

# Design & Access Statement

780 - 26 Station Street

December 2023

Alex and Olivia Boggis

26 Station Street  
Lewes  
BN7 2DB

New rear sloped roof over existing structure, replacement ground floor front windows, rear roof lights and internal alterations.

This document must be read in conjunction with the full plans associated to this application.

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2. The Site
3. Our Brief
4. Access and Parking
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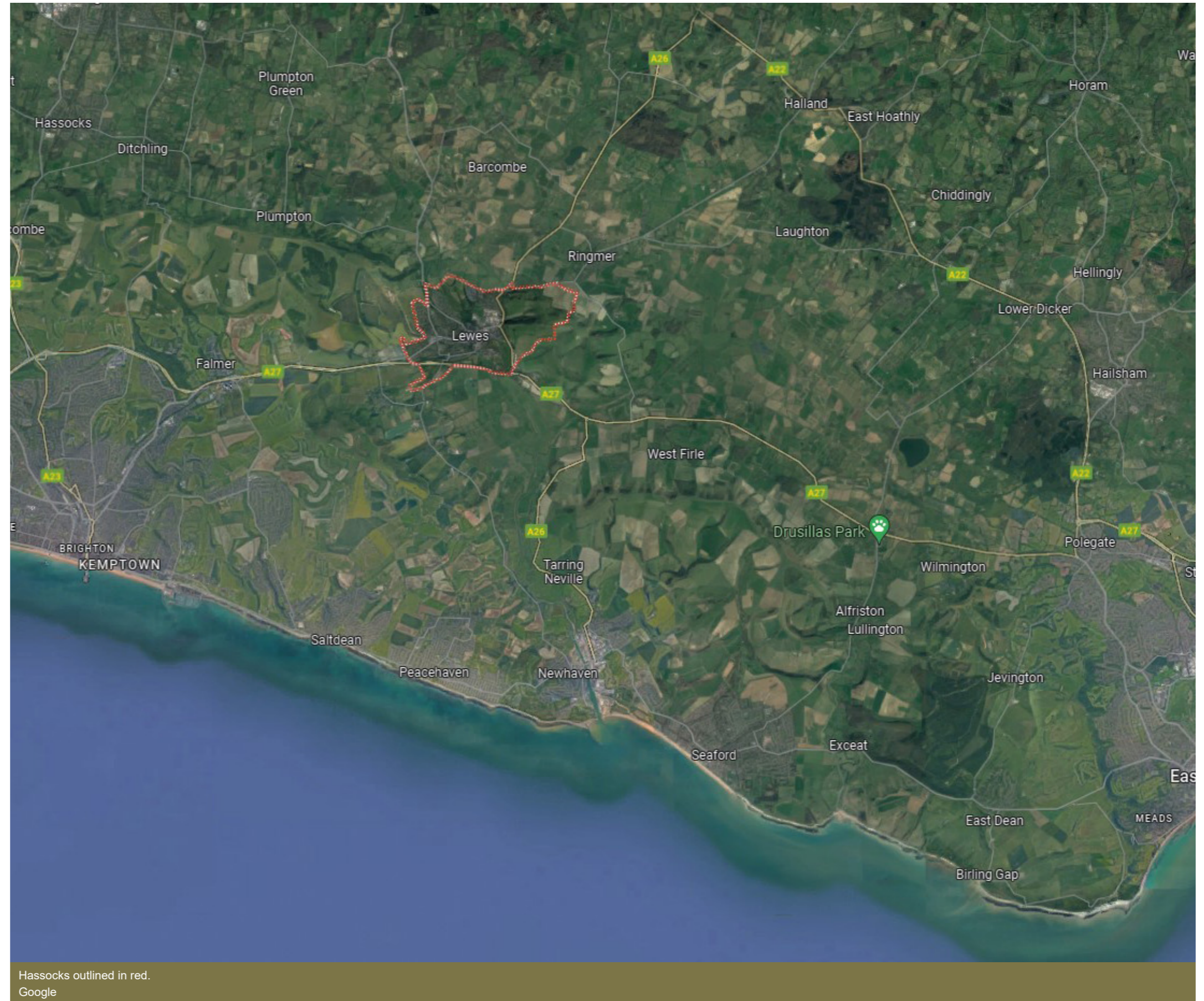
## Introduction

Lewes is located approximately 7 miles (11 kilometres) inland from the English Channel coast. It lies in the heart of the South Downs National Park, surrounded by scenic countryside. The town is nestled along the River Ouse and is known for its picturesque setting, rolling hills and natural beauty.

Lewes is known for its historical and architectural charm, with a rich cultural heritage. It hosts several events and festivals, such as the Lewes Bonfire Night celebrations, making it an attractive destination for residents and visitors who appreciate a blend of history, natural beauty, and proximity to larger cities in the South East of England.

### Main Connections with Other Cities:

Brighton is situated about 9 miles (14 kilometres) southwest of Lewes, London is approximately 50 miles (80 kilometres) North of Lewes, and Eastbourne is about 15 miles (24 kilometres) east of Lewes.

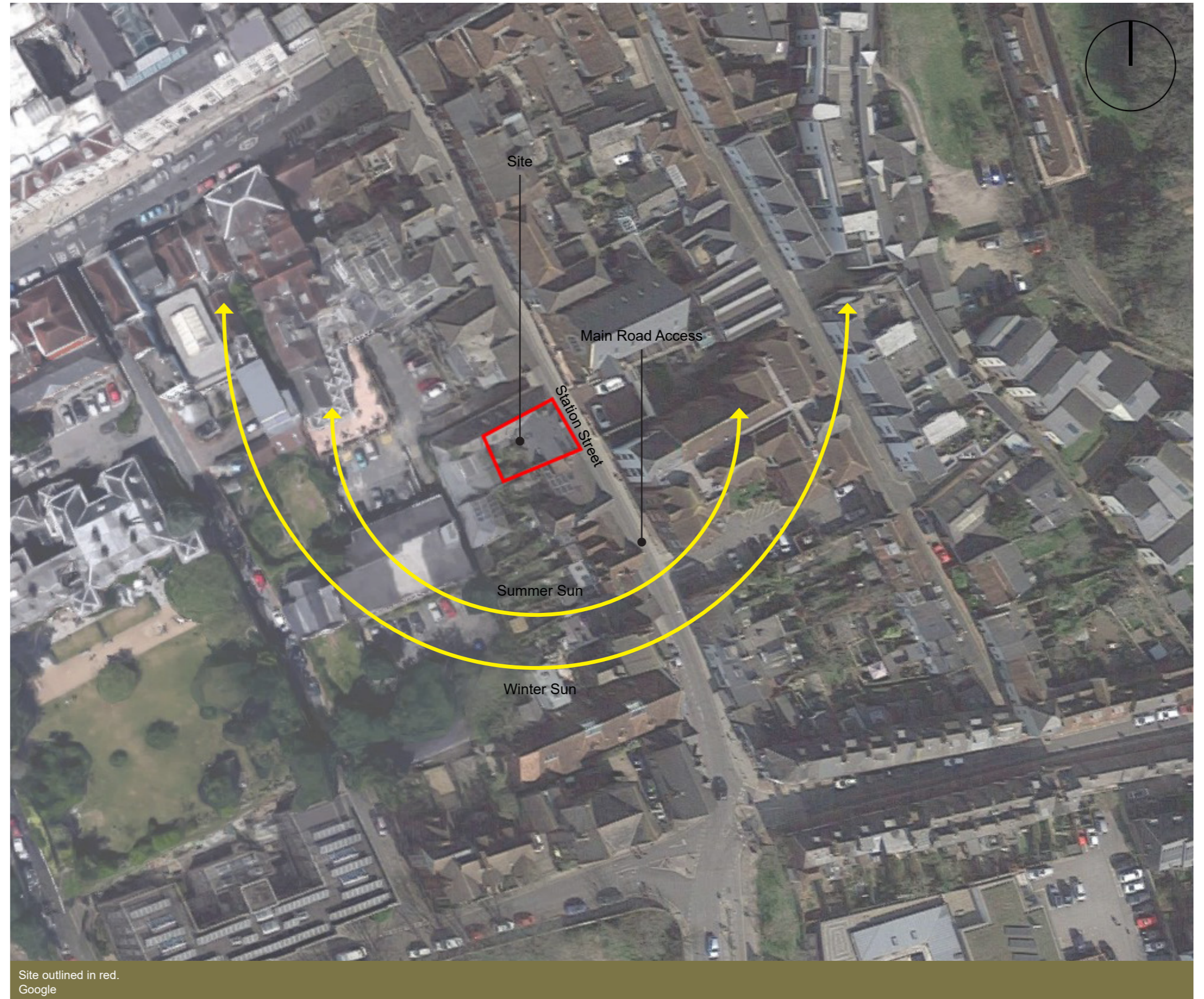




## The Site

Station Street in Lewes is a relatively short and primarily residential street located in the town centre of Lewes, East Sussex. While it's not a well-known thoroughfare outside of the local area, it is an essential part of the town's infrastructure due to its proximity to Lewes Railway Station.

Like many streets in Lewes, Station Street features buildings with historical and architectural significance. Lewes is known for its well-preserved historic buildings and charming architecture.





### Our Brief

The project for renovating and alterations to 26 Station Street. We aim to maintain the historical and architectural value of the listed building while also improving its layout, addressing dampness issues, and enhancing its thermal performance.

Listed buildings are usually protected due to their cultural and historical significance, making it essential to balance modernization and preservation.

We aim to accomplish this by:

- Installing appropriate insulation in walls, floors, and the roof to reduce heat loss where possible.
- Replacing historically inaccurate with energy-efficient timber vacuum glazing double-glazed ones.
- Integrating energy-efficient heating, ventilation, and air conditioning systems.
- Repair damaged roofing, improve drainage systems, use appropriate damp-proofing measures, and ensuring proper ventilation and moisture control within the building.
- Integrating sustainable practices where possible, including using locally sourced building materials, and incorporating green spaces within the property.



View of street facing elevation of building



## Access and Parking

The street is a vibrant mix of residential and commercial establishments, encompassing houses, apartment buildings, and shops, creating a dynamic neighbourhood.

Station Street offers both pedestrian and vehicular access to the property. The house has direct access from the sidewalk, with the front door just a few centimetres away.

It's important to note that four steps lead to the front door, making it less accessible for disabled individuals. Station Street is equipped with sidewalks, providing a safe pathway for pedestrians.

### Public transportation

Lewes station is conveniently nearby, just a 4-minute walk or a 2-minute bike ride away for those relying on public transportation.

Lewes station connects the town to neighbouring cities and towns, including London and Brighton. Additionally, a bus stop on Station Street serves multiple bus routes, including 25, 123, 127, 128, 129, and 132, ensuring convenient access to bus transportation.





## Building Photos

The current page displays photographs showcasing different parts of the existing building to illustrate the need for internal works on the property. They also highlight some of the architectural details present on site that will be kept and made good to preserve the heritage fabric of the property.

The main changes to the external shell of the building will be the introduction of conservation roof lights in the attic, two new replacement windows on the ground floor (front elevation) and new roof lights in the basement.

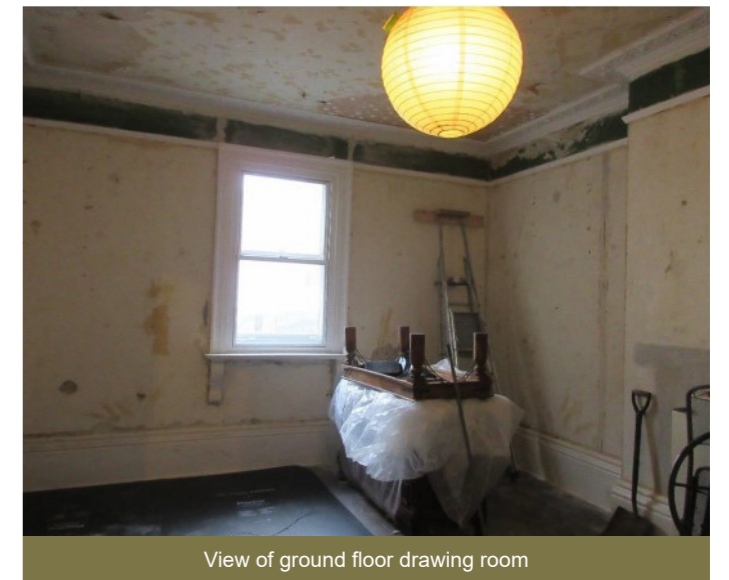
All external materials are to remain as existing and redecorated only.



View of property from rear garden.



Image of existing attic space.



View of ground floor drawing room



Image of existing basement in the property.



Front elevation of property.

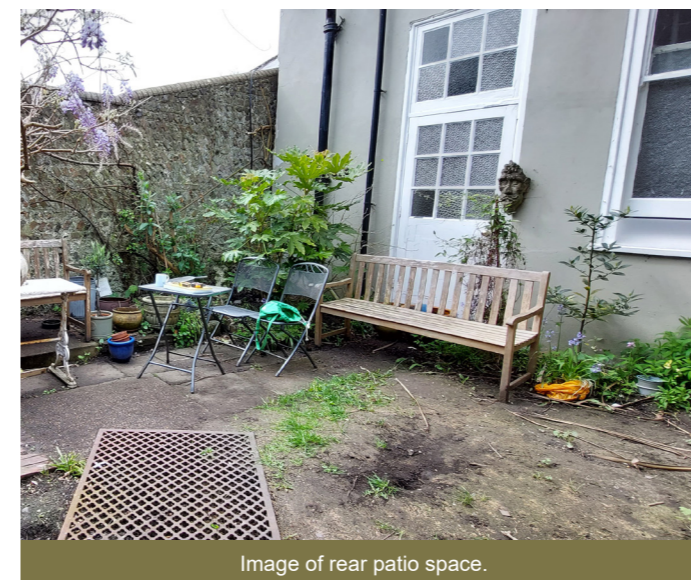
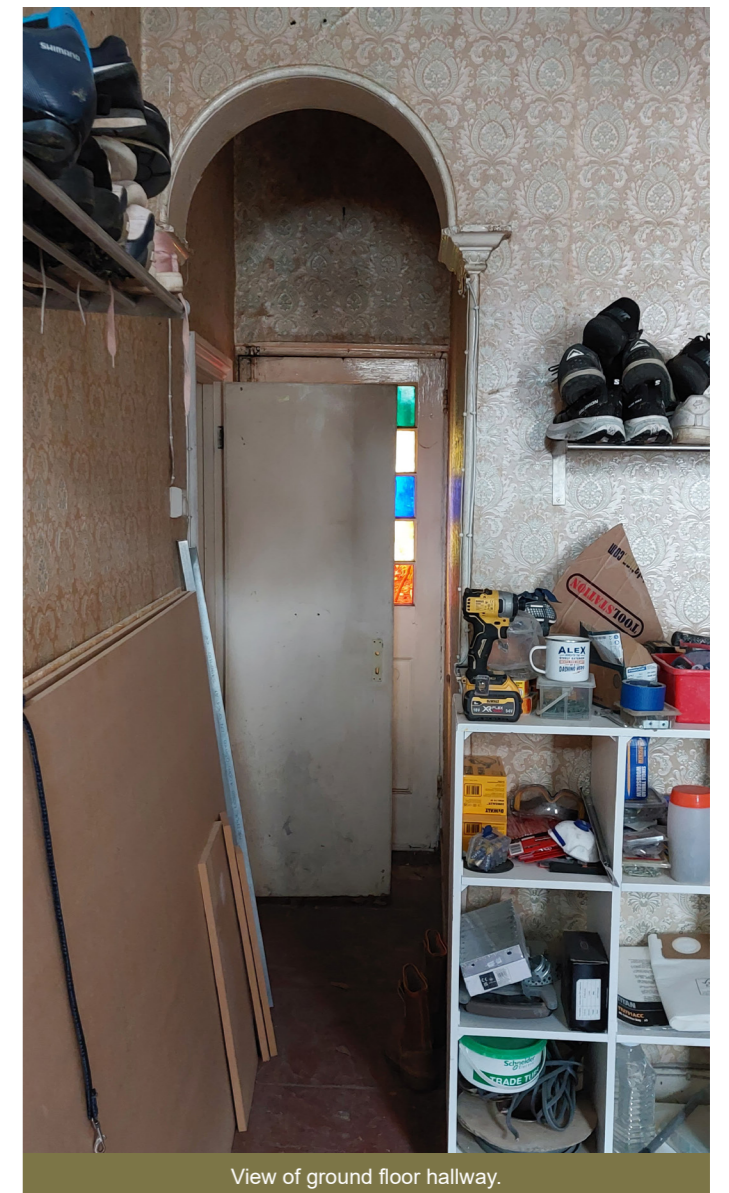
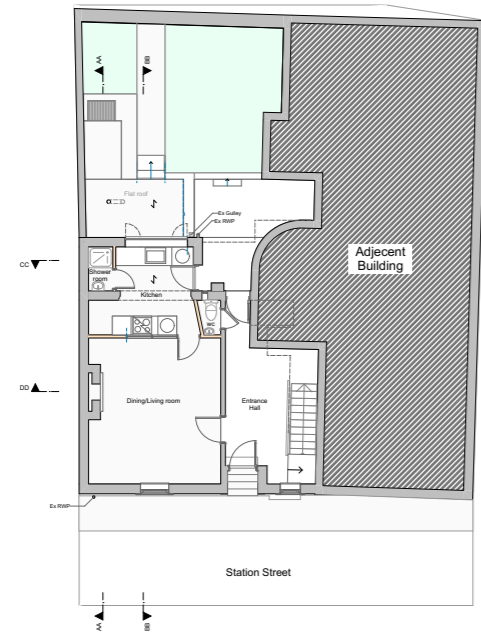


Image of rear patio space.

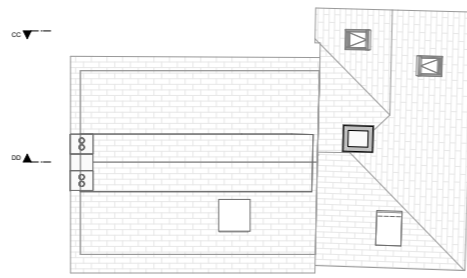


View of ground floor hallway.

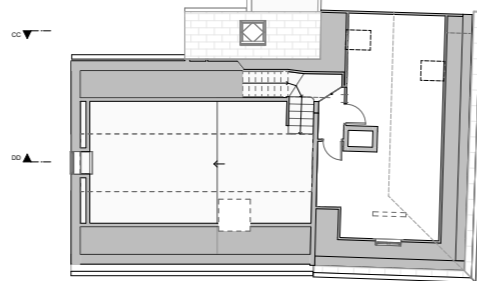




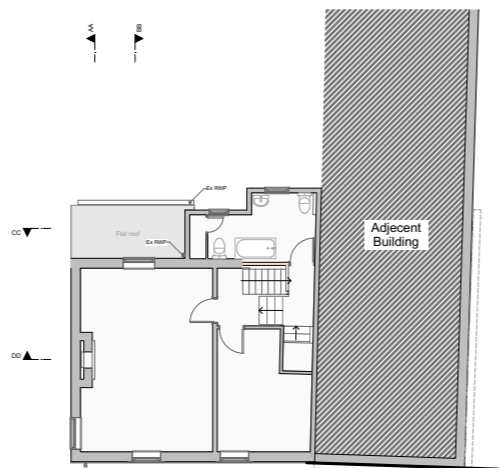
Existing Ground Floor Plan



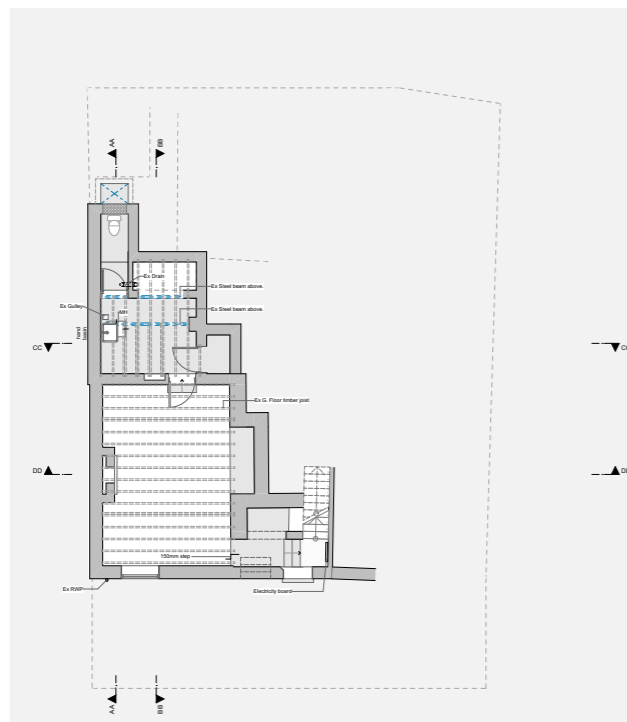
Existing Roof Plan



Existing Attic Plan



Existing First Floor Plan



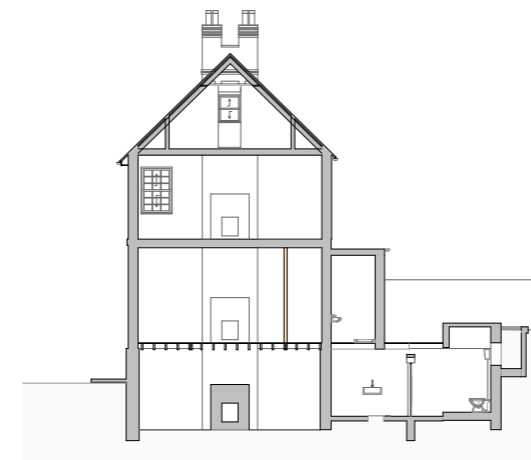
Existing Basement Plan



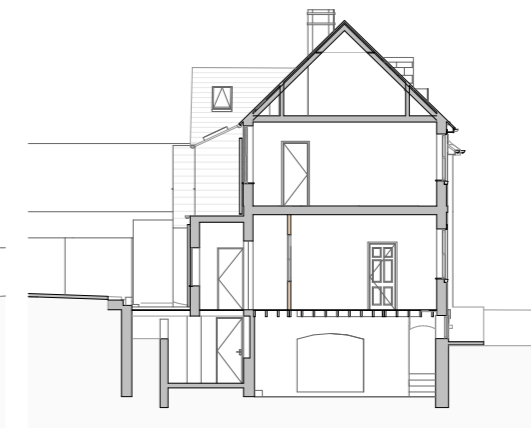
Street Elevation



Patio Elevation



Section AA



Section BB



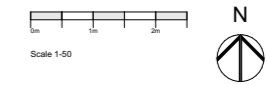
Section CC



Section DD

**Notes**  
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All goods, materials and workmanship must conform to current building regulations, british standards and codes of practice.  
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Drawing to be printed A1



Rev	Transmitted By	Date	Layout Comment
1			

**EXISTING**

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ECOLOGICAL ARCHITECTURE

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31 Sussex Road Haywards Heath  
West Sussex RH16 4DZ

Client: Alex Boggis

Address: 26  
Station Street  
East Sussex  
BN7 2DB

Description: Existing Basement and Ground Floor

Scale: 1:100 Date: 03/11/2023

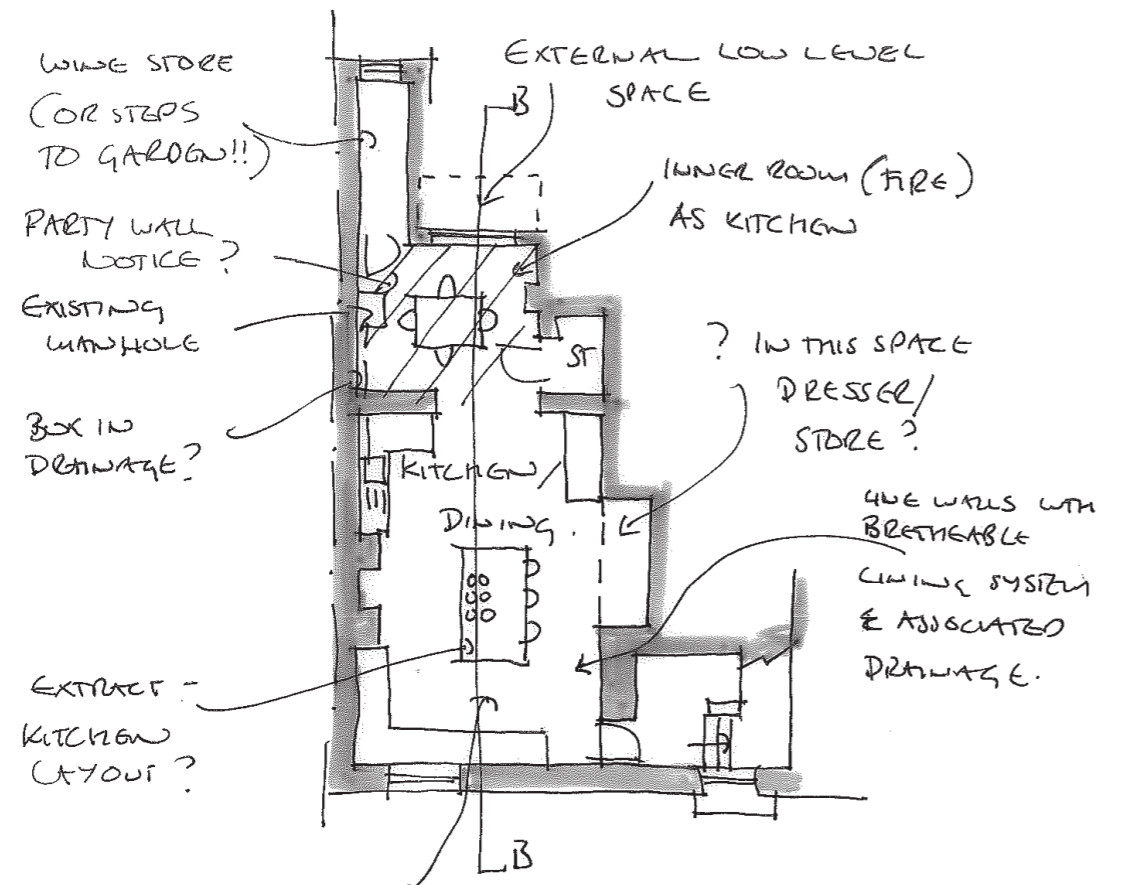
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Drawing No: 780 /002A



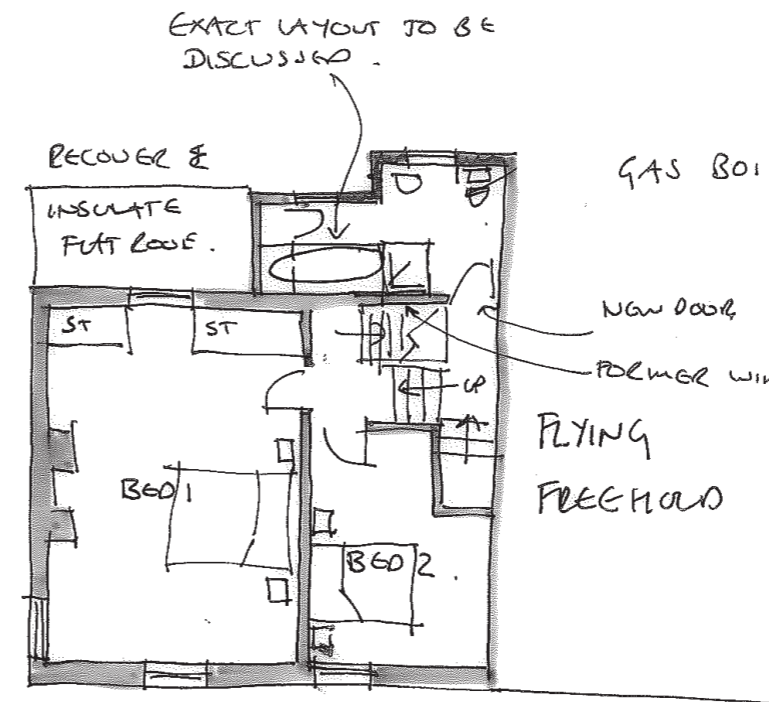
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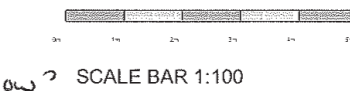


INSULATE & RAISE UP FLOOR USING BREATHABLE MATERIALS.  
 EG. LIMECRETE, RECYCLED GASS BEAD?  
 MAYBE DOWN BY 500MM - POSS UNDERPINNING.  
LOWER GROUND FLOOR

MOVING KITCHEN INTO BASEMENT NEEDS THINKING ABOUT THE FIRE!



FIRST FLOOR PLAN.



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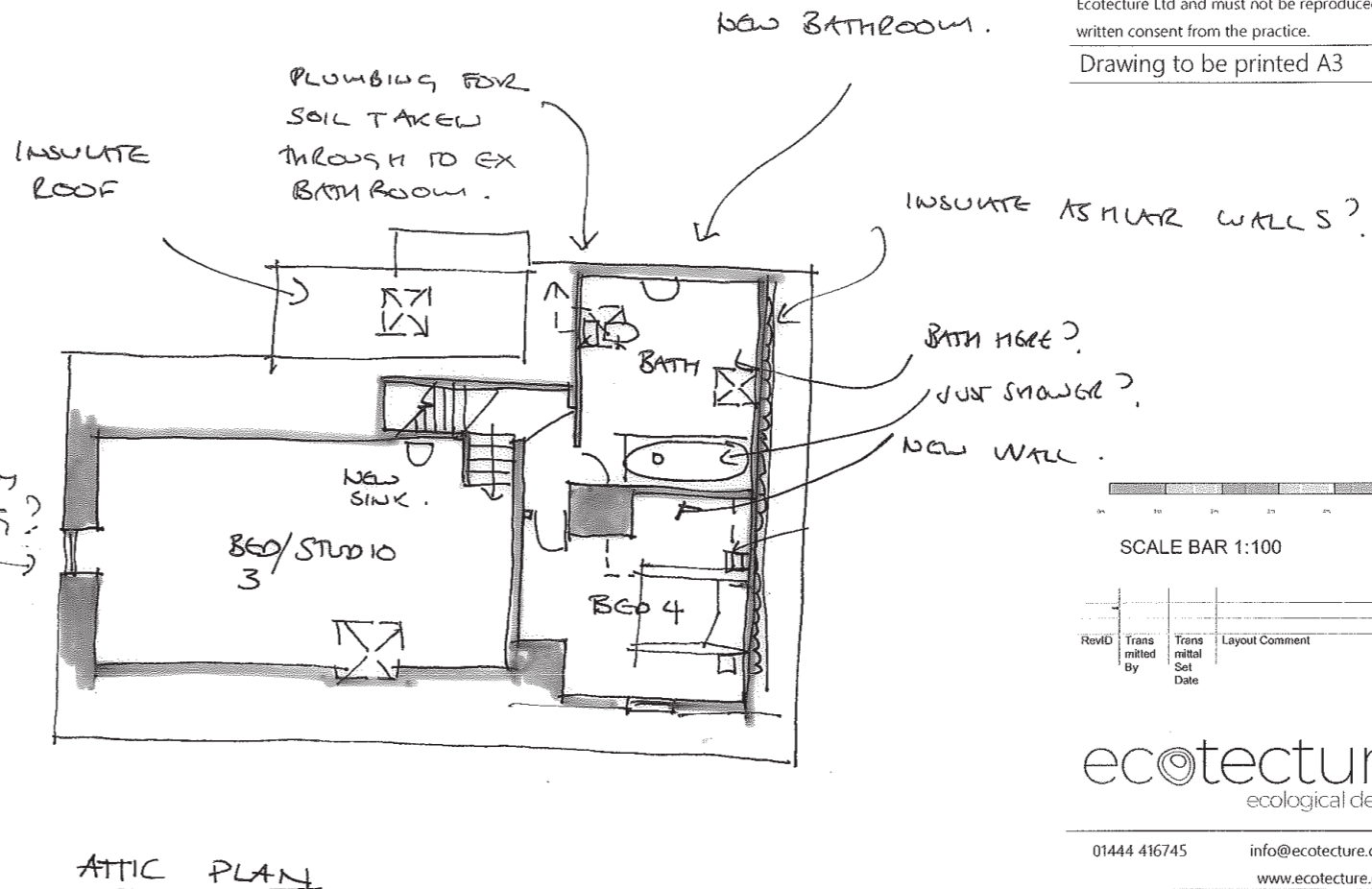
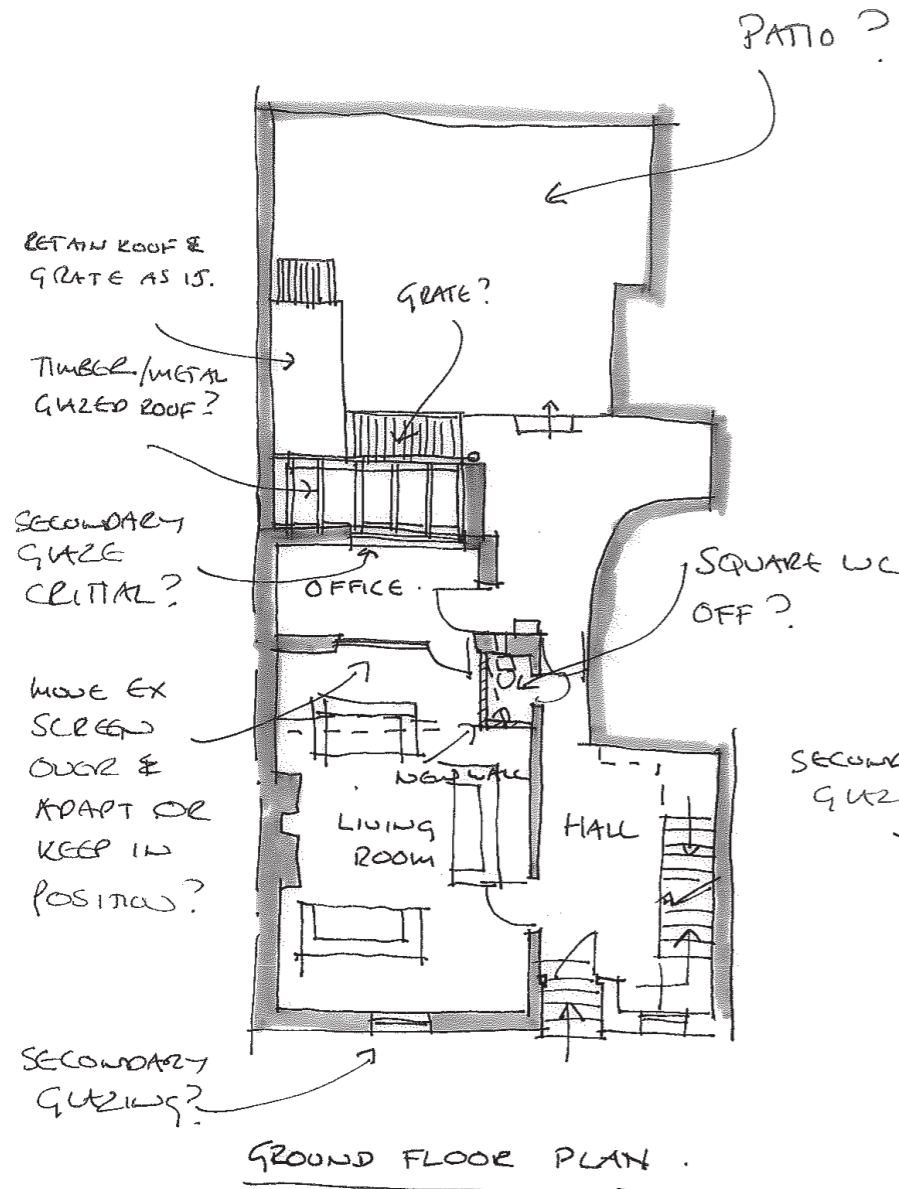
31 Sussex Road Haywards Heath  
West Sussex RH16 4DZ

Client:  
**ALEX & JO BOGGIS**  
Address: 26 STATION ST  
EAST SUSSEX  
BN7 2DB

Description: PROPOSED PLANS

Scale: 1:100 Date: JULY 23  
 Drawn: JS Checked: BM  
 Drawing No: 780-100&K1



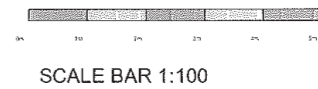


PLANS IDENTIFYING NEW WORKS FOR COMMENT

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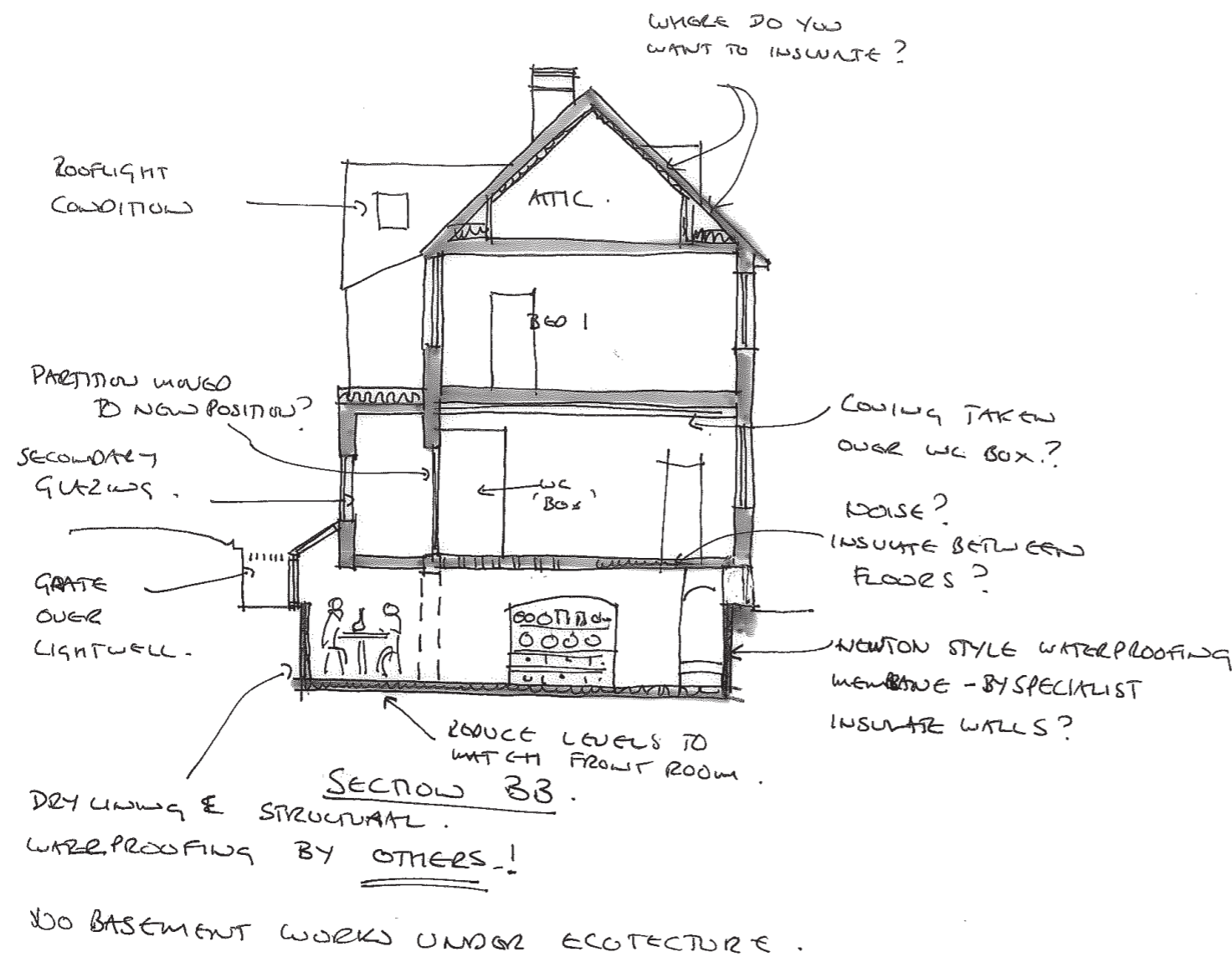
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RevID	Trans mitted By	Trans mitted Set Date	Layout Comment



DO WE NEED TO FIRE PROOF?  
 GUGL 3 STOREYS - SPRINKLER?



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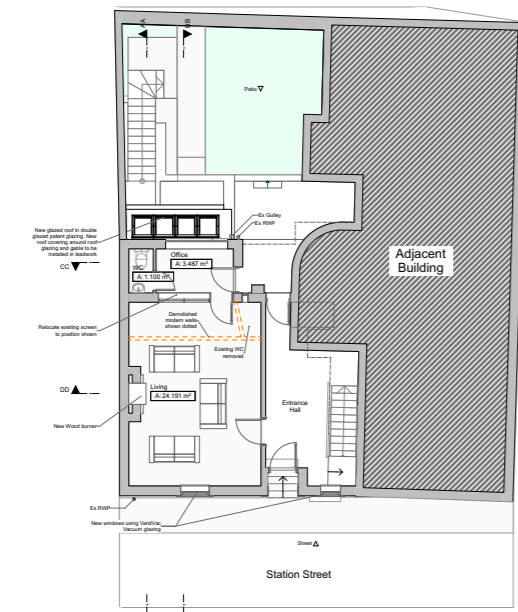
Client: ALEX & JO BOSSIS

Address: 26 STATION RT  
 EAST SUSSEX  
 BN7 2DB

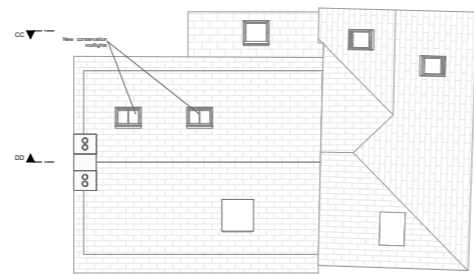
Description: SECTION BB

Scale: 1:100 Date: JULY 23  
 Drawn: J Checked: RM  
 Drawing No: 780 - 100 SK3

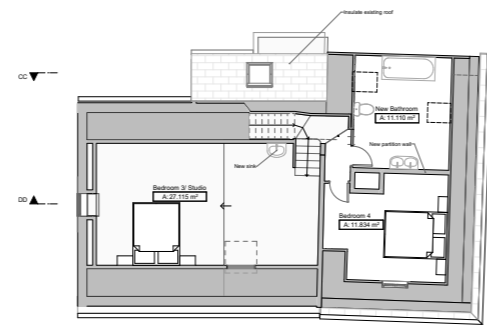




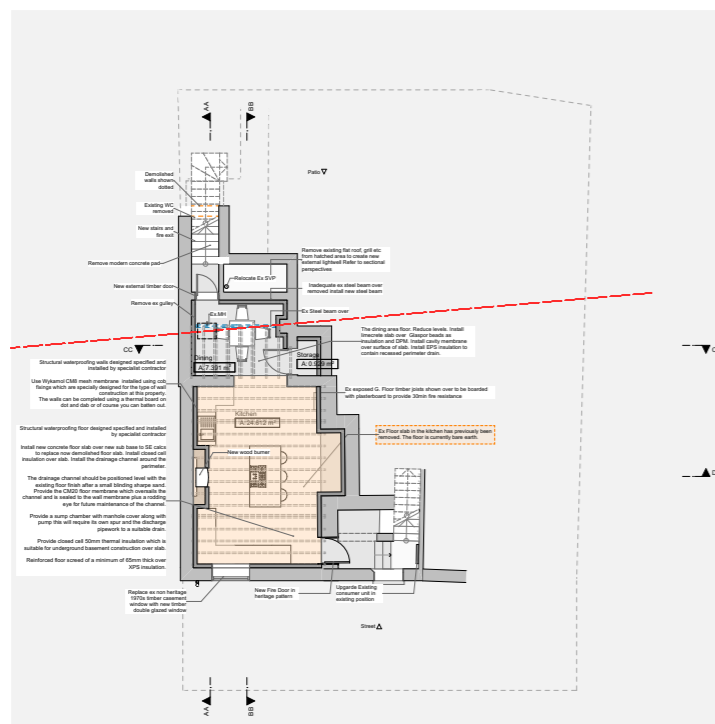
Proposed Ground Floor Plan



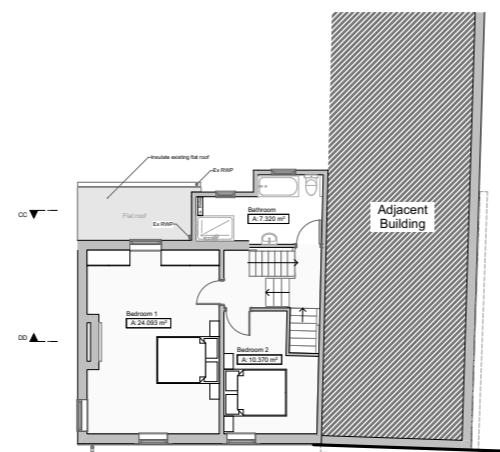
Proposed Roof Plan



Proposed Attic Plan



Proposed Basement Plan



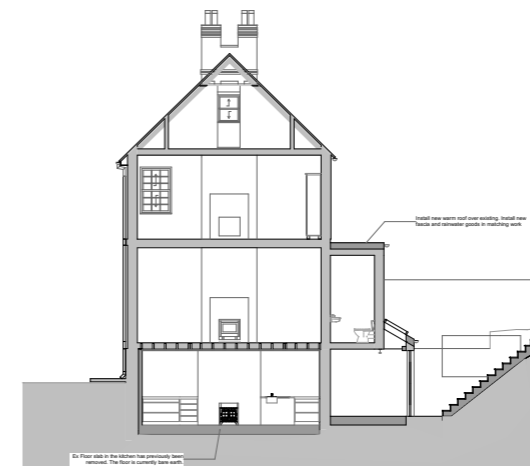
Proposed First Floor Plan



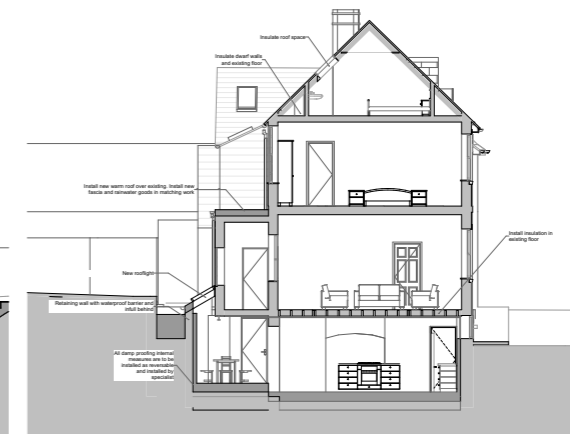
Street Elevation



Patio Elevation



Section AA



Section BB



SectionCC



Section DD

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Scale 1:50

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31 Sussex Road Haywards Heath  
West Sussex RH16 4DZ

Client: Alex Boggis

Address: 26  
Station Street  
East Sussex  
BN7 2DB

Description: Proposed Plans and Elevations

Scale: 1:100 Date: Sep'23  
Drawn: BI Checked: JS  
Drawing No: 780 /50F



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