

C-2212 Jan 2024
REV: PA1

DESIGN AND ACCESS STATEMENT

87 Woodland Drive, Hove, East Sussex, BN3 6DF

Crowther Associates Architects



1.0 INTRODUCTION

Background

This Design and Access Statement has been prepared on behalf of the applicant, Mr and Mrs Clitus, the owners of the property, in support of an application for a householder planning application for adding new roof lights and extending roof overhang for weather protection including adding access door and safety railing for fall protection to the 1st floor plant area to the rear approved extension.

This Design and Access Statement has been prepared following Government guidance which requires a statement to be produced for such planning applications.

It advises that one statement should cover both design and access, allowing applicants to demonstrate the integrated approach that will deliver inclusive design, and address a full range of access requirements throughout the design process.

It should also explain the design principles and concepts that have been applied to a proposal providing an explanation and justification for the following particular aspects of a development – the amount of development, the layout, the scale and the appearance of a development. The Circular also clearly states that it is a requirement for a statement to describe access arrangements.

This Design and Access Statement fully accords with this Government advice.

Planning application documentation

The application is supported by the following documentation, which should be read alongside this Design and Access Statement:

Drawings C-2212 (08)01 P2, C-2212 (08)02 P10, C-2212 (08)03 P6, C-2212 (08)12 PA1 and C-2212 (08)13 PA1

Scope and Content of this Statement

Section 2 of this Design and Access Statement includes an assessment of the Application Site and its context with particular regard to surrounding land uses, access, transport and local character.

Section 3 includes an assessment and analysis of the Application Site and considers the constraints and opportunities to development.

Section 4 considers matters such as public involvement and consultation which has taken place prior to the submission of the planning application.

Section 5 evaluates the design process and considers such matters as potential client's likely requirements. In addition, it considers a range of matters in relation to the design of the proposed development and its impact on the historic environment of the town.

Section 6 provides discusses sustainability issues of the proposed development including in terms of the extent to which it is possible to be energy efficient.

Section 7 of this Statement provides a brief conclusion setting out why this application for Planning Permission should be approved.

SUMMARY OF THE PROPOSED DEVELOPMENT

This planning application is for a proposal to add two new roof lights to the approved double height entrance lobby (West Elevation), five new rooflights to the west roof of the approved loft conversion (West Elevation), extend the roof overhang for weather protection to the 1st floor plant area and add access door and railing for fall protection to the 1st floor plant area to the rear approved extension (East Elevation).

2.0 DESIGN CONTEXT

The Application Site

The Application Site - 87 Woodland Drive is located within a leafy suburban built-up residential area in Hove, along a wide and curving road (Woodland Drive) approximately half mile from the A27. It has a generously sized front and a large rear garden and is surrounded by detached properties. The property can be viewed from the road and has a paved front drive and a landscaped tiered rear garden with an outbuilding located at the bottom of the garden.

The dwelling has recently been granted planning permission (Application No: BH2022/03869) for a double storey rear extension with reconfigured internal layout and a fresh look to external facades.

In addition, a Non-material Amendment application (Application No: BH2023/03188) submitted in December 2023 for minor changes i.e., moving the location of a window, roof lights and garden door by a small amount and some minor internal changes, has been granted approval.

The building is not listed and is not of local architectural significance. The property is not a part of the 11.18 HA 'Mock Tudor' style Woodland Drive Conservation Area, which lies to west of the road.

Surrounding Land Uses

87 Woodland Drive is located within a built-up residential area and is surrounded by mainly detached properties which vary in size and style.

Access and Transport

The site is located along a wide and curving road (Woodland Drive), off Dyke Road Avenue, approximately half mile from the A27 and is served by bus stops on Dyke Road Avenue within 0.3 miles distance with bus connections to Central Brighton (Saltdean – Westdene).

3.0 SITE ANALYSIS AND CONSTRAINTS

Site Location

The Application Site is surrounded by residential buildings which are of various sizes and architectural styles, although in general, the dwellings are of traditional appearance.

The neighbouring property to the south (no. 85) has no visible window from the site, while the property to the north (no. 89) has received planning permission for extensive extension and alteration and building works are ongoing.

4.0 CONSULTATIONS

Pre-Application Discussions with Brighton and Hove City Council

No pre-consultation was sort with Brighton and Hove City Council as the scheme will have minimum effect on the surrounding due to the scale of the proposal.

5.0 APPLICATION SCHEME DESIGN

Layout

Under Application No: BH2022/03869, the dwelling has recently been granted planning approval for a double storey rear extension with reconfigured internal layout and a fresh look to external facades.

In this application, it is proposed to add two new roof lights to the approved double height entrance lobby (Front Elevation) and five new rooflights to the west roof of the approved loft conversion (Front Elevation). The addition of roof lights will provide better natural lighting to the interior spaces.

It is also proposed to extend the roof overhang over the 1st floor plant area and add access door and safety railing to the 1st floor plant area to the rear approved extension. These additions will provide weather protection and safety railing for protection against falling from height during plant maintenance works.

The plant area is to be used for ASHP which will be installed at a later date.

Amount, Appearance, Scale and layout of development

External changes to the front elevation are minimal, in the form of roof lights only, while the changes to rear elevation extension of the roof overhang and adding an access door and railing to the 1st floor plant area. The access door height will be approximately 1650mm, making it inconvenient for any other use except for the purpose of access during maintenance works to plant. The roof area will be used as plant area, hence there would be no overlooking issues even though the roof is adjacent to the site boundary.

Materials

The new proposed roof lights will match the previously approved windows/roof lights, i.e. double-glazed aluminium/uPVC. The plant roof railing is to match previously approved metal balustrade as proposed to other balconies.

6.0 SUSTAINABILITY

The proposed new roof lights will comply with the building regulations in terms of thermal performance and Part L.

7.0 SUMMARY AND CONCLUSIONS

The aim of this Statement is to provide the thought process undertaken during the design of the proposal and the reasoning behind the need for the proposed changes.

It has sought to show how the scheme been informed through consideration of the issues raised by the property next door, site assessment, and contextual analysis.