


Design and Access Statement
27 St James avenue, Brighton
29/09/21

<p>APPRAISAL</p>	<p>The site is located on St. James Avenue, on a terrace of Victorian houses in Kemptown. It forms a pair with No.25, and there are two other pairs of houses directly adjacent to the north (Nos. 29 and 31, and Nos. 33 and 35). The site is on a slope.</p> <p>The site is in the East Cliff Conservation Area.</p> 
<p>DESIGN</p>	<p>This application is to cover the internal reconfiguration (internal layouts) as well as the external elements to the rear, such as a new roof terrace, external staircase, balustrade and re-decking the rear patio.</p> <p>Most of the current properties in the terrace have a rear 1-storey outbuilding at the basement level, with a patio in between the rear outbuilding and the main house.</p> <p>Both the adjoining properties have roof terraces in the rear outbuilding's flat roofs.</p> <p>It is proposed that the existing outbuilding's roof is replaced/upgraded to make it into a roof terrace. The new roof terrace will have bamboo screens to both sides for privacy.</p> <p>A new staircase and balustrades are proposed to the roof terrace.</p> <p>The basement patio decking is to be replaced to match the roof terrace floor finish.</p>
<p>AMOUNT</p>	<p>The amount to be built has not been altered. The roof terrace is proposed over the existing outbuilding flat roof.</p>
<p>ACCESS</p>	<p>Access to the building has not been altered.</p>

EXISTING PHOTOS TO REAR PATIO ELEMENTS



Photo 1

Photo 1.: Exiting boundary to no. 29 neighbour. (North). Taken from main building



Photo 2

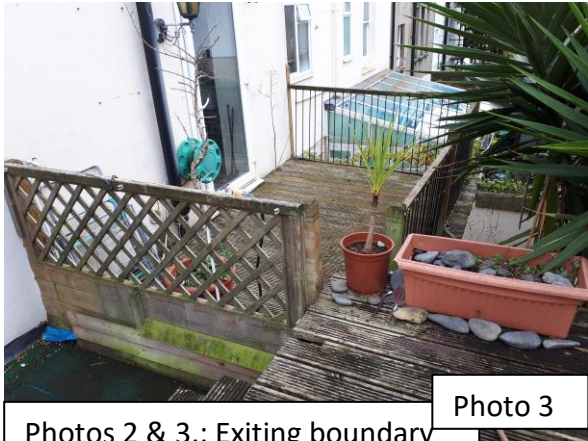


Photo 3

Photos 2 & 3.: Exiting boundary to no. 25 neighbour. (South). Taken from outbuilding roof



Photo 4

Photos 4.: Rear patio, at basement level