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## DESIGN & ACCESS STATEMENT

*Project Address:* **Flat 4, 32 Brunswick Terrace, Hove**  
*Project Description:* **Works of refurbishment, alterations, and improvements**  
*Client:* **Mark & Brigitte Trafford**  
*Project No:* **210101**

<b>D E S I G N</b>	<b>ASSESSMENT</b>	The property is Grade 1 Listed. It has had a chequered history which has been summarised in the attached extracts from 'The History Of Brunswick Town' by Judy Middleton.
	<b>AMOUNT</b>	There is no increase in the footprint of this flat.
	<b>USE</b>	It is to remain residential.
	<b>LAYOUT</b>	The layout is as described in more detail in the Heritage Statement.
	<b>SCALE</b>	The scale is unchanged.
	<b>LANDSCAPING</b>	There is no landscaping as part of these works.
	<b>APPEARANCE</b>	The appearance externally is unchanged apart from a flue terminal and two extract terminals on the North Elevation.
<b>A C C E S S</b>	<b>CONSULTATIONS</b>	We contacted Conservation Officer Lesley Johnston at the time of the Pre-app and the notes from that meeting are appended below.
	<b>VEHICULAR &amp; TRANSPORT LINKS</b>	These remain unchanged.
	<b>INCLUSIVE ACCESS</b>	The access has not been worsened by these works. Improvement from the front door position is impossible allowing for its Grade 1 Listed Status.

### ***Pre- application meeting notes***

By way of a memo of our Zoom meeting. 2/04/2021

These are primarily comments by you Lesley. I shall only identify if not you. Thoughts in square brackets [ ] are mine at the time of writing.

The need to reorganise is understood and you thought the scheme made sense and was thought out well. Specific points as below.

- The proposed location for the Kitchen would normally be discouraged because waste pipes would be expected to penetrate the West Elevation of the building, but the flat below (3) has used the redundant chimney stack and this would be our expectation too. [(DK) Further exploration will be needed to check the practical reality of the route from Flat 4.]
- Originally the two front rooms – facing the sea may have been either a single room or split as now. It is thought that the stub of partition wall and downstand beam will acknowledge the former arrangement well enough, with the pair of doors set to the centre-line of the partition. (DK) The downstand on the ceiling could be integrated with the new cornice – see later).
- Macerator waste routes should be determined for the En-Suite, Bathroom and Utility ideally to run in the floor void depending on what is found under the floor joists in terms of direction and not weakening the floor unnecessarily by cutting holes for pipes. (DK) If need be they can pump vertically and be routed above the suspended ceiling.
- Underfloor heating would need to be thought about in the context of what might be planned for the levelling of the floors and the finish (parquet?). The floorboards are historic fabric and need to be retained.
- Levelling generally needs to be thought about in the context of skirting details and not adjusting doors significantly. (DK) The main floor area that has dished is the Hallway, but there is a decent depth threshold which may mean that a substantial improvement can be made without working on the door.
- The cooker hood would have to be set as a recirculating type to protect the West Elevation from extract terminals being used.
- The doorway into the Study/Bed would be better as a single leaf door. (MT/DK explained that it was an attempt to make sure an open sofa bed would not trap someone in the room.) An outward opening single leaf door would be fine.
- The doorway into the En-Suite can be a simple pocket door – unadorned so that it blends into the wall.
- The Victorian fireplace in the Living Room should be maintained to tell the story of the property. (BT) In full agreement.
- Cornices can be reinstated – contact the Regency Town House at 13 Brunswick Square for suitable precedent examples.
- The Georgian wired glass screen in the Hallway either side of the front door and in the door itself can be replaced with clear glass. (DK) It would have to be intumescent FR glass which can be supplied satin finished to give good privacy obscuration. Any ideas for decorative stained glass / leadlight panel would not need to be part of an application as it could be detached.
- Secondary glazing, if required, would need to be part of the application.
- The principle of reversibility needs to be followed.