

# **Design & Access Statement for Proposed Works**

**At:**

**13a Clifton Terrace**

**Brighton**

**BN1 3HA**

## **Client:**

Mr & Mrs D Clarke

## **Statement Compiled by:**

RJA Planning & Building Consultants Ltd.  
First Floor, 10 High Street  
Shoreham-By-Sea  
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BN43 5DA

**Date: July 2021**

**USE:**

This statement is in support of a proposed dormer window on the front elevation roof slope, together with the replacement front windows at first and second floor levels, and the forming of an en suite shower room on the second floor.

The property is Grade 2 Listed and described in greater detail within the Statement of Heritage Significance produced by Studio Astragal.

**AMOUNT:**

The proposal is to construct a new lead clad dormer window to match that at No. 15 Clifton Terrace, to replace the existing south facing single glazed first and second floor windows with new timber sashes fitted with Slimlite double glazing, and the forming of an en suite shower room including creating an opening through the existing wall.

**LAYOUT:**

The partial removal of the wall between the bedroom and kitchen is to form a doorway into what will become the en suite to the front bedroom. The walls of the en suite will be constructed in timber studwork lined with plasterboard both sides. All wastes from the en suite will be hidden within the floor.

**SCALE:**

The scale of the flat will not change; it will remain a three-bedroom flat.

**LANDSCAPING:**

No landscaping is required.

**APPEARANCE:**

The proposed dormer will be in keeping with other dormer windows in the street and will match in appearance to that at No. 15. The replacement windows will be timber frames to match the existing, the Slimlite double glazing will be unnoticeable from street level.

**ACCESS:**

Access remains unchanged.

**SUSTAINABILITY:**

Materials and labour for the construction will be sourced locally.

**DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREAS, A LISTED BUILDING OR ITS SETTING, ARCHAEOLOGICALLY SENSITIVE AREAS, SCHEDULED ANCIENT MONUMENTS OR HISTORIC PARKS AND GARDENS:**

The proposed Slimlite glazed windows will enhance the thermal insulation of this Grade 11 Listed Building. The proposed dormer is in keeping with other properties in the street and will not have a detrimental effect on the streetscene or host building.

