

## 9 Chalfont Drive

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Design and Access Statement

9 Chalfont Drive,  
Hove,  
BN3 6QR  
East Sussex

February 2024



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## 01. Introduction

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1.01 Project Description



# 1.0 Introduction

## 1.01 Project Description



Fig. 1: Satellite View, 9 Chalfont Drive



# 1.0 Introduction

## 1.01 Project Description

The following document is a design and access statement which forms part of the submission for planning permission from Brighton and Hove City Council for the proposed development at 9 Chalfont Drive, a two storey detached dwelling located just off Dyke Road. This document is to be read in conjunction with the drawings and supporting documents.

The housing development includes a two-storey 'Chalet Style' dwelling that was built during the mid-1960s. Some of the properties in this development have had side developments, including the neighboring property at number 11 Chalfont Drive. The most significant side development on this property was approved on 12th May 2011, as per the documents with the plate number BN2011 and reference number 00253.

The proposed project entails the addition of a single-storey extension at the rear of the existing dwelling, which is planned to be accompanied by a two-storey side extension of GF area 130 sqm and FF area 53.4 sqm in scope. The intended development also includes a general refurbishment of the entire property. The kitchen area will undergo reconfiguration to accommodate the extension arrangement. Additionally, the project team will have an opportunity to review the potential use of the existing double garage space. The ground floor will see the addition of a larger bedroom with an en-suite shower room, which will also serve as a ground floor toilet. The rear-facing windows are planned to be replaced, while the front-facing ones will remain intact. The existing roof lights will also be replaced.



1 Block Plan

Fig. 2: Proposed Block Plan - Not to Scale

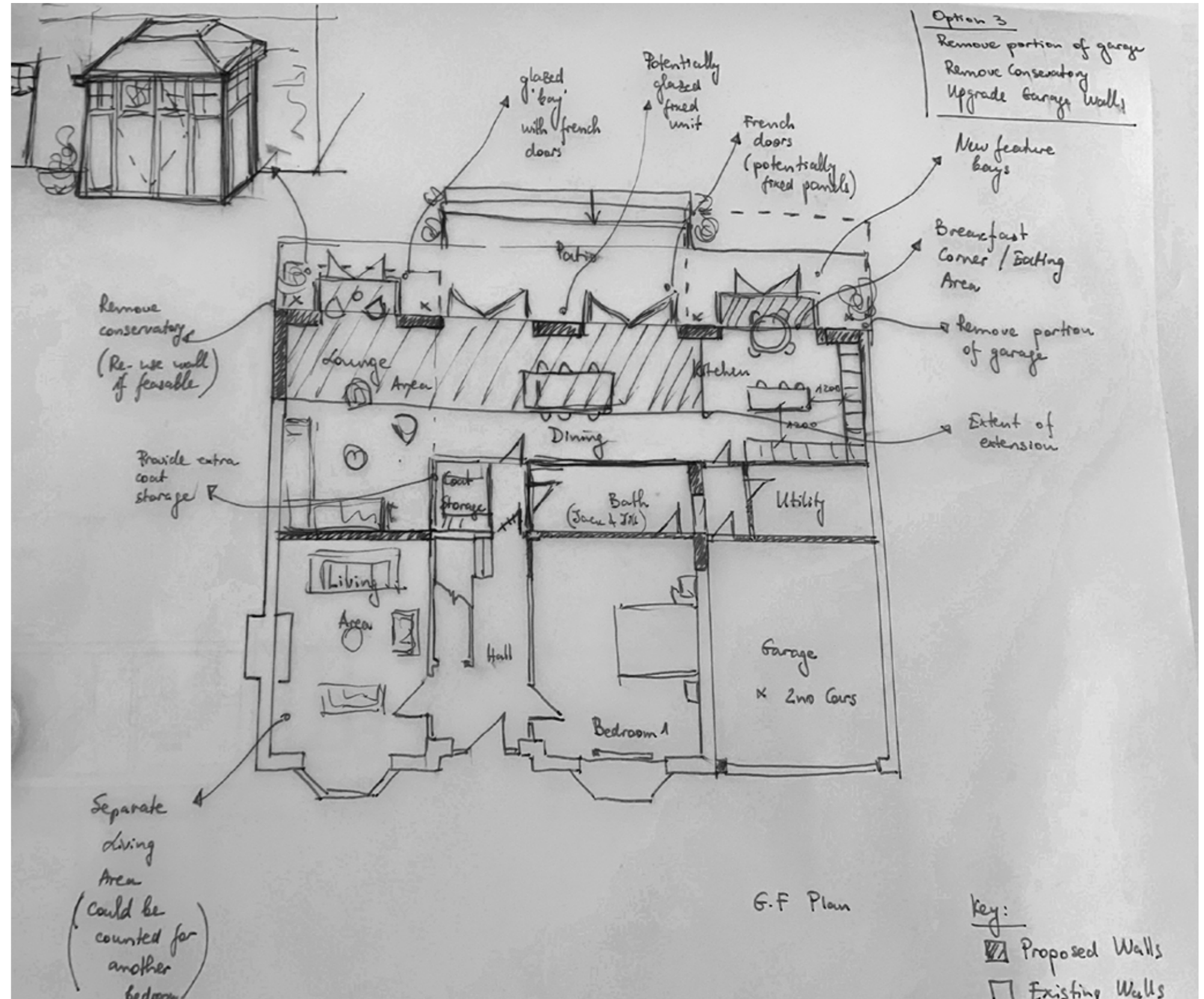


Fig. 3: Initial concept sketch of the proposal



# 1.0 Introduction

## 1.01 Project Description



Fig. 4: Front elevation of existing house.



Fig. 5: Rear elevations of existing house



# 1.0 Introduction

## 1.01 Project Description



Fig. 6: Front view of the existing garage proposed to be refurbished



Fig. 7: Front view of existing side store to be removed



Fig. 8: View of the existing fenestrations to be retained



Fig. 9: Rear view showing existing conservatory



Fig. 10: View of rear hard landscaping to be removed



Fig. 11: View of existing roof light to be replaced and existing dormer to be retained with amendments







## 02. Context

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2.01 Planning Policy

2.02 Relevant Planning History

## 2.0 Context

### 2.01 Planning Policy

There are two potential approaches to planning for the works at Chalfont Drive.

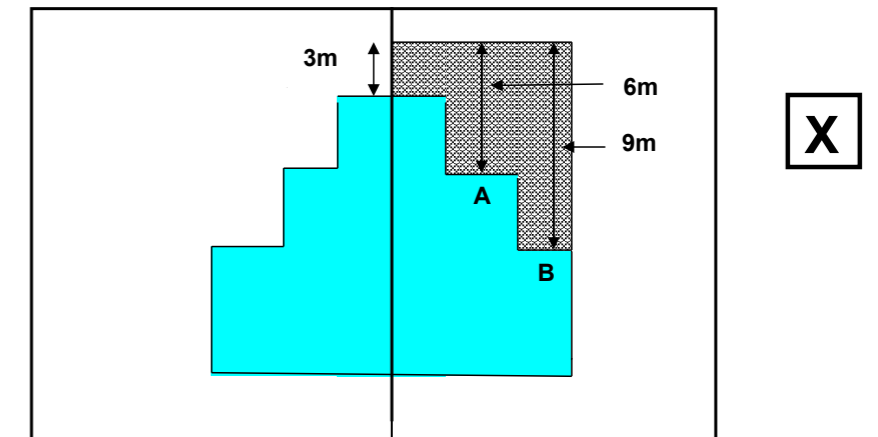
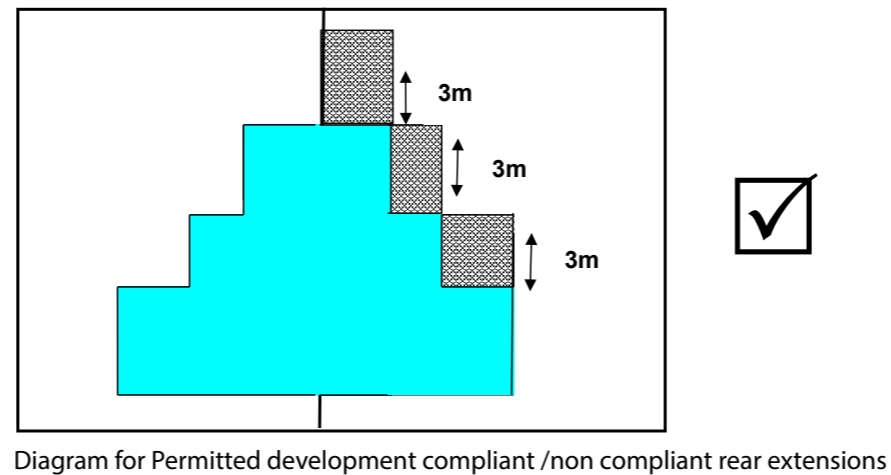
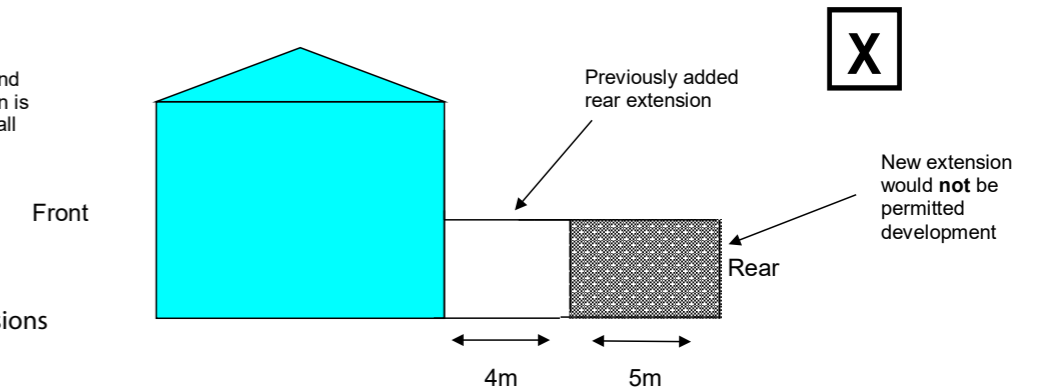
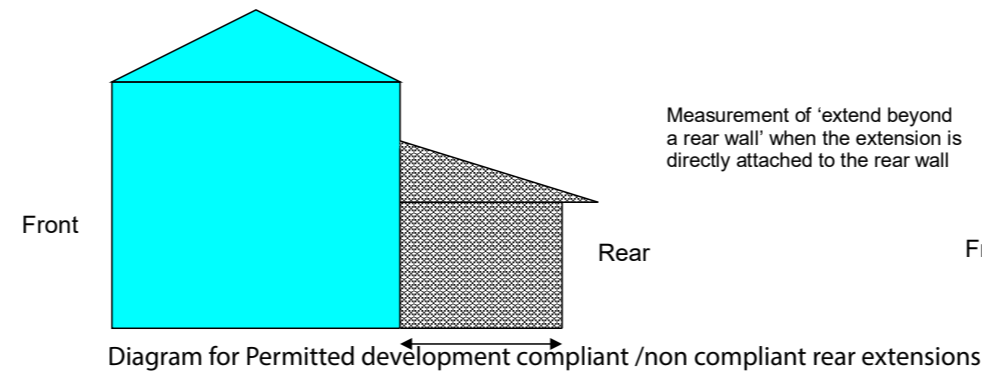
#### 1. Permitted Development / Certificate of Lawful Development

#### 2. Householder Planning Application

In the first instance the proposal would be checked against the permitted development guideline. The key guidelines which relate to the current design proposals are outline below:

#### Permitted Development Guidelines:

- Extensions (including any extensions to the original house under Class A or under a separate planning permission) and other buildings must not exceed 50% of the curtilage. The curtilage description is outlined in the next item.
- The 50% limit covers all buildings so will include existing and proposed outbuildings as well as any existing or proposed new extensions to a house. It will exclude the area covered by the original house but will include any later extensions or any separate detached buildings, even where they were built prior to 1948, or if the house was built after that date, built when the house itself was built (for example a detached garage or garden shed).
- Any enlargement, improvement, or alteration to a house must not exceed the height of the highest part of the roof of the existing house. If it does, an application for planning permission will be required.
- A single-storey extension must not extend beyond the rear of the original house by more than 4 metres if a detached house.
- The total height of the extension must not be more than 4 metres.
- Where a two storey extension is being proposed it must be more than 7m away from the boundary.
- Where any part of a proposed extension to a house is within 2 metres of the boundary of its curtilage, then the maximum height of the eaves that is allowed for the proposal is 3 metres.





## 2.0 Context

### 2.01 Relevant Planning History

The scheme proposes a first floor side extension over the attached garage and a single storey rear extension.

#### Planning History:

There is no historic planning applications which relate to 9 Chalfont drive. The applications outlined below are for schemes in close proximity who have similar design proposals.

#### Other Relevant Application:

Reference: BH2023/00616  
Address: 2 Chalfont Drive  
Description: Erection of first floor side/rear extension with pitched roof and rear balcony.  
Decision: Approved 20/04/23  
This is a substantial development on a neighbouring building almost doubling the foot print. This is not a 'chalet style' property but they extension does respect the existing architectural character and form.

Reference: BH2013/03149  
Address: 10 Chalfont Drive  
Description: Erection of single storey rear extension, two storey side extension and associated works.  
Decision: Refused 13/09/2013  
This is not a 'chalet style' property but it was thought that the extension was not subservient and would have too much of an impact on the front elevation. The location on the street also increases the visual impact on the street.

Reference: BH2011/00253  
Address: 11 Chalfont Drive  
Description: Erection of a first floor extension and a single storey rear extension. Balcony across the front elevation with balustrade. Associated alterations to fenestration with replacement rear conservatory.  
Decision: Approved 12/05/2011  
This scheme is very similar to the proposed design options contained within the report except for the general style of house. The extension is clearly subservient to the main house and replicates the style.

#### Conclusion:

The designs shown in the following sections would require a householder planning application due to the proximity to the boundary and the extension at first floor. This does not mean that the proposal is contentious but would mean that all neighbours would be consulted as part of the application and the application would go through the standard planning process which would include a visit from the planning case officer.

As the design is subservient to the existing building and directly responds to the character and form of the existing building Willow don't envisage this being a contentious application. Willow would advise that a householder application is submitted for the proposed works.







## 03. Design

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3.01 Use

3.02 Amount

3.03 Layout

3.04 Scale and Visual Prominence

3.05 Appearance

3.06 Access

# 03. Design

## 3.01 Use

The existing use at 9 Chalfont Drive is Use Class C3 Residential and there is no proposed changes to the use and remains C3 Residential.

## 3.02 Amount

- Ground floor area : 130 sqm
- First Floor area : 53.4 sqm
- No changes to Loft area

KEY	
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span>	Existing GIA
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	Proposed GIA
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<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span>	Existing Wall
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	Proposed Wall

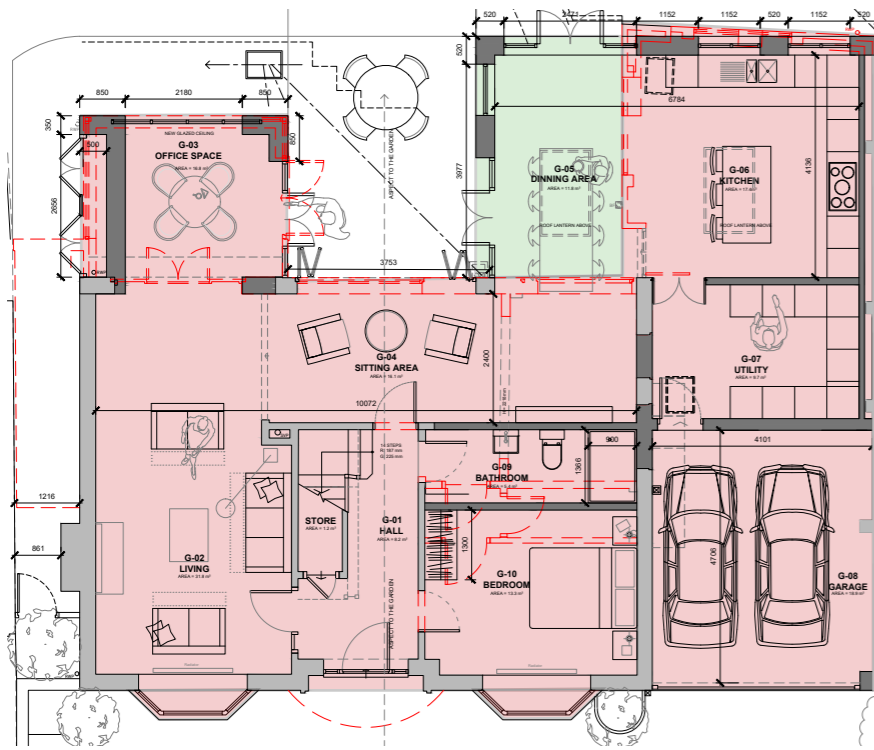


Fig. 12: Proposed Ground Floor plan

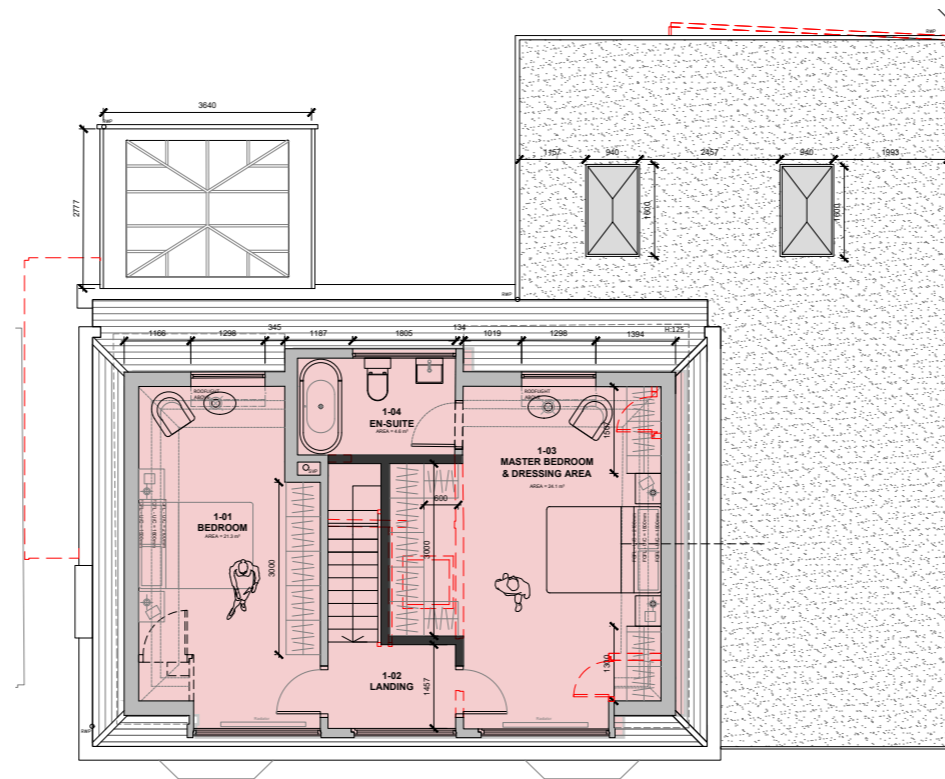


Fig. 13: Proposed First Floor plan

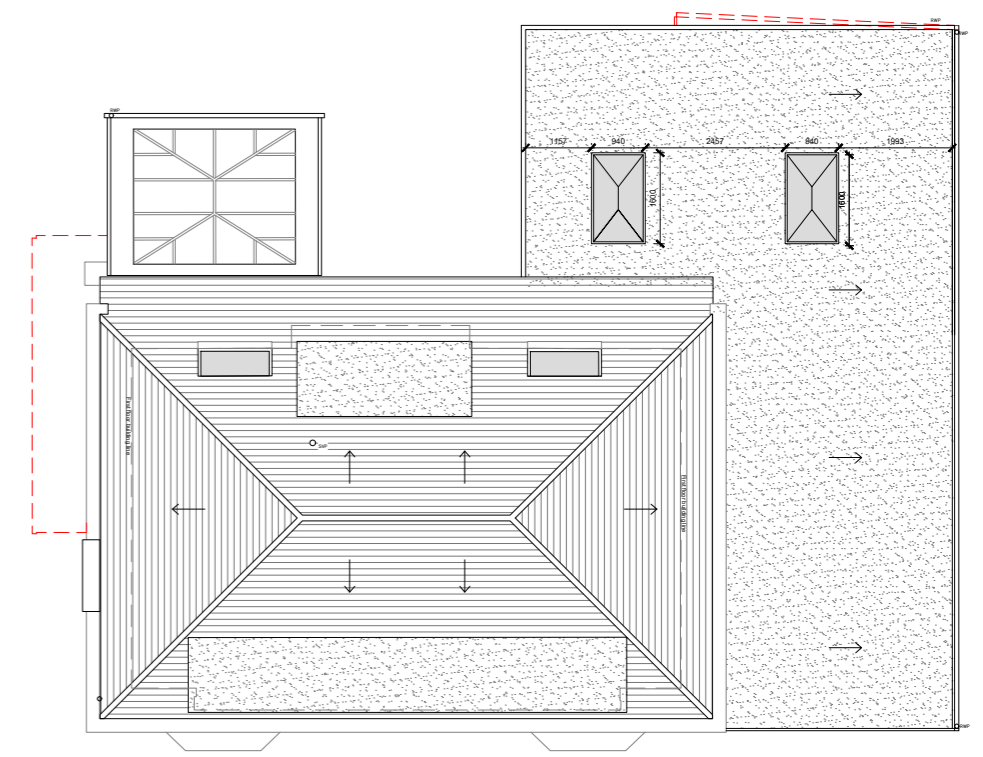


Fig. 14: Proposed Roof plan



# 03. Design

## 3.03 Layout

The existing general layout of the house in relationship to the boundaries, public spaces, public highways, adjacent buildings and space around number 9 Chalfont Drive are primarily staying the same. This respects the existing street scene and typical layout of properties of this type in the area.

The proposal exceeds national space standards for the internal spaces and addresses the requirements that family homes need to address in a post covid situation. The internal layout addresses the needs of a 21st century family home whilst seeking to retain as much of the existing building fabric as possible. The proposal includes the refurbishment of the ground and first floor.

The proposed layout provide a high quality living area throughout featuring a larger living space, dining area, kitchen, additional bedroom spaces and additional office space which is required post covid.

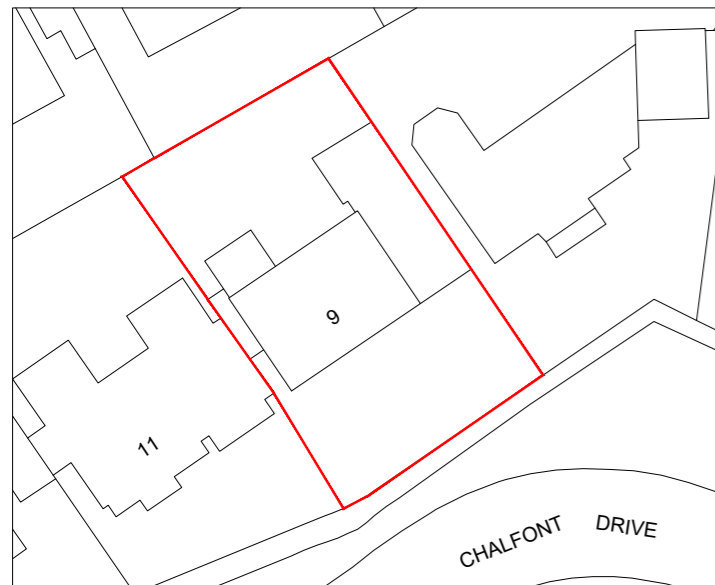


Fig. 15: Existing Site Plan



Fig. 16: Proposed Site Plan



Fig. 17: View of the Proposed Residence



## 03. Design

### 3.04 Scale & Visual Prominence

The design of the property has been crafted with a meticulous attention to detail to ensure that it blends seamlessly with the existing structure. The fenestration has been kept minimalistic, with a focus on simplicity and elegance, in line with the overall aesthetic of the elevation. The elevation has been thoughtfully designed to maintain a perfect symmetry, with every aspect of the design carefully considered to achieve this. The rear side of the property has been detailed with an emphasis on proportion and symmetry, resulting in a design that is both aesthetically pleasing and functional.

#### Front Elevation

The existing garage at the front of the property has been re-designed to a car park, utility and kitchen area complementing the existing elevation, with the same level of attention to detail that has been applied throughout the rest of the design. The roof lights on the first floor are to be replaced with a design that is keeping with the style, proportion, and material of the existing structure, resulting in a cohesive and harmonious design that is both elegant and practical. In addition the proposal involves removal of the side store that is visible from the front of the building. This step has been taken to increase the building's visual prominence, to create a more positive relationship with the neighbouring property.

#### Rear Elevation

The rear extension has been carefully designed to enhance the existing elevation and provide it with a more appealing look. The fenestrations have been strategically positioned to improve the overall aesthetics, making the elevation more proportional and symmetrical.

This design approach has successfully created a seamless link between the indoor and outdoor spaces, ensuring that the interior of the building is in harmony with its exterior. These changes will significantly improve the building's appearance, making it a more attractive and welcoming space.



Fig. 18: Proposed Front Elevation



### 03. Design

#### 3.04 Scale and Visual Prominence



Fig. 20: Proposed Rear view



Fig. 21: Proposed Interior view showing indoor to outdoor connectivity



## 03. Design

### 3.05 Appearance

#### Existing Appearance

The existing house consists of the following material palette and details.

1. Red tone brickwork.
2. Clay roof tiles on pitched hipped roofs.
3. UPVC Windows.
4. Exterior cornice detail.
5. White panelling detail.
6. Rear fenestration detail.
7. View of a combination of existing materials



Fig. 22: Existing material palette

#### Proposed Appearance

The proposed appearance of the building will feature a combination of red tone bricks and clay tile roofing to maintain the existing aesthetic. The red tone bricks will be carefully selected to match the existing bricks used on the building to ensure that the new additions blend seamlessly with the rest of the building. Additionally, the clay tile roofing will be carefully chosen to match the existing roofing to ensure that the new roofing complements the existing roofing.

#### Fenestrations

The fenestrations will be designed in a Georgian style to add an elegant and sophisticated touch to the building's overall aesthetic and will be painted in a subtle beige tone to complement the overall elevation and add a touch of warmth to the building's appearance. The ground floor rear fenestrations will be symmetrical with the rest of the building to create a sense of balance and harmony.

#### Roof lights

The roof lights on the first floor will be replaced with high-quality, energy-efficient options that do not alter the existing appearance of the building. The new roof lights will be carefully chosen to match the existing ones to ensure that they blend seamlessly with the rest of the building's exterior.

#### Garden

A patio and garden is proposed at the rear of the building to create a relaxing and inviting outdoor space for residents and visitors. The landscaping will be carefully designed without adding too much of hard landscaping.

#### Indoor Outdoor connectivity

The interior of the residence is designed in a way that it offers a view of the outdoor landscape, creating a seamless connection between the indoors and outdoors. This design approach also creates an open and spacious feel to the interior. To enhance this connectivity, new roof lanterns are proposed in the kitchen and dining areas. These lanterns will not only improve the connection to the outdoor but also bring in natural light to these spaces.



Fig. 23: Proposed Material palette



## 03. Design

### 3.06 Access

The proposal does not include any changes to the vehicle access to the property. The pedestrian access to the front door and the external access on both sides of the property has been retained. The removal of external side store has improved the accessibility of the property.



Fig. 24: Proposed Front Elevation





## 04. Biodiversity

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### 4.01 Strategy and Landscaping



## 04. Biodiversity

### 4.01 Strategy and Landscaping

#### Trees and Planting

According to the proposal, the natural state of the site will remain largely unaltered. The scheme aims to enhance the natural beauty of the site by introducing new landscaping elements, including the planting of native species. It is important to note that no existing bushes or shrubs that are significant to the site's ecosystem will be disturbed. Therefore, the proposed changes will have a minimal impact on the site's natural environment.

#### Biodiversity Checklist & Mitigation

Since the construction site is not situated within the local wildlife reserve or local geological site, the natural habitat and geological formations in the vicinity remain largely undisturbed by the ongoing construction activities. As a result, the local environment has not been subjected to any significant negative effects as a result of the construction.



Fig. 25: View of the site with existing trees and plantations



Fig. 27: Proposed rear view



Fig. 28: Native species planting



## 04. Biodiversity

### 4.01 Strategy and Landscaping



Fig. 29: Proposed renders showing view of garden







## 05. Sustainability

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5.01 Strategy



## 05. Sustainability

### 5.01 Strategy

Sustainability is a key part of all construction projects as construction is one of the largest contributors to carbon emissions. The design proposal should aim to improve the energy efficiency of the existing house and it is important to understand its performance and how energy is currently being lost. Around 25% of a building's energy loss is typically through the roof, with a large amount of the remaining through other non-insulated areas and of course the glazed components.

The first steps to be taken should you wish to improve the energy efficiency of the property should be to insulate these existing areas; insulation could be applied to the existing roof rafters, existing cavity walls should be filled with insulation, or insulation should be applied to the internal face, and the existing ground slab should be insulated, either beneath the existing floor joists or to the slab itself. Any existing windows can be replaced with more efficient sealed double-glazed units.

Some of the key factors that should be considered within the project are outlined below:

#### 1. Fabric First - New Construction

All new construction should aim to exceed building regulation requirements and prioritise insulation and high performing materials. This is easily integrated into the proposed design and the detailing around the junctions is important.

#### 2. Fabric First - Retrofit

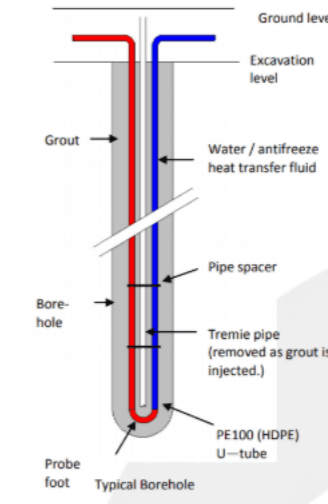
The existing building should be reviewed and opportunities to upgrade the insulation within the walls and roof should be explored. The condition of the existing windows should also be reviewed and airtightness should be explored. The impact on the energy loss should be understood before alterations are made.

#### 3. Current Services

Where there are old boilers, lighting etc.. this should be upgraded to more efficient modern systems.

#### 4. Sustainability Technologies.

Different technologies are appropriate for different projects and Willow will explain which one will be the most appropriate for your property. These technologies can be added on to existing buildings or integrated into new proposals. They typically come with high capital cost but will reduce month energy consumption. If this is something you would like to explore in detail a sustainability consultant can be appointed for additional advice.



Borehole and diagram



Fabric First - New Build Construction



Fabric First - Retrofit



Sustainability Technologies - Air Source Heat Pump



Sustainability Technologies - Solar Panels



## 06. Conclusion

The proposed alterations to the existing property at Chalfont Drive would bring about several positive and sensitive changes. The design of the new building is carefully planned to be sympathetic to the existing fabric while also borrowing elements from its details and history. This approach ensures that the proposed alterations integrate seamlessly with the existing environment, making it a welcome addition to the area.

To achieve this, the design team has taken great care to use materials, window positions, and details that directly respond to the existing building's features. This approach ensures that the new building complements and enhances the existing building's unique character and qualities.

Furthermore, within the wider planning context of the area, the proposed alterations would be of similar proportions, scale and prominence as the newly approved schemes in the area. This ensures that the new building will fit in well with the surrounding area, contributing positively to the local community and enhancing the overall aesthetic of the neighbourhood.

The scheme also ensures that an existing building of this scale and grandeur is suitable for 21st-century family living, which secures the maintenance and longevity of the property. The proposed alterations would bring much-needed improvements to the existing building, making it a more comfortable and practical space for modern family living.



Interior view of proposed office space



Aerial view of the site and proposed residence



Rear view of the residence



