

**DESIGN & ACCESS STATEMENT FOR FULL PLANNING AND HOUSEHOLDER APPLICATIONS IN A
CONSERVATION AREA AND APPLICATIONS FOR LISTED BUILDING CONSENT**


GUIDANCE NOTES AND FORMAT REQUIRED

The statement should explain the design thinking behind the application and justify the proposal and what is being applied for, as well as how issues relating to access, including disability access have been considered.

DESIGN & ACCESS STATEMENT

HEADINGS	28 Bloomsbury Place, Brighton, BN2 1DB
DESIGN	<p>Scope of Work</p> <ul style="list-style-type: none"> • To the front elevation first floor balcony, insertion of new decorative spacer/infill railing panels that have been previously altered with an inappropriate design. • Replace front elevation 1st floor bay window felt roof coverings with new code 5 milled lead roof coverings. • Replace rear elevation 1st floor flat roof felt roof coverings with new code 5 milled lead roof coverings. <p>Outline specifications</p> <ul style="list-style-type: none"> • The proposals will be using traditional materials installed by skilled craftspeople and the detailing will be traditional and contemporary with the Regency Architecture of the building. The replacement lead roofing will be installed using code 5 milled lead with laps and welts in accordance with LSA guidelines and Historic England Guidance notes. The leadwork will be let into the stucco without upstand flashings as per existing felt detail by using existing chases in the stucco and the downturn front edge detail will match that of the existing felt detail to form a circa 15mm welted drip. • The replacement metalwork spacer/infill panels to the railings will be in traditional wrought iron to the same cross section as the existing decorative panels that are being retained. Rubbings will be taken from the adjacent building nr 29 Bloomsbury place to replicate the original detailing.
APPRAISAL	<p>The alterations are replacing elements to designs that would have been contemporary with the age of the building and can be extrapolated from architectural elements within the same street from buildings of a similar age.</p> <p>The alterations proposed will be enhancing the architectural appearance of the building by replacing inappropriate or non contemporary previous alterations of felt roofing and metalwork detailing. The enhancement will be the introduction of</p>

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	<p>contemporary detailing and materials that would have been adopted in the original construction of the circa 1820 building fabric.</p>  <p>Historic view of West side of Bloomsbury Place</p>
<p>IF A LISTED BUILDING</p>	<p>All external works to this listed building will;</p> <ul style="list-style-type: none"> • Improve the buildings general condition • Retain all original architectural features • Reinststate and promote correct period detailing
<p>ACCESS</p>	<p>Access is by 2 nr stone steps from the pavement. There is no front garden to the property. Access is restricted by the buildings closeness to the street and ramped access is not possible.</p>

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CONSULTATION	N/A