



DESIGN AND ACCESS STATEMENT

Project: 28 Carew Road, Eastbourne

Applicant: MAP Property (S.E.) LLP

Job No: M 256



INTRODUCTION

This Full planning application seeks consent for extension and conversion works comprising the following:

Creation of additional residential unit (making 3 in total).

Proposed lower ground floor extension to create storage space for the ground floor flat (1), with rear patio.

Proposed removal of existing trees to the west of the existing building (shown dashed on our plans) and to the east of the existing building to facilitate external stairs to the lower garden level.

Proposed 2 no. single storey outbuildings at the rear to provide ancillary living accommodation and storage for the lower ground and ground floor residential unit (flat 1). Outbuildings to be in timber, either natural or painted grey to match the metal cladding to the main building, with metal double glazed windows and doors in Anthracite grey.

Proposed side extension at ground floor level to create additional accommodation for flat 1 and a larger private garage. Fenestration changes including the upgrading of some windows to metal double glazing units in Anthracite grey and some windows will be grey UPVC. Proposed new garage door and front entrance door with fixed sidelights to flat 1, with a recessed front porch area and a projecting bay to bedroom 2. Metal cladding to existing entrance porch to flats 2 and 3, with removal of existing mock Tudor timber boarding. Proposed fenestration changes to the rear with new folding doors and French doors to new rear patio at ground floor level, with external stairs down to the lower ground floor garden. Metal handrail and glazed balustrade on raised parapet wall with metal coping to rear terrace. New pitched roof to existing side extension with new rooflights. New east side window to flat 2 and 3 lobby / hall.

Proposed ground floor vehicle access gates (sliding and swinging) and extended vehicle crossovers at the front of the property facing Carew Road, with a new pedestrian entrance gate and post box. New 2m high front boundary wall to be white rendered to match the ground floor of the house, with grey painted doors. Proposed boundary walls to be increased to the sides of the existing house to be 2m high.

Proposed first floor rear extension to create a new kitchen area with internal alterations and new windows to create a self-contained unit with access to a first floor side terrace on top of the side ground floor extension. Metal handrail and glazed balustrade on raised parapet wall with metal coping to side terrace. Simplification of existing side extension with removal of cat slide roof. Removal of rafters ends to eaves details. Projecting rear bay to be simplified with removal of decorative cornice detail and made to match the height of the rear first floor dormer and second floor rear terrace.

Proposed second floor rear and front extensions with front / south facing gable ended dormers and flat roof dormers to the rear / north. New proposed window to side / east elevation with raised roof eaves on the side / east elevation to facilitate a new stair from first floor to second floor level, to be stacked on top of the existing ground floor to first floor stair. Proposed new rear terrace to provide external amenity. Metal handrail and glazed balustrade to rear terrace.

All front dormers to be made gable with simple undecorated ridges to give the building a more contemporary appearance. By comparison the existing dormers are hipped and pitched with decorative finials. The existing mock Tudor timber cladding is to be covered over with Anthracite grey metal cladding with a vertical standing seam detail to create vertical emphasis. Existing and proposed dormers to be clad in Anthracite grey metal

cladding. Existing roof to be re-roofed in grey slates. Existing brickwork chimney to be painted Anthracite grey. Rear existing chimney to be removed at second floor and roof level to provide more open accommodation. Fenestration to existing side / west dormer to be revised with a more contemporary arrangement.



DESIGN

All the proposed alterations will create an additional residential unit and provide 3 units of high quality suitable for a mix of family and professional tenants.

The removal of the mock Tudor cladding together with the conversion of hipped and pitched dormers and the removal of decorative elements (finials, exposed rafters ends and cornice details, leaded lights, etc), will make the building's appearance more contemporary.

New extensions will be in white render and raised parapets with metal copings and glazed balustrades with metal handrails.

The new vehicle access gates will make the site secure and more attractive from the street frontage.



APPRAISAL

The proposed new residential flat at first and second floor (unit 3) will be a decent sized flat with good aspect and high levels of daylight, with its own private external amenity, in the form of a rear terrace.

All three flats will be high end luxury flats with high levels of insulation and high quality finishes.





IF A LISTED BUILDING

The site does not comprise a Listed Building and does not sit within a Conservation Area. The site is not covered by a Tree Preservation Order and is not in a designated area of natural beauty.

ACCESS

Access to the residential flats will be via existing access points.

The internal accommodation has been designed in accordance with Part M(4)2 of the Building Regulations, with generous circulation spaces.

CONSULTATION

No Pre-Application consultations have taken place in respect of this application.