

February 2024

JOB NO: 2322  
PROJECT: PROPOSED RENOVATION OF EXISTING BUILDING  
WITH PARTIAL REAR EXTENSION OVER EXISTING GROUND  
FLOOR FOOTPRINT. MIXED USE COMMERCIAL/RESIDENTIAL  
AT 4 CHURCH PLACE, KEMPTOWN, BN2 5JN.



architecture + design  
tel: 0 7 8 1 4 2 3 6 0 3 8  
www.studioheffel.com  
hello@studioheffel.com

# DESIGN & ACCESS STATEMENT

## SITE LOCATION:

The site is located on the eastern side on Church Place in Kemptown, Brighton, East Sussex.

## SITE CONTEXT:

The site sits within a residential area of Kemptown, Brighton, one of a small cluster of commercial units on the intersection of Church Place and Eastern Road. The existing building front onto Church Place. This forms the outer edge/boarder of the Kemptown Conservation Area.



*Site Location Plan*

*Kemp Town Conservation Area*

STUDIO HEKKEL LTD (Company No. 12270586)

hello@studioheffel.com | 07814236038 | www.studioheffel.com

### SITE CHARACTERISTICS:

Church Place gently slopes upward from south to north. Church Place has an eclectic mix of building types, sizes and styles. The buildings range in uses (mix of commercial, industrial and residential). The street scene is made up of prosodic development of commercial units with residential above, a listed church (St Mark's Church) garages and a mechanic/industrial garage unit with forecourt.

The rear of Sussex Square is visible from the road, which is in parts very messy and has been extended and altered to various extents over the years. There are several 'gaps' in the east street elevation, which allows for views to the rear of Sussex Square. The application site is a two storey building with commercial to the ground floor and a residential unit to the first floor with a rear roof terrace.

### HISTORIC DEVELOPMENT OF THE SITE / PLANNING HISTORY:

The site was originally a coach house, which was subsequently developed to its current state. The site was subject to a previous application (by previous owner) for two additional storeys on top of existing structure (Ref: BH2023-01516). This application was refused.

### PROJECT AIMS:

This application proposes a partial rear extension, retaining the existing rear first floor terrace. The proposed extension would sit on top of part of the ground floor footprint. The proposed addition would create a central courtyard for the flat, that would create more privacy for both the existing flats to the rear of Sussex Square, as well as the tenant of the application site. The proposal also seeks to uplift the exterior of the building, with particular focus on views of the site from the church opposite. The existing exterior is very disheveled, dated and of poor quality.

### PROJECT CONCEPT:

There is an existing mixture of two-storey dwellings and commercial units along this eastern elevation of Church Place. These buildings are a variety of scales, styles and periods. There are also a series of garages, which creates 'gaps' in the street elevation leaving clear views of the poorly designed and finished existing building. The proposed partial rear extension sits on top of the existing ground floor footprint, creating a central enclosed private courtyard with a glass 'link element', linking the bedrooms to the new open plan living area. This glass link (obscure glass to the northern boundary), has been carefully designed to allow light to travel through unaffected, lining up with the existing gap between buildings due south of the site.

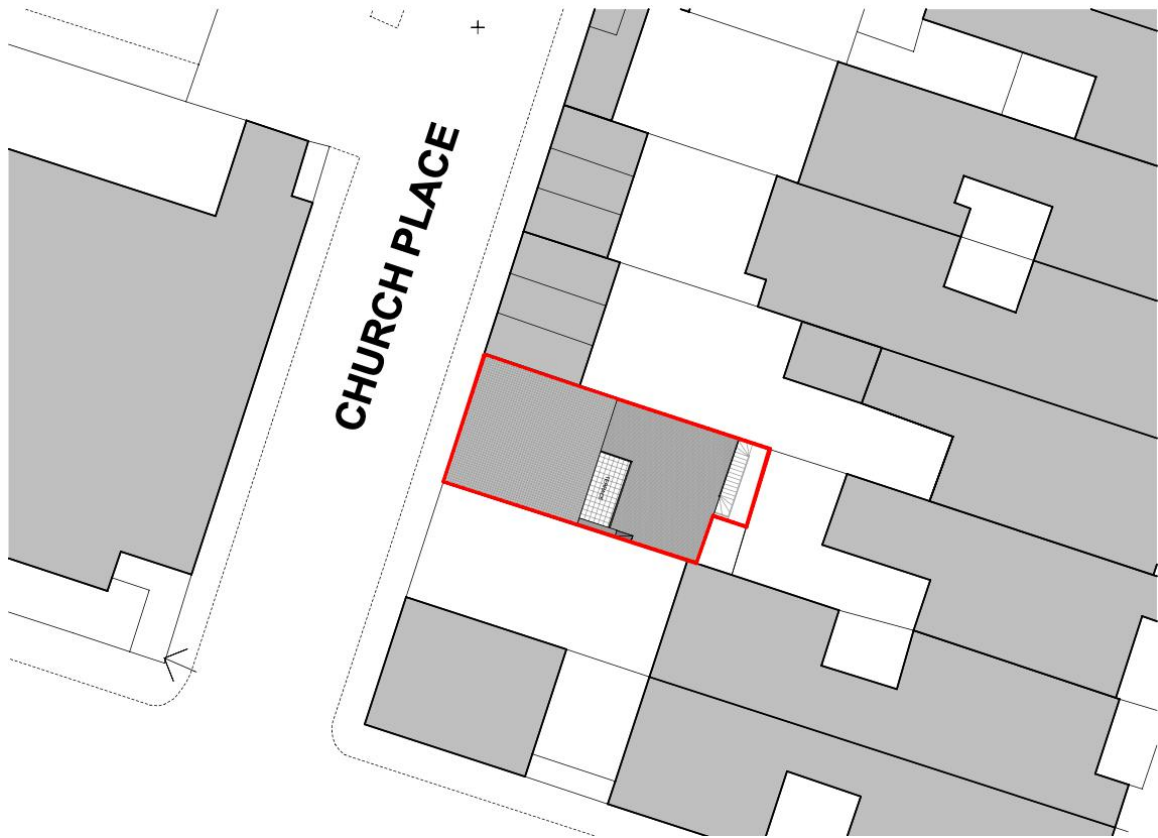
Therefore, as part of this proposal it is proposed to uplift the entire exterior of the house, tying together the front elevation, side elevations, with an in-keeping small extension to the rear.

### LAYOUT:

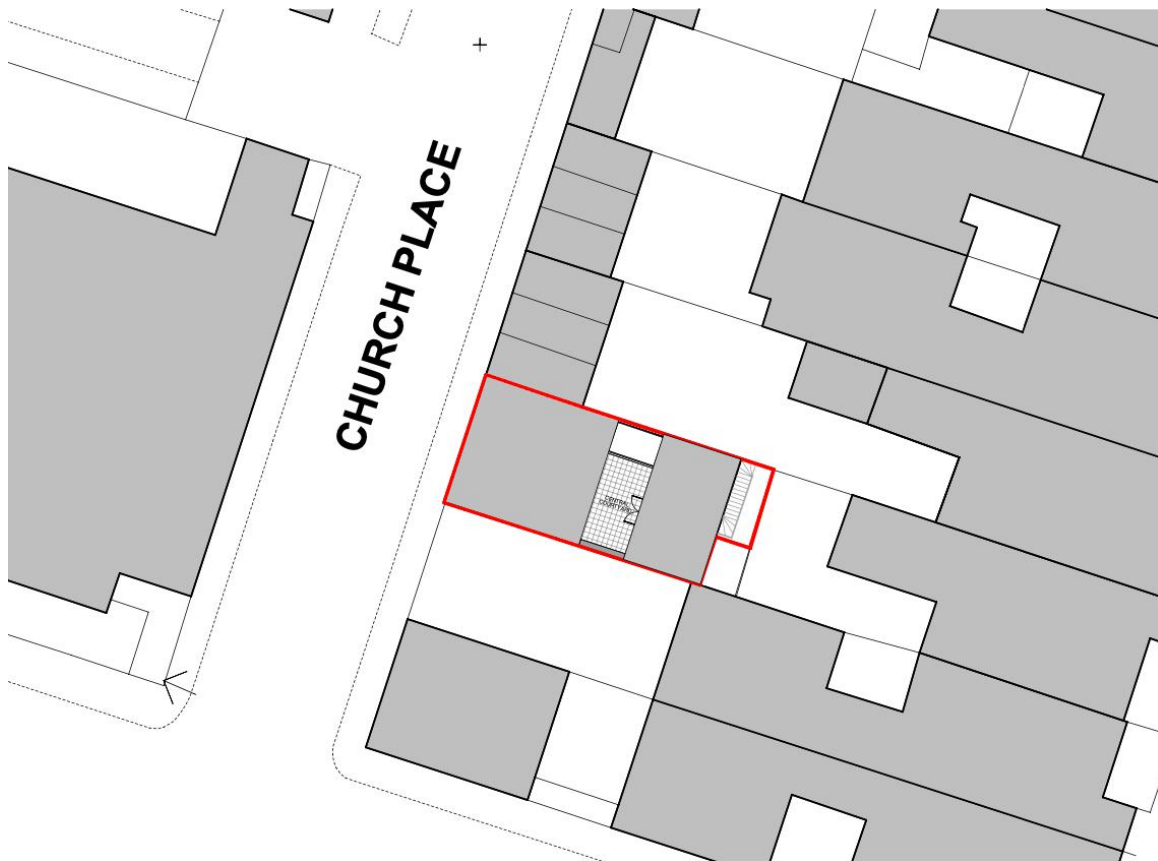
The proposed partial first floor extension proposes an open plan living room, with a small, private courtyard at the centre (in existing location) which will improve privacy for both the tenants and those to the rear of Sussex Square. .

### PRE-APPLICATION ADVICE:

N/A



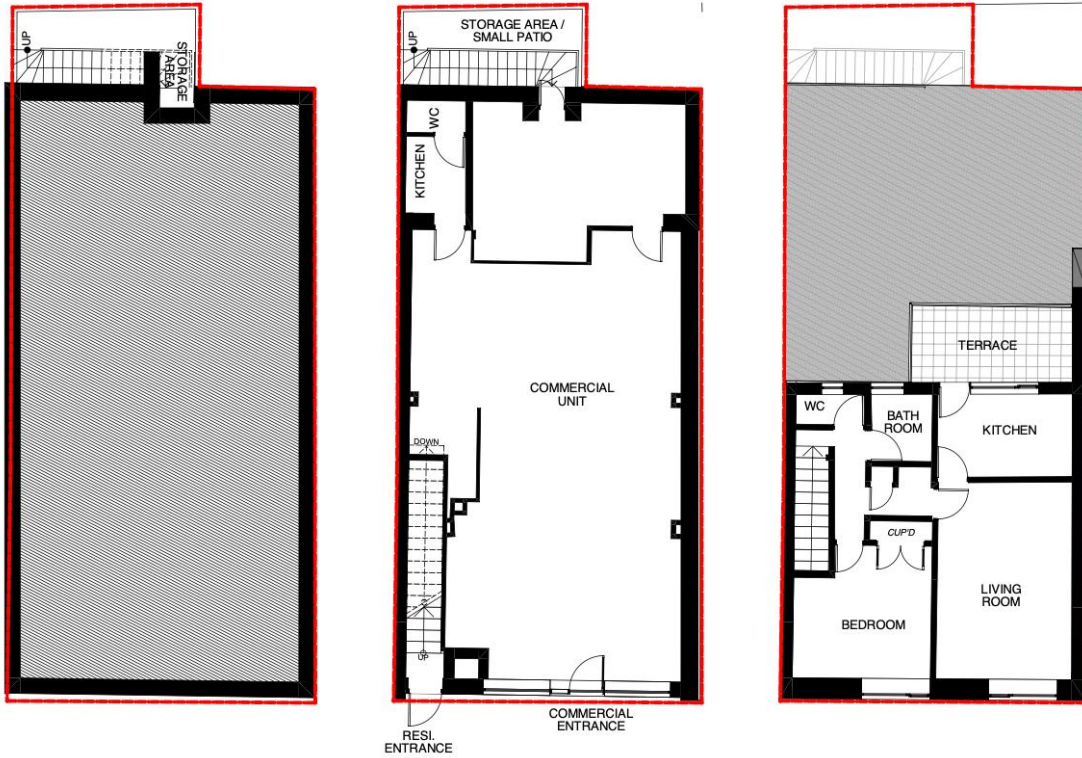
*Existing Site Plan*



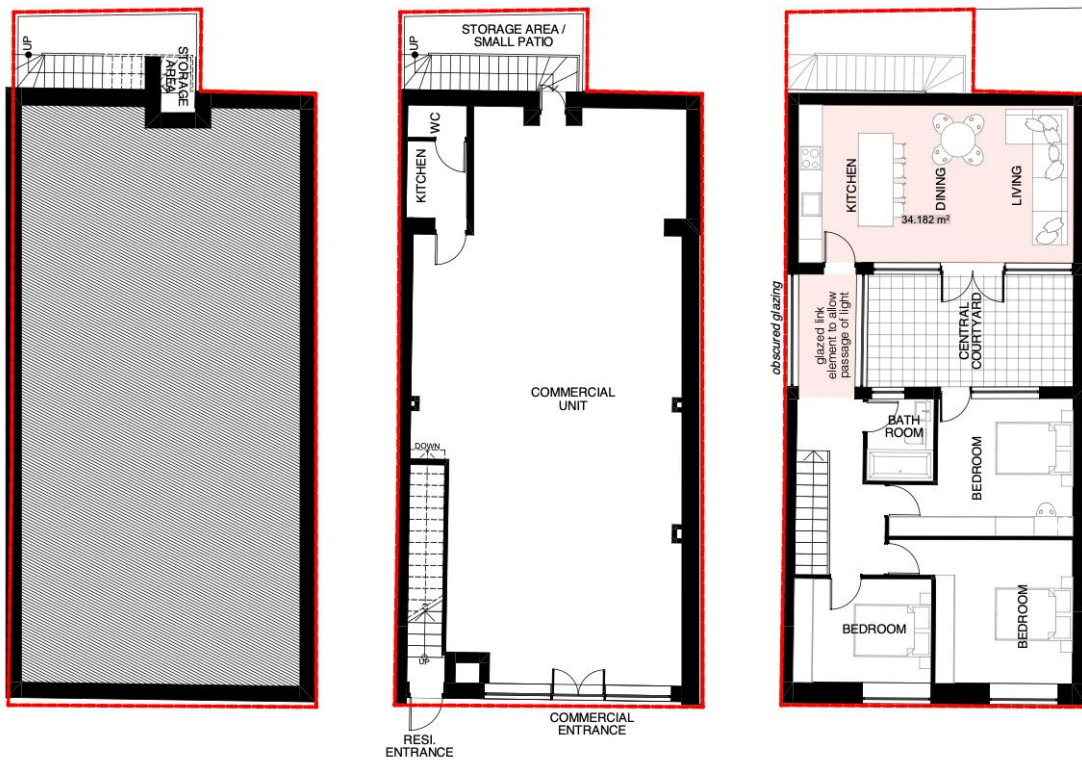
*Proposed Site Plan*

ACCESS:

Access to the building will remain as existing.



*Existing Floor Plans (Basement, Ground, First)*



*Proposed Floor Plans (Basement, Ground, First)*

## APPEARANCE:

The proposed materials are as follows:

- Ground Floor Shopfront: Render shopfront to tie together existing mis-match of painted brick, render and blockwork. Painted finish.
- First Floor Shopfront: existing red clay tiles to be replaced with aluminium cladding, wrapping around sides (as existing). Black powder-coated finish.
- First Floor Side Elevations & Extension: Sand/cement render. Painted white.
- Exterior Windows & Doors: Slim-line aluminium. Powder-coated black.
- Rainwater Goods: Black

## SUSTAINABILITY:

All materials are to be sustainably and locally sourced where possible. All works are to exceed the minimum standards as set out in the Building Regulations Approved Documents.

## CONCLUSION:

This planning application seeks to create a modest 3-bedroom unit and uplift the existing streetscape. The extension proposes to create an open plan kitchen, dining area with much improved bedroom and bathroom accommodation. .

As the site lies to the west of the Sussex Square dwellings and front onto Church Place. The extension sits lower than that of the existing first floor roof. The existing rear first floor terrace has an existing high wall to the southern boundary. This terrace and existing screening will be maintained. The proposed small extension will face onto this private courtyard, which will improve privacy for the properties to the rear of Sussex Square as well as the application site's tenant.

The proposal will not negatively impact any existing amenity or daylight considerations due to its proximity and orientation in relating to there surrounding properties. The proposed design seeks to create a contemporary building that is in keeping with, and compliments the existing scale and eclectic style of development along Church Place..