

DESIGN & ACCESS STATEMENT

**3 Westmeston Avenue
BN2 8AL**

February 2024

REV_C

Application Introduction

Demolition of 3 Westmeston Avenue and for the construction of a new replacement dwelling as per the design approved in application ref: BH2023/02672.

Minor amendments have been made to the sizes of the proposed windows, and material change from black aluminium windows/doors to black upvc. Rooflights have been omitted from the southern side elevation and replaced with additional solar panels.

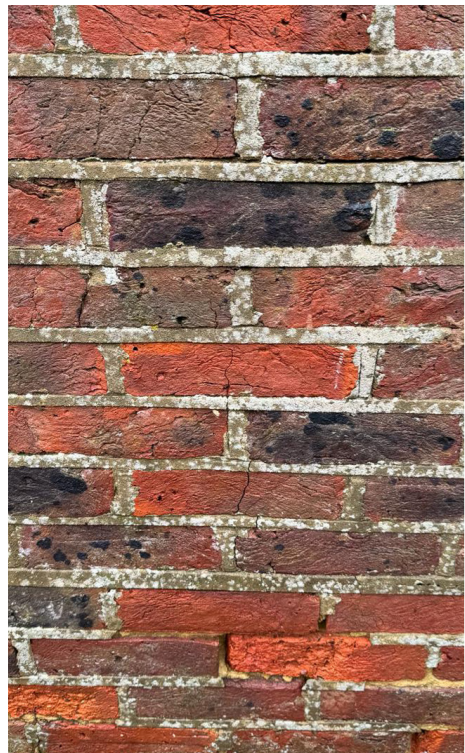
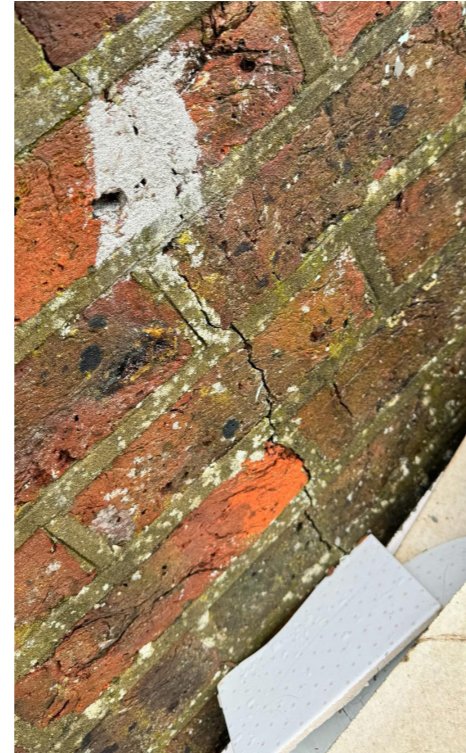
Application Overview

This is an application for the demolition of the dwelling at no.3 Westmeston Avenue.

The initial phase of renovation works as per approved application ref: BH2023/02672 begun 13th February 2024, which included part demolition to the front porch and rear where extensions were planned, along with removing the roof and exposing internal walls. During this significant cracks were discovered in both the walls and foundations, please see adjacent photographs evidencing this. Most walls were built directly from the chalk with no formal foundations which has lead to structural cracking. Subsequently some walls suffered partial collapse.

Following consultation with a structural engineer, for health and safety reasons it was determined that the structural integrity of the building was compromised, rendering the remaining walls unsafe. Swift action was taken to ensure safety, which unfortunately necessitated the demolition of the remaining compromised structures.

This application is to implement the building as approved in BH2023/02672, as an entirely new build structure.



Photographs demonstrating the compromised structural integrity of no.3 Westmeston Avenue.

Site Overview

The application site had a detached two-storey dwelling house on the west side of Westmeston Avenue. The site's west boundary abuts the South Downs National Park (SDNP). The site is within the West Saltdean Neighbourhood Area.

The site is within an Archaeological Notification Area: DES9636. It is in an area of Saltdean that has previously produced a number of important archaeological finds from prehistoric to Saxon burials. Consultation with Esher, county archaeology has no objections to the proposal including any demolition or underpinning required.

The application property was a detached bungalow with a loft conversion to the rear. Access to the site is from Westmeston Avenue, with a pedestrian entrance and separate driveway. There are bus stops parallel, and further north of the property, serving Brighton & Hove buses, stops named Founthill Road, routes 47 and 47A. A planning application search yielded no results for this address at the time of writing, other than ref: BH2023/02672.

Relevant Neighbouring Planning History

BH2023/02161 - APPROVED - Non-material amendment to application BH2022/01280 to raise the roof ridge height by 120mm. 7 Westmeston Avenue, BN2 8AL.

BH2022/03493 - APPROVED - Erection of two-storey side and rear extension, alterations to fenestration, and associated works. 7 Westmeston Avenue, BN2 8AL.

BH2022/01280 - APPROVED - Erection of two-storey side and rear extension, alterations to fenestration, and associated works.

BH2021/02596 - APPROVED - Certificate of Lawfulness for proposed single storey side and rear extension. 39 Westmeston Avenue, BN2 8AL

BH2019/00172 - APPROVED - Erection of single storey front extension and replacement of first floor windows with larger windows (Part Retrospective). 21 Westmeston Avenue, BN2 8AL.

BH2018/03368 - APPROVED - Certificate of lawfulness for proposed loft conversion incorporating front rooflights and rear dormer with juliet balcony. 4 Westmeston Avenue, BN2 8AN.

BH2016/05925 - APPROVED - Erection of a front porch. 41 Westmeston Avenue, BN2 8AL.

BH2016/05926 - APPROVED - Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end roof extension, rear dormer with balcony and rooflights. 41 Westmeston Avenue, BN2 8AL.

BH2015/03404 - APPROVED - Erection of front and rear extensions, formation of lower ground floor garage and first floor with pitched roof and associated works. 19 Westmeston Avenue, BN2 8AL.

BH2010/00069 - APPROVED - Replacement and extension of existing rear balcony incorporating glass balustrade and removal of wall between existing door and window to create enlarged door opening. 11 Westmeston Avenue, BN2 8AL.

BH2005/06220 - APPROVED - First floor pitched roof side extension over existing garage (re-submission of refused application BH2005/05110/FP). 21 Westmeston Avenue, BN2 8AL.

BH2005/06220 - APPROVED - First floor pitched roof side extension over existing garage (re-submission of refused application BH2005/05110/FP). 21 Westmeston Avenue, BN2 8AL.

BH2004/01092/FP - APPROVED - Loft conversion with dormer window to front, rear and side (south) elevations. 5 Westmeston Avenue, BN2 8AL.

BH2002/01779/FP - APPROVED - Amendments to previously approved Application No BH/2002/01201/FP for loft conversion, including replacing hipped roof with a gable on the south side and insertion of rear dormer. 17 Westmeston Avenue, BN2 8AL.

Existing Building

The existing building is a detached two-storey home, and measured 110.7m2.

Neighbouring buildings

Westmeston Avenue comprises an eclectic range of detached properties, with an even mix of single and 2 storey properties, and some 2.5 storey. There is a range of materiality present, from red brick and tile, to white render and black timber, with both white and black windows present throughout.

North of the site is a 1.5 storey detached home, No.5 Westmeston Ave, originally constructed as a single-storey dwelling, with a loft conversion since constructed, BH2004/01092/FP. Constructed in multi-stock red brick, running bond, with black windows to ground floor and white to first floor dormers. Red clay tiled roof, with three dormers to front, side and rear.

South of the site is a 1 storey detached bungalow. Constructed with multi-stock red brick, running bond, with red clay tiled roof and white upvc windows.

Opposite, East of the site, is a 2.5 storey detached home. White painted brickwork to front ground floor, white horizontal cladding to first floor, with red brick to side gable. Roof tiled grey, with roof lights to front and rear, though an approval exists for a rear full length dormer and juliet balcony to the east, BH2018/03368.



View of no.3 Westmeston Avenue



View North of the site.



View South of the site.



View South-East of the site.

Description of Proposal

The design closely follows that of approved application ref: BH2023/02672, with minor amendments made to proposed windows, the omission of southern roof lights, and a minor material change from black aluminium to black upvc for new windows and doors, triple glazed.

The previous design was for the loft conversion and extension of the home, which included raising the ridge, and extensions to front and rear.

The proposed roof comprises two gabled roof forms to the front and rear, with an inset roof bridging these centrally. By facing the gables to the front and rear, the roof form pitches away from the immediate neighbouring properties maintaining the rhythm of the 1.5 storey properties stepping down the hill.

First floor glazing focuses towards the sea view from the front of the property, and the view across the neighbouring fields at the rear maintaining privacy. The emphasis of the angle to the front of the property continues the geometry set out by the existing house porch, as well as neighbouring properties at no.7, 9 & most notably no. 11 Westmeston Avenue.

The two storey rear extension projects west, parallel from the existing footprint. Housing the dining space on the ground floor and master bedroom above.

The front porch and bay window have been reimagined, orientated towards the sea view with a picture window replacing the bay window.

The ground floor front bedroom/study has a corner window to better capture the south-easterly sea views. The garage is to be converted into an indoor gym, with a window replacing the garage door to the front.

The existing residential capacity is 4 bedrooms, 6 people, with a GIA of 110.7m². The proposed residential capacity remains as 4 bedrooms, 6 people, with a GIA of 193m²

Proposed materials, make reference to surrounding neighbours are vertical black and cedar timber boarding, with red brick wrapping around a portion of the ground floor, and red clay roof tile. Black upvc windows.

Refuse storage is located as existing, down the north side access, behind gated frontage.

Assessment of Proposal

Principle of Development

The application property had an angled entrance feature to the front of the property, assumed to orientate to the south easterly sea views, this is to be adjusted to better suit the bay window feature to the front. This further takes reference from neighbouring properties north of the site; no.7, no.9 and particularly no.11 which have a shift in taking a southeasterly front elevation also.

The application property also already had a full width loft dormer to the rear. The roof is to be remodelled, retaining the existing hipped sides to the north and south away from immediate neighbours and instead proposed two gabled fronts to the front and rear, to facilitate an internal re-model which moves the bedrooms upstairs to generate a better family living space across the ground floor.

Juliet balconies are proposed to the front bedrooms.

Properties on Westmeston Avenue with these features:

No.4, planning approval for juliet balcony to the east, BH2018/03368.

No. 6, full-width east facing balcony, partly inset.

No. 15, full width east, front-facing balcony, pictured right.

No. 21, full length opening door to flat roof, east, front-facing.

No. 31, east front-facing balcony.

Design and Visual Impact

The new build is to be built closely to the design of approved application ref: BH2023/02672. The footprint, height and materials of the proposed is not changing from the previously approved design, therefore there is no greater impact to be imposed on the surroundings than that which has already been approved.

The previous proposal was designed with every effort of staying within the existing buildings footprint, and utilising the re-modelling of internal space to unlock the desired spatial arrangements. From the perspective of the street scene, the proposal predominantly maintains the existing buildings footprint and form, with the re-modelled front porch remaining subservient and setback of the primary front elevation to the street. The materials proposed further reflect the difference between the existing front projection and set-back elevation.

The new roof form reflects the hipped sides of the existing, and instead projects the inhabited spaces to the front and back. The central flat roof adjoining the two pitched roofs is recessed from the front, again to reduce the visual impact to the street scene and prevent it appearing over-dominant. The proposal is a subservient design for the GIA gains it facilitates.

The materials are sympathetic to the site's context, with direct reference to the existing materials of the neighbouring buildings immediately adjacent.



2 Cranleigh Ave.



View from South of Marine Drive



No.1 Marine Drive



No.32 Arundel Drive East



Size & Scale

The new build is to be built closely to the design of approved application ref: BH2023/02672. The footprint, height is not changing from the previously approved design, therefore there is no greater impact to be imposed on the surroundings than that which has already been approved.

The proposal has been designed to relocate the bedrooms upstairs, with the ground floor providing an open plan family living-dining-kitchen space. All bedrooms exceed national space standards, and have better quality of space in terms of provision of light, compared to the existing home.

To reflect contemporary living needs, a working from home study space is provided, alongside gym and utility spaces across the ground floor north side.

The two-storey massing works in conversation with the neighbours, stepping up away from the south, as with the rest of the street that rises to the north, with a ridge height reflecting no.5 Westmeston Avenue. The proposal has a recessed flat roof portion between the two front gables, reducing the impact of the roof as a whole, from the front with the implication of it being two gables only. The roof pulls away from the neighbours either side, in conversation with the existing roofscape outline to the street scene.

The materials work to differentiate between the ground floor and first floor, for it to be read as a 1.5storey dwelling, with the first floor appearing within the roof/loft space. The ground floor is wrapped in red brick, in keeping with the neighbouring bungalows either side, and topped with a single soldier course. Existing is a brick plinth condition, with render above, the proposal works to retain this brick plinth condition. The first floor is clad in vertical black timber cladding, with vertical cedar fins, to be read as an inhabited roof form.

Planted frontage is desirable, and therefore the left hand side adjacent to the pedestrian front path, is to be retained as grass, with planted beds separating the driveway and front path, offering a visual buffer to the parking area.

Impact on Neighbouring Amenity

The new build is to be built closely to the design of approved application ref: BH2023/02672, with no increase or extension in its mass or form. The windows proposed closely follow the approved, with minor admendments made particularly to the front elevation which fronts onto the public street scene. The scheme has been carefully designed to ensure that there will be no undue loss of privacy to nearby residential amenities, particularly in respect of windows to side elevations. No new side windows are proposed, other than high level roof lights.

Due to the new roof form pitching away from the immediate neighbours, there should not be significant undue impact to nearby neighbouring amenities, in terms of dominance or loss of light. The form of the new build remains the same as application ref: BH2023/02672, in keeping with the results of the daylight sunlight report comissioned.

The two-storey rear projection does not extend significantly from the existing elevation, and being north of the immediately adjacent neighbour, it is not considered to impact their daylight, nor an overbearing presence, as assessed in the daylight sunlight report.

Bifolds doors and windows are proposed to the rear ground floor. There were patio doors to the rear, in close proximity to the south neighbour. The rear projection moves the proposed bifolds forwards from the existing doors, and away from the neighbours rear elevation. To the north the

patio appears sunken, owing to the natural topography rising to the north, with the neighbour having several outdoor structures along this boundary already. These factors combined we do not believe the bifold doors and kitchen windows will have an impact on privacy.

Impact on Transport

No amendments to application: BH2023/02672.

Flood Risk:

Correct at the time of writing;
Rivers and Sea: 'Very low risk'.
Surface Water: 'Very low risk'.
Reservoirs: 'Flooding from reservoirs is unlikely in this area'.
Groundwater: 'Flooding from groundwater is unlikely in this area'.

Heritage

Heritage statement and consultation with the County Archaeologist have been provided.