



**Design and Access Statement for  
18a Park Road, Rottingdean, BN2 7HL**



Prepared by Aaron Humber

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## **1.0 Introduction**

The Purpose of this report is to demonstrate the analysis, objectives, design and resulting proposals for an alternative scheme to the existing approved scheme under application reference BH2022/03081.

This document has been prepared to support the application for full planning permission and should be read in conjunction with all other documents and drawings submitted.

Our proposal consists of a scheme for a detached, three-story, three-bedroom townhouse. The proposed townhouse will provide a Gross internal area of 141.3 Sq. meters which exceeds the national prescribed minimum space standards.

The proposed scheme uses the building lines and roof heights established within the previous approved scheme. The new scheme is intended to be sensitive to Park Road with a focus on high quality traditional materials while utilising new efficient building techniques.

## **2.0 Site Context**

### **2.1 The Site**

The application site is located on Park Road within the village of Rottingdean which lies to the east of Brighton and Hove. The site is adjacent to the historic village core and conservation area. The historic village core and conservation area do contain listed buildings however none are adjacent to or within proximity to the site.

The street consists of primarily residential housing. The dwellings are a mixture of purpose-built flats and a range of terraced, semi-detached, and detached houses with some form of off-road or on-street parking. The area is characteristically quite dense and low rise. The architectural vernacular varies widely on the street ranging from Victorian, Edwardian, art deco, 1930s and 1950s architectural styles.

The site is currently occupied by a 1930s single-story brick built double garage and workshop under an asbestos corrugated mono-pitch roof. Access from the street is via a dropped kerb and block paved forecourt with land laid to grass at the side and rear of the existing building. The site is fenced in with a mixture of masonry walls and timber lap fencing.

### **2.2 Planning History**

- BH2022/03081 – Demolition of the existing garage and erection of a 1no two-story dwelling (C3) including excavation of a lower ground floor.
- BH2021/03832 – Erection of a single-story rear extension and roof alterations incorporating hip to gable roof extension with rear dormer, side window and associated works.

## **3.0 The Proposal**

### **3.1 Design**

Our proposal consists of a sympathetic a detached, three-story, three-bedroom townhouse suitable for five occupants. The previously approved scheme provided a habitable basement; however, the new scheme proposes a sunken lower ground floor in line with the ground level of number 20 with rooms in the roof.

Sustainability is at the heart of the new proposal, The new townhouse will be certified Passivehaus using a fabric first approach, use of renewable technology including a heat pump, Mechanical ventilation and heat recovery unit and Solar PV panels.

The proposed townhouse will retain the existing dropped kerb and provide one off-street parking space. Secure cycle storage will be provided internally within the dwelling and a courtyard garden will provide private amenity space to the rear of the proposed dwelling.

The proposal will provide a GIA of 141.3 Sq. meters which exceeds the national prescribed minimum space standards of 108 Sq. meters.

Ceiling heights on the ground and first floor are 2.3m-2.4m in height except for the second floor where the ceiling height is mostly 2.4m and no lower than 1.5m in height.

The existing building lines and roof style established in the previously approved scheme have been used to establish a house of appropriate size and scale to ensure the proposal sits comfortably within the existing street scene and urban fabric.

The roof design incorporates a 4.8 kWh solar array to provide renewable electricity to the proposed dwelling hidden from view from the street behind a parapet. The rooms on the second floor will all have Velux windows to bring in additional light.

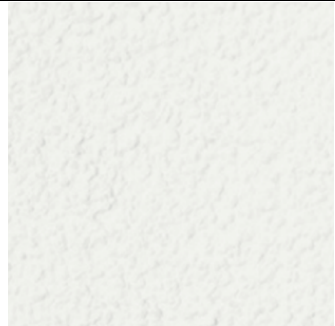


A fast electric car charging point will be provided to the off-road parking space to allow easy and convenient charging of an electric car. Secure bike storage will be provided on the ground floor within the dwelling just off the entrance hallway.




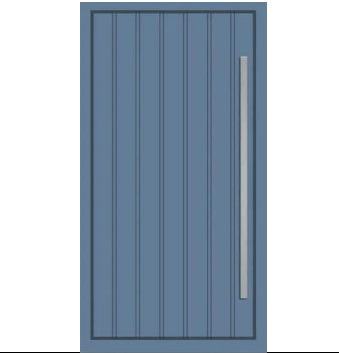

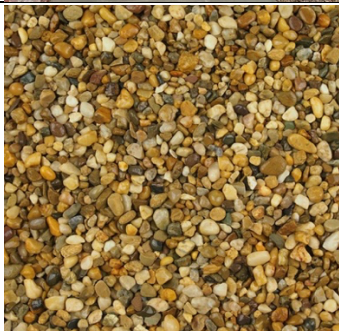
### 3.2 Layout


- The ground floor provides an entrance hallway, snug, WC, storage, and a large kitchen dinner with access to the courtyard garden.
- The first floor consists of a landing, a large En-suite bedroom and a large south facing living room with views across the green roof and private courtyard garden to the rear.
- The second floor provides two additional bedrooms, bathroom, and additional storage. The third bedroom has the benefit of a small balcony overlooking the street providing additional amenity space.

### 3.3 Materials and Finishes

The Proposed materials below have been carefully considered to enhance the scheme and blend with the existing street scene.

Proposed Materials & Finishes		
External walls	EWI Ice 1mm grain Silicone Render.	
Stonework	Weldon Stone	
Roof & Tie hung cladding	Welsh Slate	

Roofline	Eurocell u-PVC Anthracite Grey wood-grain fascia boards and soffits. Eurocell u-PVC Anthracite Grey half round guttering and round downpipes.	
Windows	Sunflex SEF Aluminium triple glazed windows and SVG sliding doors. RAL colour 7022.	
Roof lights	Velux GGL pine triple glazed roof window.	
External doors	Sunflex Lingwood Aluminium triple glazed front door. RAL colour 7022.	
External paving	National Trust Petworth Stone Flags	
Driveway	GCL Golden Quartz 1-3mm Resin Bound Pea Gravel.	

Boundry Walls	Sussex Knapped Flint	
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### **3.4 Access**

Access to the existing and proposed dwellings is to be provided from Park Road which is a public road and right of way.

The townhouse will be accessed via a level pathway leading to steps down to the front door. The allocated parking spaces will be accessed via the existing dropped kerb on park road.

### **3.5 Landscaping**

The front and back garden will be landscaped. The Parking space will use a permeable resin bound pea gravel, pathways, and patio areas to be built from Petwork stone flags.

The boundry walls will be constructed from Sussex knapped flint.

The bin store to be constructed out of FSC certified timber in the front garden to aid the collection/organisation of household waste for recycling.

Both front and rear gardens will be planted up with trees, shrubs and flowers suitable for the costal environment with a preference for Pollinators to attract bees and butterfly's.

## **4.0 Sustainability**

### **4.1 Building Fabric**

The proposal will utilise a fabric first approach to sustainability focusing on using Structural Insulated Panels (SIPS) and airtight membranes to providing an airtight highly efficient building fabric with low heating costs.



All external doors, windows and roof lights will be triple glazed with low-e glazing to avoid overheating from solar gain while keeping heat loss to a minimum.

Due to the high-quality glazing, high level of airtightness, and insulation the proposed dwellings will exceed minimum requirements under Part L of the building regulations.

#### **4.2 Heating**

The proposed townhouse will use a Mitsubishi Ecodan air source heat pump to provide space heating and hot water. The heat pump is 190% efficient in contrast to a gas fired boiler which on average is only 95-98% efficient.

#### **4.3 Ventilation**

The proposed townhouse will be fitted with a Mechanical Ventilation and Heat Recovery (MVHR) system which will provide a continuous source of ventilation that extracts stale, moisture-laden air from a building and resupplies fresh, filtered air back in, resulting in a comfortable and condensation free environment all year round.

#### **4.4 Lighting**

External lighting will be provided by the front and patio door. The fittings will be equipped with LED blubs and activated by PIR sensors in the evenings and night times. Internal light fittings will be equipped with LED bulbs.

#### **4.5 Water Usage**

The proposed townhouse will be designed to use 50L of water per person per day. Dual flush toilets, aerator taps, and showers will be used to reduce water wastage. Water butts will be installed in the rear gardens to collect rainwater for irrigation and washing cars.

#### **4.5 Solar Power**

The roof will be fitted with a 4.8 KWh solar PV array which will generate a renewable supply of electricity which will be used to charge up a 4.80 KWh battery for use in the evenings and night times any surplus energy after charging the batteries will be used for general consumption in the dwelling or exported to the grid.

#### **4.6 Sustainable Transport**

The proposed dwellings have been provided with an internal secure bicycle store suitable for storing up to two bicycles and an allocated parking space for one car. Electric car charging point will be provided to the allocated parking space. The bicycle store will have a socket suitable for charging an electrically assisted bicycle.