

DESIGN + ACCESS STATEMENT

HILLBROW ROAD

8 HILLBROW ROAD, BRIGHTON, BN1 5JP



Outline Information

Address

8 Hillbrow Road, BRIGHTON, BN1 5JP

Client Details

Gemma Banks

Existing Accommodation

- 3 Bedroom
- 1 Bathroom, 1 En-Suite, 1 WC
- Detached garage

Neighbourhood & Planning

This application is a redesign and resubmission following a previous application that was withdrawn (BH2023/02627).

This application seeks to present a more modest proposal, having taken on board feedback received from the previous application.

Proposal Introduction

This planning application is for the addition of an additional storey, and enlarged garage to 8 Hillbrow Road, Brighton.

The property is a 3 bedroom detached bungalow with detached garage. The property was purchased in a dilapidated state, with previous ad-hoc extensions showing serious signs of deterioration, including leaking roofs and asbestos.

This proposal seeks to:

- replace the flat roof side kitchen extension with additional ground floor space in-line with the frontage of the main house
- add an additional storey over the north-west section to provide better living accommodation
- rebuild the garage with something usably larger



Photo of existing front of property



Aerial photo of existing rear of property

Outline information cont.

This Design & Access Statement is submitted by FAB Architects Ltd in support of a planning application for the development of an existing detached property in Brighton.

The Location

As the name suggests, Hillbrow Road consists of a street of houses on the Withdean hills overlooking Brighton.

The house is indeed on a sloping hill site, with the main dwelling set up from the immediate street accessed by several steps.

The street and surrounding properties consist of primarily 2-storey, or chalet bungalow properties, many of which have been converted, or 'newly' built in a historic sense. The immediate neighbour at number 10 is an existing bungalow. The adjacent neighbours at number 6 and 6a are newly constructed 2-storey dwellings as per planning approval BH2016/01771.

Directly opposite the property, the dwelling at no9 Hillbrow Road has been developed with the addition of 2 new 2-storey dwellings now forming Wellesbourne Rise (BH2012/02370).

As with most of Brighton, the street is ever changing, with houses modernising and expanding as best they can within the planning framework. This application seeks to do the same.

The Building

Number 8 Hillbrow Road is one of the few bungalows on Hillbrow Road or adjacent streets that has not undergone roof conversions. It has been extended sideways with a flat roof kitchen extension, and with an intriguing curved front extension creating a living room. The construction of these elements is questionable. The living room roof can be saved, the kitchen construction was unstable and has been demolished prior to this application.

Whilst the main construction is relatively sound, and in keeping with the building's age, it falls far short from modern building standards and requires serious attention.

The Proposal

This proposal seeks the following permissions:

- to replace the flat roof side kitchen extension with additional ground floor space in-line with the frontage of the main house to enlarge social and functional spaces at ground floor
- to add an additional storey over the north-west section to relocate the living accommodation to a more private space
- rebuild the garage with something usable larger and suitable for modern day requirements.



condition of former garage
google earth data of the property



High Quality Design Rear Elevation

Design Aims

The proposal aims to build upon the existing building to achieve a high quality, well designed home that maximises the amount of usable area. Feedback from another planning application (BH2023/02627) has been taken into account to propose a more modest scheme.

Design Principles

Unlike the previous scheme that sought to add an additional storey to the whole footprint, this scheme seeks to add an additional storey over the wing of the property at its most logical point, thereby limiting the affect on the streetscape, and the outlook of surrounding houses.

The proposed scheme creates a fluid ground floor living environment, with bedroom spaces above, as per traditional British houses, providing both privacy and security.

The garage is widened, but the overall form remains similar. Given its location will not have a meaningful impact on the surroundings.

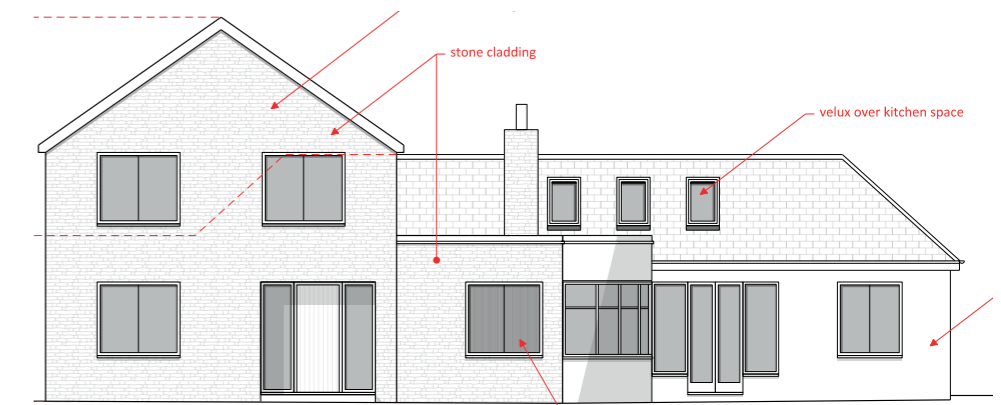
Materiality

The ad-hoc pebble dash cladding will be stripped and replaced with new render. The front of the two storey section, as well as adjoining single storey section housing the WC will be clad in a natural stone finish to soften the frontage and provide neutral colour and texture.

Glazing, whilst much needed for the newly created spaces, is limited in style and scope. The previously proposed 'feature glazing' to the gable end has been removed.



previous proposal (nts)



this proposal (nts)

Neighbourly Development

Privacy

Throughout the redesign process the privacy of both this, and the adjacent properties have been of great importance.

Whilst any upward building development incurs the risk of impacting the privacy of neighbours, the scope of glazing proposed has been designed to minimise this, in particular to numbers 9 + 10 Hillbrow Road, and number 21 Colebrook Road. The proposed glazing is modest in scope, and will not create an abnormal neighbourly relationship given that the new windows relate to accommodation spaces.

Impact on Light and Massing

By situating the massing at the higher end of the sloping site, the impact of additional massing is contained in a single area. The properties to the rear will continue to benefit from the single storey aspect of the longer wing of the house.

As the properties are detached and well spaced, light is not meaningfully impacted by this proposal.

Delivering Sustainability

Sustainability

We are committed to ensuring that the development of this site is seen as an opportunity to create a project that during design, construction, and throughout its lifecycle aims for sustainability in a holistic sense. Accordingly this building will utilise sustainable materials where possible, and a key driver behind this project is the clients' aim to thermally upgrade the property, particularly the roof.

Optimising Use

This proposal aims to increase the usable space of the property, making it fit for purpose, thereby extending its lifespan for decades to come. As well as adding area, the space can function better, adding flexibility and making the house fit for occupants of a greater range of ages, further extending the use of the property.

Low Impact Materials

This proposal will look to reduce the carbon footprint of the building by specifying materials with a low environmental impact, usually with a rating of A - D in the current green guide. All timber will be FSC certified, and insulants will have very low GWP or global warming potential.

Reduced Energy Consumption

The energy efficiency of the new building element will be high, which means low U values for elements of the envelope such as walls and windows, and the air tightness of the construction to avoid cold bridges. Low energy light fittings will be installed internally and externally. All of the accommodation will be well lit with glazing which will reduce the reliance on artificial lighting. All windows being altered are proposed to be replaced with well fitting, modern double glazing.

Water Usage

Drinkable water is processed and cleaned which uses energy, so if a grey water option is possible, this will be utilised on the property.

Access + Areas

Access & Security

All new doors will be fitted with secure locks in line with Secured by Design standards and will meet PAS-24 standard. Access to the main house will remain unchanged and is considered accessible and secure.

Refuse Storage

The refuse requirements are unchanged.



thank you