



# DESIGN ACCESS STATEMENT

Our Ref: 21073

**73 Marine Parade, Kemptown, Brighton BN2 1AE**

Replace existing front railing and windows

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## 1. INTRODUCTION

This Design and Access Statement is to accompany a planning permission to replace existing metal railing to new at **73 Marine Parade, Kemptown, Brighton BN2 1AE**

**The proposal seeks to replace the windows & front railing and no other works are proposed.**

STAAC are acting as agents for the applicants and will be more than happy to answer any queries or address any issues or provide additional information to Brighton & Hove Councils have regarding the application, the design of the building or any queries relating to the proposed works.

The proposal would be integrated into the existing building and would provide additional bedrooms with en-suite at Loft level.

Other supporting documents submitted as part of this application will include;

- Location Plan
- Existing Site Plan
- Existing Elevations
- Proposed Elevations
- Heritage Statement

## 2. PLANNING POLICY

The following planning policies have been considering for the development of proposed rear extension and roof alterations to form dormer roof.

This assessment has been compiled using the guidelines produced by The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF)  
Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP15 Heritage

Brighton & Hove Local Plan (retained policies March 2016):

QD14 Extensions and alterations

QD27 Protection of Amenity

HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD09 Architectural Features

SPD12 Design Guide for Extensions and Alterations

### 3. SITE CONTEXT

#### Application Site

**73 Marine Parade, Kemptown, Brighton BN2 1AE** is located at the west of the street of Marine parade of Brighton & Hove Council.

This property is a 4 storey terraced building located within an area of high Townscape Value with flat roof and render finish. It is in use as single-family dwelling.

The building is a terraced house with a full-height and nearly full-width canted bay, with right ground floor segment cut back to receive a flat-arched entry with overlight. The building is four storeys with attic and basement. The canted bay has a three window range with the windows to the first floor each having a balcony with cast-iron railings and brackets.

### 4. PROPOSAL

The proposal is for replacement of the existing single glazed sliding sash windows with double glazed windows.

The proposal also seeks replacement of exiting metal front railing.

### 5. MATERIAL

All external facing materials, treatments and finishes shall be like those of the original building and maintained and retained thereafter.

The proposed external window frames will be timber and painted white to match the existing and in line with the historical character of the building. This treatment is in keeping with the existing building and the local architecture.

The benefits of the scheme are significant: the installation of the new double glazed sash windows will provide much needed warmth to the flat without upsetting the appearance of the area. In addition, the proposed internal works would reconcile the spaces within the flat. There are no disadvantages that would significantly and demonstrably outweigh these benefits.

The existing cast iron front railing is in fragile state and considering the safety use of the balcony in first floor it is much needed for a new railing. The proposed railing will be of same design, colour and height. The material of railing would be of same as existing.

Please find the full details of the materials in the proposed drawings.

## 6. CONCLUSION

Since the proposal is only for the windows & external railing it is considered that the proposal is acceptable in this instance and would not cause harm to the character of the area or street scene.

- The significance of the heritage assets is left untouched by our proposal. The windows will be changed to from single glazing to identical double glazed white painted timber sash windows. This will result in no changes to the outside appearance.
- The proposed cast iron railing is of same replica of existing. The proposed is in full harmony of the street maintaining character of local properties. The proposal is at the front of the property and is not visible from the public street.
- The proposal would seek for replacing windows at the front, proposed external windows will also be identical to the originals, with the addition of double glazing to replace the existing single glazing. With regards to proposed materials design care has been taken care to keep the special character of the local area and there will be no negative impact on the street scene.
- **Impact on Neighbours:** The proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.