



## **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 change of use from class C4 (HMO) to class C3 (Residential) including alterations to provide for 1 no additional flat with works to include erection of side and rear extensions, dormers to front and rear, creation of 2 no terrace areas at first and second floor and erection of 2 no outbuildings to the rear, along with

alterations to windows, external alterations, vehicle access and landscaping to be summarized as follows:

1. Change of use from class C4 to C3;
2. Creation of additional residential unit (making 3 in total);
3. Proposed lower ground floor rear extension to create storage space for the ground floor flat (1), with rear patio;
4. Proposed removal of existing trees to the west, east and south of the existing building (shown dashed on our plans) to facilitate development and also the external stairs to the lower garden level located to the rear and side (west) of the building;
5. 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.
6. Proposed side extension at ground floor level to create additional accommodation for flat 1 and a larger private garage to replace the existing 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 lobby to flats 2 and 3, with removal of existing mock Tudor timber boarding throughout to create a contemporary appearance. 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 flat roof to existing east side extension with 2 no. new rooflights and new French doors facing front and rear to facilitate access to the garden. New east side window to flat 2 and 3's lobby / hall.
7. Proposed ground floor vehicle access gates (one sliding and one swinging) and extended vehicle crossovers at the front of the property facing Carew Road, with a new pedestrian entrance gate and post boxes in the centre of the boundary wall. 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.
8. Proposed first floor rear extension to create a new kitchen area to flat 2 with internal alterations and new windows (facing east, west and north) to create a self-contained unit with access to a first floor side (west) terrace on top of the side ground floor extension. Metal handrail and glazed balustrade on raised parapet wall with metal coping to side terrace, with raised planter and 2m high planting to provide privacy and prevent overlooking. Provision

of metal flue (in Anthracite grey) to side of terrace to serve flat 1's woodburner below. 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. Existing side extension cheeks to be increased marginally to sit of structure below, serving an en suite and dressing area for bedroom 1 of flat 2. Existing side extension to be metal clad in grey, with standing seam detail to match dormers.

9. 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 replacement 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.
10. All front dormers to be made gable ended with simple undecorated ridges to give the building a more contemporary appearance. By comparison the existing dormers were 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 at 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.