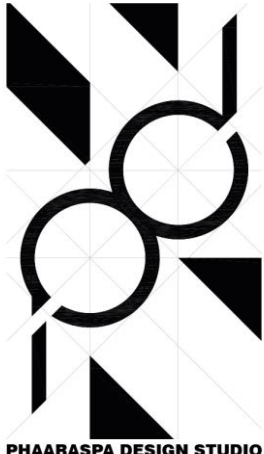


Project: 89 ELM GROVE, BRIGHTON BN2 3ET

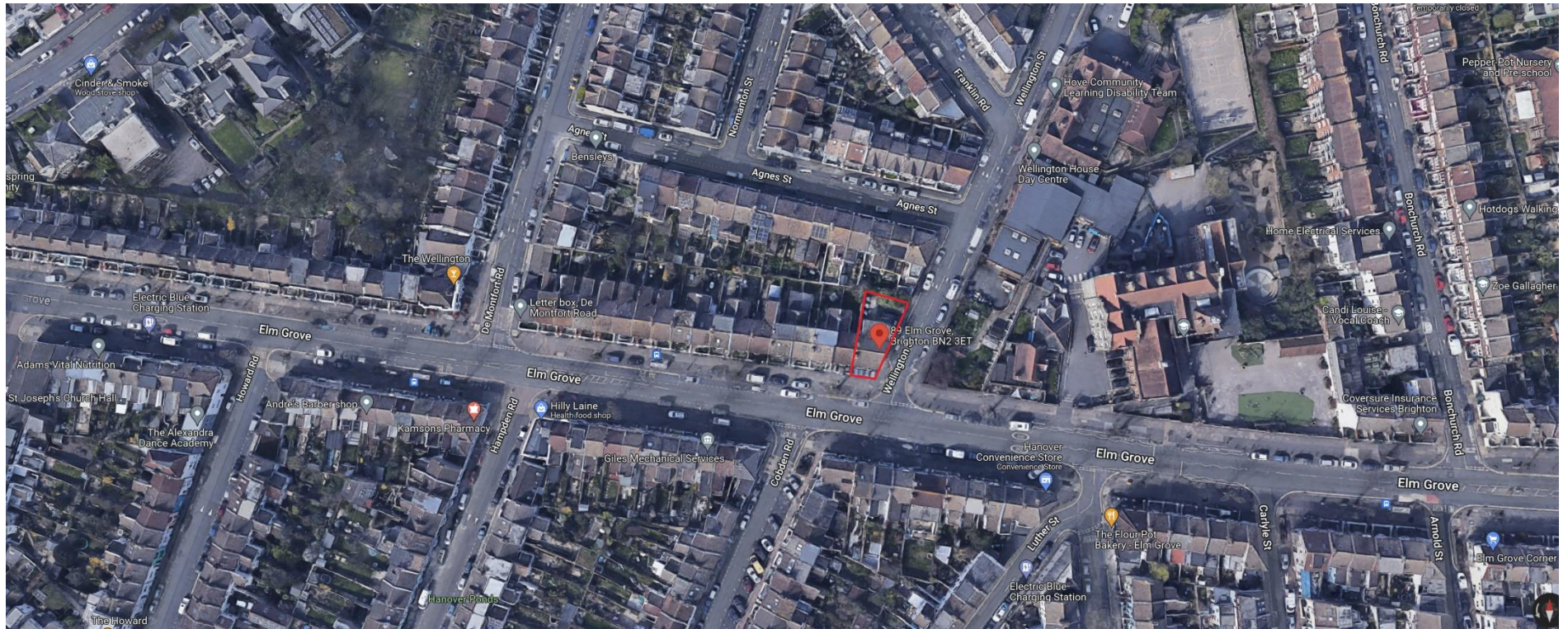
Design and Access Statement

Phaaraspa Design Studio



PHAARASPA DESIGN STUDIO

Project: 89 ELM GROVE, BRIGHTON BN2 3ET

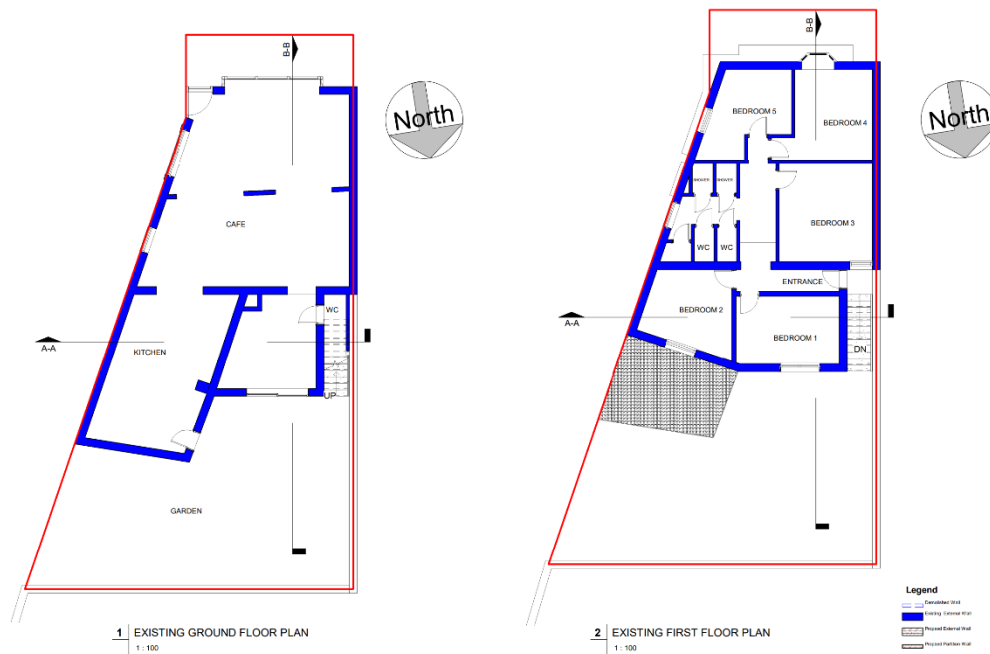


Conversion of the first floor (ancillary to the ground floor cafe) to a 5-bedroom house together with a loft conversion and a wrap-around infill ground floor rear extension to accommodate the new dwellings (Use Class C3).

1. BACKGROUND AND BRIEF HISTORY

1.1 BRIEF DESCRIPTION OF PROPERTY

The property is on Elm Grove. The building is a two-storey building with cafe at the ground floor and the first floor is a flat area ancillary to the ground floor. Though mainly there are residential properties in the surrounding, there are also mixed use with shops and restaurants with some residential at the ground floor and above. The application building does not lie within any conservation areas, and it is not a listed building or a locally listed structure. The property is located within **Brighton and Hove City Council**.



1.2 PROPOSAL

Conversion of the first floor (ancillary to the ground floor cafe) to a 5-bedroom house together with a loft conversion and a wrap-around infill ground floor rear extension to accommodate the new dwellings (Use Class C3).

2.DESIGN STATEMENT

2.1 PLANNING CONSIDERATION

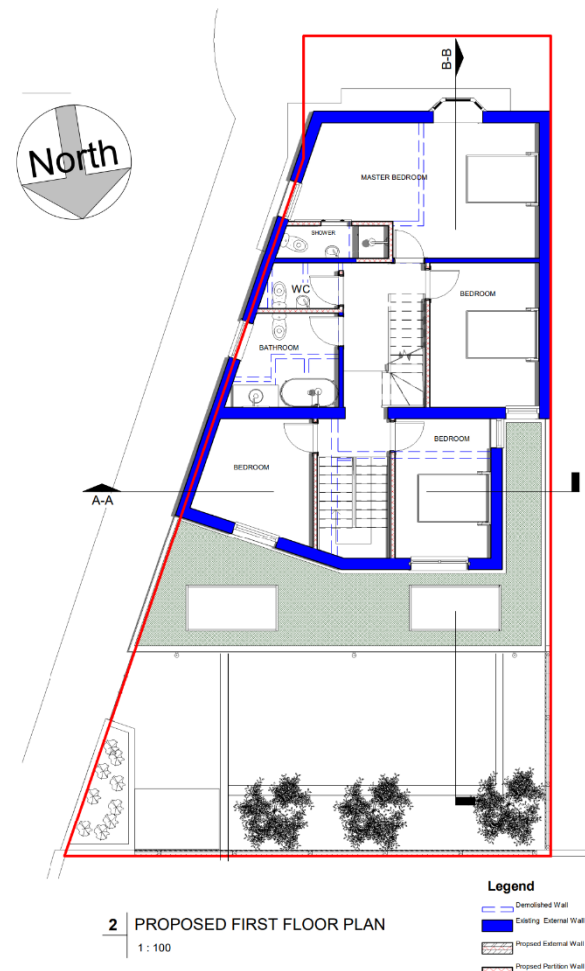
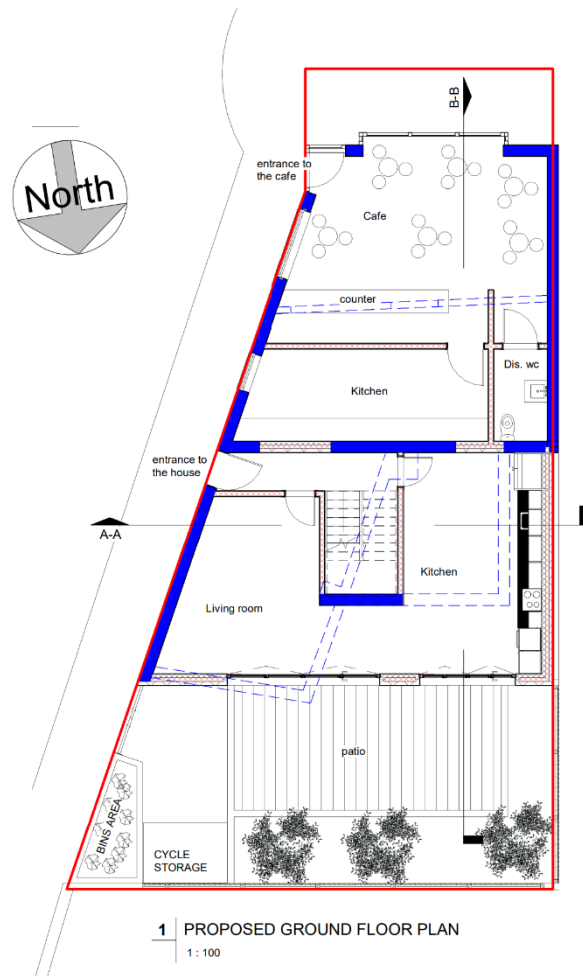
- The property is located on Elm Grove.
- The main building use is commercial with a flat at the first floor.
- The proposal is capable of and generally meets the most current standards set out in **Brighton and Hove City Council**.

2.2 ASSESSMENT

The proposal generally has the potential to meet all current housing design standards in line with Local Plan policies and causes no harm to the occupants of the surrounding neighbourhoods. All units and access arrangements to the building and proposal flats will be Part M Building Regulations compliant, as well as compliant with lifetime house standards where practical.

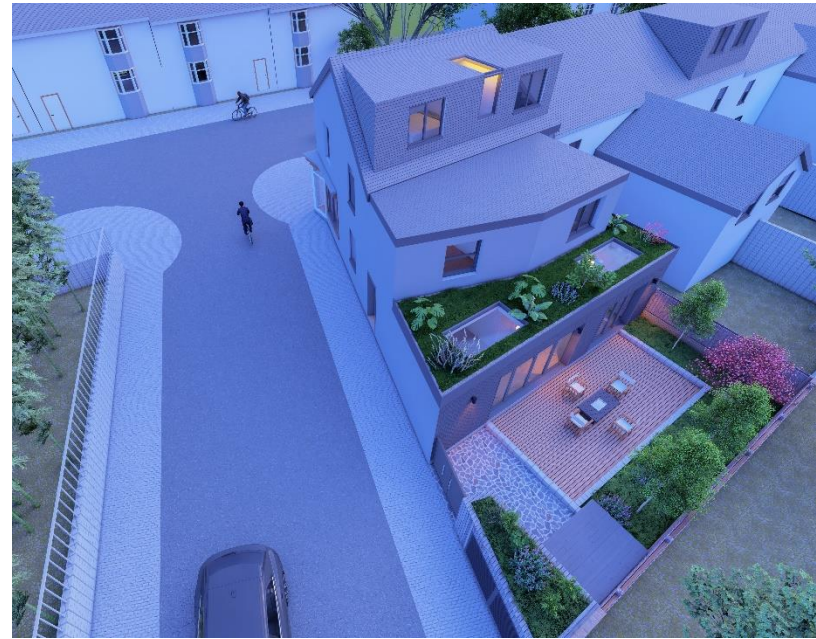
2.3 INVOLVEMENT

The proposal is a small project and does not warrant the involvement of the general public and/or local organizations. The Council's standard planning consultation process should be sufficient for that purpose.



4. DESIGN

The existing building currently has a half infill rear extension. Our client has been managing the downstairs café for 17 years. She intends to convert the first floor of the cafe with some part of the café to create a 5- bedroom house. This development will be a good opportunity for locals with the lack of housing. A Wrap around infill ground floor rear extension is designed as addition of the first floor. The access of the proposed house will be from Wellington Street. The existing attic also designed as part of the house on the loft floor. The refuse area and cycle storage area are designed on the ground floor which are for 6 bikes and 3 bins located on the ground floor. The proposed will provide a good design on Elm Grove and Wellington Street. The design is a very appropriate scale and shape for the local authority policy, external materials match with existing buildings and surroundings. The design provides lots of new green space where help to biodiversity and create a fresh environment. First floor flat roof, some part of ground floor and top of the bin's storage are designed as green spaces. This statement should be examined with existing and proposed drawings provided for the application.









5. PLANNING POLICIES

This section considers the planning policies and legislative framework which together provide the context by which a planning application would be considered. It identifies the national, regional and local policies which are contained within statements of Government policy and the Development Plan for the area, or which may otherwise be material to the consideration of the proposed development. During the designing process of this application policies such as the current development plan, and the local plans were taken into consideration. Although the change of use will not have a negative impact on the surrounding area it is good to note that policies exist to support this change. The proposal has considered all aspects like the external layout to the internal configuration of the proposal in order to create the most suitable project that complies with all policies related.

6. ACCESS STATEMENT

The property is located within the commercial and residential area. The whole building belongs to our client. She has been managed for 17 years, no wishing to create a new development here. The site will remain as existing therefore no public means of access will be affected. The site is served by proposed access from Wellington Street. Existing surrounding roads and footpaths are in generally good condition for pedestrians and vehicular access. The site is 2 minutes of walking distance to bus stop.

7. CONCLUSION

Conversion of the first floor (ancillary to the ground floor cafe) to a 5-bedroom house together with a loft conversion and a wrap around infill ground floor rear extension to accommodate the new dwellings (Use Class C3).

Respecting the proportions of the existing building this proposal has been handled with care to make sure no close-by neighbours or locals will be negatively affected. All aspects have been dealt with to create the most eco-friendliest and most beneficial proposal to the locals. All materials used will be up to the highest quality. The proposed will affect locals positively. The proposal demonstrates that it will significantly enhance the vitality and viability of the centre. We believe this proposal will provide clean, safe, and useful addition to the existing business which complies with regulations and will be aesthetically pleasing as a whole.

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