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## **Design & Access Statement**

FOR

***Erection of two-storey rear extension, roof alteration to create loft space with a rear dormer and front rooflight, reintroduction of rear access, internal alterations and associated works***

AT

***125 Lewes Road  
Brighton  
BN2 3LG***

PREPARED BY  
***Edward***

## 1.0 Introduction

This report has been prepared to accompany the Full Planning application for the erection of a two-storey rear extension, roof alteration to create loft space with a rear dormer and front rooflight, reintroduction of rear access, internal alterations and associated works, at 125 Lewes Road, Brighton, BN2 3LG. This report should be read in conjunction with drawings submitted along with the application.



## 2.0 Site and Location

The site is located in a mixed residential and commercial area along the busy Lewes Road, where there are largely rows of terraced buildings and blocks of flats. The site is not within a conservation area and the building is not listed. The application property is a mid-terrace building with a garden. There are many essential and non-essential stores along Lewes Road, which will undoubtedly benefit the life of future residents in the property, with convenient transportation connections to other areas and cities.



### 3.0 Use

The ground floor No.125 has been used as a shop, and the lower ground floor flat No.125b and the flat above No.125a are for residential use.

### 4.0 Amount

The site area is 129 sqm and the existing gross internal floor area is 199 sqm. The lower ground floor flat has a floor area of 76.8sqm, ground floor shop with 54.5sqm and the flat above with 62.3sqm. The proposal will add an additional internal floor area of 9.3sqm to the ground floor shop and additional 9.3sqm to the flat at the first floor and 19.4sqm at the loft level. The top flat will be a three-bedroom four-person flat, total internal floor area is 88.9sqm. All floor areas meet the requirement of the Technical housing standards – nationally described space standard. All car parking and cycle parking is the same as the existing.

### 5.0 Layout

The proposal is to maximally make use of existing internal walls, but undoubtedly there are new walls required to divide the spaces in order to facilitate the proposal. No change to the lower ground floor flat. On the ground floor, the proposed rear extension will add additional storage space for the shop. To the flat above, there are space alterations. Front bedroom will be changed to living and dining room. The existing kitchen and living will be bedroom and cup'd/wardrobe. The rear existing bedroom will be the kitchen and a bedroom located at the rear extension part with a WC. A new stair is proposed to provide access to the loft level where there is a bedroom and en suite.

There was a rear access at the boundary which was blocked after. The proposal is to reintroduce the rear access with a timber door to match the previous one. No.128 has a rear access already and it will be fire exit as well.



Rear view of boundary wall

## 6.0 Scale

The proposed rear extension will be the same height as the existing about 5.44m, with a depth of 4.35m and a width of 2.73m. The depth is still smaller than the neighbour No.124 and lower as well. This is not able to be seen by the public. The new pitched roof scale will match the neighbours No.127-130 as shown in the street scene even the No.125 sits in higher level. It is believed that these neighbours' roof style was changed after to be the pitched roof. The rear dormer has kept good distances from the edges of the roof and the front roof light is in similar size to the neighbours'. The rear dormer has a height of 2.22m, 3.33m in width and 3.57 of projection. Overall, the scale is considered appropriate for the building and does not have an overbearing impact on the neighbours, as well as daylight and sunlight according to the sun's path.



## 7.0 Landscaping

N/A

## 8.0 Appearance

All proposed materials are to match the existing ones. Regarding the proposed rear extension, the wall will be rendered in colour cream. The new windows and doors are uPVC double glazed, with a similar style to the existing. The roof tile will match the existing and the dormer face and cheeks to be tile hanging, the tile to match or be similar in appearance to the existing roof tile. The front roof light will be conservation style, with metal flush fitting in colour dark grey.

## 9.0 Access

No change to the access.

## **10.0 Conclusion**

In summary, the proposal would be considered acceptable in principle. The proposed extensions would not harm the building's architectural features, characteristics, neighbouring amenity and privacy. The proposal would provide quality space for the occupiers of the property.