

Heritage Design and Access Statement

Flat 12
Marine House
13-14 Marine Parade
Brighton
BN2 1TL



Proposal – replacement of 3 windows.

Introduction:

This statement should be read in conjunction with the application form and supporting drawings.

This statement will weigh up the significance of the development and impact that it may have on the building.

For reasons identified in this statement it is considered that the application proposal represents appropriate development and has no significant or detrimental impact upon the significance, setting or character of the heritage asset.

Site:

Early to mid-19th century terraced house. 4 storeys over basement. The main elevation treated as 2 full-height bays, that near the corner semi-circular in plan and the other segmental, 3 windows to each bay. All windows are flat arched. Projecting sills to all except those on the first floor of the bays. The ground floor is treated as banded and chamfered rustication; floor-to-ceiling windows to first floor which originally had balconies or verandas. Storey bands between first and second, and between second and third floors. There is a projecting cornice only to the top of the semi-circular bay and a complete entablature to the segmental bay. The entrance is in the return, which is treated as a symmetrical composition having a 5-window range. Up steps to a flat-arched entrance of 20th century; the entrance porch has a 20th century fascia supported by mid to late 19th century cast-iron stanchions. In entrance range between first and second floor is a recessed panel. To either side of 3 central ranges a shallow, rectangular and full-height bay topped by pediment; continuous parapet above. To the ground and first floors of these end bays is a single round-arched recess; that on the left is filled with a 2-storey segmental bay, that on the right filled with one Venetian window to each floor, the side openings blocked.

Appearance:

The proposed changes will be visible from the side and of the building. Proposed windows will be identical size and design.

Replacing 3 white timber sliding sash windows with the softwood traditional timber sash windows in arctic white finish. The proposed products are of a much higher quality than the existing and far more aesthetically pleasing than the current design. The new windows are more energy efficient than the older design and will significantly decrease energy loss and subsequently reduce energy bills. In terms of environmental conservation, the proposed new windows will only have a positive impact on the environment as the reduction in energy bills will only serve for a more environmentally friendly installation.

Scale:

As for scale, in terms of additional space, there will be no change to the footprint of the property in any way.

Layout:

There will be no changes to the layout of the property. This will of course not affect conservation in any way

Landscaping:

There will be no changes to the landscaping of the property. This will of course not affect conservation in any way.

Justification Statement:

It can be suggested that the new windows will have more of a positive impact on the property than the existing.

Modern times call for more careful consideration of our environment and how we look after it. One main problem that is common in all aspects of life is energy loss. It's expensive, unnecessary, wasteful and damages the environment. By improving building techniques, using higher energy rated products and creating higher quality installations, we can reduce this loss.

The new proposal contains products which fall in a much higher band of energy conservation than what was previously achievable. This will obviously only have positive effects, not only for the environment but also for financial savings on behalf of property owner.

To conclude, I feel that the new proposal will only serve to enhance the property both visually and economically, blending naturally with the surroundings.