

**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**

<b>HEADINGS</b>	<b>DETAILS</b>
<b>DESIGN</b>	<p><b>Window renovation and fitting of double-glazed panes into sash windows. Flat 2, 130 Dyke Road, Brighton, BN1 3TE</b></p> <p>The existing window frames are to be retained. The sash windows will be re-built to hold the individual double-glazed glass.</p> <p>The design and appearance of the new sash windows will closely resemble the existing and be constructed using hard wood. The principles of the sash windows are counterweighted the same as original. The contractors Pembroke and Nash have carried out the similar window renovation projects on listed buildings in Brighton and Hove.</p>
<b>APPRAISAL</b>	<p>The window renovation will preserve the property for the next decade, while improving the energy efficiency of the building thus reducing emissions. The appearance of the property will be minimal previous works on other listed buildings show that the windows look identical to single glazed windows.</p>

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<b>IF A LISTED BUILDING</b>	<b>The windows have the same design as the existing windows. Architectural and heritage features have been considered.</b>
<b>ACCESS</b>	<b>No change to access N/A</b>
<b>CONSULTATION</b>	<b>The other two owners of the freehold have been contacted to inform of my intentions.</b>

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