

Design and Access Statement

Change of use and extension of vacant former care home to create 7 x
two-bedroom residential flats

Hardwick House, 6 Hardwick Road, Eastbourne, BN21 4NY

Prepared for

Bedford Park Developments

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Version

FINAL

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Appendices

Appendix 1	Design and Access Statement submitted with application EB/22/0476
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1. USE

- 1.1. The proposed use of the proposal is to be Class C3 Use-Private Dwelling Houses.

2. AMOUNT

- 2.1. The proposed development entails the following works:
- Demolition of the existing rear extension and the construction of a new extension to the rear of the existing building, along with a roof extension to allow the conversion of the roof space into a new penthouse apartment with associated landscaping.
- 2.2. The proposed development will comprise the following accommodation:
- 7 x two-bedroom, 4 person units

3. LAYOUT

- 3.1. The proposed development has been designed to minimise the impact on the surrounding context by retaining the existing building that fronts onto Hardwick Road and focusing the proposed development to the rear of the existing building.
- 3.2. The proposed extension to the rear of the original building follows the pattern of development that has already been established by the Hanburies building next door and other relatively recent developments in the vicinity. This has been achieved by making the main body of the rear extension project back to roughly the same line as the Hanburies building and also incorporating a similar central projecting bay feature.
- 3.3. The size and dimensions of the proposed extension to the main building have been determined by the floor areas required to ensure that the proposed residential units meet minimum space standards.

4. SCALE

- 4.1. The proposals have been carefully designed to reflect the scale and character of the existing buildings while respecting the existing, neighbouring context.
- 4.2. The proposed rear extension to the existing building utilises the same storey heights of the existing building so that the proposed rear extension reflects the scale of the existing building. The proposed penthouse addition requires a very slight increase to the overall height of the building but maintains a scale that is wholly in keeping with the general street scene.

5. LANDSCAPING

- 5.1. The proposed landscaping for the scheme is to be incorporated in to a communal garden which is to be shared with all the residents of the proposed development.

- 5.2. The proposed landscaping to the shared amenity space at the rear will entail a central lawn area bordered with shrubs in planting beds and ornamental trees doubling as screening for additional privacy.

6. APPEARANCE

- 6.1. The proposed extension to the existing building has been designed to utilise the same materials, proportions and architectural language of the original building. It will be clad in traditional sand/cement render under a pitched slate roof with the same string courses and eaves corbels used to match the original building.
- 6.2. The proposed roof extension raises the height of the roof very slightly but maintains the existing pitch to the front. At the rear a more modern flat roof addition is proposed, inset from the site elevations. Materials to match the existing roof covering are proposed.

7. ACCESS

- 7.1. Due to the close proximity of the site to Eastbourne Town Centre and all of the local facilities as well as public transport and ease of cycling, no on-site car parking is proposed because of the highly sustainable location of the site.
- 7.2. The site is located in a controlled parking zone (CPZ) so there is plenty of on street parking available and residents can apply for parking permits.
- 7.3. Secure, covered cycle storage is provided at the lower ground floor for the residents with a new ramped access provided along the northern elevation to facilitate access to street level.

APPENDIX 1

Design and Access Statement submitted with application EB/22/0476

BEDFORD PARK DEVELOPMENTS

PROJECT NO: 2022/07
PROJECT: Proposed Residential Development
LOCATION: Hardwick House, Hardwick Road, Eastbourne

DESIGN & ACCESS STATEMENT Rev A



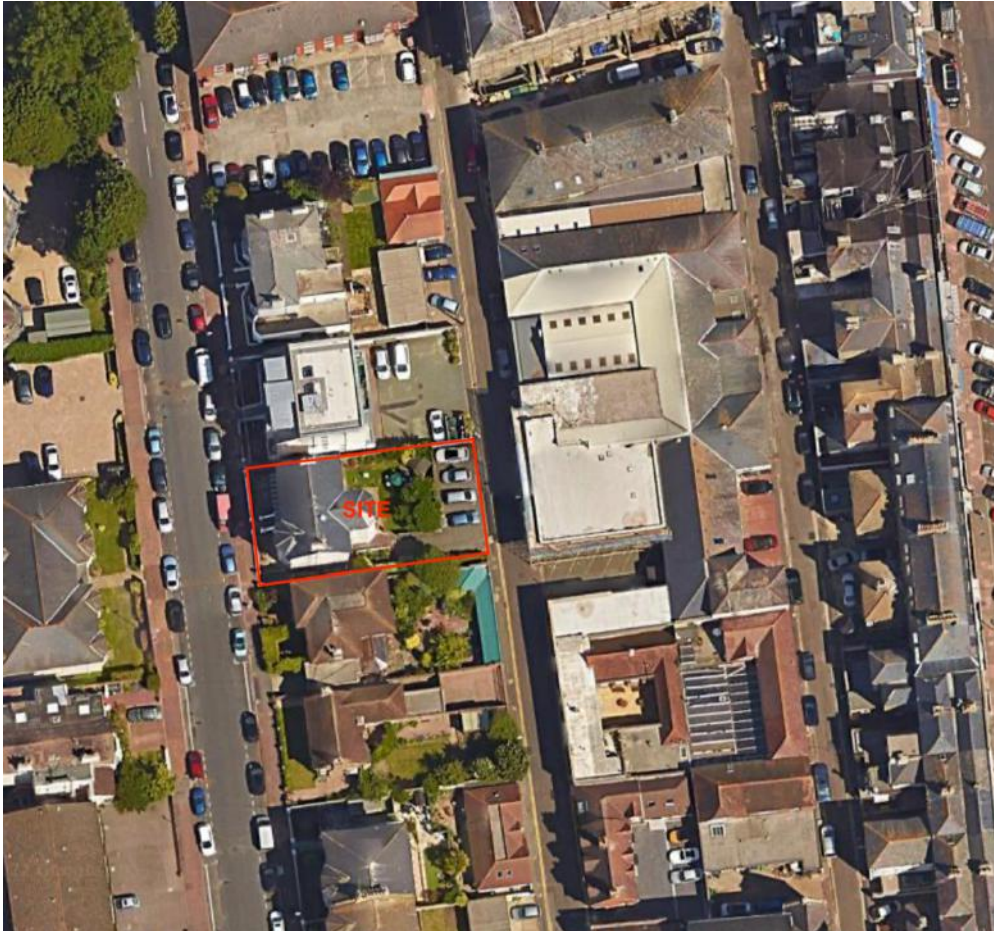
View of the front of Hardwick House

BEDFORD PARK DEVELOPMENTS

Site Location:

The application site is located close to Eastbourne town centre and within walking distance to the seafront. The site lies at the northern end of Hardwick Road and is bounded by Hardwick Road to the west and Wish Road to the east.

The site itself is a large, 4 storey, detached building on a substantial site with pedestrian access onto Hardwick and vehicular access from Wish Road to the rear.



Aerial View of the site and its surroundings

Site History:

The existing building on the site dates from the Victorian era and was originally built as one of a number of grand residential 'villas' that fronted onto Hardwick Road.

The building was converted into a retirement home in the 1980's with a small garden and carparking to the rear accessed off Wish Road. The building continued to be used as a retirement home until April 2022 when the business closed due to lack of a viable future and the choice of the owners to sell the property.

Records on the local authority's website reveal that there are no recent planning applications relating to the application site.

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Historic Map of 1879 showing the site in red



Historic Map of 1933 showing the site in red

BEDFORD PARK DEVELOPMENTS

Site Characteristics:

The application site is not located in a conservation area, is not a listed building.

The application site itself is located on the eastern side of the northern end of Hardwick Road and is a wide individual plot that runs through to Wish Road.

Hardwick Road itself is a wide thoroughfare that runs in a north/south direction from South Street (A259) down towards the Devonshire Park Tennis centre before curving to the east. At the junction of Hardwick Road and South Street lies St Saviours Church, a Grade II* Listed Victorian Church. Hardwick Road was originally lined with grand villas on substantial plots but many of the original villas have since disappeared and been replaced by modern apartment blocks and 20th century houses of reduced scale including a terrace of smaller houses.



View looking down Hardwick Road

BEDFORD PARK DEVELOPMENTS



View looking up Hardwick Road

Wish Road is a narrower road which serviced the rear of the properties on Hardwick Road and so has the character of a 'mews'. However, the eastern side of Wish Road comprises a continuous line of 2 storey high development while the western side accommodates a number of 1 & 2 storey buildings amidst sporadic car parking areas.

To the north of the application site is Hanburies, a 5 storey high modern block of apartments from 2006 (Application No: 050528) which replaced a Victorian Villa that dated from the same period as Hardwick House and appears on the historic map from 1879.

To the south of the application site is No. 8 Hardwick Road which is a 2 storey, detached, brick dwelling with a pitched roof that dates from the 1950's.

BEDFORD PARK DEVELOPMENTS



View looking down Wish Road

Proposed Use:

The proposed use of the proposal is to be Class C3 Use-Private Dwelling Houses.

The Amount of Development:

The proposed development entails the following works:

- Demolition of the existing rear 4 storey extension and the construction of a new 4 storey extension to the rear of the existing building and 2 no. 1.5 storey cottages with associated landscaping.

BEDFORD PARK DEVELOPMENTS

The proposed development comprises the following accommodation:

- **MAIN (EXISTING) BUILDING**

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Lower Ground Floor:

Unit 1 (2-bed, 4 person) - 78 sq m (839.5 sq ft)

Unit 2 (2-bed, 4 person) - 75.5 sq m (814.8 sq ft)

Upper Ground Floor:

Unit 3 (2-bed, 3 person) – 63 sq m (678 sq ft)

Unit 4 (2-bed, 4 person) – 70 sq ft (753 sq ft)

First Floor:

Unit 5 (2-bed, 4 person) - 75 sq m (807 sq ft)

Unit 6 (2-bed, 4 person) - 70 sq m (753 sq ft)

Second Floor:

Unit 7 (2-bed, 4 person) - 75 sq m (807 sq ft)

Unit 8 (2-bed, 4 person) - 70 sq m (753 sq ft)

- **MEWS COTTAGES**

Unit 9 (2-bed, 4 person) - 80 sq m (861 sq ft)

Unit 10 (2-bed, 4 person) - 80 sq m (861 sq ft)

All units have been designed to comply with the nationally Described Space Standards

Layout:

The proposed development has been carefully designed to minimise the impact on the surrounding context by retaining the existing building that fronts onto Hardwick Road and focusing the proposed development to the rear of the existing building and fronting onto Wish Road.

The proposed site layout retains the general form of development and character of the area with the main frontage facing west onto Hardwick Road set back from the site boundary with low boundary walls, front gardens and entrance steps leading to the front entrance.

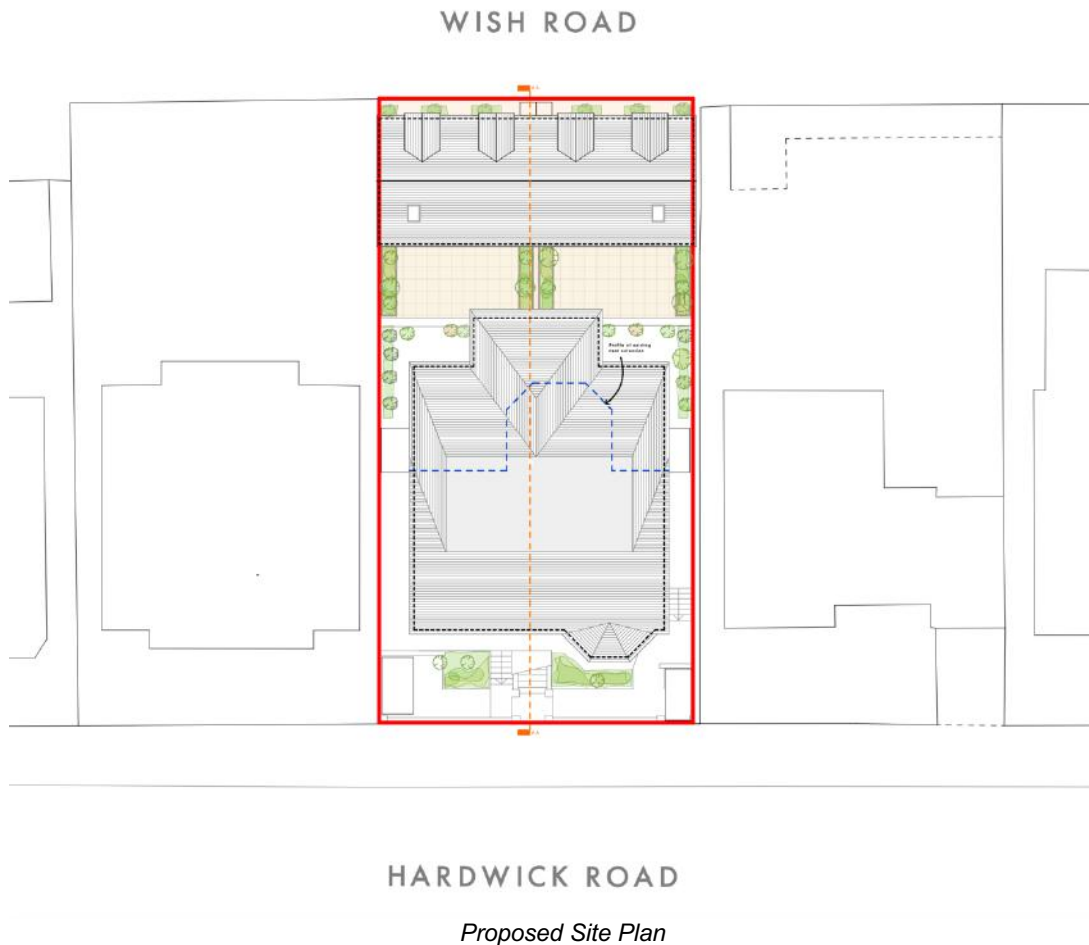
The cycle and refuse stores have been located against the side boundaries of the site so that they are easily accessible for the residents and discretely positioned to reduce their impact on the street scape.

The proposed extension to the rear of the original building follows the pattern of development that has already been established by the Hanburys building next door and other relatively recent developments in the vicinity. This has been achieved by making the main body of the rear extension project back to roughly the same line as the Hanburys building and also incorporating a similar central projecting bay feature.

BEDFORD PARK DEVELOPMENTS

The size and dimensions of the proposed extension to the main building have been determined by the floor areas required to ensure that the proposed residential units meet minimum space standards.

The lower scale of the proposed development at the rear of the site, which faces east, has been designed to be accessed directly off Wish Road and set slightly back from the eastern site boundary and will form small front gardens for the 'mews' cottages. These units would also benefit from small cottage courtyards at the rear of the properties.



The approach to the conversion of the existing building is that the main living rooms would be accommodated at the front of the existing building with the bedrooms located in the new extension at the rear of the building.

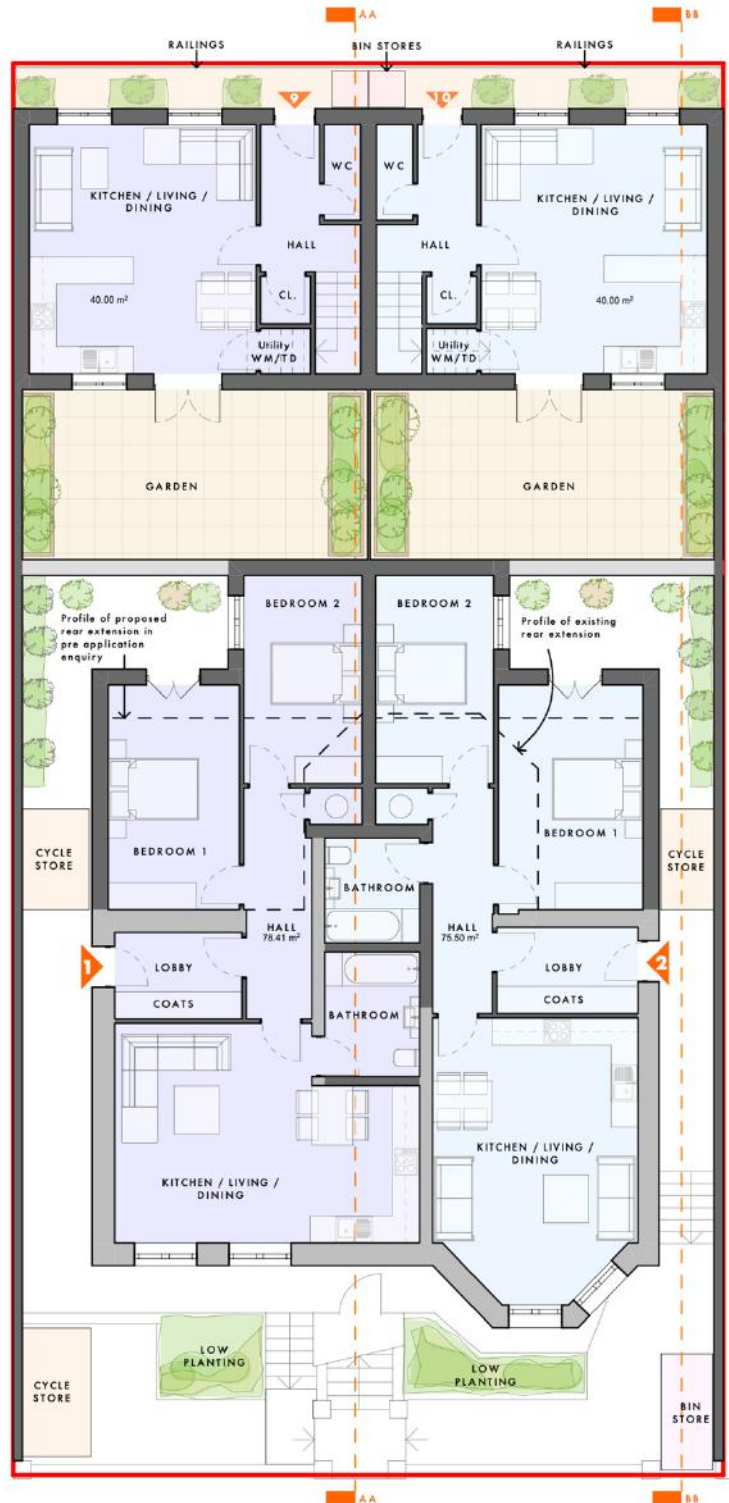
The building layout for the extended existing building proposes the creation of 2 no. flats on each floor with the units located at lower ground floor being accessed from new individual entrance doors in the side of the building.

The remaining units are accessed by utilising the original entrance to the building and a new internal staircase with the units arranged as 2 no. units per floor.

The individual apartments have been arranged with living accommodation to the front of the building and bedrooms located in the new extension to the rear.

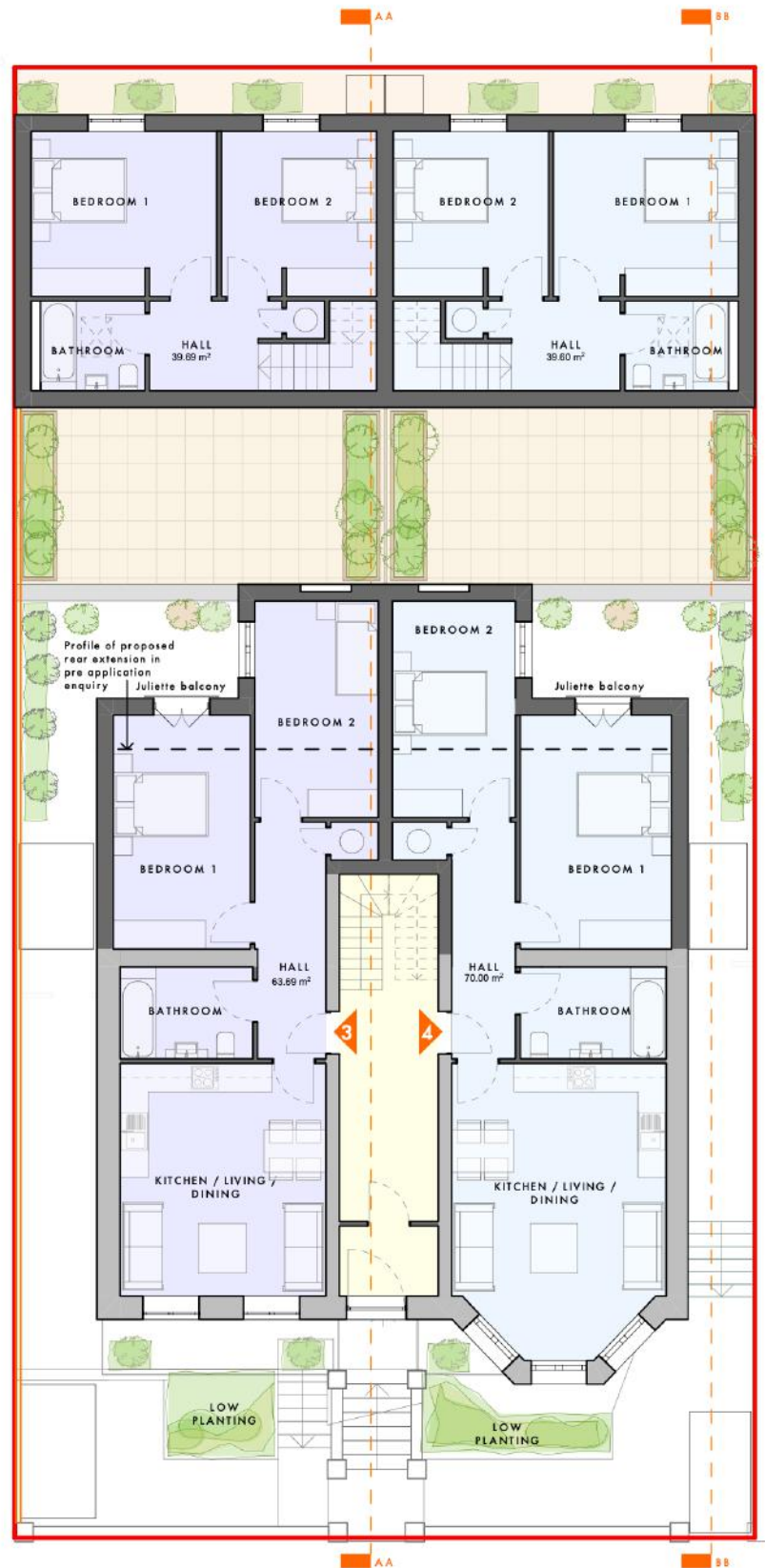
BEDFORD PARK DEVELOPMENTS

The proposals have been specifically designed to ensure that all of the proposed units meet the space standard requirements as set out in the Technical Housing Standards Nationally Described Space Standard as published by the Department for Communities and Local Government.



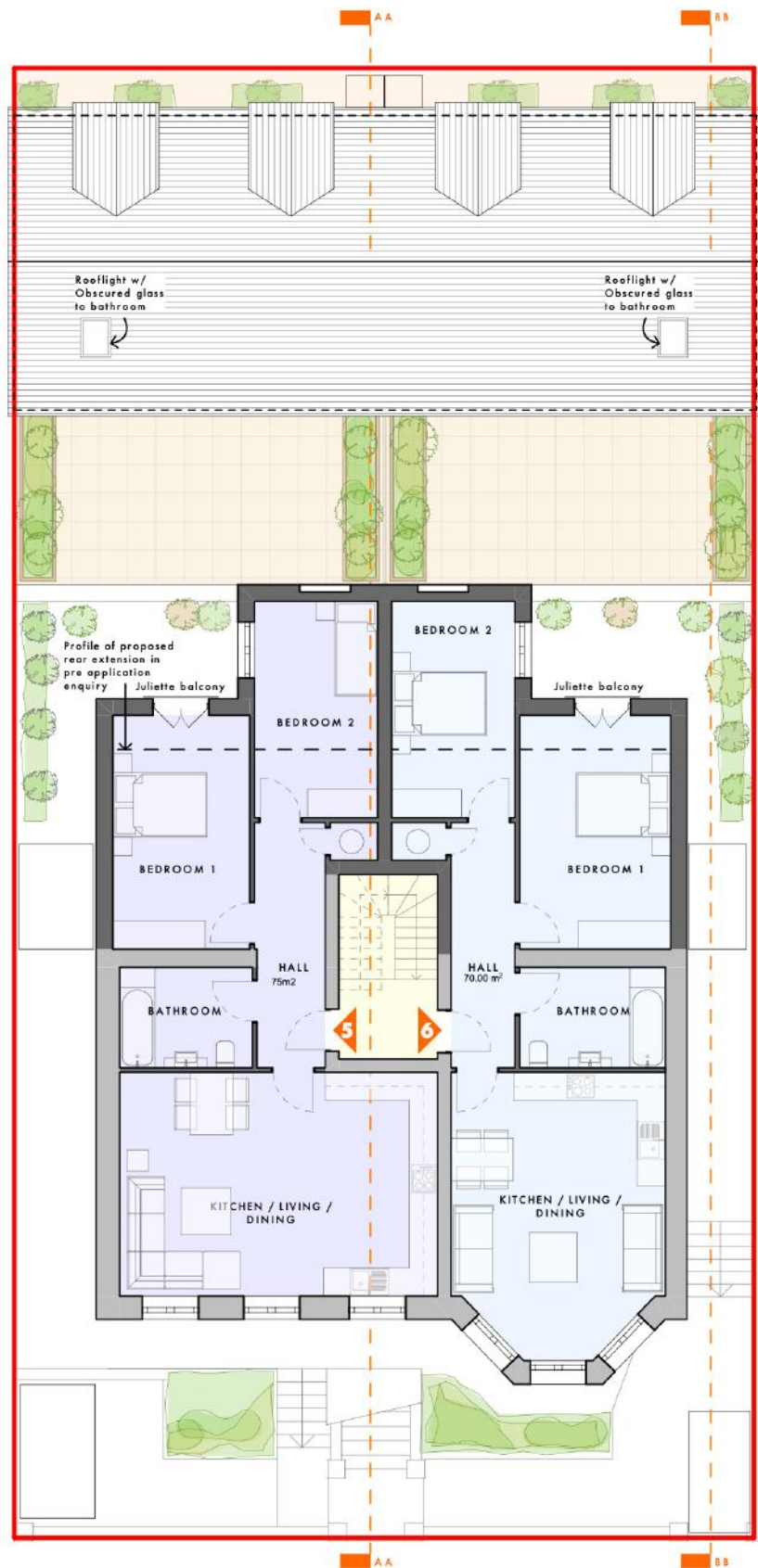
Proposed Lower Ground Floor Plan

BEDFORD PARK DEVELOPMENTS



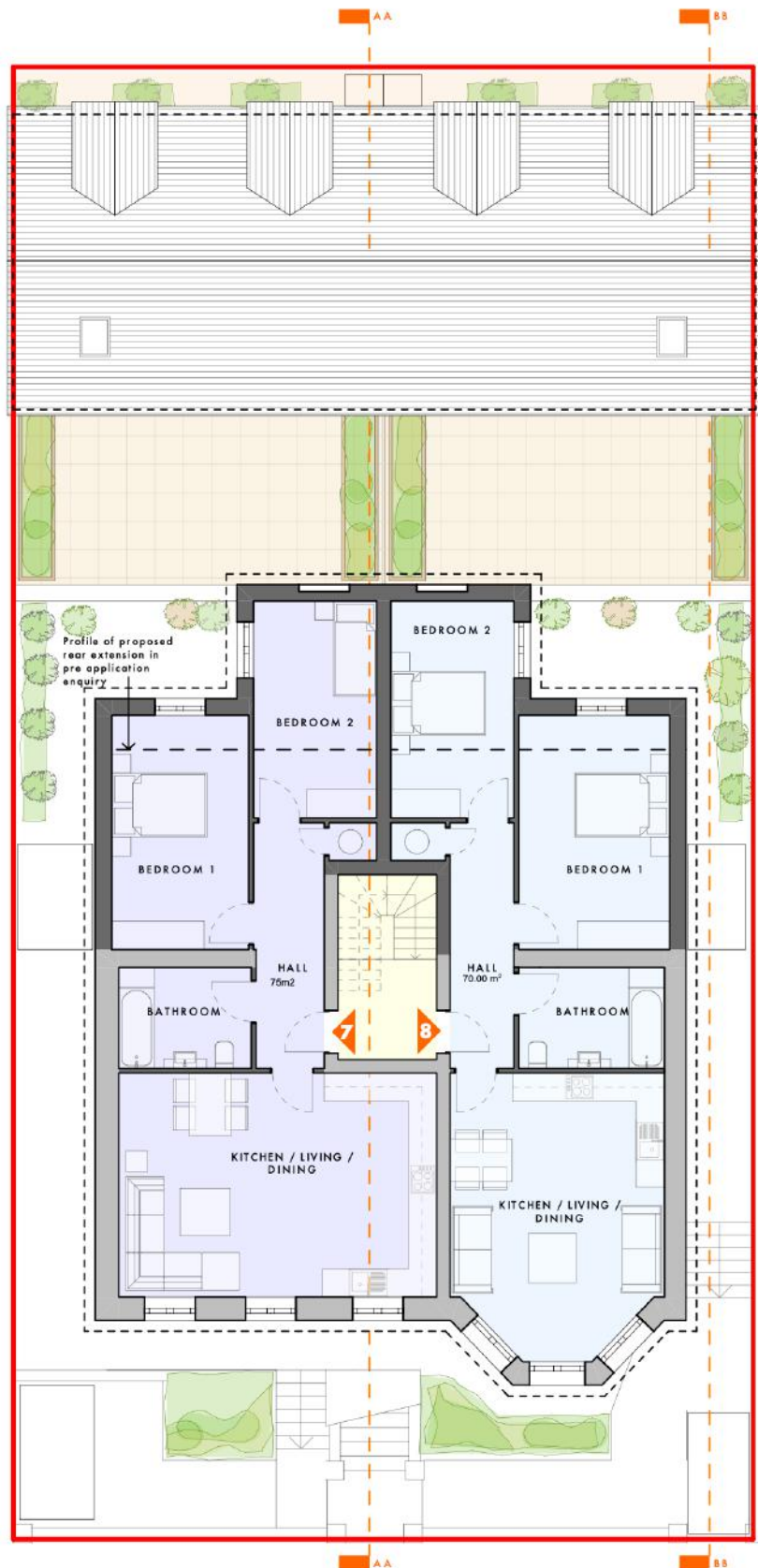
Proposed Upper Ground Floor Plan

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Proposed First Floor Plan

BEDFORD PARK DEVELOPMENTS



Proposed Second Floor Plan

BEDFORD PARK DEVELOPMENTS



Proposed Cross Section

Scale & Landscaping:

The proposals have been carefully designed to reflect the scale and character of the existing buildings while respecting the existing, neighbouring context.

This has been achieved by utilising the storey heights of the existing building so that the proposed rear extension is the same scale as the existing building.

The proposed 'Mews' cottages are 1.5 storeys high to respect the scale of the existing development along Wish Road.

The proposed landscaping for the main existing building retains the character of the existing main building with a low front garden wall and a landscaped front garden giving onto the grand steps leading up to the entrance. The front garden area would also include enclosures to the sides which would accommodate the cycle and refuse storage areas.

The proposed landscaping for the 'Mews' cottages would comprise low railings and refuse bin enclosures at the front and enclosed patio cottage gardens to the rear which would be paved with planted beds to the sides and rear.

Appearance:

The initial analysis of the application site suggested that the most straight forward design response would be to follow the example of the Hanburys development by demolishing the existing building and replacing it with a new apartment block.

However, on reflection retention and extension of the existing building was considered to be a more appropriate architectural approach on the grounds of sustainability and lower impact on the surrounding context.

BEDFORD PARK DEVELOPMENTS

The proposed development have been designed to respect the scale and materiality of the existing building and the surrounding context. This has been achieved by retaining the main part of the original building and extending to the rear in a manner that reflects the character of the original building.

The proposed rear extension to existing main building has been designed to utilise the same materials, proportions and architectural language of the original building. It will be clad in traditional sand/cement render under a pitched slate roof with the same string courses and eaves corbels used to match the original building.



Proposed Street Elevation facing Hardwick Road

A study of the existing buildings in Wish Road has revealed that the majority of the buildings are clad in brick with a number on the western side having had the brickwork painted. The proposed 'Mews' cottages have therefore been designed to reflect the character and materiality of Wish Road with the building being subservient to the main building on the site and to be clad in painted brickwork under a pitched slate roof.



Proposed Street Elevation facing Wish Road

BEDFORD PARK DEVELOPMENTS

The proposed materials for the rear extension are as follows:

Pitched Roof:	Natural slate to match the existing building - Colour: Blue Grey
External Walls:	Painted traditional sand/cement render – Colour: White
Windows Frames:	Painted timber – Colour: White
Rainwater Goods:	UPVC – Colour: Black

The proposed materials for the 'Mews' cottages are as follows:

Pitched Roof:	Natural slate to match the existing building - Colour: Blue Grey
External Walls:	Painted brickwork – Colour: White
Windows Frames:	Painted timber – Colour: White
Rainwater Goods:	UPVC – Colour: Black

Overlooking:

Overlooking within the development has been minimised by designing the 'Mews' cottages as single aspect dwellings onto Wish Road so that there is no direct overlooking into the units from the rear of the proposed extension to the original building.

There is an element of overlooking of the outdoor amenity space but this is a common occurrence in urban areas where it is accepted that there is always a degree of mutual overlooking between neighbouring properties.

Amenity:

Private outdoor amenity space is provided for the 'Mews' cottages and the lower ground floor apartments by the creation of small courtyard gardens which are accessed directly from those units.

Access:

Due to the close proximity of the site to Eastbourne Town Centre and all of the local facilities as well as public transport and ease of cycling, no onsite car parking is proposed because of the highly sustainable location of the site.

The site is located in a controlled parking zone (CPZ) so there is plenty of on street parking available and residents can apply for parking permits.

A parking stress survey has been undertaken and included with this application to support this approach.

Secure, covered cycle storage for the main building is provided at the front of the site and in the patio areas for the lower ground floor units and the 'Mews' cottages.

BEDFORD PARK DEVELOPMENTS

Sustainability:

The proposed development is highly sustainable because of its location and the re-use of an existing building.

The fabric of the original building will be updated to improve its thermal performance with the existing timber sash windows renovated and weather stripped where possible.

Photovoltaic panels will be installed on the flat area of the 'crown' roof of the extended original building to provide electricity for the common ways of the original building.

The proposed extension and the 'Mews' cottages will be built using the fabric first principle which will utilise high levels of thermal insulation in the building envelope with airtight construction and double-glazed windows.

The proposed development will be free of fossil fuel usage with heating to the new units being provided by electric heating and the units being fitted with A rated electrical white goods, low flow sanitary fittings and LED light fittings.

Biodiversity:

The existing biodiversity of the site will be retained by the incorporation of soft landscaping in the courtyard gardens and enhanced by additional soft landscaping in the front gardens.

The biodiversity of the site will also be further enhanced by the incorporation of bee bricks and swift boxes in the construction of the proposed extension and the 'Mew' cottages.

These measures will ensure that the proposed development will deliver a biodiversity net gain.

Conclusion:

This application seeks to develop the site in a manner that is sensitive to the area and respects the surrounding context.

This has been achieved by retaining the existing building onto Hardwick Road and re-ordering the internal layout which together with new development at the rear makes more efficient use of the site by providing more smaller residential units in this highly sustainable location.

The proposals have no detrimental impact on the neighbouring properties and will enhance the area while making a positive contribution to the neighbourhood.

BEDFORD PARK DEVELOPMENTS

All of the proposed residential units have been designed to ensure compliance with the Nationally Described Space Standards and will be built to ensure high thermal performance and sustainability credentials.

These proposals seek to provide much needed housing in a highly sustainable location close to the town centre and will make a significant contribution to alleviate the housing shortfall in the town as evidenced by the lack of a 5 year Housing Land Supply.



Artist Impression of Proposed development