

**CONVERSION OF UPPER FLOORS
INTO TWO SELF CONTAINED FLATS****DESIGN AND ACCESS STATEMENT**

No.

B2

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07

B94.01

RECEIVED

30/4/07

Context

The architectural situation of Aldwick Road is determined by three storey height buildings with shop facilities on the ground floor and apartments/ offices on the second and third floor. Most of the buildings were built at the end of the 19th beginning of the 20th Century. The architecture style of the buildings varies between Victorian on the one side of the road and Tudor on the other side of the road (see photographs 1 and 2). Each side forms itself a homogenous arrangement. Aldwick Road 64 is part of a big symmetrical development built 1912. On the rear side of that building the situation is quite different. Originally each dwelling of the development had the same appearance with mono pitched extension, two dormer windows and open gallery. Today, the gallery is a separated conservatory or part of the adjoining room. Further, the garden of each property has different types of extensions or self-contained dwellings. It varies between flat roofed extensions, double pitched single storey extensions, double pitched single storey high self-contained dwellings and two storey high self contained dwellings (see photographs 3, 7, 8). All these extensions and self-contained units are accessible by the passageway between number 57 and 59 Aldwick Road. That passage is also used by the various shops on the ground floor to put their bins towards the road. The external materials and colours vary as well. Some have facing brick work, other are plastered and coloured white, yellow or pink, and another buildings have white painted timber claddings. The roof layout varies between flat roofs, mono pitched roofs, double pitched roofs and hip roofs (see photographs 8, 9, 10). Some of the neighbouring buildings are overlapping other buildings in size even on the third floor (see picture 10).

Aldwick Road 64 contains a shop space on the ground floor containing at the moment a fish and chips shop, and a two storey height self-contained flat with 5 bedrooms, one Kitchen, one Dining Room/ Living Room, one bathroom, one WC, one Airing-Cabinet and one Conservatory. You can enter the flat from Aldwick Road and a staircase leads from the entrance on the ground floor to the first floor. The Garden is linked over the Conservatory to the flat by a timber staircase. The shop consists of one selling room and three Kitchen/ Storage Rooms and a WC. One of these Kitchen/ Storage Rooms and the WC is situated in metal cladded extension on the rear side of the property. Further, there is a Timber Shed in the garden currently used by the shop (see photographs 4, 5, 6).

Proposal

The two floors of residential accommodation above the fish and chip shop remain principally as constructed in 1912, possibly for use by the family of the proprietor or tenant of the shop. The accommodation is relatively spacious but in the social, economic and demographic position of a large section of today's society does not meet a need for smaller and affordable accommodation. It is to address this issue that the proposals have been prepared.

From the plans, sections and elevations submitted as part of this application for planning permission, the modification proposed to the building can be clearly identified. If the proposal is accepted by the local planning authority three very respectable residential units will be formed that will meet the needs of single people and couples while also providing a ground floor unit that could be used by a person with mobility difficulties. An integral part of the work will be improvement to the storage and preparation areas associated with the fish and chip shop. In its entirety it is therefore a socially responsible proposal.

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Throughout the development of the proposals its visual impact on adjoining and neighbouring premises has been a priority. As such, forms and materials that exist on the overall south elevation of the buildings have been incorporated so that there is overall harmony within the textual diversity of the whole.

Amount

The proposal shows the alteration of the two storey high self-contained flat into two one storey high self-contained flat units (Flat 1 and 2) with an extension on the rear side of the property. Additionally the shop situation will be improved by replacing the metal clad Kitchen/ Storage extension by a enlarging the ground floor space and altering the layout of Kitchen 2. At last, the metal clad Kitchen/ Storage extension and the Timber Shed will be replaced by a Bungalow/ Flat 3 (see drawing B94.01/103 Element 1-3)

Layout

The layout and the organisation of the shop will be kept as it is at the moment. The area of Kitchen 2 will be enlarged to house the WC and to provide more storage space. It will have access to the passageway on the rear side of the property.

The layout of the existing flat will be altered quite more. Both new flats (Flat 1 and 2) will consist of two bedrooms towards the road, one bath in the middle, a Living Room and a Kitchen/ Dining Room on the rear side of the building. An entrance hall on each floor links all these rooms together. The staircase will get common room for the tenants of the two flats. Both flats will have the same layout keeping it simple as much as possible avoiding any tremendous constructural improvements and a difficult layout of new pipes. There will be no access to the garden any more.

The Bungalow/Flat 3 will consist of one bedroom, one Bathroom, one Kitchen and combined Living Room and Dining Room orientated and opened towards south to the garden.

Scale

The floor space of the shop will be reduced by the alteration only around 3.5 m². Flat 1 and 2 will have with all alterations and extensions a floor space between 60 and 65 m². Bungalow/ Flat3 will have a floor space of approximately 50 m². Please find all other required dimensions and heights noted on the drawings B94.01/103 and -/104. The garden of Flat 3 is protected by a low brick wall, 600mm high with a timber fence on top of it achieving altogether a height of approximately 1800mm, matching the height of the existing fences and making the garden more private.

Landscaping

One tree has to be felled providing access to Bungalow/ Flat 3 and the rear exit of the shop. All other trees and bushes will be kept forming the new garden. The path linking shop and Bungalow /Flat3 with the passageway will be paved. Additionally the flat roof will get an extensive green flat roof" providing numerous ecological and economic benefits including stormwater management, energy conservation, mitigation of the urban heat island effect and especially it has a more aesthetically pleasing environment for the upper two flats.

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Appearance

The aim of the proposal is to convert the existing property into a well functional and stable looking building suitable for lending. Reducing the impact towards neighbouring properties only already existing building elements as described above in item "Context" (flat roofed extension and so on) will be used. The extension on the second floor will be in a similar way as the buildings shown on photographs 9 and 10. The Bungalow/ Flat3 is using the shape and dimension of the next neighbouring single storey flat roofed extension (photograph 7). The former Conservatory, now part of the Living Room, will be constructed like the adjoining one. The external walls will be done in red brick work using multi stock bricks similar to the buildings on photograph 9, producing a warm and solid appearance. The extended roof on the second floor will get concrete roof tiles matching the existing. The Bungalow/Flat 3 will have French windows on the rear side opening the Living Room/ Dining Room to the garden, similar to the neighbouring bungalow.

Appraising the context**Assessment**

A survey on the property and the passageway was undertaken including levels, dimensions and photographs.

Involvement

This office is working with the owner of the property Mr F. Yorulmaz.

Evaluation

The proposals have been developed from site information and in consultation with the owner of the property Mr F. Yorulmaz.

Access

The access for the two flats, Flat 1 and 2, will be the same as before using the entrance from Aldwick Road.

Flat 3 will use the existing passageway between 57 and 59 Aldwick Road as access (see attached Land Registry). In order to make the passageway secure it will be paved and supplied with lights as shown on the drawing B94.01/103 and the photographs 11-13.