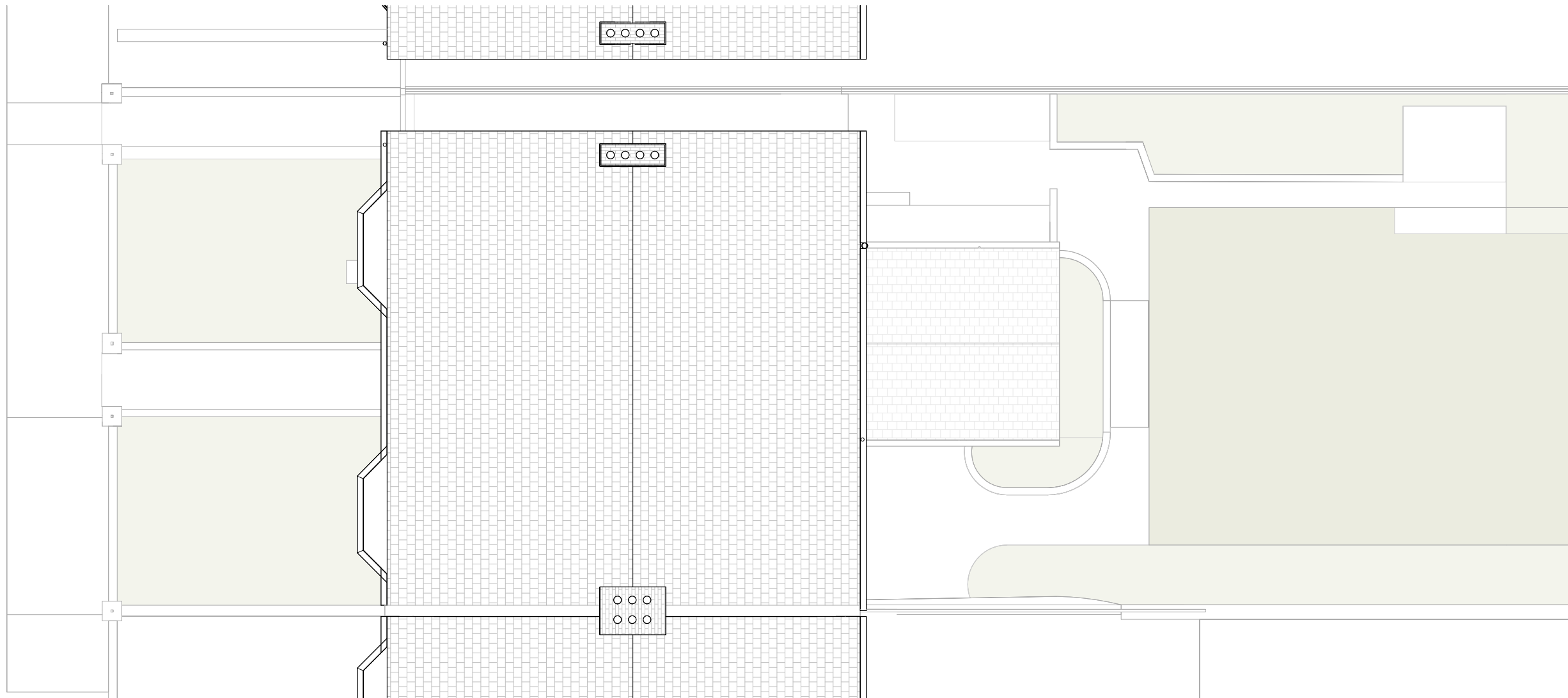
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Scale 1 to 100



Project No. Project Name:

440 36 Beaconsfield V



Drawing Name:

Existing Roof Plan

Drawing No. Revision: Suitability Description:

P005 P1 PLANNING

Drawn:MS Checked:GF Orig Paper Size: A3

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Existing West Elevation

1:100



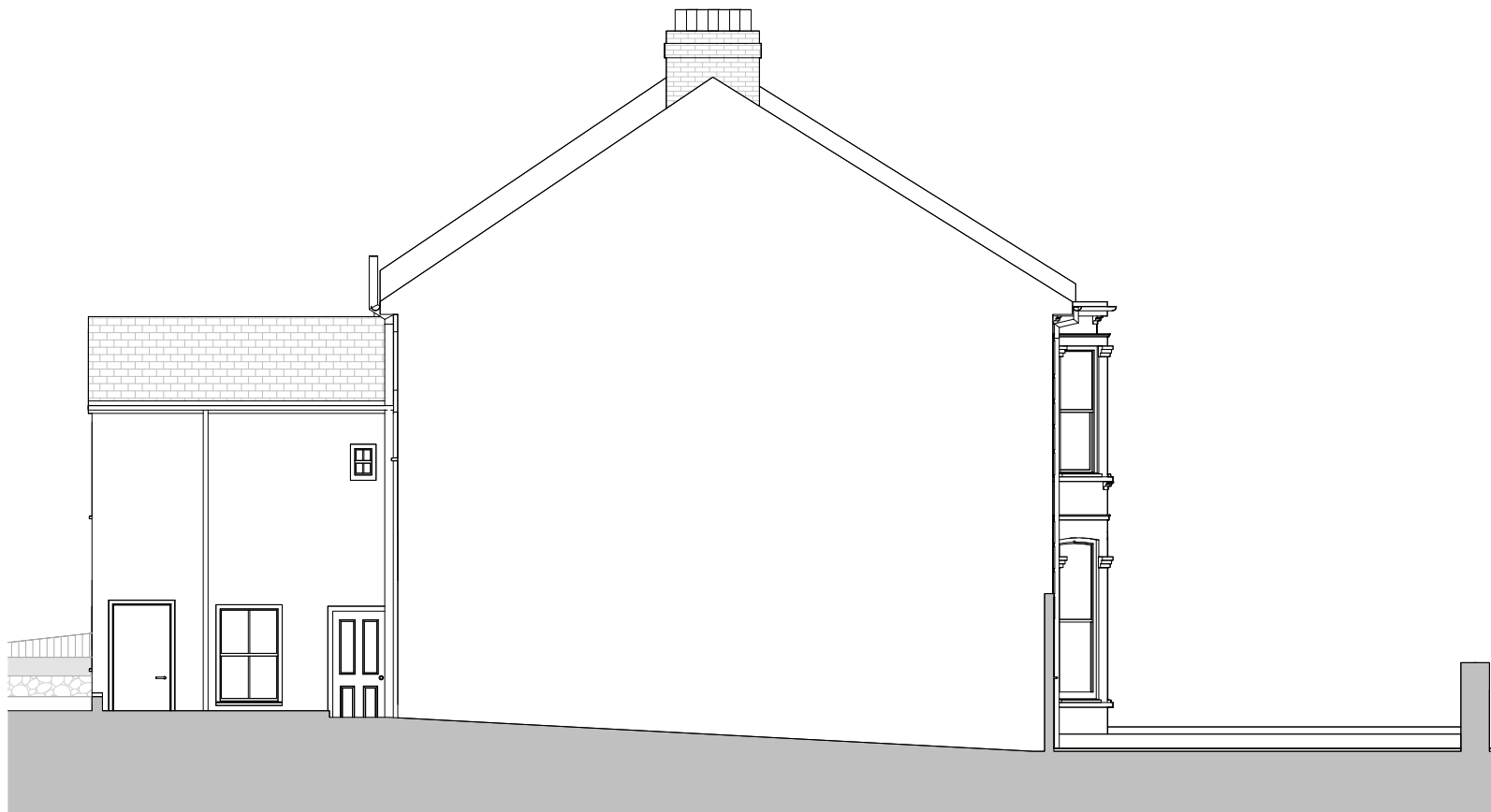
Existing South Elevation

1:100



Existing East Elevation

1:100



Existing North Elevation

1:100

Revisions

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Scale 1 to 100



Project No. Project Name:

440 36 Beaconsfield V

Drawing Name:

Existing Elevations

Drawing No. Revision: Suitability Description:

P006 P1 PLANNING

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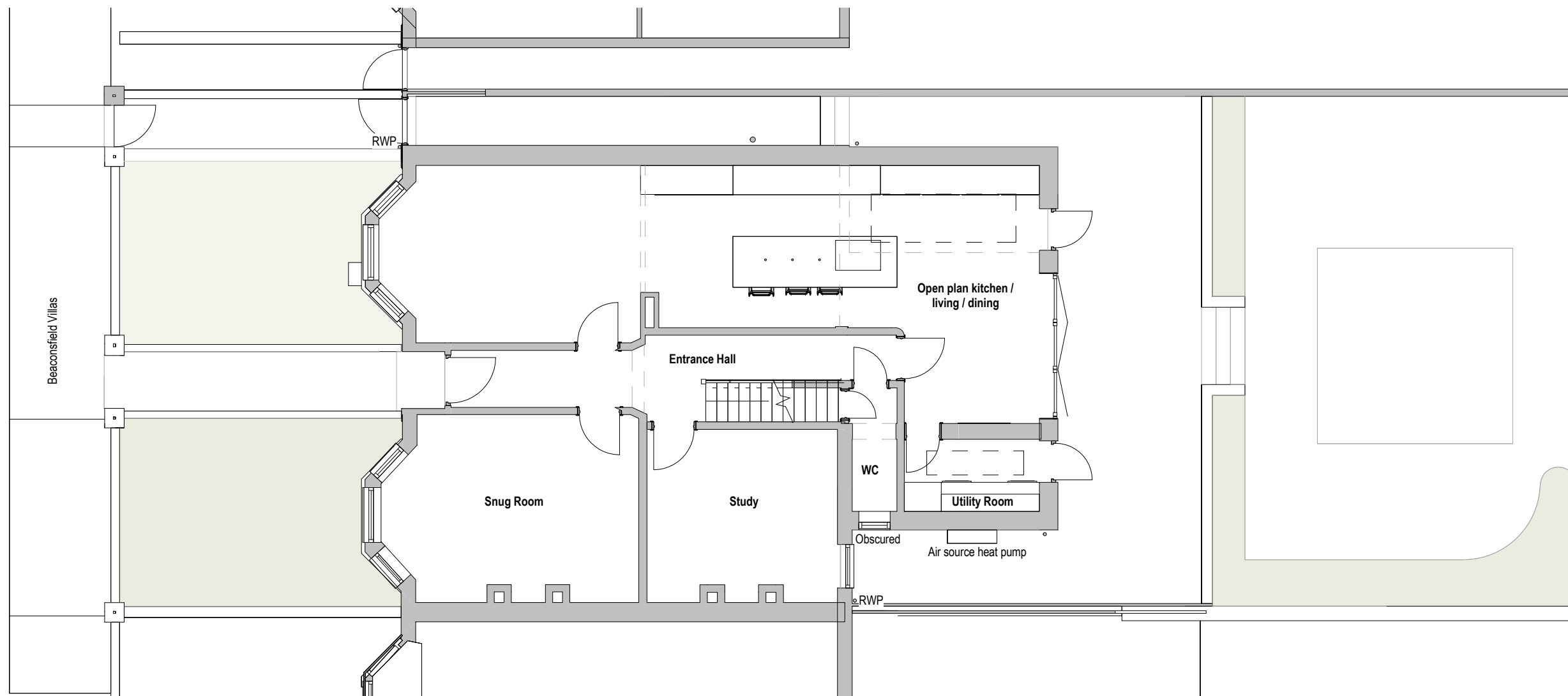
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Scale 1 to 100



Project No. Project Name:

440 36 Beaconsfield V



Drawing Name:

Proposed Ground Floor Plan

Drawing No. Revision: Suitability Description:

P007 P1 PLANNING

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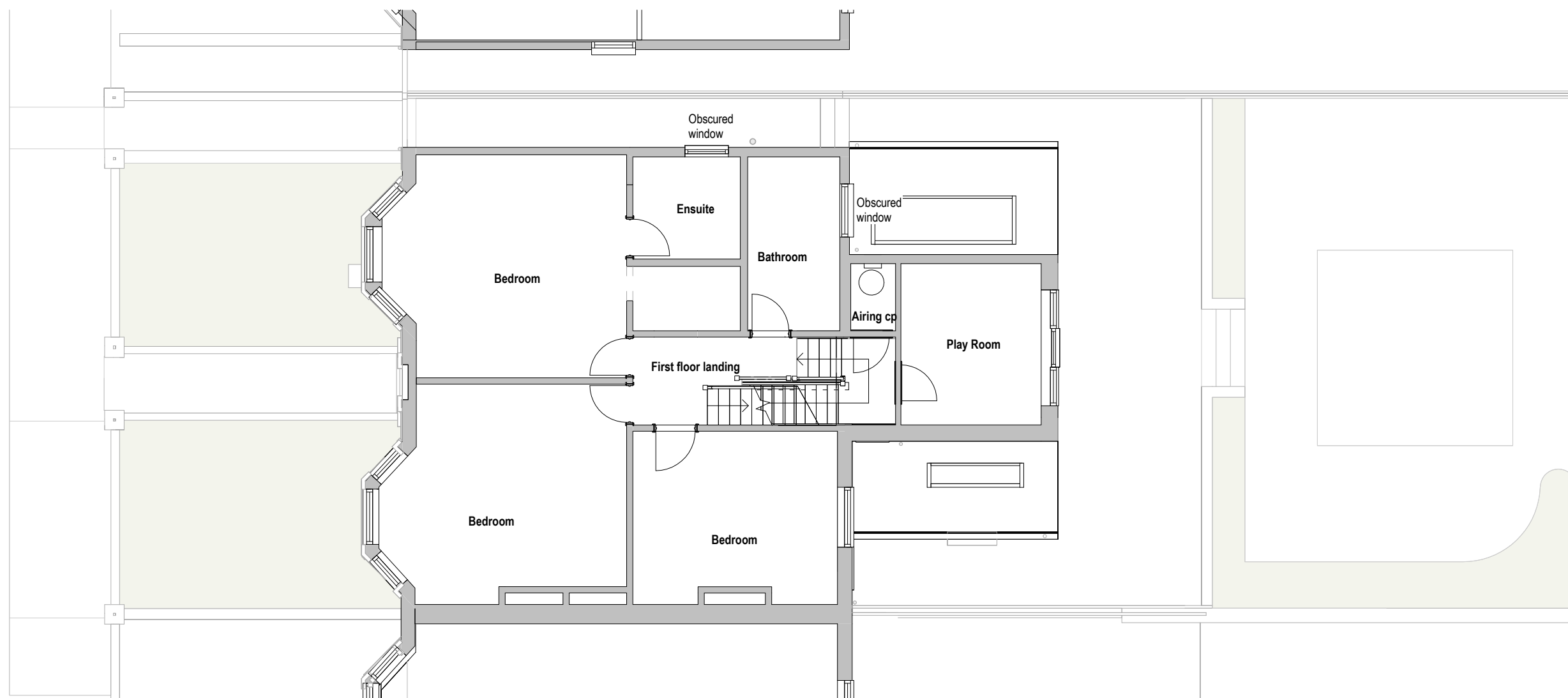
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Scale 1 to 100



Project No. Project Name:

440 36 Beaconsfield V



Drawing Name:

Proposed First Floor Plan

Drawing No. Revision: Suitability Description:

P008 P1 PLANNING

Drawn:MS Checked:GF Orig Paper Size: A3

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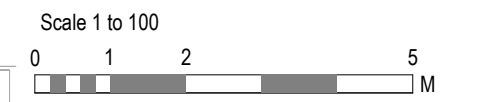
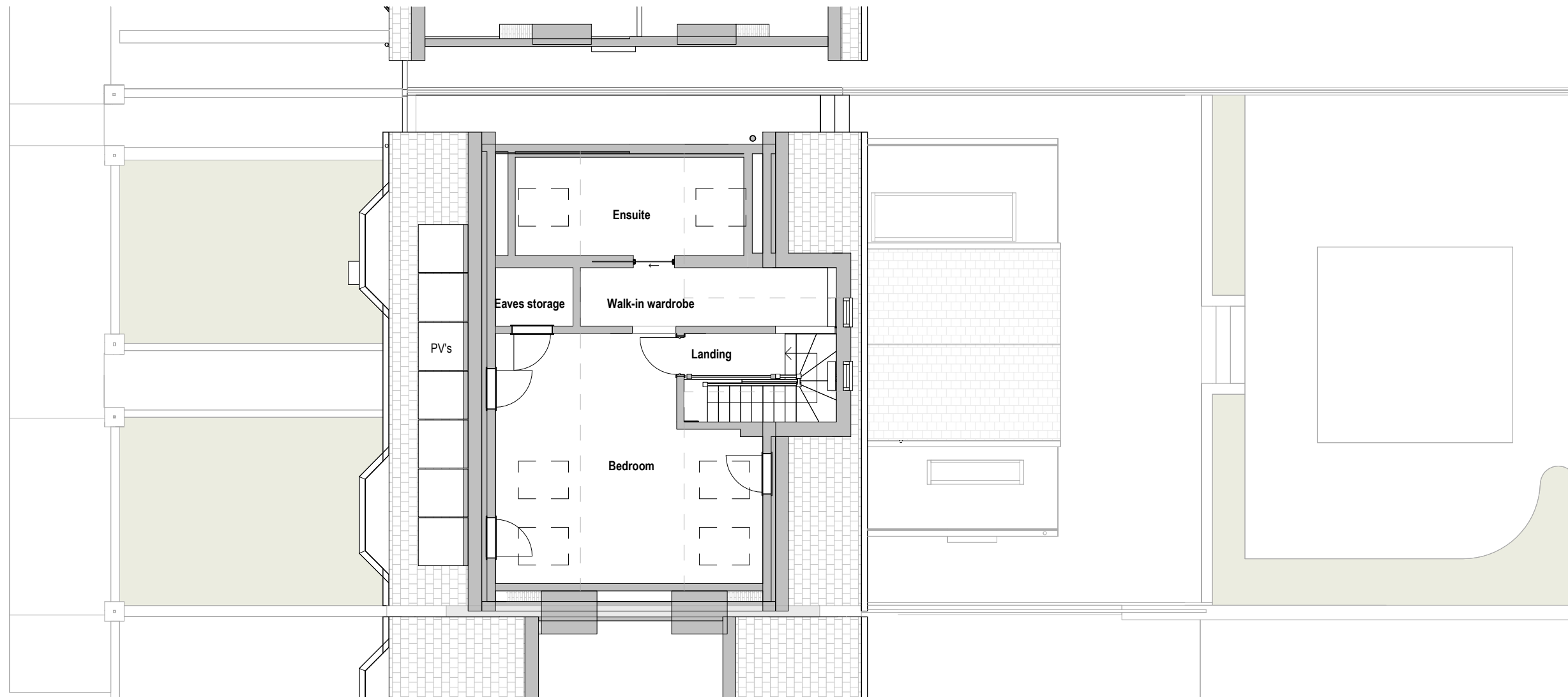
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1	PLANNING	30-11-23	

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Project No. **440** Project Name: **36 Beaconsfield V**

Drawing Name: **Proposed Loft Plan**

Drawing No. **P009** Revision: **P1** Suitability Description: **PLANNING**

Drawn: MS Checked: GF Orig Paper Size: A3

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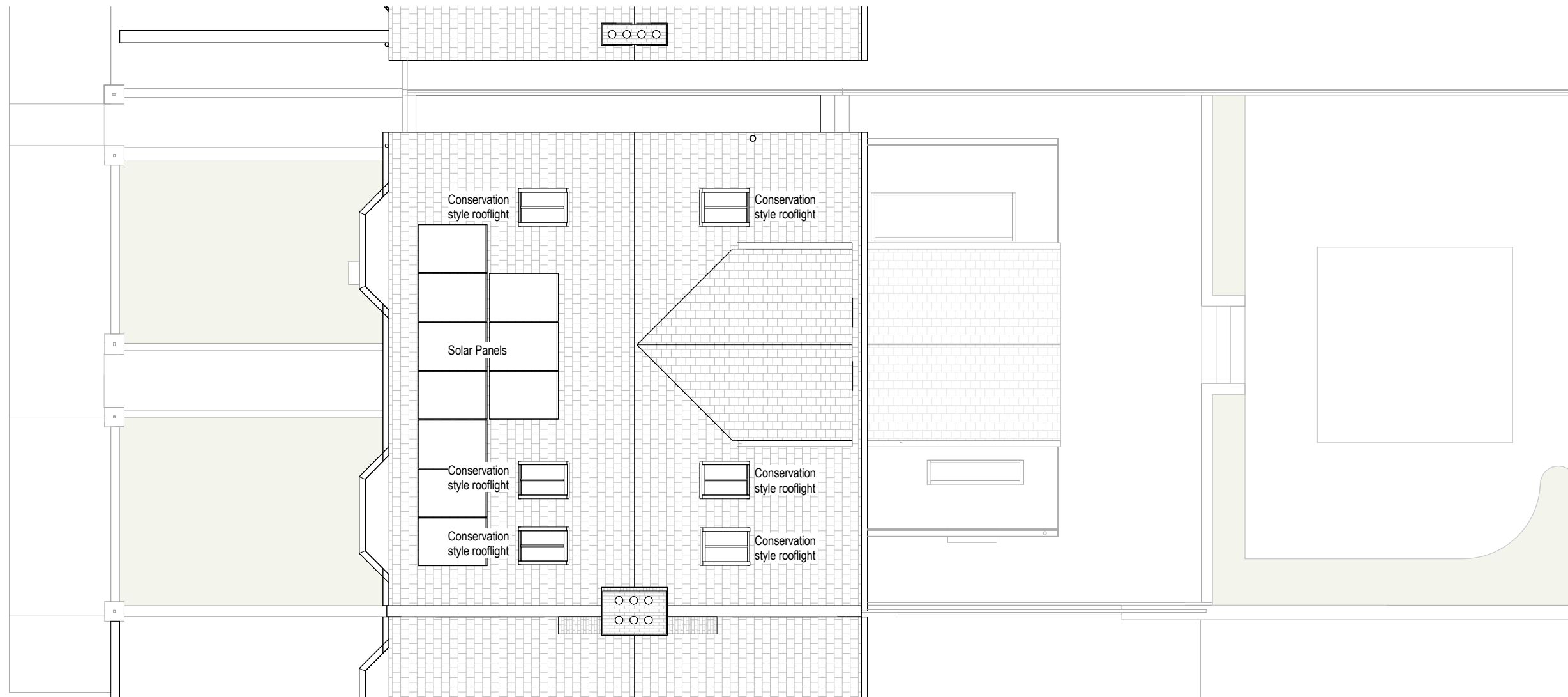
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Scale 1 to 100



Project No. Project Name:

440 36 Beaconsfield V



Drawing Name:

Proposed Roof Plan

Drawing No. Revision: Suitability Description:

P010 P1 PLANNING

Drawn:MS Checked:GF Orig Paper Size: A3

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Proposed West Elevation

1:100



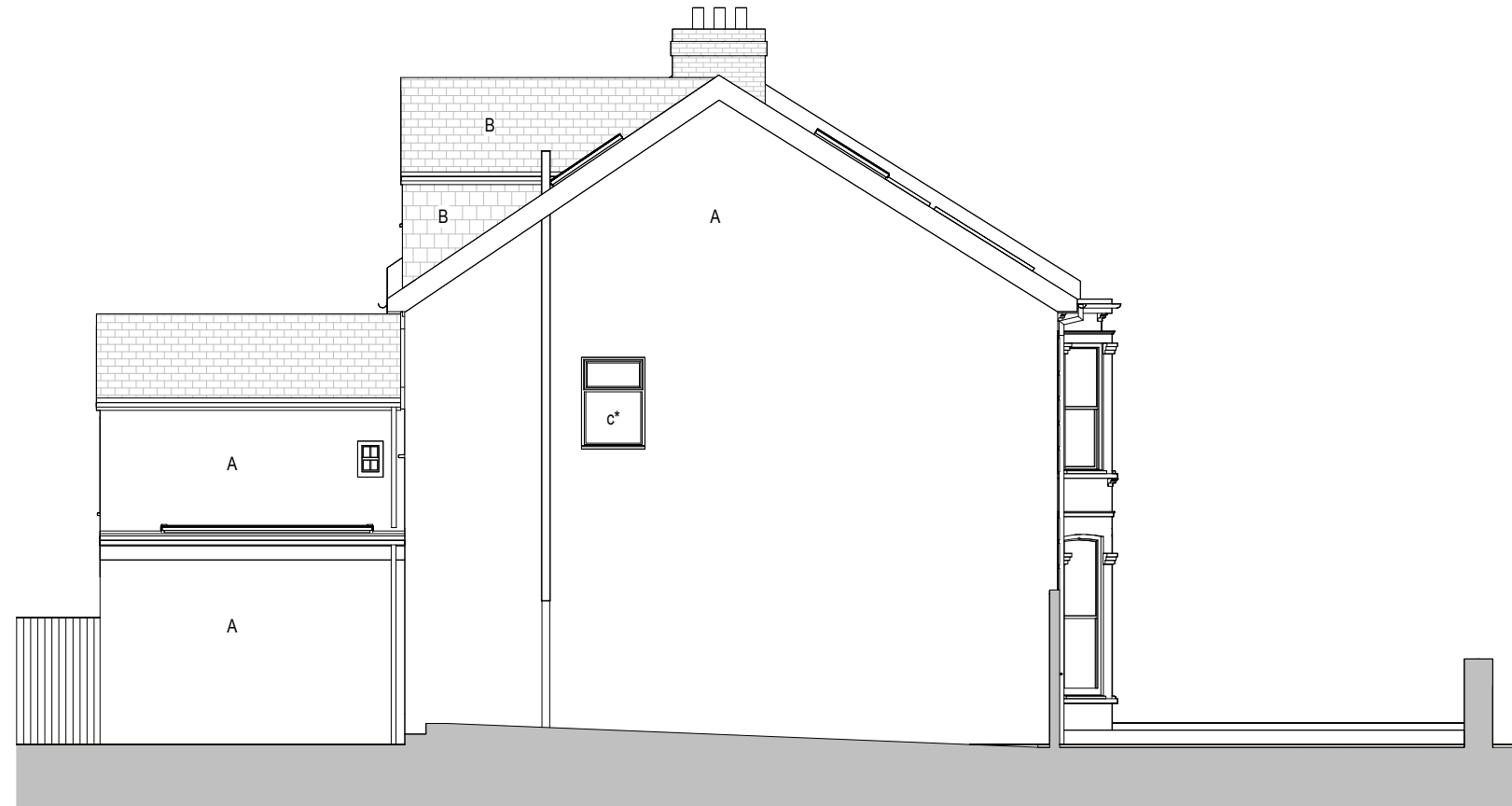
Proposed South Elevation

1:100



Proposed East Elevation

1:100



Proposed North Elevation

1:100

Revisions

No.	Description	Date	By
1	PLANNING	30-11-23	

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- KEY**
- A - White render
 - B - Tiles
 - C - Glass
 - C* - Obscured glass
 - D - Solar panels
 - E - Conservation style rooflight

Scale 1 to 100



Project No. Project Name:

440 36 Beaconsfield V

Drawing Name:

Proposed Elevations

Drawing No. Revision: Suitability Description:

P011 P1 PLANNING

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Design and Access Statement

Revisions

No.	Description	Date	By
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Notes:

PROPOSAL

36 Beaconsfield Villas is located in the heart of Brighton to the East of Preston Park in Preston Park Conservation Area. The surrounding areas are residential properties, both single dwellings and flats.

36 Beaconsfield Villas is traditional in form and comprises of white render and tiled roofs. It is a 2-storey property with a large roof space. The existing property currently represents a 4 bedroom 8 person dwellinghouse.

This application seeks approval for a single storey rear extension to either side of the central rear element as well as a rear dormer to create a new room in the roof and the addition of solar panels. The new dwelling is proposed to be fully in-keeping with the area.

USE

The proposed use is to remain as residential, with 3 double bedrooms at first floor and a further bedroom in the loft. The proposals would be of a similar nature to other properties in the road. The existing property is in very poor condition and requires a full renovation in order to become habitable. Other properties along this road have gained approval for significant alterations and modernisation.

AMOUNT

The approximate area of the total existing site is 320sqm. The total footprint of the existing building is 110sqm the total footprint of the proposed building inclusive of both extensions is 127.5sqm. The proposals are fully respectful to the neighbouring properties, and the new footprint has been designed mainly within the current footprint of the existing property.

LAYOUT

To the South of 36 Beaconsfield Villas is 34 Beaconsfield Villas with a large single storey rear extension which projects approximately 7.2m. To the North is 38 Beaconsfield Villas with solar panels located on the front of the roof.

At ground floor, an open plan kitchen /dining /living is proposed with a separate utility. There is no clear connection with the rear garden currently, other than a side door. There is also no clear visual connection with the rear garden and the garden is in poor condition. One of the key design elements is to make sure that the main liveable spaces have a direct connection with the external garden.

At first floor, the proposal is to have a play room, a family bathroom and 3 bedrooms, one with an ensuite. At loft level, we have proposed a pitched roof dormer to accommodate a new stair and a bedroom with an ensuite in the roof space.

There is one obscured window proposed to the North elevation. It is notable that 38 Beaconsfield Villa already has a obscured South facing window. The proposed North window will be obscured and non-openable below 1.7m height.

SCALE

The scale of this proposal carefully considers the site constraints, its location and its limitations and the footprint of the proposed development has been kept to the minimum while still meeting the common requirements for contemporary living within the property.

APPEARANCE

Externally, the proposed frontage of the property is to remain as existing with the inclusion of conservation style rooflights. All windows will be replaced, the front windows will be white externally and internally. To the rear, modest extensions to the North and South of the existing rear element have been incorporated. The style at the back of the property is to be white render with black framed windows.

ACCESS

Pedestrian and vehicular access would remain as existing (NB. there is currently no vehicular access). Externally, the site levels will remain as existing to the front, and a new path is proposed to the north with stepped access to the rear patio. The rear patio will be levelled with the inside of the house and steps are proposed to the rear garden.



Existing rear elevation

Project No. Project Name:

440 36 Beaconsfield V

Drawing Name:

Design and Access Statement

Drawing No. Revision: Suitability Description:

P012 P1 PLANNING

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