

February 2024

JOB NO: 2322  
PROJECT: PROPOSED RENOVATION OF EXTERIOR OF EXISTING BUILDING

AT 4 CHURCH PLACE, KEMPTOWN, BN2 5JN.



architecture + design  
tel: 07814236038  
www.studioheffel.com  
hello@studioheffel.com

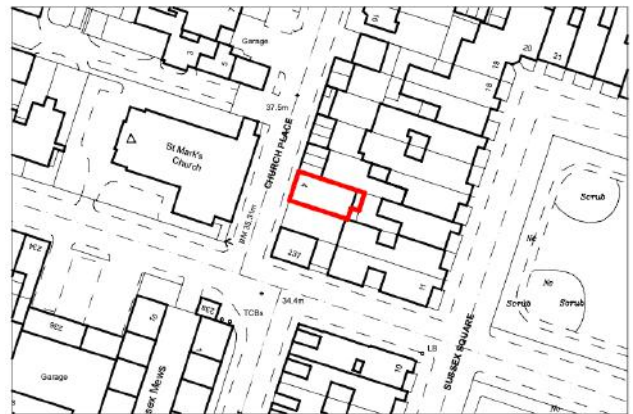
# DESIGN & ACCESS STATEMENT

## SITE LOCATION:

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

## SITE CONTEXT:

The site sits within a residential area of Kempton, 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 Kempton Conservation Area.



*Site Location Plan*

## 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 floors on top of existing structure (Ref: BH2023-01516). This application was refused.

## PROJECT AIMS:

This application proposes to renovate the front and rear elevations of the existing property.

## PROJECT CONCEPT:

The existing building is of poor quality & design. The existing exterior has a mixture of materials of exposed brick, painted brick, unpainted render, painted render, render made to look like blockwork/stone, red clay hanging tiles, white UPVC soffits and windows and black UPVC rainwater goods.

## LAYOUT:

The proposed building comprises commercial to the ground floor with a residential flat above at first floor level with private access from the ground floor, with a rear first floor terrace.

## PRE-APPLICATION ADVICE:

N/A

## ACCESS:

Access to the building will remain as existing.

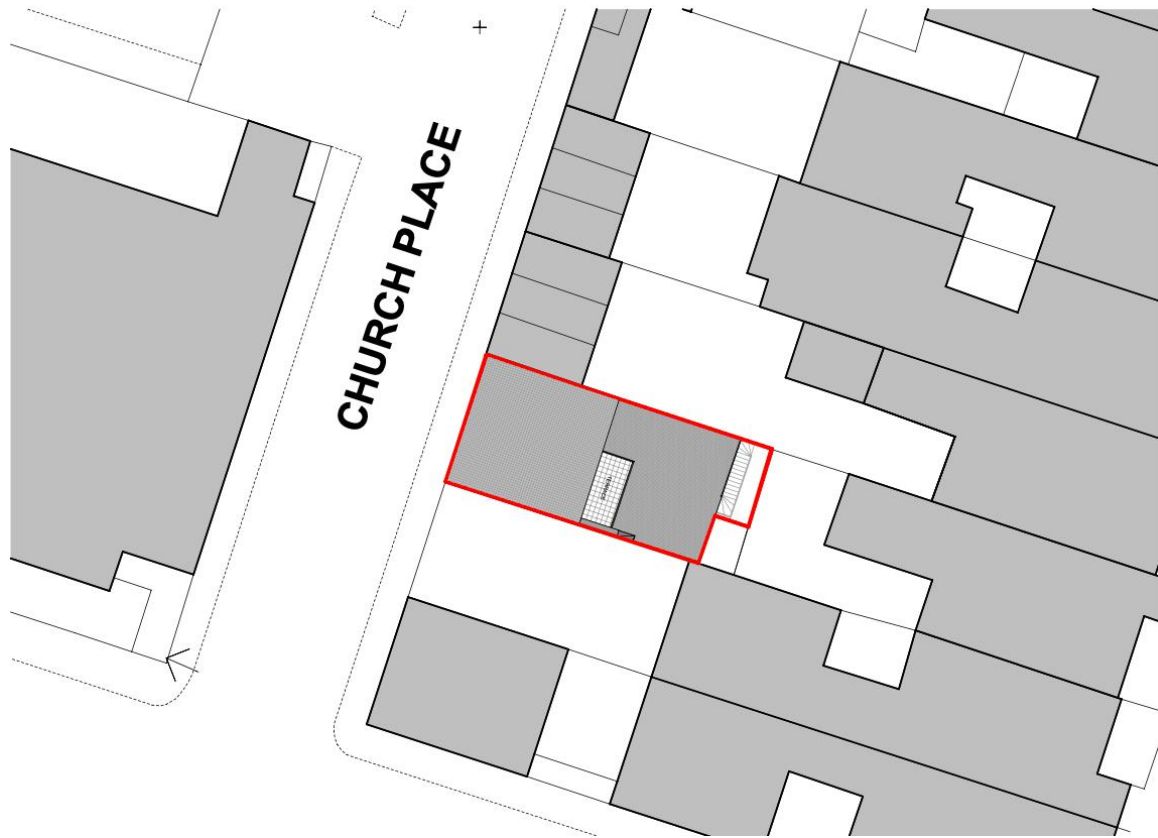
## APPEARANCE:

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.
- Rear Elevation: Painted render
- Side elevations: Painted render
- 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.



*Existing & Proposed Site Plan*

**CONCLUSION:**

This planning application seeks to uplift an existing contemporary building that is in keeping with, and compliments the existing scale and eclectic style of development along Church Place.