

12 Silverdale Road, Burgess Hill Girls



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Project		12 Silverdale Road Boarding House Burgess Hill Girls Silverdale Road, Burgess Hill West Sussex			
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Introduction

Introduction

HNW Architects have been commissioned by Burgess Hill Girls to prepare a proposal for the conversion of a Victorian detached house to boarding accommodation. The proposal consists of:

- Boarding accommodation for additional students at Burgess Hill Girls;
- A one-bedroom staff apartment;
- Common Room, Games Room;
- Kitchen and Dining facilities;
- WCs and Bathrooms.

This application seeks consent for the property of 12 Silverdale Road to be converted from Use Class C3 to C2. The property sits within the Silverdale Road / Birchwood Grove Road Conservation Area.

This document should be read in conjunction with the associated drawings, reports and documents as part of this application.



KEY

Site Boundary



Land Ownership



Sun Path



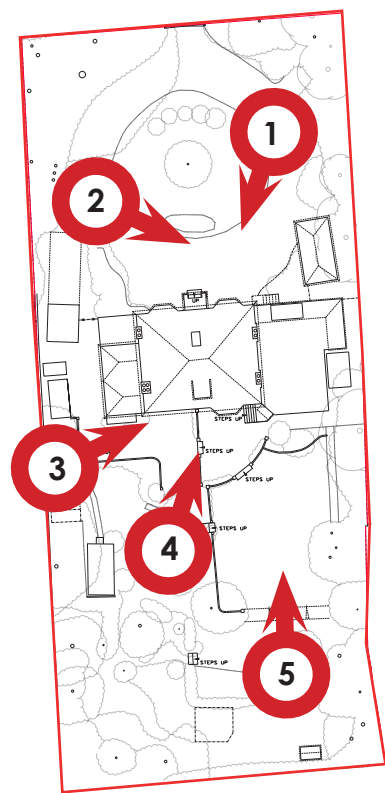
Site Photographs



North Elevation, View to South-West



North Elevation, View to the South-East



Existing Site Plan - Photograph Key



Corner of South and West Elevations, Facing East



South Elevation, View to North-East



Partial South Elevation, View North

Proposal

Use and Amount

The proposal responds to the need for additional boarding accommodation for Burgess Hill Girls. The requirement is for further boarding places for students with ancillary staff accommodation. The students would be able to walk to the school and will not result in any additional traffic movements.

The proposal requires no external alterations to be made to the building, with the proposed alterations being confined to the interior only.

The proposal will not increase the area or footprint of the property.

The proposal will create the following key spaces:

- 5 bedrooms providing accommodation for additional students;
- 1 bedroom staff apartment;
- Kitchen
- Living and dining area (Common Room);
- Games Room for students;
- WCs & Bathrooms.

The proposed development would not result in any adverse impacts upon the amenity of neighbouring properties, as no external changes to the building are proposed.

Layout

Site Layout

The site will still be accessed from Silverdale Road and provide limited parking for staff and families of the students. The front of the property allows for vehicles to enter and exit the property in a forward gear. The garage on the site will be retained, as will the location of the existing entrance to the property.

Site Boundaries

The site boundaries are screened by a combination of existing mature shrubbery and fencing. No changes are proposed to the fence that runs along the boundary line of the property, or to any trees or vegetation on site.

Building Layout

The property has three habitable floors and will provide the following accommodation:

Ground Floor	Kitchen, Common Room, Games Room, Staff Accommodation, WC
First Floor	Student Accommodation, WC / Bathrooms
Second Floor	Student Accommodation

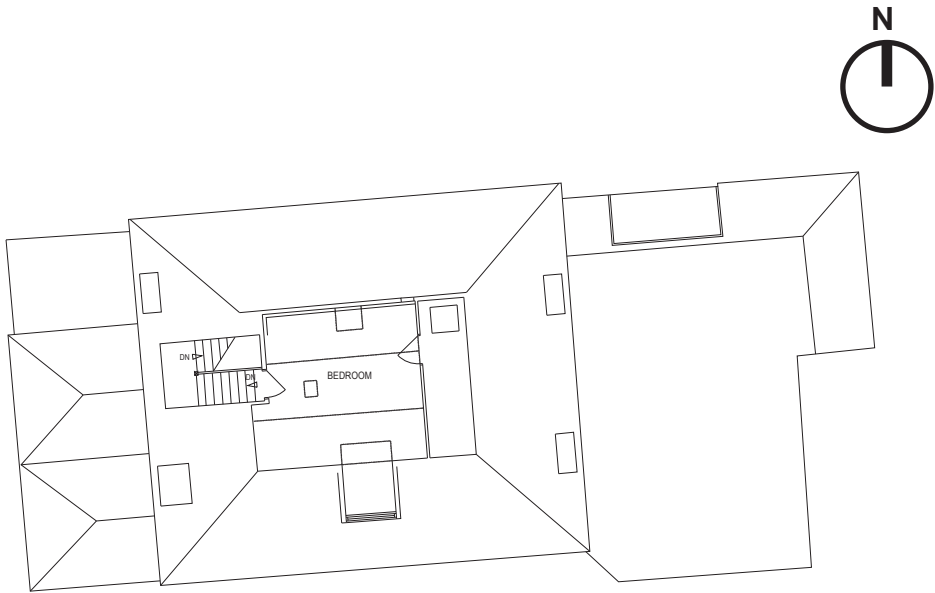
Each student will have their own single bed, wardrobe, bed side table and own desk. There will be two bathrooms and a further WC on the First Floor, with toilet, sink and shower provisions meeting the standards set out in Standard 40 of the National Minimum Standards for Accommodation of Students under Eighteen by Further Education Colleges from the Department of Health. There will also be one toilet and washbasin room on the ground floor, thus providing adequate washing facilities for the boarding students.

Access

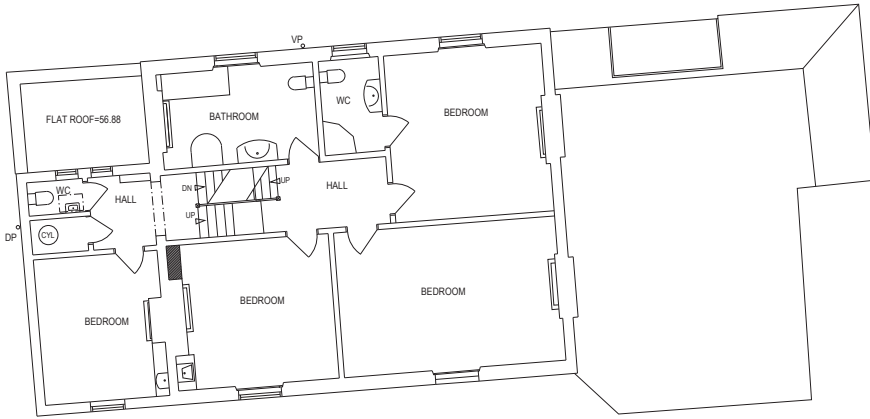
The main entrance to the house will be through the existing front door, with the additional entrances to the back of the property being retained as existing. While the vast majority of internal walls are intended to be retained, there will be some minor reconfiguration of circulation to allow for more efficient use of space for the students. The staircase in the property will be retained, providing access to each floor.

The staff accommodation will have secondary access control in the form of locked door access, providing the staff privacy.

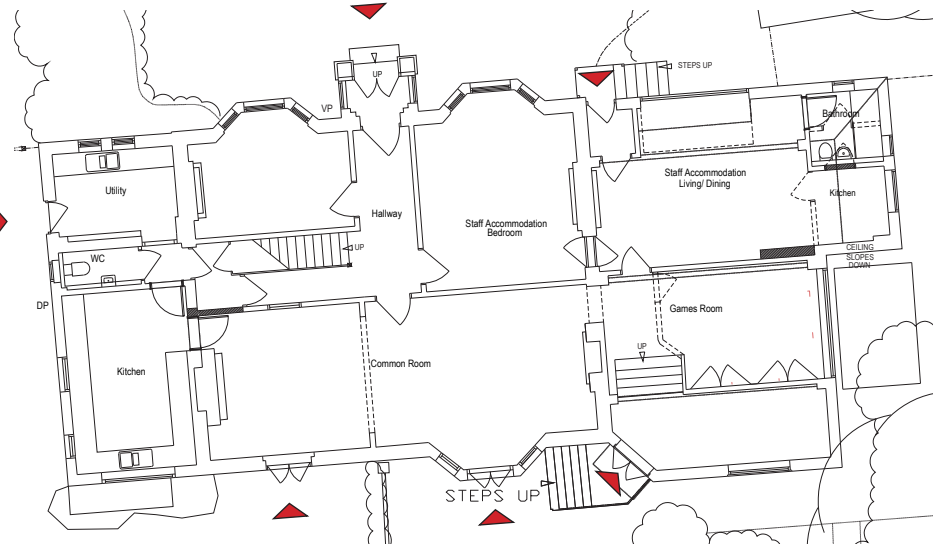
The school is located close to the site, enabling students and staff to walk to it, limiting the impact on transport and avoiding the need for students to cross any roads.



Second Floor Plan



First Floor Plan



Ground Floor Plan

Proposal

Scale

Context

The current house is situated in the upper third of the site and consists of three floors. The proposal involves the minor reconfiguration of internal spaces to repurpose the building as student accommodation.

Levels

The site slopes gently from the west to the east.

Massing

The height of the property will not be changing as the floor to floor heights are being retained.

There are no proposed alterations to the building's height or footprint.

Appearance

There are no proposed amendments to the building's appearance.

Landscaping

All vegetation and trees will remain as existing.

Flooding

The site has a low probability of flooding and is designated as Flood Zone 1 by the Environment Agency. The site has an area of less than one hectare. This means that a flood risk assessment is therefore not required.

Planning Statement

Please refer to the Planning Statement that has been prepared by Enplan.



Conclusion

In summary, the proposed design:

- Provides boarding accommodation for additional students at Burgess Hill Girls
- Change of use for 12 Silverdale Road from Use C3 to C2
- Provides high quality accommodation for the students and staff members that will accompany the children
- Maintains the existing elevations and external appearance, respecting the character of the property

Schedule of Drawings

The following drawings, as prepared by HNW Architects, form part of this change of use application and should be read in conjunction with this Design and Access Statement and all other supporting documentation, associated drawings and reports.

Existing Drawings

- 21040-HNW-ZZ-ZZ-DR-A-1101 - Existing Site Plan - P01
- 21040-HNW-ZZ-ZZ-DR-A-1110 - Site Location Plan - P01
- 21040-HNW-ZZ-ZZ-DR-A-1210 - Existing Floor Plans - P01

Proposed Drawings

- 21040-HNW-ZZ-ZZ-DR-A-2210 - Proposed Floor Plans - P02

Enplan, Planning Statement