



JOHN D CLARKE ARCHITECTS

Design and Access Statement
61 Pevensey Road, Eastbourne BN21 3HS

Setting

The property is located at close to the town centre in Pevensey Road, and is the end property in a group of 5 terrace town houses of 4 storeys.

The building has a lower ground floor level with steps leading down to access underneath the entrance steps. There are steps rising to the ground floor (half storey height) from the pavement.

The property affords a small front garden, side access to the small rear garden all in hard landscaping.

The substantial property built of masonry and rendered and mainly painted, only the rear elevations upper floors left as natural render. All the original sash and casement windows replaced over the years, now having fitted within the existing frames uPVC double glazed windows of various arrangements.

Original iron railings to the front of the property and some rendered boundary walls, the remainder in brickwork. A dilapidated conservatory at the rear access from the kitchen.

The property is not listed, in a conservation and not in an ANOB area. There are no trees within or near the property.

The property is within the flood zone 1.

History

Taken from EBC website...

Planning Application 140581 - Valid From 09/04/2014

61 Pevensey Road Eastbourne East Sussex BN21 3HS

Permanent change of use from Guest House (Class C1) to Residential Dwelling (Class C3).

Planning Application 200743 – valid From 15/12/2020

61 Pevensey Road Eastbourne East Sussex BN21 3HS

Change of use from C3(a) to part flat C3(a) and HMO Sui Generis to include a lower ground floor 2 bedroom flat and 8 bedroom HMO to ground, first and second floors , Internal alterations and window/door replacements

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Proposals

The existing building to be converted from a town house dwelling (existing class C3(a) and 8 bed HMO Sui Generis) to a 10 bed HMO Sui GenerisMO "Sui Generis") as this is in excess of class C4 limits.

A number of windows to be upgraded to new uPVC windows similar arrangement but suitable for escape window purposes with building control.

The existing conservatory to be removed to become part of the hard landscaped garden.

The Lower Ground Floor Lounge to replace window for double glazed uPVC door in same width opening.

Conclusions

The conversion of this property will retain the street appearance, be maintained and provide additional residential homes for a number of people with very close town centre access for all amenities.

The area of the property has a number of multiple occupation properties within the street and adjoining streets.

Dated 21-12-2020