

DESIGN & ACCESS STATEMENT

Flat 2, 114 Marine Parade, Brighton.

CONTEXT

The windows currently leak water into Flat 2 where the windows are sited, into the Bungaroosh structure & the ceiling & walls of the ground floor flat below.

Various sub-standard repairs have been made over the years, resulting in a visually unacceptable appearance for such a significant building.

The windows, need to be replaced because their capacity to keep out the rain water has been greatly diminished & in particular the water ingress into the Bungaroosh structure will undoubtedly cause structural damage in the future.

DESIGN

The proposed replacement windows will be identical to the original ones. This will be achieved by instructing the joiner to measure the original sections & replicate them in the new windows.

The only variation from the original design will be to incorporate a 150mm high brick upstand, as shown on Drg No 10, extract D4. This upstand has been deemed essential by the clients' surveyor in order to form a barrier to stop water penetrating under the cill.

ACCESS

Access to the property is not affected by this application.