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0 / Summary

The proposal site is a backland area occupied by a row of single-storey garages / stores (sui generis). The site is underused and presents a valuable opportunity for much needed family housing in the city.

The proposal is for two semi detached two bedroom dwellings and one 2 bedroom detached house - along with associated gardens, front access, garden stores and the retention of two existing stores for use by Willbury Road residents.

The proposal outlined within this document and the wider application presents low carbon, biodiverse, car free, accessible, contemporary and contextual family courtyard housing to a high design standard, addressing priorities outlined within the BHCC Urban Design Framework.

1 / Existing Site Assessment

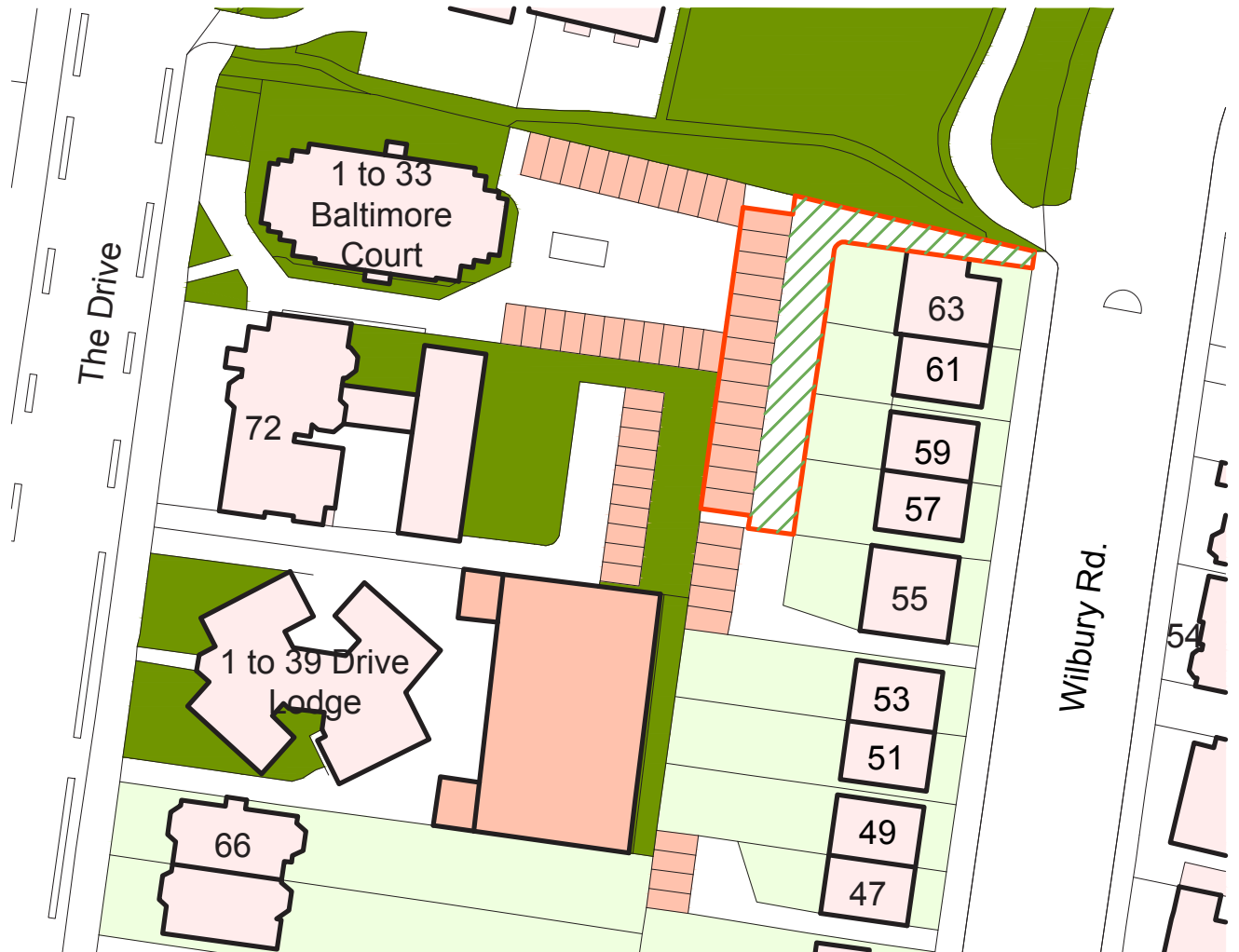
1.1 / Urban Grain / Access

The site is comprised of a backland area between properties on Willbury Road and The Drive (parallel to the west), currently occupied by a row of underused, single-storey garages and two stores for use by Willbury Road.

The site is bound on all sides by private or communal residential gardens or car parking / turning areas (including several rows of single-storey garages).

Neighbouring residents have a right to access the site for use of two existing stores at either end of the existing garage block. These, along with the right to access, must be retained.

-  Site area with right of access for neighbours
-  Vehicular Access / Parking
-  Communal Gardens / Planting
-  Private Gardens
-  Residential Buildings
-  Garages / Covered Parking



Site plan. NTS

1 / Existing Site Assessment

1.2 / Surrounding Scale

Surrounding residential buildings range in scale from one to eight storeys.



Site plan showing existing surrounding scale. NTS

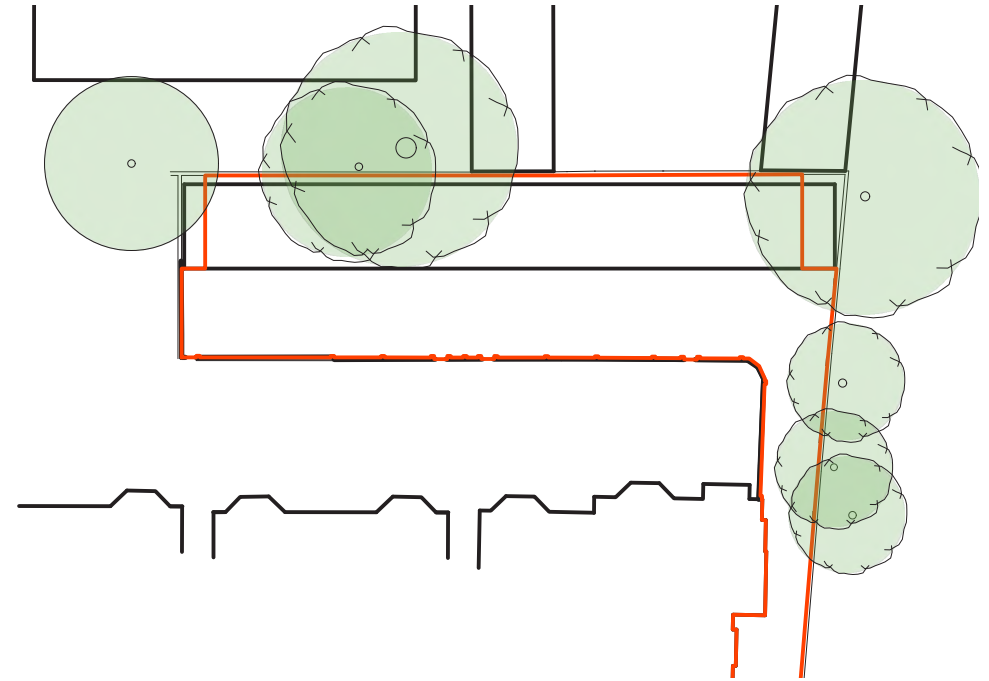
1 / Existing Site Assessment

1.3 / Existing Trees

A number of large, mature trees in neighbouring gardens present opportunity in the verdant character of the site, as well as design challenges due to overhanging canopies.

Care must be taken to accommodate existing trees and respond to their space requirements, as well as shade and leaf litter, in the proposed design.

Refer to arboricultural report accompanying the application and the maintenance diagram on page 18.



Site plan showing existing mature trees on site boundaries and the extent of overhanging canopies. NTS



View north-west showing large overhanging trees



View west from site entrance showing large overhanging trees

1 / Existing Site Assessment

1.3 / Existing & Surrounding Character

The existing site is surrounded on all sides by garden walls and fences of varying heights and materials. As such, the site feels well enclosed and private. Existing large trees on site boundaries contribute towards the sense of enclosure and privacy. The more open boundary is to the east, where upper floor windows of neighbouring dwellings look onto the site.

The existing garage block is constructed of modern buff brickwork with blue metal doors and white timber facias / joinery. It is not of any architectural merit.

The adjacent buildings with the most direct influence on the character of the site are those of Willbury Road. These large villas are constructed of a buff / cream brick blend typical of Hove, with ornate brick detailing, white timber joinery and slate roofs.



View north-east to rear of properties on Willbury Road



Property on Willbury Road



Boundary typologies - site entrance



Expressive brick detailing - site entrance



Ornate detailing on Willbury Road

2 / Design

2.1 / Use

Proposals are for 3 no. residential dwellings (class C3), and the retention of 2 no. communal stores (sui generis) for use by existing neighbouring properties.

2.2 / Amount

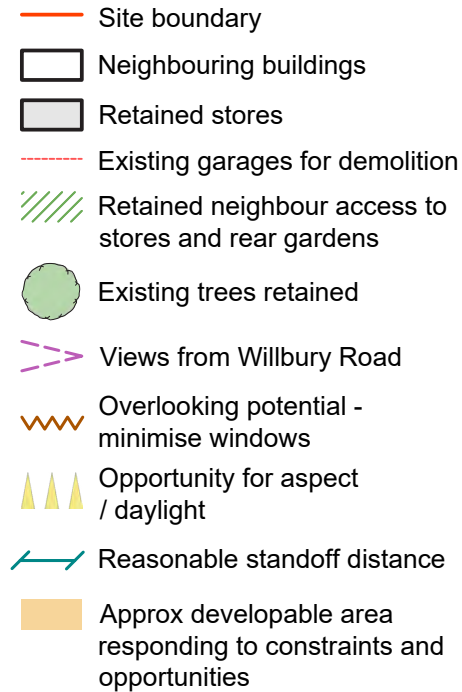
The total site area, including the access lane, is 596m² (0.0621ha), making a proposed residential density of 32dph. The proposed unit 1 (2-bed dwelling) is 100.5m² and units 2 and 3 (2-bed dwellings) are 84m², which all exceed National Space Standards. Approx. 18m² is retained as communal stores (sui generis). Approx. 23m² site area is planted roof / garden. Approx. 245m² site area is retained as common access.

2.3 / Layout

Proposed layout has developed in response to site constraints and opportunities including:

- Existing tree canopies
- Proximity of neighbouring dwellings
- Overlooking / privacy issues
- Retention of common access
- Daylight / orientation
- Views from Willbury Road

Refer to constraints and opportunities diagram opposite, and to drawing 0697.PL.400 for the proposed site layout.



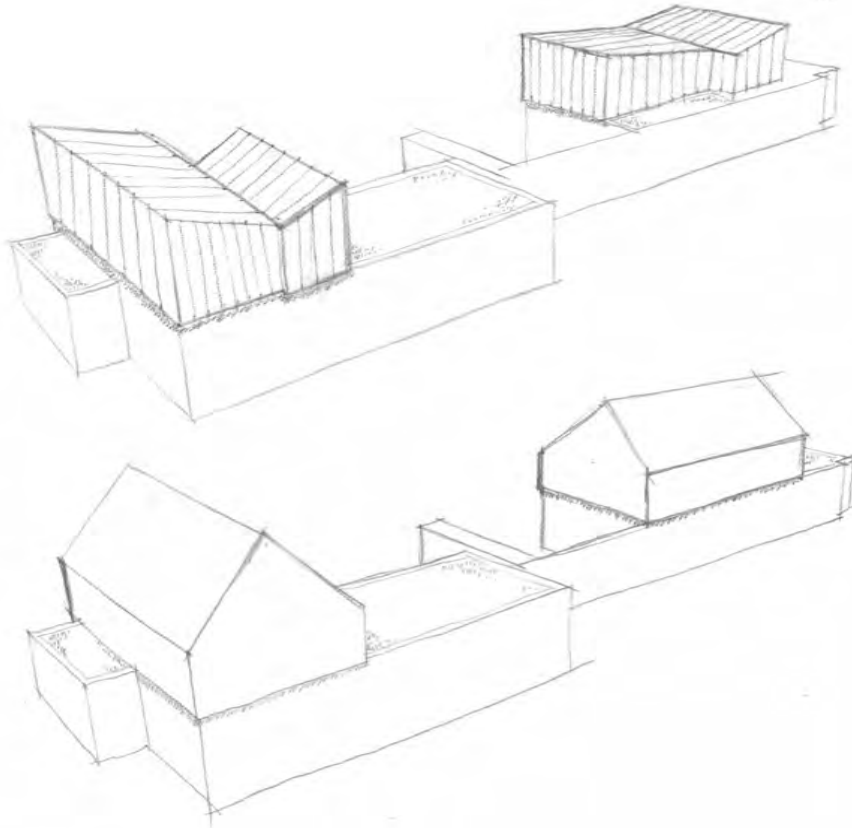
Site plan showing constraints and opportunities. NTS

2 / Design

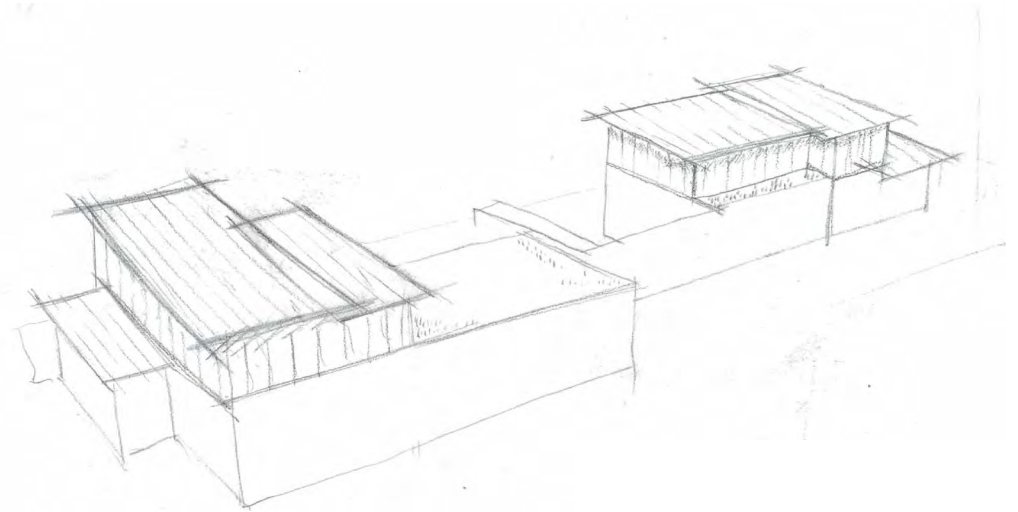
2.4 / Scale - Concept Massing Options

The proposed dwellings are part 2 storeys in height. Concept massing options explore the following key points:

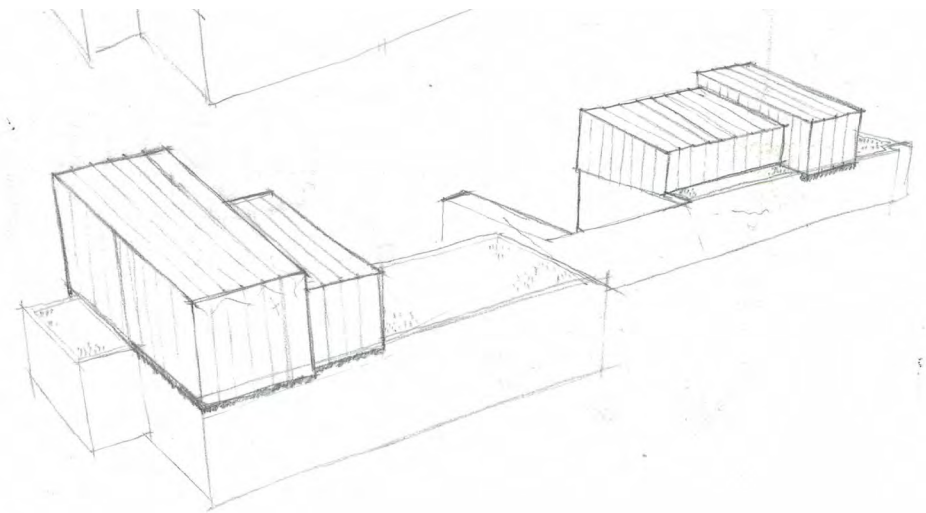
- strong masonry base referencing existing garden / boundary walls and generating a clear ground floor plinth / band, reducing perceived scale.
- subdivision of roof scape for added interest and to break down overall massing
- low roof profile sloping down towards nearest gardens to reduce visual mass
- low, mono pitch roof forms reflect subservient "outbuilding" typology - do not compete with primary houses
- modern architectural composition



Early concept options exploring alternative roof forms



Early concept option exploring collection of monopitch roof forms at varied heights

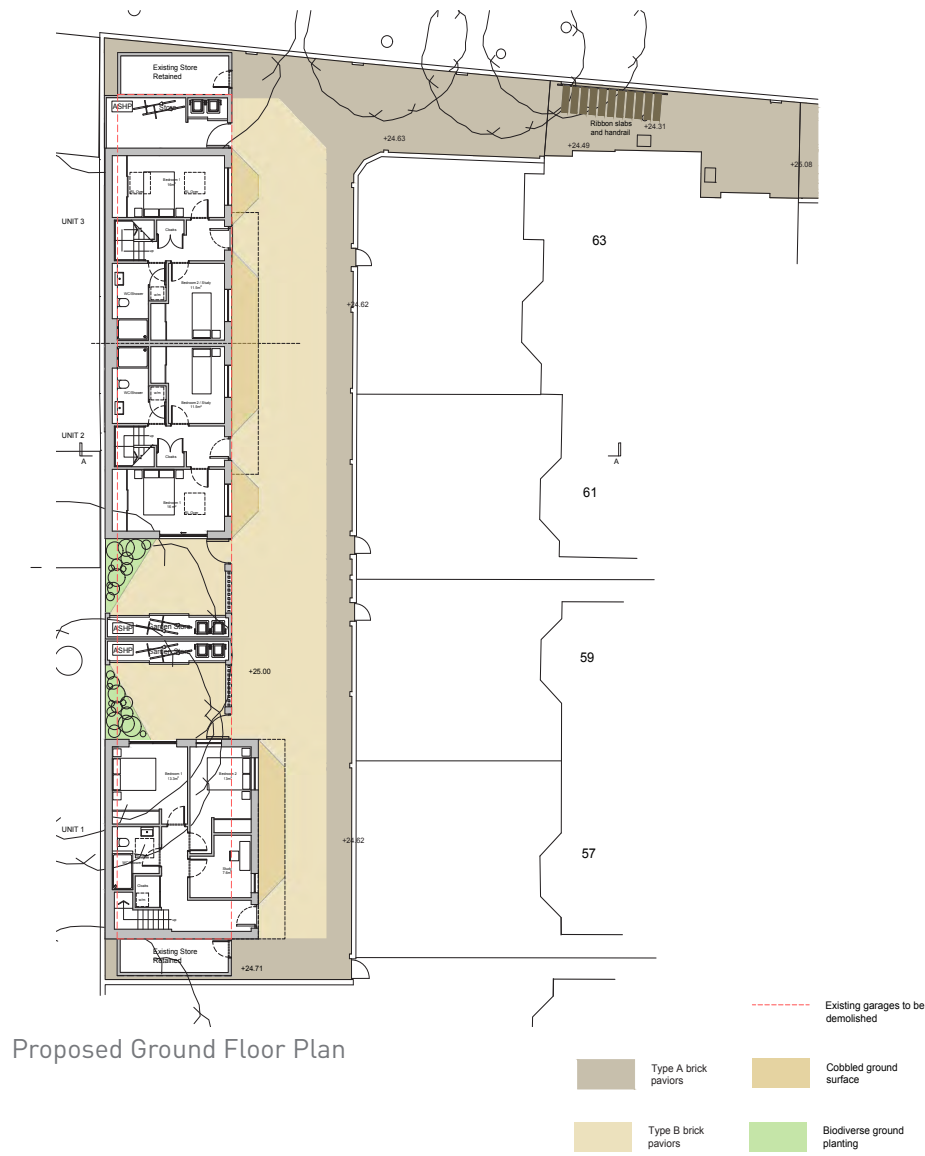


Developed concept option exploring collection of monopitch roof forms at varied heights

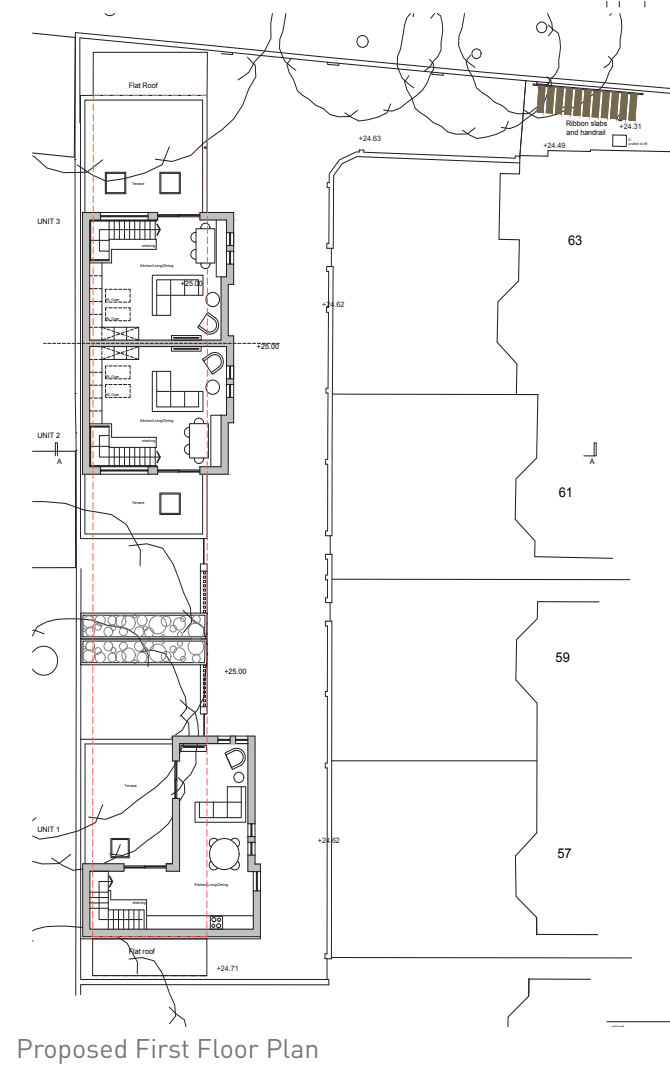
3 / Proposal

3.1 / Proposed Ground and First Floor Plans

scale in meters
0 2.5 5 7.5 10



Proposed Ground Floor Plan



Proposed First Floor Plan

- Type A brick paviors
- Cobble ground surface
- Type B brick paviors
- Biodiverse ground planting
- Existing garages to be demolished



3 / Proposal

3.2 / Proposed Elevations



Front (East) Elevation



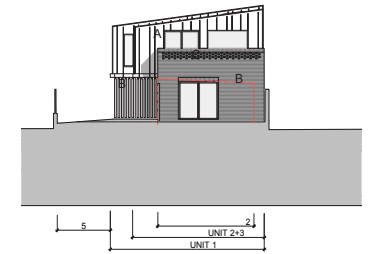
Rear (West) Elevation

- | | |
|---------------------------|---------------------------------------|
| 1 South store retained | Key to Materials: |
| 2 North store retained | A VM Zinc - Azengar - matt silver |
| 3 Garden store Unit 1 | B Buff brick with white brick accents |
| 4 Garden store Unit 2 | C Perforated buff bricks |
| 5 Private dwelling access | D Timber doors /gates |
| 6. Neighbour access path | Existing garages for demolition |

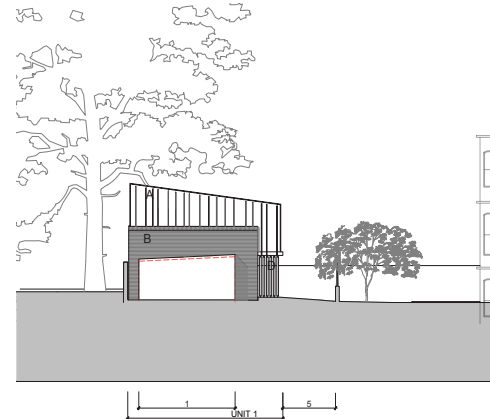
scale in meters
0 2.5 5 7.5 10



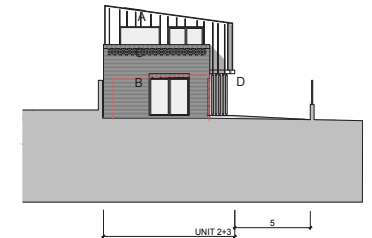
Unit 1 North Elevation



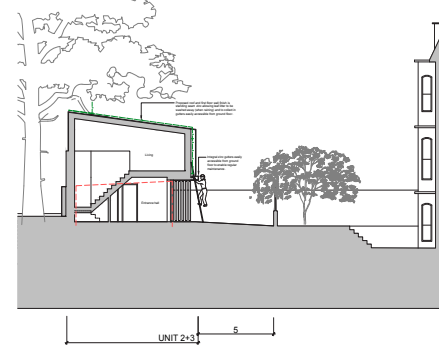
Unit 2&3 North Elevation



Unit 1 South Elevation



Unit 2&3 South Elevation



Unit 2&3 Section A-A

3 / Proposal

3.3 / Scale - Massing Studies



South East



North East



South West



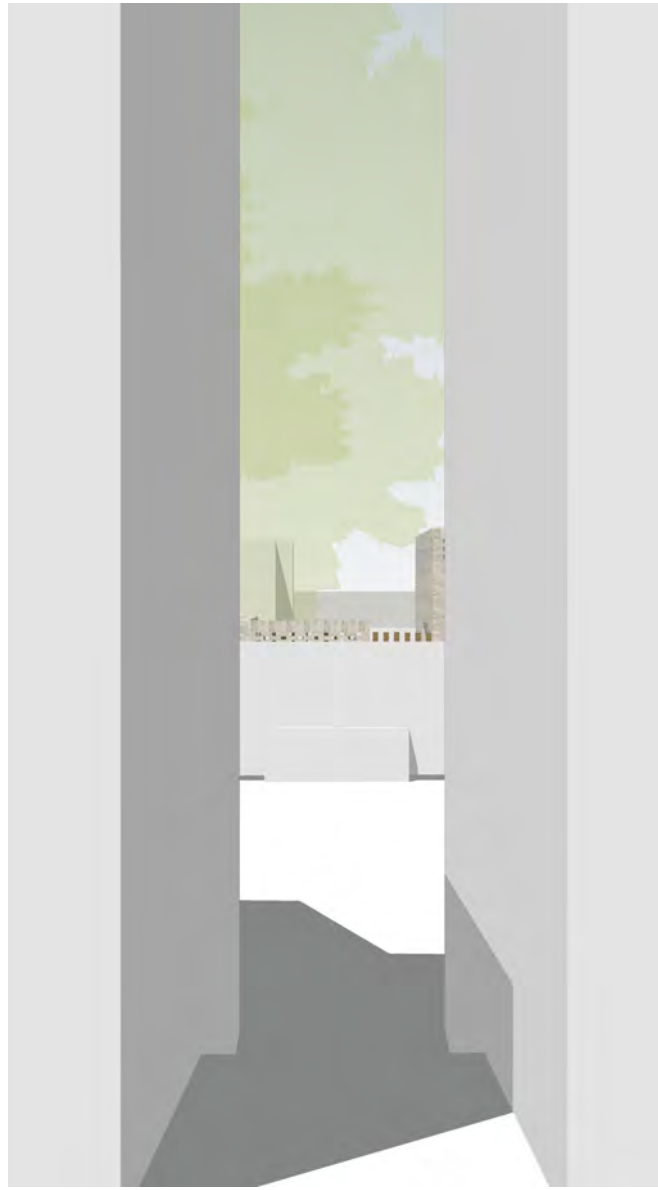
North West

3 / Proposal

3.3 / Scale - Views from Willbury Road



Between 55-57 Willbury Road



Between 59-61 Willbury Road



North of 63 Willbury Road (Site Entrance)

3 / Proposal

3.4 / Landscaping

Proposed landscaping combines practical hard surfacing for access and external dining with maximum areas of biodiverse ground planting.

Hard surface materials reflect the visual character of the site.

Ground planting accounts for the shade cast by existing mature tree specimens, and seeks to increase biodiversity in the area, being comprised of shade tolerant, native shrubs, ferns and flowering plants.

Boundary treatments are comprised of buff brick masonry walls and untreated timber post fencing.

Proposals will incorporate biodiversity measures including bee bricks and bird nesting boxes, alongside insect-supporting plant species.



Buff brick paving



Golden shield fern - *Dryopteris affinis*



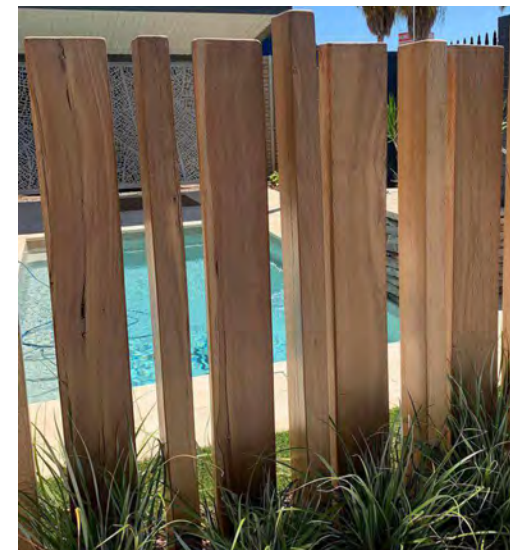
Stinking hellebore - *Helleborus foetidus*



Lily of the valley - *Convallaria majalis*



Stinking iris - *Iris foetidissima*



Modern timber post fencing

3 / Proposal

3.5 / Appearance

Proposed appearance seeks to combine contextual references to adjacent villas with a modern appearance and a nod to backland, subservient building typologies.

Buff brick with expressive soldier courses and contrasting sill details reference adjacent villas.

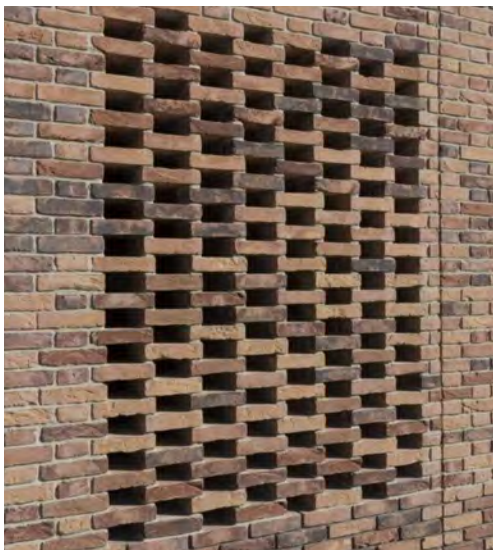
The light colour of proposed zinc cladding is modest and gentle, reducing the visual impact of the first floor, generating a modern appearance and also referencing a secondary / outbuilding typology.



VM Zinc: Azengar standing seam



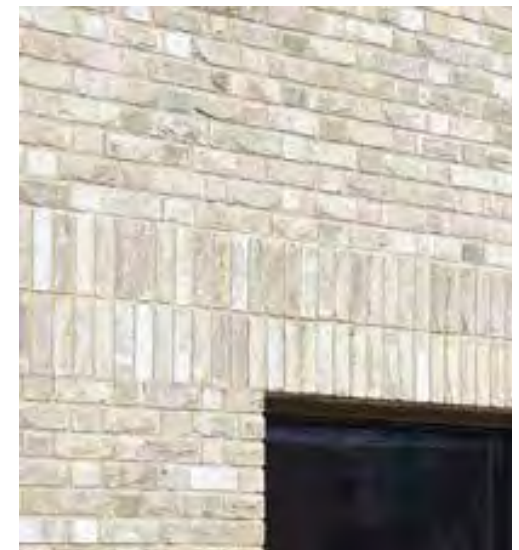
VM Zinc: Azengar



Perforated buff brick.



Modern expressive brick detailing. Buff brick



3 / Proposal

3.6 / 3D External Views



Aerial view from North East.

3 / Proposal

3.6 / 3D External Views



View on approach from North East.

3 / Proposal

3.7 / 3D Internal Views



Internal view from Unit 3 looking North East.

3 / Proposal

3.7 / 3D Internal Views



View from Unit 2 looking South East.

3 / Proposal

3.8 / Sustainability

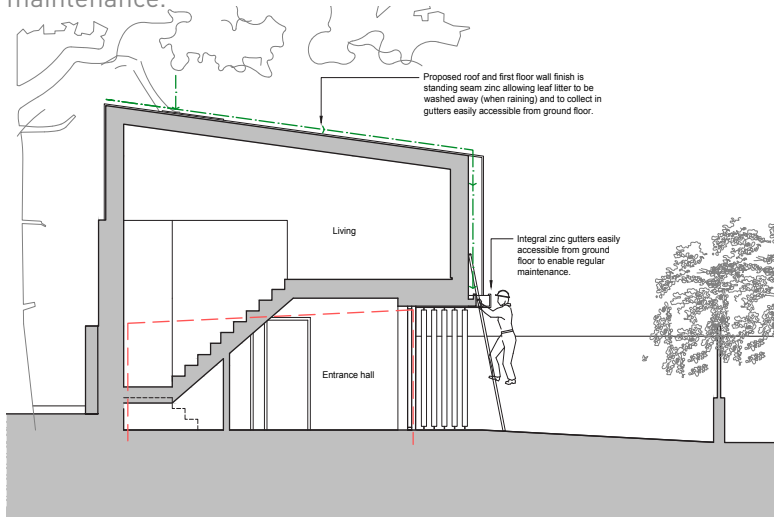
The proposal is designed using a fabric-first approach to sustainability, considering the following key points:

- Ample wall, floor and roof thickness for maximum insulation;
- Ratio of glazing to wall surface;
- Sustainable construction methods;
- Locally / responsibly sourceable materials.
- EPC rating of B or higher

Refer to separate Energy Statement accompanying the application.

3.9 / Maintenance

To prevent build up of leaves from the overhanging tree canopies the roof and first floor wall construction are finished in zinc and the gutter is located at first floor storey level to allow easy maintenance.



3.10 / Privacy & Ventillation

To provide privacy on the ground floor the proposal includes the use of cobbled surfaces on the external areas that surround the full height windows.

In order to provide natural ventilation whilst maintaining security the proposed ground floor windows have a louvred panel in addition to the MUHR system.

4 / Access

4.1 / Vehicle & Pedestrian Access

The proposal is for a car free development.

Dedicated storage is provided for two bicycle spaces to each dwelling.

Bus stops are available either on Cromwell Road or Eaton Road for links to the city centre, and Hove Station is a 9 minute walk away from the site.

Refuse collection will be from the roadside (Willbury Road). Dedicated storage is provided for two refuse/ recycling bins to each dwelling.

4.2 / Inclusive Access

Dwellings are designed to M4(1): Visible standard.

A WC and bedroom is provided at ground level in all dwellings.

Level access is provided to all ground floor areas, achieved by means of a ramped external approach to the dwellings. The existing sloped access lane is improved with ribbon paving and a hand-rail fixed to the existing boundary wall.

5 / Conclusion

This document has outlined how the proposal has developed sensitively in response to contextual constraints and opportunities, as well as the verdant character of the site and the visual character of prominent adjacent buildings.

The proposal has succeeded in providing spacious family homes within a low-scale massing composition which remains subservient to surrounding buildings and minimises visual impact.

Proposed appearance is modest and refined, referencing site context but in a contemporary style.

Neighbourly access to existing stores is retained and enhanced by means of new hard landscaping.

Overall, the proposal has successfully addressed the ambitions described throughout this document, including;

- low carbon
- biodiverse and verdant in character
- car free
- accessible
- contemporary and contextual family courtyard housing.

Proposals are considered to present a high design standard, and to respond successfully to priorities outlined in BHCC SPD17: Urban Design Framework.