

## **Design Heritage & Access Statement**

17 Denmark Villas, Hove

BN3 3TD

January 2024

## **Hayhurst and Co.**

26 Fournier Street,

London, E1 6QE

T: +44 (0)20 7247 7028

[mail@hayhurstand.co.uk](mailto:mail@hayhurstand.co.uk)

[www.hayhurstand.co.uk](http://www.hayhurstand.co.uk)



This Design & Access Statement has been prepared in support of the proposed works to 17 Denmark Villas and should be read in conjunction with the application drawings listed below.

**Existing Drawings**

317 A001 Existing - Site Location Plan & Block Plan  
317 A010 Existing - Ground Floor Plan  
317 A011 Existing - Basement Floor Plan  
317 A012 Existing - First Floor Plan  
317 A013 Existing - Second/Attic Floor Plan  
317 A014 Existing - Roof Plan  
317 A020 Existing - Front Elevation A  
317 A021 Existing - Side Elevation B (North)  
317 A022 Existing - Rear Elevation C  
317 A023 Existing - Side Elevation D (South)  
317 A030 Existing - Section A

**Proposed Drawings**

317 A100 Proposed - Site Location Plan & Block Plan  
317 A110 Proposed - Ground Floor Plan  
317 A111 Proposed - Roof Plan  
317 A200 Proposed - Side Elevation A (North)  
317 A201 Proposed - Rear Elevation B  
317 A202 Proposed - Side Elevation C (South)  
317 A300 Proposed - Section A

This report is formatted to be read as a double page document. Please ensure your pdf reader is set to two page view with cover page.

**Below:** Green House by Hayhurst and Co. A new home located on a small back lane in the Clyde Circus Conservation Area in Tottenham, London. Winner of RIBA House of the Year 2023.



**Below:** Hairy House by Hayhurst and Co. A rear extension to a Victoria terrace house in Hammersmith, London. Winner of RIBA National Awards and RIBA London Small Project Award.



## About the Client

The owners of 17 Denmark Villas, a couple with a young child, purchased the property in 2021. They are looking to make modifications to the ground floor level to create an open living space that has an improved relationship with the rear garden.

## About the Architect

Hayhurst and Co. is a London-based architectural studio. The practice's work is developed through a rigorous process of investigating urban, landscape and historical contexts combined with an engagement in the use of materials and delight in the craft of making bespoke buildings. We have a reputation for making architecture that responds inventively and pragmatically to physical contexts and creating buildings that are sensitive, sustainable and innovative.

Our completed projects have won RIBA Awards in 2023, 2021, 2020, 2019, 2017, 2016, 2014, 2013 and 2012, including, 'Green House' and 'Garden House', both new homes in conservation areas, of which the former has been awarded RIBA House of the Year 2023. Additionally, 'Garden House' was shortlisted in 2016, 'Whole House' long-listed in 2017 and 'Grain House' long-listed in 2021. In 2022 and

2016 Hayhurst & Co were runners-up in BD 'Individual House Architect of the Year'.

In 2018, we were commissioned to design an extension for a house in the De Beauvoir Conservation Area in Hackney which used a rich palette of natural materials and numerous different wood species and has recently been awarded a NLA Don't Move Improve Award for Materiality and Craftsmanship.

In 2019, we completed the new Clore Learning Centre within the Grade II\*-listed RIBA Headquarters on Portland Place, including the renovation of 600m<sup>2</sup> of internal and external accommodation.

Nick Hayhurst, director of Hayhurst & Co is a chair of the Croydon Design Review Panel, Brighton and Hove Design Review Panel and has been a judge for numerous professional awards,

**Below:** 'Grain House' by Hayhurst and Co. a side and rear extension to a house in the De Beauvoir Conservation Area in Hackney. Winner of RIBA House of the Year 2021, RIBA Regional Award 2020, the Don't Move Improve Award Craftsmanship Award 2021 and short-listed for the Manser Medal.





*Above: Aerial image of the rear of the properties on Denmark Villas.*

Location

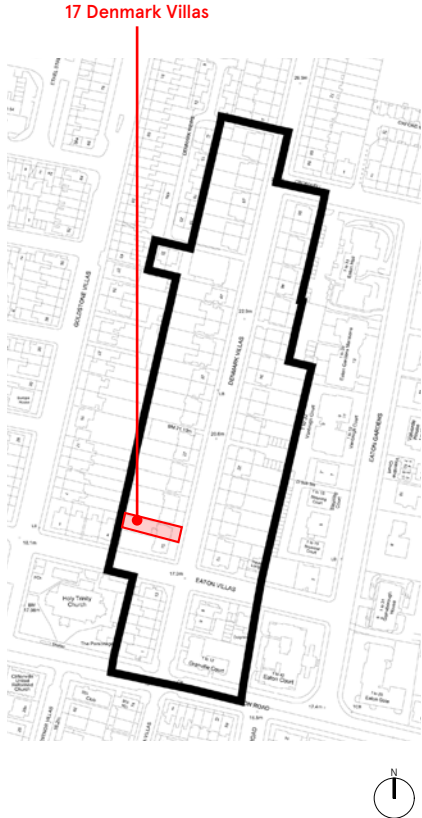
Development Location

The development site is located on the western side of Denmark Villas close to the junction with Eaton Villas and approximately 0.7 miles north of the coast. It is within 0.3 miles from Hove Railway Station and around 1.8 miles from Brighton Railway Station.

No.17 is a semi-detached dwelling that sits within a two storey, visually coherent row of houses, which is neither statutorily nor locally listed; however, the house falls within the Denmark Villas Conservation Area. The distinctive architectural consistency and detailing of the Victorian Villas is deemed worthy of protection and the Denmark Villas Conservation Area aims to preserve and enhance the character and appearance of the street.



Above: Site Location Plan, NTS.



Above: Denmark Villas Conservation Area from the Brighton & Hove City Council, NTS.



*Above: Photo from Denmark Villas looking west towards the front elevation of No.17.*



## Site

### Existing Building

The existing Victorian Villas were built in the 1860s and are fairly consistent in their street facing characteristics and appearance. The predominant character and appearance of Denmark Villas is its Italianate classicism, with a reduction of the rich flamboyant details of earlier houses in the area.

The existing two storey villa is of yellow gault brick and white painted render detailing around the door and window, with a ground floor bay with balustraded parapets under a hipped slate tile roof and a small dormer. The house is part of a group of similar yellow brick villas that perimeter both sides of the tree lined street. Similar to the neighbouring properties, no.17 is set back from the road behind a low rendered wall with yellow brick piers and shrubbery, featuring a decorative tiled entrance path and steps.

The five-bedroomed villa is laid over two floors, including a basement, ground floor, first floor and a habitable attic level. There is a yellow brick and uPVC framed single storey conservatory extension to the rear with a large conservatory rooflight.

The rear of the property is not visible from Denmark Villas. The top of the existing roof lantern is partially visible from Eaton Villas in a gap between buildings/ planting.

The west facing rear garden has no trees but is largely planted with shrubs and grass. The rear garden sits two steps below the ground floor level.



*Above: Photo from the back of the rear garden looking east towards the rear elevation of 17 Denmark Villas.*



## Development Context

### Relevant Planning History

The site sits within the Denmark Villas Conservation Area. Prior to the establishment of the Denmark Villas Conservation Area in 1984; in 1979, planning permission was granted for a large Edwardian timber framed conservatory flush with the wall to No.15.

In 2017 a consented retrospective application was made for the current extension:

- Ref: BH2017/00668 - Approved Erection of single storey rear extension. (Part retrospective).

There are a number of relevant planning applications relating to development at neighbouring properties. In particular, to No. 19 Denmark Villas where a substantial extension has been consented (and built-out):

- Ref: BH2021/04181 - Approved Demolition of existing conservatory and erection of single storey rear extension with associated alterations.

Other neighbouring properties with consented rear extensions include:

- 14 Denmark Villas - Ref: BH2023/00172
- 25 Denmark Villas - Ref: BH2014/02093
- 27 Denmark Villas - Ref: BH2006/03077
- 29 Denmark Villas - Ref: BH2019/02223
- 67 Denmark Villas - Ref: BH2015/03185

### Planning Policy Review

The following documents and policies have been considered as part of the development of the design proposal:

- Brighton & Hove City Council; Denmark Villas Conservation Area Character Statement (SPD), 1997.
- Brighton & Hove City Council; Cliftonville Conservation Area. In particular:
  - Article 4 Direction - A27 - Cliftonville, Denmark Villas & The Drive, 1986.
- Town & Country Planning General Permitted Development Order 1995.
- Brighton & Hove City Council; SPD12 Design Guide for Extension and Alterations, 2020.

### Development Proposal

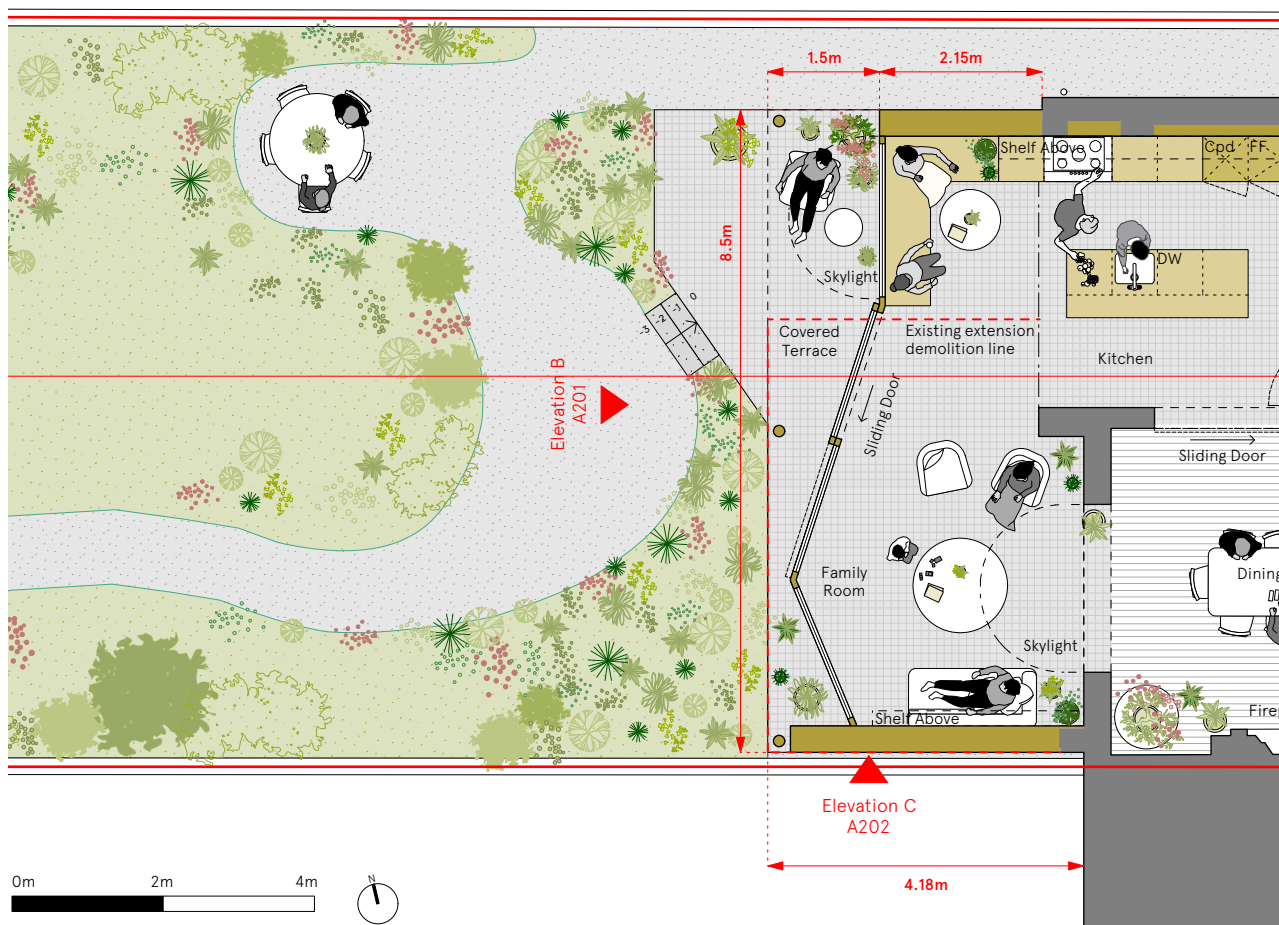
The current owners of 17 Denmark Villas wish to replace the existing rear extension to their home to better suit their needs. The proposals can be summarised as follows:

1. Demolition of the existing single storey rear extension.
2. Construction of a new single storey rear extension and covered terrace.
3. Internal alterations to the layout of the existing kitchen space.

Removal of the existing extension and proposing a full width rear extension will provide additional quality family accommodation more suited to contemporary living, including a remodelled kitchen connected to the existing dining space with improved outlook, daylighting and connections to the rear garden.

The open layout proposal will enhance and provide new views throughout the ground floor into the garden and better connect the kitchen to the extension and garden.

The use of the building as a single family home will remain unchanged.



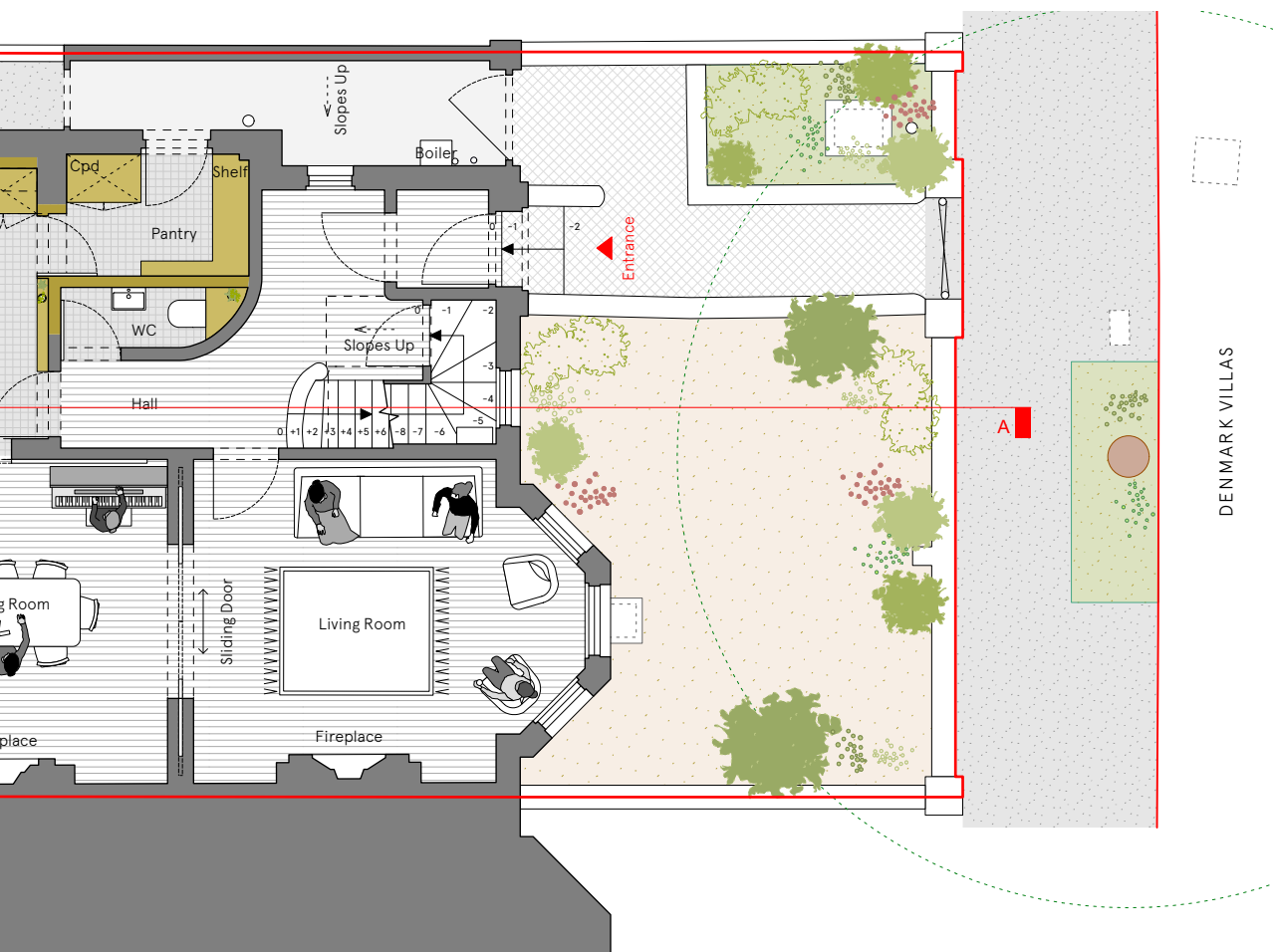
Above: Proposed ground floor plan, NTS.

## Rear Extension

### Footprint

The footprint of the extension has been designed to provide comfortable living space for the occupants whilst avoiding impact on neighbouring properties:

1. The proposed extension adds 2.4m<sup>2</sup> to the ground floor level accommodation.
2. The depth of the proposed extension adjacent to the boundary with No. 15 is the same as the existing extension.
3. The extension is angled in plan and the depth of the proposed extension adjacent to the boundary with No. 19 is 2.15m.



## Massing, Appearance & Materials

The proposed extension is a modest structure using natural sustainable materials subordinate to the main building and provides a rich characterful elevation.

**1. From the front:** The proposed extension is concealed from view from the street and front garden behind the existing property.

**2. From the rear garden:** In keeping with the existing character of Denmark Villas and the important verdant quality of the gardens outlined in the Conservation Area Statement, a palette of subservient and complimentary materials are proposed.

The extension is conceived as a lightweight timber and tile structure, largely glazed beneath a projecting tile canopy. It remains subservient in scale and does not try to compete architecturally with the main

house. The extension and terrace will become part of the garden landscape and language, softening the transition from the house into the garden. New planting around the perimeter of the extension will further integrate it into the garden landscape.

Glazing will be timber-framed, as the existing sash windows on the first floor. Though the rear elevation will be largely glazed, the solid flank walls will be reclaimed brick, matching the existing house and in keeping with the traditional appearance of Denmark Villas.

**3. From above:** A mixed sedum and wildflower green roof to the new extension creates a soft visual transition to the garden and a pleasant outlook from upper floors of neighbouring properties year-round.

**4. From neighbouring properties:** The flank walls of the new extension will be constructed from reclaimed brick matching the materials used for the main house and existing extension. The proposed extension has also been lowered in height by 850mm and supports a green roof, which reduces visibility and improves the appearance from neighbouring properties.



*Above: Existing rear west elevation, scale 1:100.*

**Planning Compliance**

The proposed extension meets Brighton and Hove City Council's policy and guidance in their SPD on residential extensions, specifically for their Design Principles for all rear extensions by:

– **Section 4 Detailed Guidance, Rear Extensions:**

1. The rear extension is subservient to the host property.
2. The extension does not have an overbearing impact or cause adjacent properties to be overshadowed or enclosed.
3. The extension does not extend beyond the main side walls of the building.
4. The roof of the single storey rear extension sits lower than the cill of the first floor windows.
5. The flat roof integrates well with the host building.

6. Materials used in the extension are sympathetic to the character of the area and the property being extended.

7. The extension ensures that a suitable amount of rear garden/amenity area is retained.

– **Section 5 Extensions and alterations in historic buildings and conservation areas:**

1. Historic buildings with pitched roofs have flat roofed rear extensions and where this is typical of a terrace or group it may well be acceptable to follow this precedent.

2. A more flexible approach will be taken in respect of rear elevations that are not publicly visible.

3. The scale and exceptional design quality of the extension enables the special character of the host building and the area to be conserved.

4. Modern lightweight design approaches and finishes enables the original building form to be more clearly distinguished.

– **Denmark Villas Conservation Area Character Statement (SPD):**

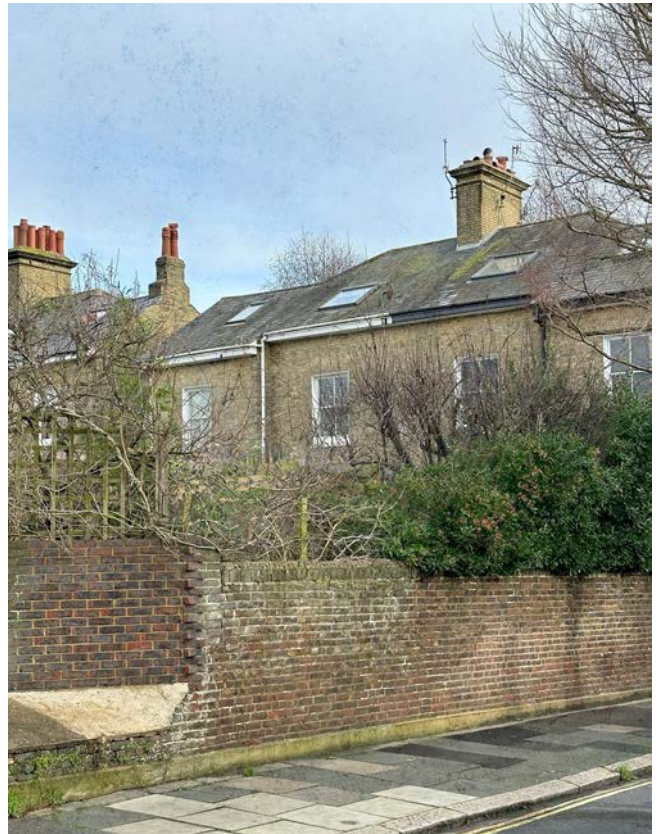
1. An important characteristic of the Conservation Area is the well established greenery which is enhanced by the proposed extension.



Above: Proposed rear west elevation, scale 1:100.



*Above: The top of the existing roof lantern is partially visible from Eaton Villas in a gap between buildings/planting.*



*Above: The proposed extension is not visible from Eaton Villas.*



## Access

No change is proposed to the main stepped access to the front of the property. Access to the property will remain through the existing front entrance.

There are no changes to the internal circulation within the property. Internal circulation will be via the existing internal staircase.

Accessibility to the spaces to the rear of the property will remain the same as ground levels to the proposed extension will match the existing ground levels.

The proposal includes new stepped access to the rear garden from the proposed terrace, replacing the existing external steps and improving the connection between the ground floor and the rear garden.

## Amenity

The proposed development has been designed to minimise any impact on the amenity of the occupiers of neighbouring properties:

1. The extension will not be visible from the public realm or any public highway.
2. Removal of the existing high level windows on the western wall of the extension overlooking the garden of No.15 is proposed, replacing this with a solid wall, therefore reducing overlooking and improving the privacy of the garden of No.15.
3. The proposed habitable spaces of the rear extension are set out to the same (or under) the depth of the existing extension.
4. Reduced height of the proposal minimises visibility from neighbouring gardens and further improves the neighbouring properties amenity. The proposed height is also lower than both neighbouring extensions.
5. A mixed sedum and wildflower flat green roof to the new extension creates a soft visual transition to the garden when viewed from upper floors and a pleasant outlook year-round.
6. Amenity to the occupiers of No.17 will be significantly improved by better quality of living accommodation, connection to the garden, outlook and daylighting.

Overall the proposals will improve the outlook and views from and to the property and the use of the existing amenity. The modifications offer a softer transition to the garden, using natural materials and integrating planting, blending and enhancing the natural habitat.

## Arboriculture

The house is in a conservation area however the proposed works are not close to any existing mature trees. There will be no impact or harm to existing trees due to the development.

The development improves the vegetated conditions of the site by proposing further planting along the perimeter of the extension and proposing a flat green roof.



## Conclusion

In conclusion, the proposed development to 17 Denmark Villas form a well considered and sensitive addition to the existing house. They create a sustainable form of development that responds to the context of the site and to the demand for better quality spaces and connections to outdoor space.

It has been carefully designed to be subservient in scale and respectful in character to the original house, the conservation area and neighbouring properties.

The proposal does not compete with its character and helps to situate it better in its environment by improving its connection to its garden.

The modest proposal creates a legible distinction between old and new, with references to the original building's proportions, materials and tone, which will allow it to gently fit into its setting.

Materials have been chosen to compliment the fabric of the existing building and garden setting and to be as low-carbon as possible.

The planting around the extension and roof supports local biodiversity and settles it comfortably within the setting of the back gardens and softens the transition between house and garden.

Overall, the design provides a high-quality long term family home for the occupants with good daylighting and outlook from all spaces, that enhances the appearance of rear elevation.



*Above: Proposed rear extension at 17 Denmark Villas from the back of the garden.*