



12B Medley Road, London  
DESIGN & ACCESS STATEMENT  
September 2022

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## Yelo Experience

Yelo Architects are recognised as one of the leading practices in the Brighton area & provide a full range of architectural services across the South East.

We have built a reputation for high quality & contemporary architecture. Projects range from bespoke homes to the multi award winning One Hove Park & a tasting room for Ridgeview Wine Estate.

At Yelo we are known for our natural design flair balanced by a pragmatic understanding of the economics of buildings. We aim to provide all architectural services, working with a full range of clients from private individuals on new houses right through to major regeneration projects for blue chip clients.

Our practice intentionally covers all aspects of architecture, winning projects that cover a variety of sectors such as: private housing, social housing, leisure, retail, exhibition and workplace design.

We like to keep things simple. We understand budgets and timescales and we design beautiful architecture with a friendly engaging approach. Every project is treated as an important one.

We're different. How? We're a true, multi-discipline practice. Our in-house, experienced team of designers, interior designers, technicians and construction experts work closely together to design and build beautiful, practical buildings and interior spaces that last the test of time. Throughout your project, we'll keep you informed every step of the way.

We aim to make the experience of using buildings as rich and rewarding as possible. And we're good at it. Modern architecture with Yelo makes its mark. What we do truly makes a difference to the spaces where people live, work and play. We are committed to achieving the highest level of design. With striking, yet usable, work we aim to enhance the environment for the benefit of others.

Yelo have made considerable effort in understanding the local vernacular, surrounding 8 Cornfield Terrace, and through comprehensive communication have procured a design responsive to the client's brief and site.

## 12 B Medley Road

**Our proposal for 12B Medley Road, concerns the conversion of the existing first floor 1 bedroom flat and loft space above into a 2bedroom 4person Maisonette. The proposal would also involve internal reconfiguration of the first floor, construction of a 2nd floor roof terrace, rear flat roof dormer and 2 Velux roof lights to the front portion of the existing pitched roof.**

### **Use:**

Proposed works to 12B Medley Road includes the conversion of the 1<sup>st</sup> floor of the house and 2nd floor loft space into a 2 bedroom maisonette. The proposal will provide a double bedroom at first floor in its existing position with new en suite shower room. An enlarged kitchen is proposed to the rear of the property in its existing position with wc adjacent. The living room is to remain at the front of the property in its existing position.

Access to the 2nd floor is proposed by means of, a new 2 way stair landing at first floor. This will provide access to a flat roof terrace towards the rear of the property above the kitchen and separate access from 1st floor to the 2nd floor master double bedroom in the converted loft.

### **Amount:**

The application proposes:

Conversion of the first floor existing 1 bedroom apartments (55.7m2)

Into a single 2 bedroom 4 person maisonette apartment combining 1st floor layout and second floor converted loft (85.1m2)

### **Layout:**

Entrance:

The entrance into the building is via existing shared landing at ground floor with direct access to the building via front pedestrian entrance door on Medley Road. A ground floor staircase provides access to the 1st floor entrance to the apartment.

Proposed 2 bedroom 4 person Maisonette Programme:

- 2 double bedrooms
- En-suite bathrooms to both bedrooms
- WC at entrance level
- Kitchen
- Lounge /Dining area
- External terrace at 2nd floor level

**Scale:**

The scale of the proposed converted 2 bedroom maisonette does not add any scale to the existing building but does incorporate a rear flat roof dormer to roof at 2nd floor roof level (Precedent for similar flat roof dormer in the local area can be found at 152 Iverson Road, Planning approval 8804224) and a rear external roof terrace (Precedent in the area can be found at 158 Iverson Road Planning approval 2015/4837/P).

2 Velux roof light are also proposed to the front portion of the existing pitched roof facing Medley Road. (Precedents for roof Velux windows are numerous in the local area and are evident at 162 and 156 Iverson Road)

**Appearance:**

External changes to materials are restricted to the rear flat roof dormer (to be constructed in timber coloured cladding with grey flat roof membrane and white coloured windows/doors) and the velux windows to the front portion of the existing pitched roof (to be white in colour)

**Heritage:**

The property does not exist in a conservation area. There is relevant planning history for 12B Medley: Application PWX0003109 granted at appeal for rear and front roof dormers.

**Landscaping:**

There are no proposed changes to landscaping

**Access, Transport & Hours of Operation:**

Pedestrian access to the apartments is as existing, via Medley Road. Vehicular parking is as per the existing arrangement, via Medley Road, street parking. It is not envisaged that the development will generate any further vehicular traffic to the area.

**Sustainability:**

We adopt a fabric first approach to our designs, and our proposal for 3 St George's Place is no exception. With the new build elements of this development we propose high levels of insulation for excellent thermal performance.



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