

Project: Conversion, refurbishment and extension of detached dwelling house to create 6 self-contained flats of mixed accommodation; comprising 2 one-bedroom flats, 2 two-bedroom flats, and 2 three-bedroom flats; all with spacious communal gardens and 9 parking bays.

for; Braeside Sussex Ltd

Application Site: 'Braeside'
Stable Lane
Findon
West Sussex
BN14 0RR

Applicant: Braeside Sussex Ltd
'Braeside'
Stable Lane
Findon
West Sussex
BN14 0RR

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DESIGN & ACCESS STATEMENT

Conversion, refurbishment and extension of detached dwelling house to create 6 self-contained flats of mixed accommodation; comprising 2 one-bedroom flats, 2 two-bedroom flats, and 2 three-bedroom flats; all with spacious communal gardens and 9 parking bays at;

'Braeside' Stable Lane, Findon, West Sussex BN14 0RR

General

i. Location

The property is located midway along Stable Lane on the corner with Braeside Close.

The property is located approximately 200 metres from the village centre of Findon.

The property is located on rising ground in a medium density residential area, mainly of detached bungalows and houses.

The property falls outside the village 'Conservation Area'.

The property is not in an 'Area in Risk of Flooding'.

ii. Description of Property

The property is not 'Listed' as a Historical Building.

The property comprises a two storey dwelling house, believed to have been built very early in the 20th Century, set in grounds of .63 acre (2550 square metres).

The dwelling has been extended over the years to include two single storey extensions with pitched roofs on the north elevation, and a very unattractive single storey flat roof extension on the front east elevation.

There is a detached garage, believed to have been built in the middle of the last Century.

The dwelling house currently provides spacious accommodation with a large entrance hall, four reception rooms, two kitchens, six double bedrooms, three bathrooms and a WC. The accommodation is currently laid out as a four bedroom dwelling, with a separate two bedroom flat.

The property has vehicular access off the corner of Braeside Close and Stable Lane.

There is a second unused vehicular access and a further unused pedestrian access off Stable lane.

Design & Access Statement

1. Use

The property has established Residential Use, Class C3.

The existing use and occupancy is by a single family.

The proposal is to convert the building to create 6 self contained flats, with communal gardens and 9 parking bays.

2. Amount – (Proposal & Nature of the Project)

The proposal is to convert the building into 6 self contained flats with mixed accommodation comprising; 2 three-bedroom flats, 2 two-bedroom flats, and 2 one-bedroom flats within, the latter within the existing roof space at second floor level.

While the property has been altered over the years, it has retained its character and identity. Other than the addition of the unattractive flat roof extension, the building is worthy of merit and preservation. The front and rear elevations both have two imposing gables and the roof slopes are steeply pitched with plain tiles. Elevations are finished in colour wash render over red brickwork, and the timber doors and windows are all painted.

The existing modern flat roof extension to the front east elevation shall have a new pitched roof with dormers and half storey over; and a small single storey extension with slate monopitch roof. The existing single storey extensions to the north elevation are to be demolished and replaced with a 1½ storey extension with pitched roof and dormers, set back from the front elevation and within the existing building footprint.

The detached garage is to be demolished; The main site entrance is to be retained and 9 parking bays are proposed, together with bicycle storage and a bin area.

Units 1 & 2 on the ground floor shall have their own separate entrance.

Units 3 & 4 on the first floor, and Units 5 & 6 on the second floor are to share a main entrance at ground floor level and have separate entrances off the common way stairwell.

3. Layout – (Design Criteria)

The building footprint is to be retained.

The existing modern flat roof extension to the front east elevation shall have a new pitched roof with dormers and half storey over; and a small single storey extension with slate monopitch roof.

The existing single storey extensions to the north elevation are to be demolished and replaced with a 1½ storey extension with pitched roof and dormers, set back from the front elevation and within the existing building footprint.

The garage is to be demolished and the area behind along Stable Lane cleared to accommodate additional parking.

The internal layouts are to be altered to create the new accommodation. For these layouts please refer to the attached drawings. The new accommodation makes use of all the existing door and window openings, and the original room layouts where possible.

4. Scale

The proposed new extensions sit neatly below the eaves to the main roof,

The identity of the original building is retained.

5. Planting & Landscaping

The mature gardens are to be retained and maintained for the benefit of all the residents.

The driveway and parking areas are to be finished in tar-macadam.

Parking bays are to be identified in brick pavers.

New footpaths are to match the existing random paving.

The mature trees and planting are to be retained.

6. Appearance & Materials

The elevations shall remain unaltered, with magnolia colourwash finish to rendered surfaces, with face brickwork and plinths below.

New brickwork is to be selected from second hand red stocks to match the existing.

The existing main roof is to be retiled with matching plain tiles.

The new roofs, dormers and canopy porches are to be tiled with matching plain tiles.

The new lean-to roof to the single storey extension to Unit 1 is to be finished with natural slates.

All windows, doors, fascias and barge boards are to be manufactured in timber and painted white gloss.

The rear balconies are to be formed in galvanised steel and decorated black gloss.

Enclosures to the bin areas are to be formed in stained close boarded timber fencing, with framed braced and ledged timber gates.

7. Access & Parking

The existing main vehicular and pedestrian access to the corner of Stable Lane and Braeside Close is to remain unaltered.

The existing overgrown/unused vehicular access off Stable lane is to be reinstated to provide pedestrian and bicycle access to the rear gardens and bicycle store.

The existing overgrown/unused pedestrian access off Stable lane is to remain unused.

Off street parking is to be provided for 9 vehicles; one bay for each flat, two bays for visitors, and one for disabled.

The parking areas are to be illuminated with 1200mm lighting bollards.

Bicycle storage and stands are to be provided for 12 bicycles.

A designated bin area shall include separate bins for general waste and recycling.

The property is located approximately 200 yards from the village centre, which has a regular bus service to Worthing and outlying villages.

8. Architectural & Historical Importance

While the property is not Listed as a Historical Building nor located in a 'Conservation Area', it is almost 100 years of age, it is of good design, it stands in an imposing position, and it contributes to the character of the area.

The proposals do not affect the character of the building and the area, and ensure the building's retention and its future by finding a suitable use.

Conclusion - Planning Issues

This is a property of merit and importance in an historical village. While the building has been altered over the years, it has retained its character, with some period features and detailing, and is worthy of merit and preservation. It is very important that it is retained, refurbished and a suitable use found.

The proposal allows for the refurbishment of the building to create six residential units, without demolition and new build.

The proposals have no adverse effects on the neighbouring properties and there would be no impact on the area and adjoining properties.

The proposals are in keeping with good design practices; the choice of materials, the design quality and detailing are appropriate to the building, neighbouring properties and to the character of the area.

Adequate off street parking is proposed for residents, visitors and disabled persons without loss or detriment to the existing mature gardens.

The proposals provide much needed mixed spacious residential accommodation in the village by sympathetically converting, refurbishing and providing a suitable use for a large building.

The proposals do not result in any overlooking, loss of light, and do not have an overbearing or adverse affect on any neighbouring property.

The proposals create a planning gain with the loss of an unattractive flat roof to a single storey extension.

The proposals provide generous amenity space for the residents.

The land is not subject to any other proposal and is suitable for mixed residential accommodation to include starter homes for young couples.

The proposals comply with Council Policy in respect of conversion of residential accommodation into flats, as the character appearance and amenity of the area is not adversely affected, and the property is capable of being converted without detriment to the adjoining properties through increased traffic or people movements and overlooking.

Colin Jessey Associates

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