

Design and access statement

Supporting design statement

Applicant: Mr & Mrs Colin Rourke

Site: Flat 16, 117-118 Marine Parade, Brighton, BN2 1DD

Proposal: Renewed fenestration for the flat and mansard tile replacement to south elevation

Introduction.

This design and access statement has been prepared to accompany the planning application for the proposed replacement windows doors and south facing elevation tiles.

This design and access statement has been prepared using the format set out in the CABE guidance.

Use

It is not proposed to change the existing use of the site, i.e. private residential.

Amount

The proposals indicate the removal and fenestration together with; replacing non-matching brown slates on the south facing elevation.

Layout

The existing flat 16 is a single dwelling occupied by the applicant which is located over the South elevation of the original Clarges Hotel premises.

Scale.

The building form is unchanged

Landscaping

N/A

Appearance

The non-historic 1980's addition to the building has poorly detailed fenestration of clumsy proportions and a mismatch of brown tiles on the southern elevation. The request is to replace the; windows, French doors and areas of black slate to replace existing brown tiles.

- I. Replace the existing dilapidated softwood windows and doors on the front with new powder coated aluminium units; with slim framed conservation profiles.
- II. Replace existing dilapidated softwood windows at the rear of the property with new powder coated aluminium units to match existing. The rear windows to the property are very high with no direct vertical access from below which causes issues for maintenance.
- III. Replace the patchwork of inappropriate brown slates on the south elevation with matching grey slate tiles to match neighbouring roofs.

Access

To remain as existing

Q: Developments within or Affecting Conservation Areas, a Listed Building or its Setting, Archaeologically Sensitive Areas, Scheduled Ancient Monuments or Historic Parks and Garden:

A: Proposed replacement of non-historic roof slating and fenestration as detailed in the drawings submitted