

Life Size Architecture Design & Access Statement

Project Name: 11 Clifton Place, Brighton, East Sussex
Client Name: Mrs Lara Hassell-Hart
Date: Monday, 19 February 2024
Project Summary: Proposed minor external amendments
Reference: 22025CP

Drawings: 22025CP drawing series & Transmittal Sheet

1.0 Project details

1.1 Site address

11 Clifton Place
Brighton
East Sussex
BN1 3FN

1.2 Application

The application proposal consists of the following:

- Excavation of existing external storage space
- Glazing amendments to rear and rear/ side elevation
- Rainwater and wastepipe amendments to rear elevation
- New folding doors to basement level at rear and rear/ side elevation
- Rear first floor balcony amendment
- New extract locations to rear and rear/ side elevations

2.0 Use

2.1 Building use

The building is currently used by the applicants as a residential home. The proposed does not intend to alter this.

2.2 Conservation

The building is located within the Clifton Hill Conservation area. Please refer to the Supporting Heritage statement for full details. The building is not Listed

3.0 Amount

The footprint of the main/ host dwelling is not being amended.

No works are being proposed to the front/ principle elevation.

4.0 Layout

Figure 1, 2, 3 & 4: Existing rear and rear/ side elevations



5.0 Scale

No additional volume is being added in external mass of the property.

6.0 Landscaping

No major landscaping works are to be carried out, however a suitable porous paving will be added to the upper and lower rear terrace surfaces.

7.0 Appearance

As part of the approval, please condition all of the below as material samples to be approved prior to installation.

8.0 Access

No changes to the access and egress from the main/ host building

9.0 Sustainability

All areas will be lit by energy efficient/low energy fixtures and fittings and benefit from high levels of natural light via the use of well positioned glazing.

No window-less habitable internal rooms have been created.

9.1 Natural Environment

The proposal does not alter the natural state of the site to any extent.

There are no existing prominent bushes or shrubs on the site that will disturb any wildlife habitation.

9.2 Pollution

The development will not give rise to contamination or atmospheric pollution in accordance with the local authority's policies; the proposal will employ relevant technologies to minimise the effects of the construction works and its use post-completion.

9.3 Community Safety

All of the windows and openings will be fitted with security fastenings as will the external doors.

9.4 Transport

The proposal lends itself to ample cycle storage to the rear of the property within an external storage to encourage more sustainable modes of transport.

Parking for visitors is provided on the driveway outside the property.

9.5 Waste

A dedicated refuse area is available within the front basement well.

The collection service is operated by the local authority for the main recycling materials, with the onus on the applicants to move the refuse to the collection point when required.

9.6 Minimisation of waste

The proposal looks to demonstrate how regard has been given to the minimisation and reuse of construction waste by:

- Using/choosing construction methods that are commensurate with the scale of the proposal to minimise the use of raw materials and maximise the use of secondary aggregates, recyclable and recycled materials; very little work on this project will be undertaken that does not involve a very localised application of skills, manpower, and materials. In turn this reduces the embodied energy 'in' the project.
- On site sorting and recovery of waste materials from the demolition and throughout the construction programme.
- Ensuring that the Principal Contractor follows the Site Waste Management Plans – Guidance for Construction Contractors and Clients – Voluntary Code of Practice Date Issued: 8th July 2004

9.7 Utilisation of local resources

Works in relation to the proposal will specifically utilise locally sourced materials and skills. The design team works with local consultants, contractors and sub-contractors united by a common purpose. Therefore, the proposal will look to have a positive effect on the economy and reduce the amount of wasted energy associated with projects where there is less care being taken.

9.8 Use of environmentally sound materials

All materials will be selected from sustainable sources and the redevelopment will make use of reclaimed materials where possible and practicable.

9.9 Use of renewable energy

Non-renewable energy in construction and use is to be avoided and as above, the proposal aims to reduce embodied and operational energy by appropriate specification.

10.0 Foul sewerage and utilities

Waste water and surface water to drain into existing sewerage system as shown on the proposed plans.

All paved surfaces to be porous.

11.0 Assessment/ Involvement/ Evaluation

Through conversations with staff at the council before submitting the application, the extension was designed to take into account all suggestions and feedback received.

The proposal seeks to be considerate of the existing dwelling, immediate street scene and local area. No changes are proposed to the front principle elevation.

The proposed materials on the walls, windows and all external sundry good are to match that existing on the main building and the general appearance of the property is to be kept as originally intended.

There are no plans to develop and sell the house for financial gain and the building is designed to be used as a home by applicants for the foreseeable future.