



**DESIGN, ACCESS & HERITAGE STATEMENT**

2A Harrington Road / Land to the rear of 214 Preston Road,  
Brighton, BN1 6RA

2507DAHS / August 2025

Rev A—26/02/26

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## INTRODUCTION

### **Introduction**

This Design, Access and Heritage Statement is written in support of a full planning application, for a proposed new house to replace existing garages and parking area. The site has an extant planning approval BH2024/00673 for a detached four bedroom house comprising three levels of accommodation including lower ground floor, ground floor and first floor. The site has recently been purchased by my wife and I and we intend to self-build an exemplar eco-house, designed and constructed to Passivhaus standards.

### **Description of site as existing**

The existing site has a wide street frontage on to Harrington Road and comprises an open area of hard standing with four single storey garages to the rear of a substantial, two storey, late nineteenth century detached house converted to flats. The site also includes a workshop structure which is attached to the adjoining three storey residential property to the east (Four flats, 2 Harrington Road). The land slopes upwards towards the east so dwellings on Harrington Road sit slightly higher, and the rear of dwellings on Preston Road slightly lower. The site is bounded to the north, south and east with brick walls and open to the west, adjoining the rear of 214 Preston Road.

### **Significance of the Heritage Asset**

The site is within the Preston Park Conservation Area with main frontage facing Harrington Road. The conservation area context of the site is generally characterised by late nineteenth and early twentieth century detached and semi-detached properties set back from the boundaries within gardens. The application site is an open area of hard standing with a block of four garages of poor visual quality and condition. As a part of the character of the conservation area the site is visually out of place and of utilitarian construction, in materials that do not relate well to the context. Any replacement of this building should be designed appropriately to suit the site constraints and to enhance the character and setting of the conservation area.

There are no listed buildings in close proximity to the site, the nearest being St John The Evangelist Church approximately 200m distant, and Preston Manor approximately 500m away. The openness of the site allows local views to the south of rear gardens and mature trees, and the spire of St. John's is visible in the distance from the northwest corner of the site frontage.

### **Extant Planning Approval BH2024/00673**

'Demolition of 4.no garages and erection of three storey detached dwelling house (C3) arranged over upper ground, lower ground and first floors incorporating revised front wall and construction of new cross-over. Conversion of adjacent non-attached garage to form ancillary studio space. '

The approved design shows a ground floor level raised above the existing ground level by between 500mm and 1m. A semi basement structure with three bedrooms covers approximately 49% of the developable site, the ground floor and first floor are reduced in footprint and the approved height of the building is between 6.4m and 6.9m above ground level.

The approved design includes a new vehicle crossover and the partial demolition of the existing brick wall to the site frontage.

The approval is based on a number of conditions including, external materials samples, refuse & recycling provision, cycle storage, landscaping & planting, compliance with Building Regulations M4(2) for accessible & adaptable dwellings, water efficiency, bee bricks, swift bricks, EPC rating B, surface water drainage, privacy screening, contamination, asbestos survey, studio use restrictions. In addition, the informatives refer to Building Regulations Part L requirement for carbon emissions 31% lower than 2013 standards, Part O regarding potential overheating, and noting the potential for Radon gas on the site.

With regard to Biodiversity Net Gain the informative notes that the permission does not require the approval of a biodiversity gain plan as one or more statutory exemptions or transitional arrangements apply to this site.

SITE PHOTOGRAPHS

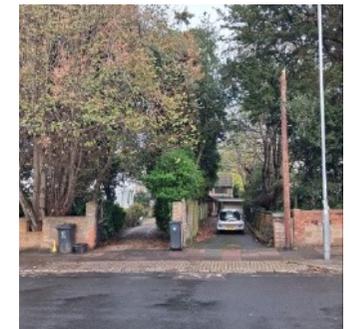


SITE CONTEXT PHOTOGRAPHS

HARRINGTON ROAD—SOUTH SIDE  
MAINLY SEMI DETACHED PROPERTIES WITH FRONT GARDENS & SOME  
DRIVEWAYS ADDED



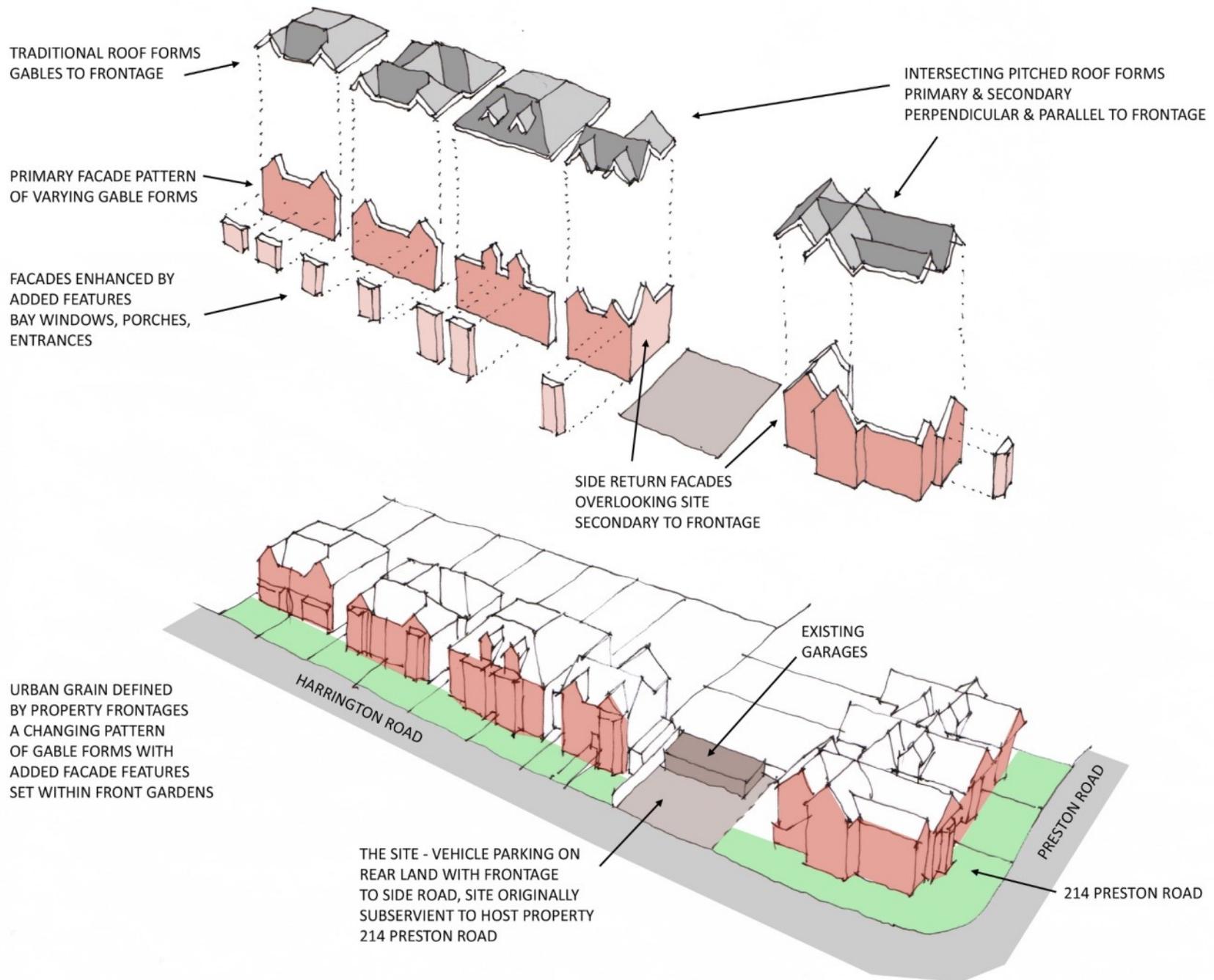
HARRINGTON ROAD—NORTH SIDE  
MAINLY DETACHED PROPERTIES SET BACK FROM ROAD WITH LARGER  
FRONT GARDENS & DRIVEWAYS



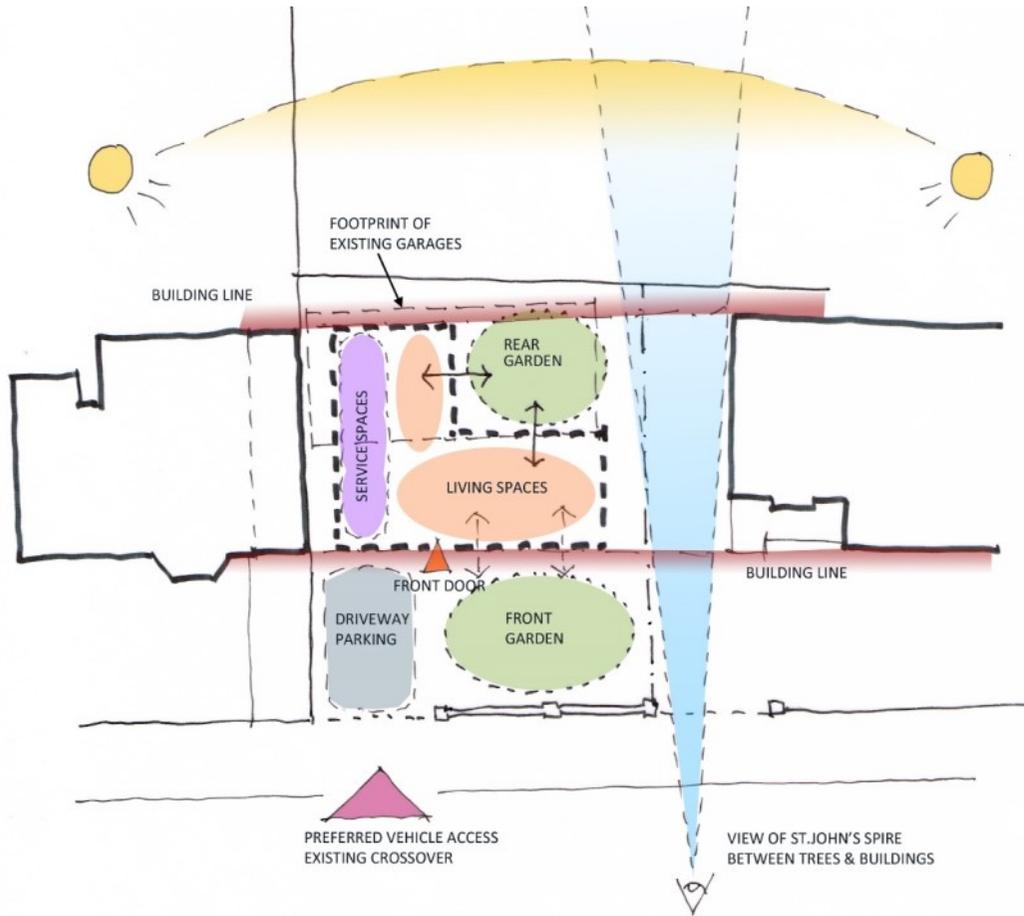
SITE CONTEXT



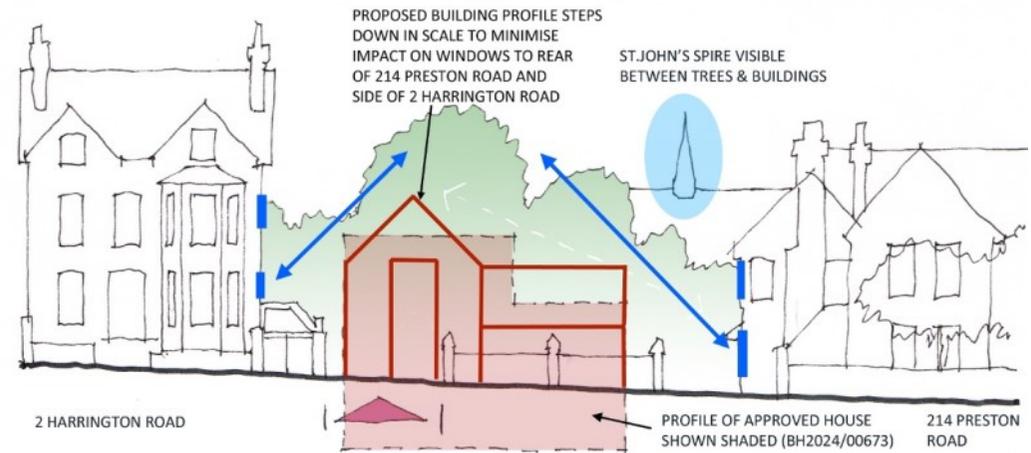
**SITE CONTEXT STUDIES**



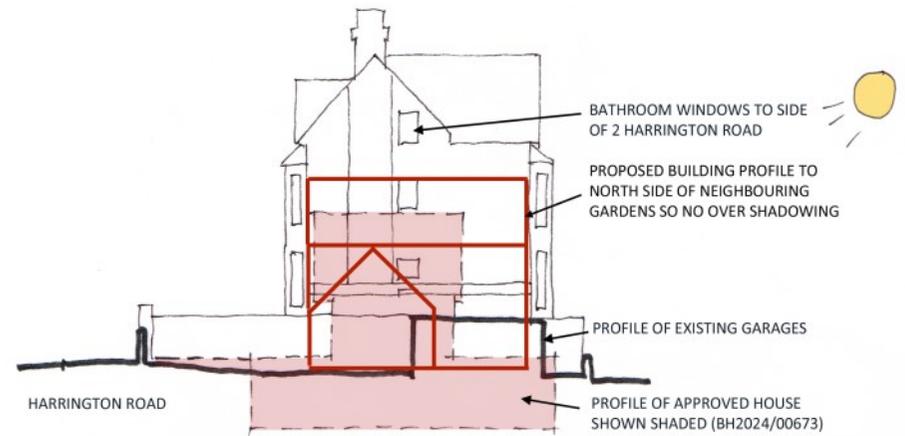
**SITE CONSTRAINTS & OPPORTUNITIES DIAGRAMS**



**SITE LAYOUT**

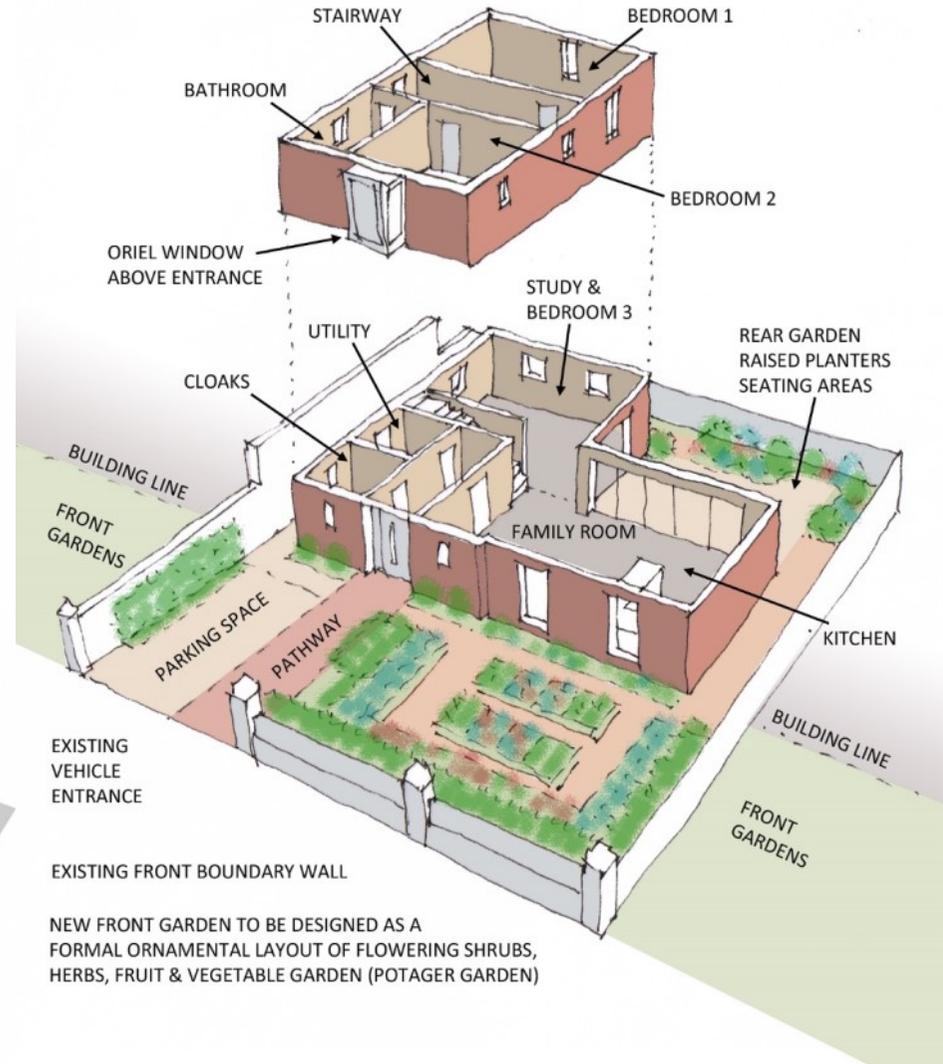


**HARRINGTON ROAD FRONTAGE**



**SITE SECTION**

## DESIGN CONCEPT DIAGRAMS



## DESCRIPTION OF PROPOSAL

### **Review of the approved design**

We have reviewed the approved design in order to assess its suitability for our own design brief for a self-build house.

The approved design provides approximately 158 sqm gross internal area, with four bedrooms. This exceeds our design brief requirements for 100 to 130 sqm with three bedrooms.

The approved building footprint covers approximately 49% of the developable site, the ground floor and first floor are reduced in footprint and the approved height of the building is between 6.4m and 6.9m above ground level. The approved semi basement structure will involve considerable excavation works and retaining and waterproofing structures. This will result in excavated site spoil volume of approximately 500 cubic metres, requiring off site transport and disposal, in addition to large volume concrete delivery. We aim to minimise the environmental impact of the construction by omitting the semi basement.

In addition the approved semi basement is likely to require mechanical drainage requiring on-going maintenance and energy costs which we would prefer to avoid.

The approved design form has resulted from previous applications and consultations with the planning department, the two storey part has been placed to the east side of the frontage, with the building positioned to relate to existing building lines. The flat roof form stepping down in scale towards the rear of 214 Preston Road is in contrast to the pitched roof forms of most buildings near to the site.

The approved design shows the front boundary wall partly demolished and the vehicle entrance re-positioned.

### **Description of proposal**

With the omission of the need for a semi basement the ground floor level can be set lower to suit the more natural existing ground levels allowing a better relationship between garden levels and existing boundaries. An 'L' shaped ground floor plan is proposed with a broad frontage set back from the street and a narrow rear elevation, both aligned with existing building lines. The plan encloses a south and west facing

rear garden. The ground floor provides open plan living dining and kitchen spaces and separate home office / study room or third bedroom. The first floor reduces in usable footprint to allow the roof shape to diminish in height and provides two bedrooms and a bathroom. The proposed building footprint is 88 sqm or 34% of the developable site, so significantly less than the approved design.

The context studies have shown that this part of the conservation area is characterised by large detached and semi-detached properties with frontages set back within gardens. Street elevations often feature symmetrical elements within the overall composition including gables, bay windows, porches and defined main entrances. Roof shapes are traditional with pitched roofs perpendicular or parallel to the street frontage.

Following consultations with officers it has been agreed that pitched roof shapes, which relate to the conservation more directly, would be appropriate for this new house. A modern pitched roof design is proposed with the upper roof ridge running north south and the lower roof ridge running east west, the overall height stepping down towards the rear of 214 Preston Road.

The proposed driveway parking is positioned to suit the existing vehicle entrance with a graded pathway route to the front entrance. Electric vehicle charging is to be provided adjacent to the driveway. The site entrance will remain as existing with no need to change the vehicle crossover or demolish part of the wall.

The north elevation design presents a two storey gable with centrally placed main entrance aligned with the entrance pathway. At first floor an oriel window projects above the front entrance door which is set within recessed brickwork reveals and flanked by two feature windows, creating a visually balanced and symmetrical composition. The single storey wing to the east has two recessed windows featuring the proportions and recess detailing of the main entrance and oriel window. The west elevation is a single storey gable set back from the boundary, framing views towards the spire of St. John's. The rear elevations provide large areas of glazing at ground floor for access and visual connection with the garden. The elevations are to be faced in clay brickwork to relate with the neighbouring properties and those on the south side of Harrington Road ensuring that this modern construction will sit comfortably in the context of the conservation area.

**Use**

The existing site has parking and garages. The proposal is for a single dwelling house.

**Amount**

The proposal is for a single dwelling with three bedrooms.

**Layout**

The new house layout is designed in response to site constraints and the design brief to provide a three bedroom house with family rooms and study/bedroom at ground floor and two bedrooms at first floor.

**Scale**

The proposed house is two storeys.

**Landscaping**

The front garden will be formally landscaped and have hedge planting behind the retained front boundary wall. The rear courtyard garden will be partly paved and partly planted. The new western boundary wall and existing boundary wall to the south will have the addition of a trellis to provide 1.8m high screening.

**Appearance**

The elevations are to be brickwork to relate to neighbouring properties. Windows and doors to be powder coated aluminium. Roofs to be prefinished metal standing seam with matching fascias and soffits.

**Access**

The existing site is accessed from the street frontage with vehicle crossover and driveway. This access will be retained and the new house entrance will have graded pathway to a level threshold.

**Sustainability**

The proposed house is designed to meet Passivhaus standards for energy performance. Passivhaus is a rigorous, voluntary building standard that focuses on ultra-low energy buildings, particularly in terms of heating and cooling. It prioritizes a "fabric first" approach, emphasising high levels of insulation, airtightness, and controlled ventilation, rather than relying heavily on active heating and cooling systems.

The main walls and roof structure will be highly insulated and detailed to minimise cold bridging. The windows and doors are to be triple glazed and the whole house sealed to minimise air leakage. The house will be ventilated using a heat recovery constant low speed system drawing out exhaust air and delivering filtered and tempered fresh air. Renewable energy systems including, air source heat pump and photo voltaic panels will assist in achieving very low energy use.

Rainwater harvesting will provide toilet flushing, irrigation, external washing and maintenance uses. Water conservation will be achieved by ensuring that the internal potable water consumption is limited by reduced capacity baths, dual flush wc's and restrictors to limit flow rates for the showers and taps.

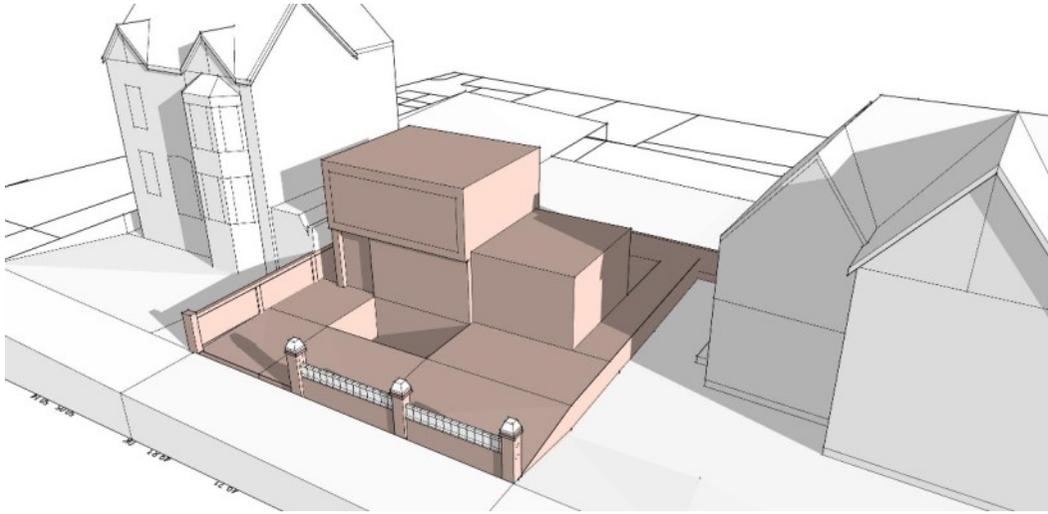
Materials and components for the development will be specified in accordance with the required performance over their design life and reduced life-cycle impact. Site waste will be controlled during all stages of the project in accordance with a full site waste management plan and current legislation. Construction materials will where possible be sourced from local suppliers to minimise delivery distances and support local economies. Every effort will be made to specify recyclable materials and previously recycled materials during the construction process.

**Assessment of harm to the Heritage Asset**

It is recognised that the proposed change to the site is significant. The proposed new dwelling is of high quality contemporary design and of high standards of sustainability and environmental consideration. The proposed house respects a number of the design aspects of the neighbouring buildings, the building lines, frontage set backs, urban grain, roof forms, elevation forms, boundary treatments and elevation materials.

The existing site presents a generally negative contribution to the character of the conservation area. The proposed house will make a positive contribution to the streetscape and character of the conservation area.

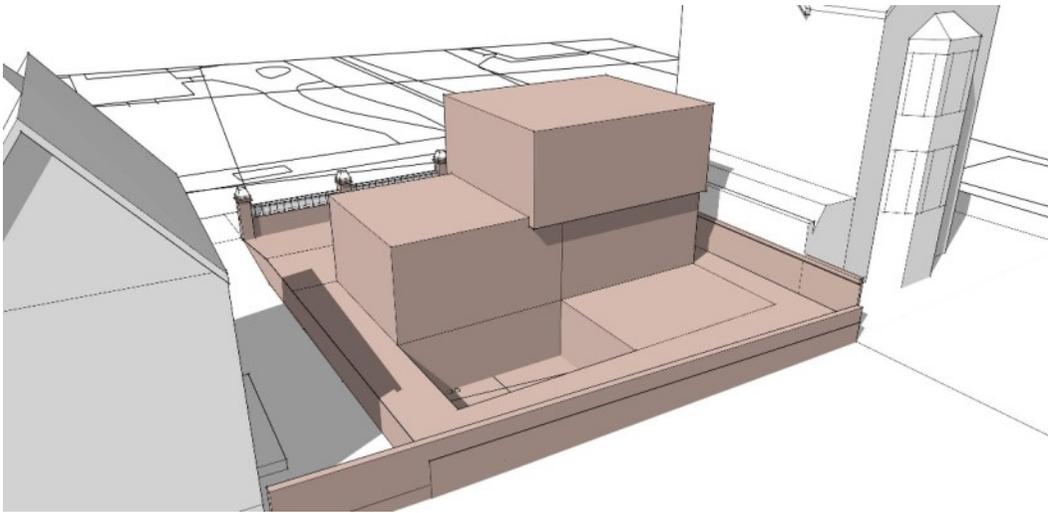
COMPUTER MODEL STUDIES



AERIAL VIEW FROM NORTH AS APPROVED



AERIAL VIEW FROM NORTH AS PROPOSED



AERIAL VIEW FROM SOUTH AS APPROVED



AERIAL VIEW FROM SOUTH AS PROPOSED

COMPUTER MODEL STUDIES



ELEVATION VIEW FROM NORTH AS APPROVED



ELEVATION VIEW FROM NORTH AS PROPOSED



VIEW FROM NORTH WEST AS APPROVED



VIEW FROM NORTH WEST AS PROPOSED

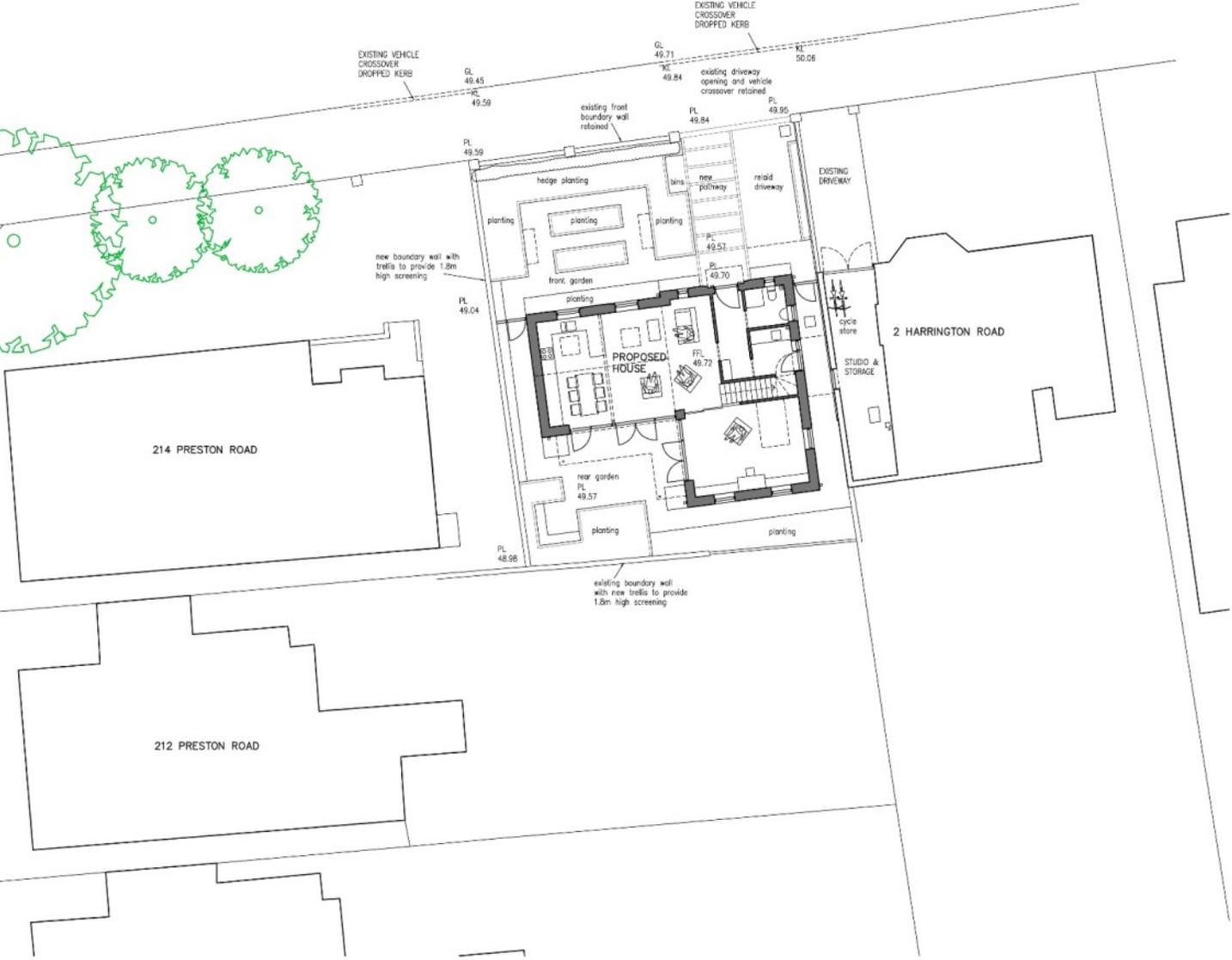
PRESTON ROAD

HARRINGTON ROAD



0 5 10 20m

Do not scale this drawing except for planning purposes. Check all dimensions on site	
Revisions	
A - 15/12/25 - North and south facades set back within building lines, First Floor area reduced, roof height reduced, elevations amended.	
B - 26/02/26 - Floor layouts, roof form & elevations revised following consultation with planners	



Project	Land to the rear of 214 Preston Road, Brighton, BN1 6RA	
Drawing title	Site plan as proposed	
Drawing No	2507/P/004/B	Scale 1/200 @A3
Date	August 2025	Status Planning

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PRESTON ROAD

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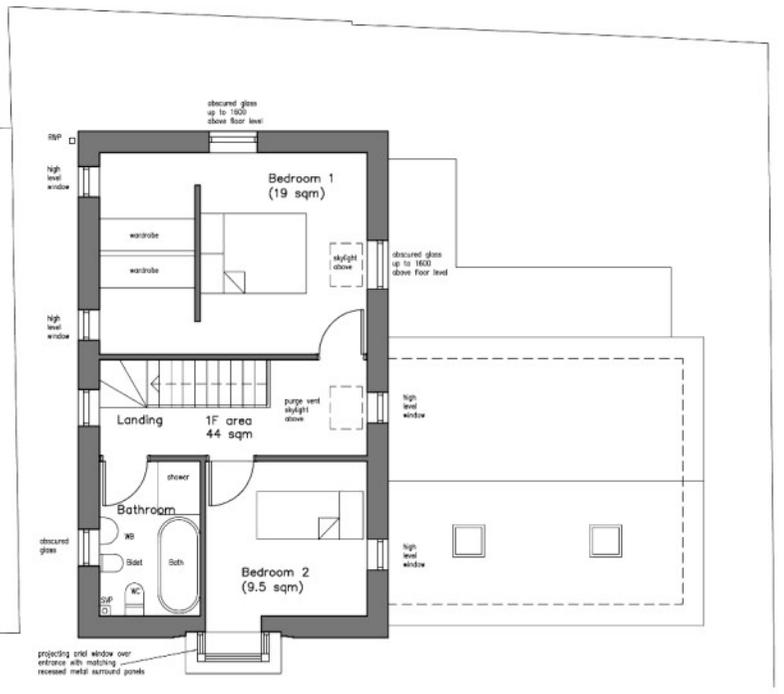
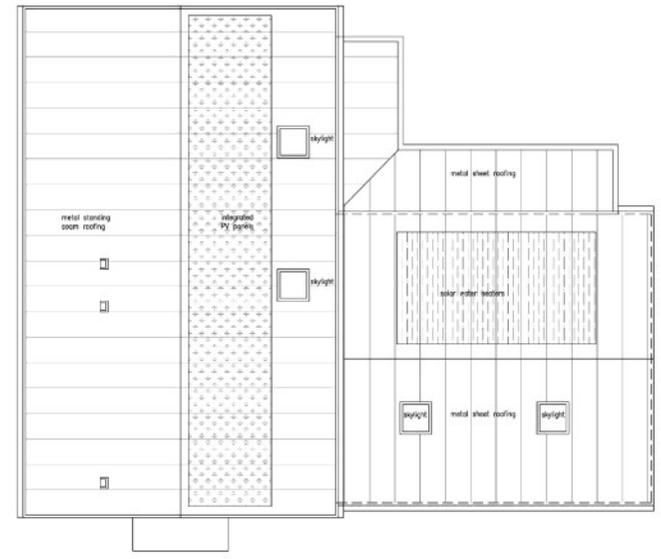
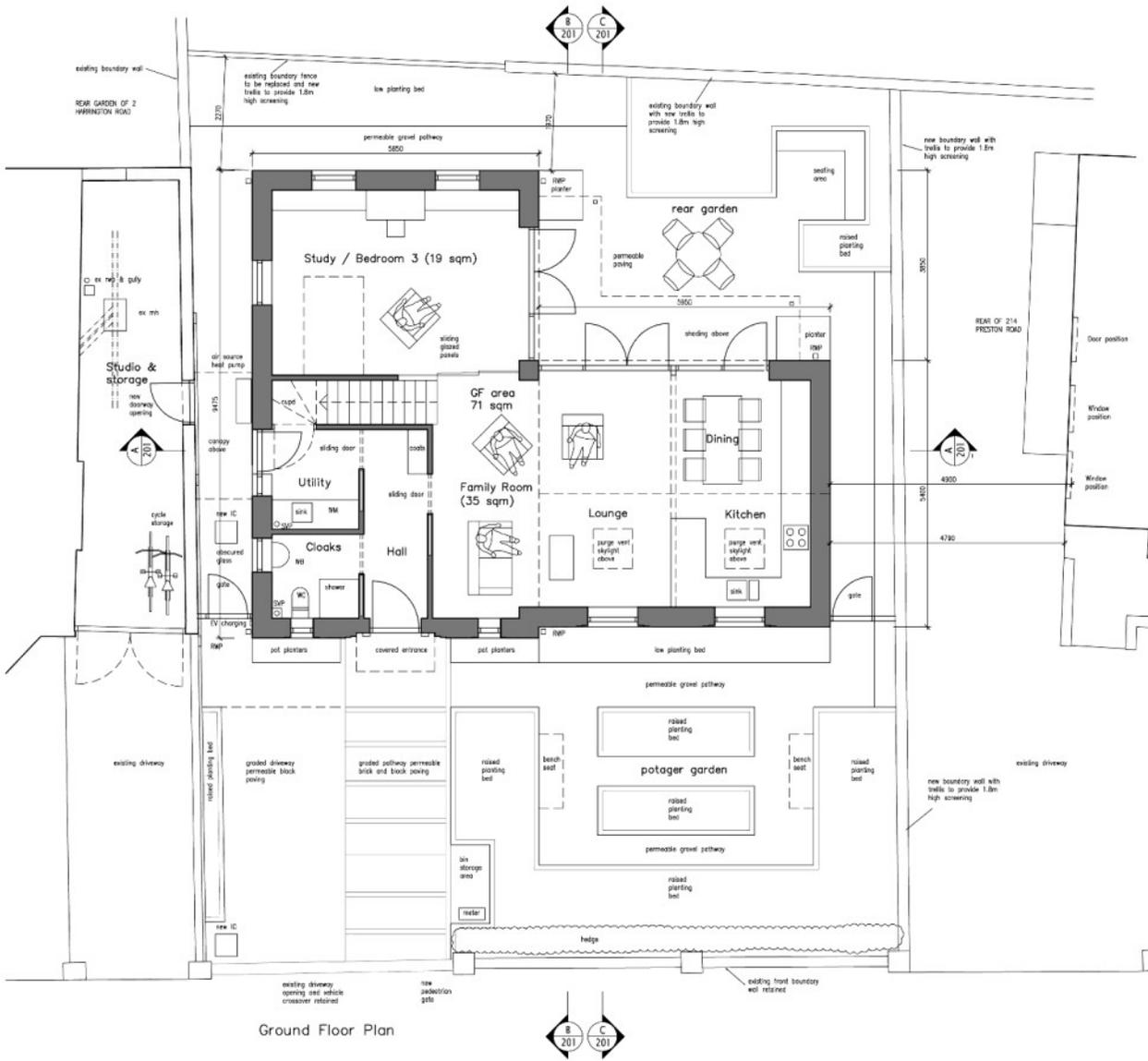
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Project	Land to the rear of 214 Preston Road, Brighton, BN1 6RA		
Drawing title	Plans as proposed		
Drawing No	2507/P/101/B	Scale	1/100 @A3
Date	August 2025	Status	Planning

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- LANDSCAPE MATERIALS**
- 1  Entrance pathway: clay paving, light red multi, edging + banding
  - 2  permeable block paving in panels
  - 3  Driveway parking space: permeable block paving
  - 4  Patio paving: striated reconstituted stone pavers
  - 5  Pathways: permeable gravel

- PLANTING DESIGN STRATEGY**
- 6 Front garden planting to be designed as a formal ornamental layout of flowering shrubs, herbs, fruit & vegetable planting in raised planters & planting beds (Potager Garden)
  - 7 North boundary: new laurel hedge inside existing boundary wall
  - 8 West boundary: espaliered fruit trees against new brick wall with trellis
  - 9 East boundary adjoining driveway: espaliered fruit trees against existing brick wall
  - 10 Rear garden: raised planting beds with flowering shrubs, defining seating areas.
  - 11 South boundary: border planting inside existing wall and new boarded fence



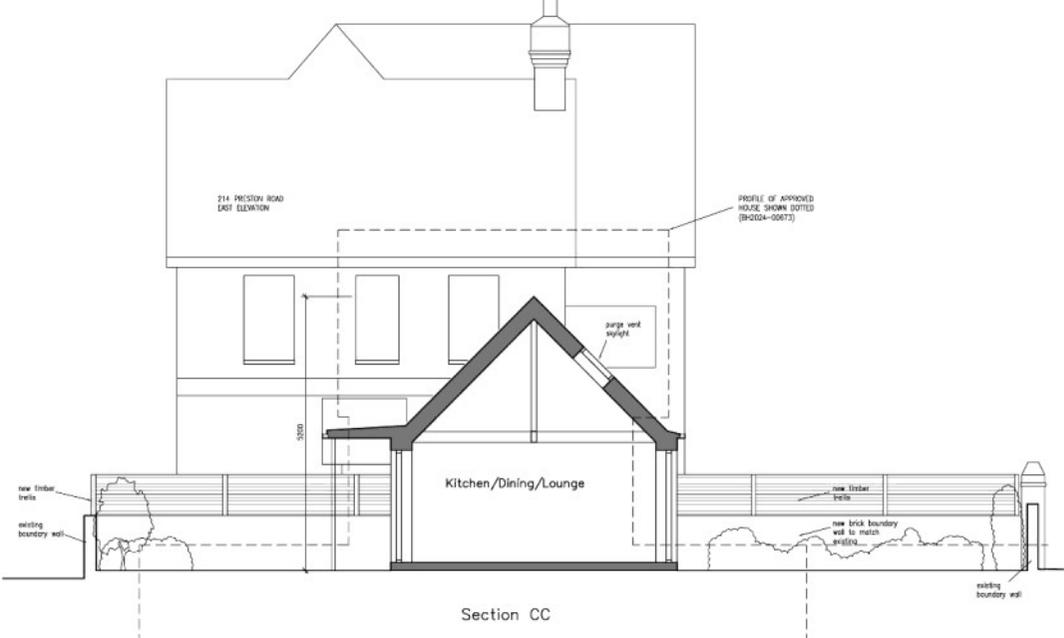
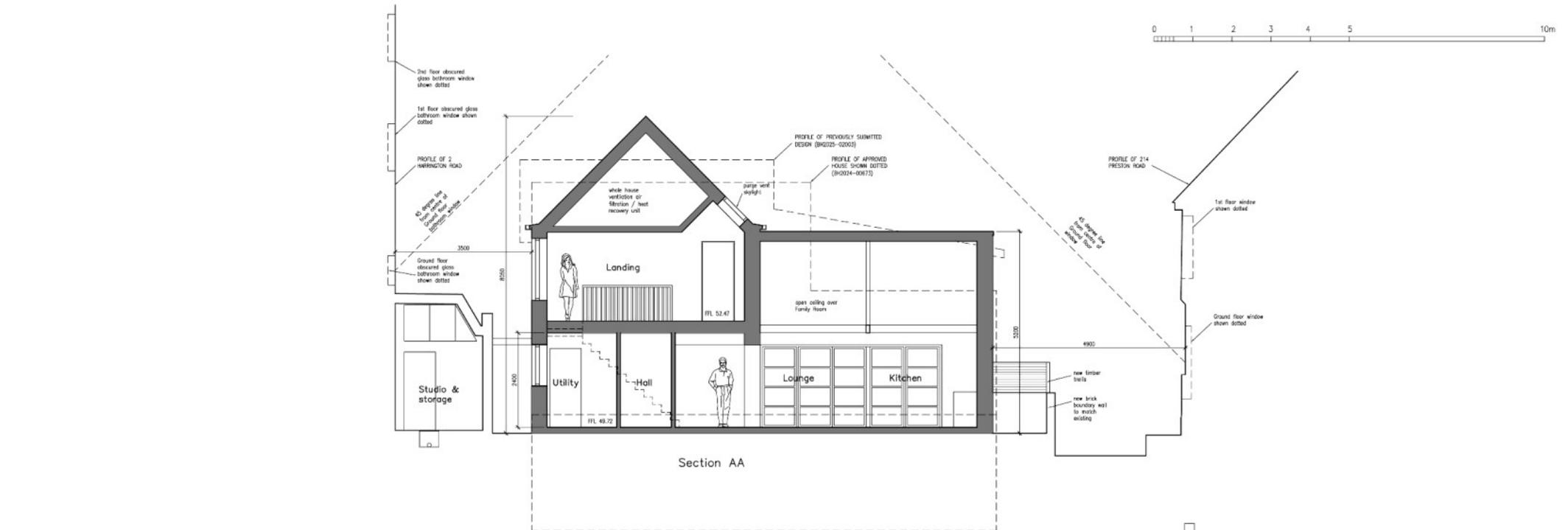
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Revisions

Project	Land to the rear of 214 Preston Road, Brighton, BN1 6RA		
Drawing title	Landscaping plan		
Drawing No	2507/P/102	Scale	1/100 @A3
Date	February 2026	Status	Planning

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Revisions  
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 B - 26/02/26 - Roof form & elevations revised following consultation with planners

Project	Land to the rear of 214 Preston Road, Brighton, BN1 6RA	
Drawing title	Sections as proposed	
Drawing No	2507/P/201/B	Scale: 1/100 @A3
Date	August 2025	Status: Planning

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North Elevation



West Elevation



South Elevation



East Elevation

- ELEVATION MATERIALS**
-  Walls: clay brick facings, light red multi
  -  dark multi contrast recessed brick detail
  -  Roof: metal standing seam, matching fascias + rainwater goods
  -  Windows: PP coated aluminium, triple glazed

Do not scale this drawing except for planning purposes. Check all dimensions on site

- Revisions
- A - 15/12/25 - North and south facades set back within building lines, First Floor area reduced, roof height reduced, elevations amended.
  - B - 26/02/26 - Roof form & elevations revised following consultation with planners

Project Land to the rear of 214 Preston Road, Brighton, BN1 6RA

Drawing title Elevations as proposed

Drawing No 2507/P/202/B

Date August 2025

Scale 1/100 @A3

Status Planning

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Revisions  
A - 26/02/26 - Roof form & elevations revised following consultation with planners

Project	Land to the rear of 214 Preston Road, Brighton, BN1 6RA		
Drawing title	Artist's impression: Sketch view of street frontage		
Drawing No	2507/P/301/A	Scale	nts
Date	August 2025	Status	Planning

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