


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

<p><b>APPRAISAL</b></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><b>DESIGN</b></p>	<p>This application is to add 3no. new roof lights to the rear pitch of the main roof as well as 2no. Victorian style slimline roof lanterns to the crown of the main roof.</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>The crowns of the adjoining roofs appear to be in a variety of colours/materials. The new roof lanterns, would not be visible from the street level due to perspective.</p> <p>The street will still retain a varied roofscape.</p>
<p><b>AMOUNT</b></p>	<p>The amount to the built has not been altered</p>
<p><b>ACCESS</b></p>	<p>Access to the building has not been altered.</p>