architectural & quantity surveying services

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DESIGN, ACCESS & PLANNING STATEMENT

Revised 9th February 2024 – Grey corrugated cladding to replace silver.

Site Address: 174 & 174a Brighton Road, Lancing

Proposed Works: Proposed refurbishment of existing detached dwelling (currently arranged as 2No. 3-bedroom flats) and 3-storey side / rear extensions and new storey to replace existing roof to create 2No. semi-detached townhouses.

Introduction

This statement accompanies a full planning application to undertake extensive alterations and extensions to create 2No. semi-detached 3-storey townhouses.

Planning history

The property appears to have had no previous planning applications.

A single storey kitchen extension has been added to the rear at some stage and there is a single garage to the east of the property that is attached to the neighbour's garage.

Existing property and surrounding area

The existing property is located on the southern side of Brighton Road (A259) and backs onto the Widewater lagoon.

No. 174 is mainly a 2-storey dwelling with a single storey element at the rear. The properties on this side of the road were originally built over / against the existing sea defence and this is the reason for the single storey part to the rear. The property is currently arranged as 2No. 3-bedroom flats (170 & 174). The ground floor flat is accessed from the front and the front door of the first-floor flat is located at the rear, via the steps to the side. The first floor flat has been extended at the rear which includes the kitchen.



The photo above shows a birds eye view of No.174 Brighton Road taken from Google maps.

The property is in a poor state of repair and requires urgent attention. The roof has several leaks and the requires a complete re-roof including new tiles. The existing house includes painted brickwork to the ground floor, rendered at first floor level and concrete tiles covering the roof. There are 2 cantilevered first floor timber frame bay windows facing the front, which is typical in the area.



The floor area of the existing flats are as follows:

Ground floor flat - 3 bed. = **53.3m²**
First floor flat - 3 bed. = **78.8m²**

The surrounding area is predominantly residential and No.174 is similar to other dwellings in Brighton Road, including the immediate neighbours to the east and west. The dwelling to the east (176) has recently been extended and a loft conversion has been constructed which has altered the design of the original roof.



The photo above shows the rear of the property and rear single storey extensions.

Brighton Road has undergone various changes over the last 20 years and many of the original single dwellings (similar to No. 174) have been demolished and replaced by 2No. semi-detached townhouses. Please refer to the following applications that are in close proximity (there are also many more similar applications within this stretch of road): -

- **158 Brighton Road –** AWDM/0084/19 - *Demolition of existing dwelling and construction of a pair of semi-detached houses with associated parking.*

- **156 Brighton Road –** AWDM/1921/17 - *Redevelopment of the site to provide 2 no. semi-detached 4 bedroom, 3-storey properties including associated landscaping and garaging.*

- **170 Brighton Road - AWDM/0330/18 -** *Demolition of existing building (Nos.170 and 170a) and erection of pair of semi-detached three-storey townhouses with roof terrace and garages and workshops on ground floor, new vehicular crossover and associated landscaping and car parking. Proposed studio and decked area adjacent to lagoon.*



No.170 Brighton Road – existing single dwelling replaced with 2-semi-detached 3-storey townhouses.

Brighton Road has a various mixture of architectural styles relating to the age of the properties. However, the recent redevelopments (as mentioned above) are all 3-storey townhouses finished with modern materials and contemporary architectural styles. A contemporary design with modern materials would therefore be acceptable in this diverse street scene.

Proposal

The proposal seeks to undertake the following work to create 2No. semi-detached 3-storey townhouses:-

- Removal of existing pitched roof / front bay windows, and demolition of rear extensions.
- New floor to be added to existing dwelling with flat roof and parapet walls.
- Existing earth bund to be excavated and retaining walls to be built to the sides.
- New 3-storey side and rear extensions to be built. Floor levels to be raised in the new build areas to prevent the risk of flooding – see Flood Risk Assessment.
- Various internal alterations to existing dwelling.
- Lower external walls to be rendered and upper walls to be clad in grey corrugated metal sheets.

The floor areas of the proposed dwellings are as follows:

No. 174 - 3 bed. = **231m²**

No. 174a - 2/3 bed. = **125m²**

It is noted that many of the existing detached dwellings in Brighton Road have been demolished and replaced with 2No. semi detached dwellings. The proposal seeks to retain the existing dwelling thus re-using the existing materials and improving the environmental footprint of the development.

The property is currently divided into 2No. 3-bedroom dwellings. The ground floor property is dark and under the minimum floor area for new build dwellings. The proposal will provide 2 larger dwellings on 3 floors with large bright rooms taking advantage of the Southern facing aspect close to the coastline.

Both new dwellings will each include a car parking space / car port at the front and amenity space to the rear. The existing property includes 1No. off road car parking space and a garage. The existing garage has minimal width and therefore is not fit for purpose. The new development will therefore gain an additional off road car parking space.

A cycle store / shed will be located in the garden area.

Context

The site is brownfield and located within a built-up area. Many similar redevelopments have been undertaken in Brighton Road as mentioned above.

The proposed development would not harm the character and appearance of the area and would promote effective use of the land whilst boosting the supply of housing. We acknowledge that the proposal will not gain in the number of dwellings, however it will promote a huge improvement in the standard of living. The existing dwelling is in a very poor condition and the ground floor flat is inadequate for current living standards.

Given the land supply position, the principle issues are whether the proposed development is sustainable, in terms of its location and its impact on the character within the area. There would clearly be an economic benefit to creating new dwellings, both in its construction and its contribution towards the maintenance of local facilities.

Access to the site will remain the same. The existing large crossover at the front of the property will be used to gain access to the new dwellings. A car port under the new dwellings will be provided for both dwellings. This is a common feature in the road.

Brighton Road is the main coastal road (A259) and is a major bus route and therefore provides excellent links to Brighton and Worthing. Bus stops are located very close to the site. A parade of local shops is within a short walk of the proposal and Shoreham Town Centre is within easy reach. The proposal is to include a bike store within the site to encourage cycling. A major coastal cycle link is located on the beach front and easily accessible.

Amount / Space around dwellings:

- The proposed floor area of each new dwelling will be: -
  No. 174 - 3 bed. = **231m²**
  No. 174a - 2/3 bed. = **125m²**
- The proposed footprint will be 12.75m wide and 13m deep.
- There will be a 1.0m gap to the neighbours garage on the eastern boundary. The existing attached garage will be removed the neighbours garage will be made good. The distance between No. 176 and the new development will be approx. 5.6m.
- To the west the distance from the boundary to the building will remain at 1.68m. The distance from No. 172 to No. 174 will remain the same at 3.35m. A new retaining wall will be built to retain the existing external steps used by No. 172 to gain access to the side.
- The proposals will meet the minimum standards for amenity space. A level garden will be formed each with patio, with immediate access to the Widewater lagoon.
- The proposals will meet the Technical Housing Standards.

Sustainability

Sustainable development is seen within the NPPF as having three roles, namely an economic, social and environmental role which should be a golden thread

running through both plan making and decision taking. Paragraph 9 notes that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of bio-diversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure;
- Widening the choice of high quality homes.

The proposed development is seen to look at the long term future of the living accommodation and will provide 2 high quality homes.

The client is keen to lessen the environmental impact and speed up the development phase by retaining and refurbishing the existing dwelling. This will save on materials, transportation, pollution etc.

The proposed development will also include the following to promote sustainability:-

1. Air source heat pumps.
2. Car charging points.
3. Re-cycled materials.
4. Photovoltaic panels located on the flat roof at the rear.
5. Secure cycle storage.
6. Water saving measures such as water butts, and compliance with the Building Regulations.
7. Fully insulated in accordance with the current Building Regulations.

Scale:

- The character of the existing area is a mixture of 2/3 storey houses. Many of the existing detached houses on the southern side of Brighton Road have been demolished and replaced with 2No. semi-detached 3-storey townhouses. An example of this is seen at No. 170 Brighton Road. Please see the proposed street scene below that shows the scale of the new development will be in comparison with the redevelopment at No.170.



We believe the scale of the new development will fit comfortably within the site and will enhance the street scene.

- The height of the new development will not exceed the height that was approved at No. 170.



Foul and surface water drainage

- The new dwellings will drain to the existing private foul drainage system located at the front of the site.
- It is assumed that the existing surface water drains directly into the Widewater lagoon. All new proposals will be agreed with the Environment Agency and Southern Water.

Landscaping:

- The current garden is laid to lawn and is sloped down towards the Widewater lagoon. The new gardens will be levelled and will include a patio area overlooking the lagoon.
- All existing trees and hedges will be retained on the boundary.

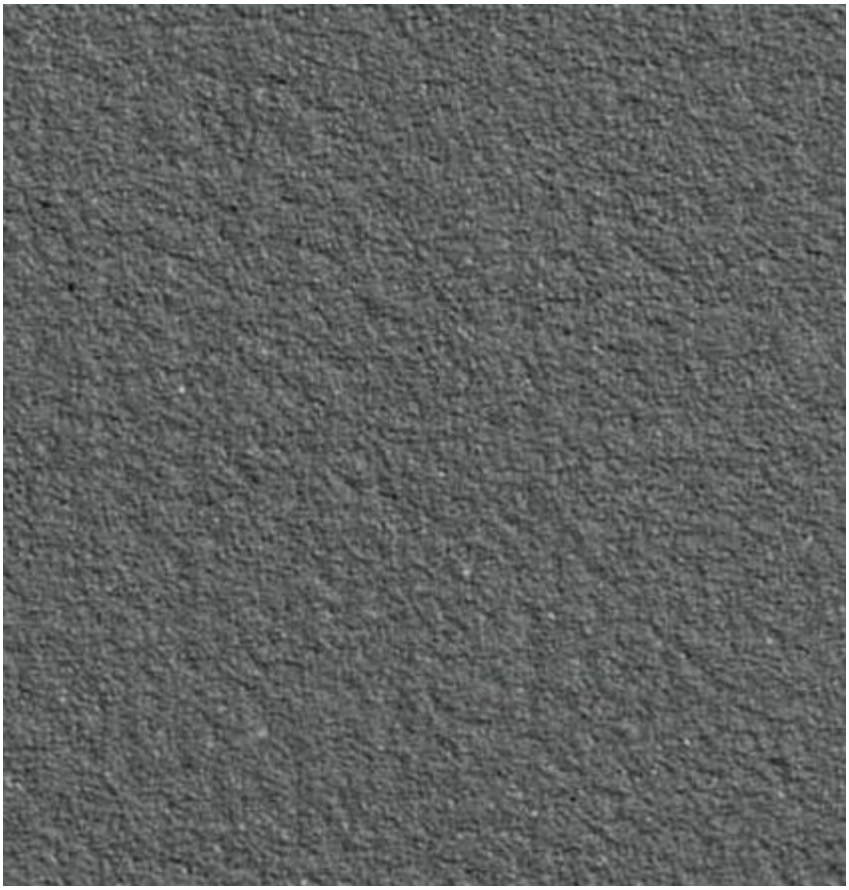


Appearance:

- The majority of the new developments in Brighton Road have included a contemporary design with modern building materials. These materials include timber cladding, coloured render, brickwork, slate, black metal cladding.
- The client would like to continue the theme of using of modern architectural finishes. Brighton Road now prides itself on promoting new ideas and experimental finishes. Therefore the following materials are proposed for this development:-

Ground floor walls

Grey through colour render



First floor walls

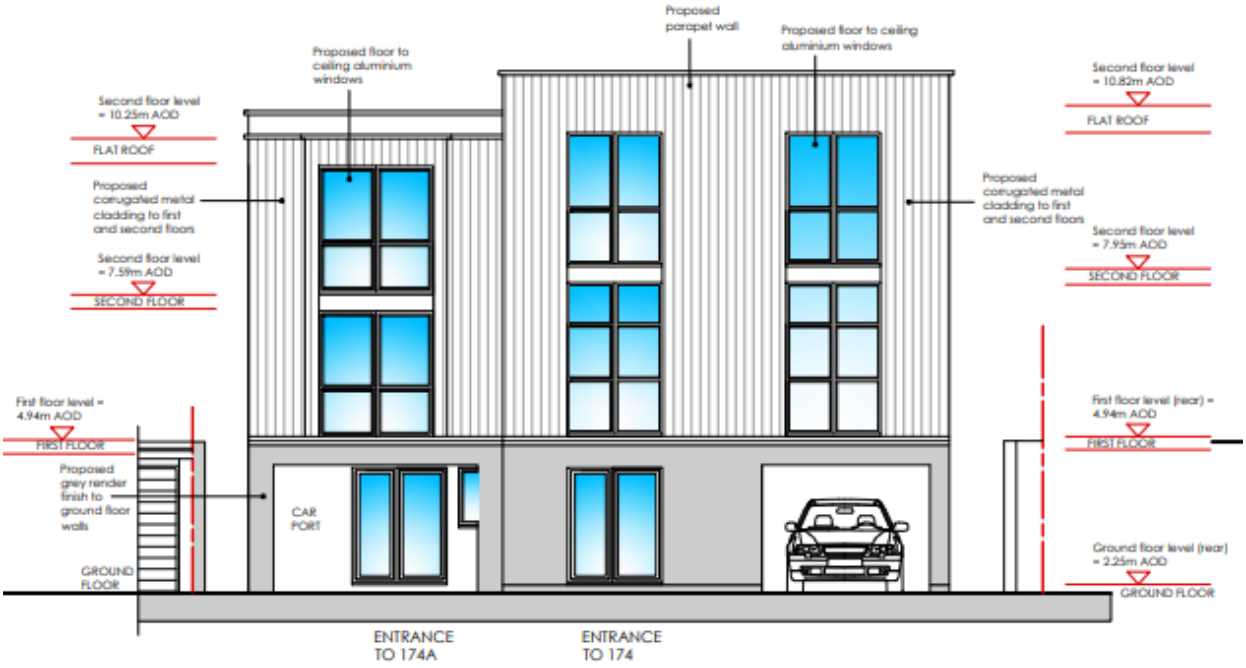
Grey metal corrugated vertical sheets:



Windows / doors

Black powder coated aluminium





PROPOSED NORTH ELEVATION 1:100

Flood Risk

Please refer to the detailed Flood Risk assessment provided by AEGAEA. In conclusion the FRA supports the planning application and demonstrates that there is an acceptable flood risk to the site if the mitigation strategies recommended are implemented in the scheme.

Please note that part of this proposal is a refurbishment of an existing dwelling and therefore the first-floor levels of 4.94m are unchanged. A step of 350mm has been incorporated into the rear part of the new extensions, in order to raise the floor level to 5.29m.

The existing dwelling includes 2No. 3-bed flats. The ground floor flat is currently very vulnerable to flooding and therefore the proposals will alleviate this risk.

In 2018 a planning application (AWDM/0330/18) to demolish No. 170 Brighton and replace with 2 new semi-detached dwellings was approved by the Local Authority. The sectional drawing in this application shows the first-floor level set at 5.09m. This was new build and was approved by the Environment Agency. As mentioned above, the new build part of this development will set the first-floor level at 5.29m.

It is proposed to use the ground floor as non-habitable accommodation. This will include gymnasiums, bathrooms, store / plant rooms, parking etc.

It is noted that in 2020, a planning application (AWDM/1418/20) was approved at No.170 Brighton Road to replace a garage with a gymnasium. Therefore, it has been assumed that a non-habitable gymnasium at ground floor level is acceptable to the Council and the EA.

Conclusion:

- The existing dwelling is in a very poor structural condition. The roof has many leaks, and the walls are damp. The living accommodation is substandard and will require extensive remedial work. The new dwellings will meet the current Building Regulations and will include air source heat pumps. The insulation requirements of the Building Regulations will mean a saving of natural fuel consumption and provide excellent living standards. Solar gain from the large, glazed openings to the South will also benefit the living environment and reduce the heating costs.

- The existing ground floor flat is very vulnerable to flooding, and this is a major concern to the client. The proposals will retain the 2 properties but

will allow living accommodation at first and second floor levels. This will alleviate the flooding risk to the ground floor property.

- The client is keen to reduce the environmental impact of the new development. Refurbishing and extending an existing dwelling rather than a complete demolition should be encouraged. This will save substantially on materials, transportation, dust/dirt omitted during a demolition phase, shorter build programme etc. Included within the proposals will be air source heat pumps, car charging points, pv panels of the flat roof, recycled materials etc. All of these proposals will promote a sustainable development.

- The proposal will make good use of land. Although the proposals will not gain any new dwellings the client is keen to provide a long-term solution to a good standard of living accommodation for future occupiers.

- The site is sustainably located in regard to proximity to public transport and other local facilities via non-car modes of transport. Safe and secure sheds in the rear gardens will allow for cycle storage.

- The existing site provides 1No. usable off-road car parking space for the 2No. flats. The new dwellings will each be provided with a car port parking space. This is typical for the area.

- The proposals will comply with the Council standards for space around dwellings and the National Housing Standards. Currently the ground floor flat does not meet these requirements.

- Car charging points will be installed within the car ports.

- The proposals will have no adverse impact on the character and appearance of the area. We believe the proposed dwellings will enhance this area and fit comfortably within the site.

- We believe the design of the development and the chosen materials will provide another interesting architectural feature along a well-established road that promotes modern design.

- The proposal will contribute to the mix of available family housing and will promote effective use of the land whilst boosting the supply of housing.