

## Design and Access Statement in support of a Listed Building Application

Flat 3, 43 Brunswick Road, Hove  
BN3 1DH



Front of no.43 Brunswick Road

Flat 3, 43 Brunswick Road is on the first floor and is a one bedroom apartment of approx 59m<sup>2</sup> floor area. Information about the heritage and listing can be found in the Heritage Statement also submitted in support of the listed building application.

Also see the as-existing and as-proposed floor plans and sections which illustrate the following proposed internal modifications which are being made to upgrade the interior of the flat which has become run down. The colours and detailing will be selected to maintain the traditional character of the property.

1. Proposal: relocate the bathroom in the rear part towards the party wall. This involves removing some later stud partitions and removing existing sanitaryware and building new timber stud partitions and installing new sanitaryware. The last steps of the stair connecting the main building to the rear portion will be straightened as shown. See as existing and as proposed plans and sections. Drainage connections will be made into an external soil stack.
2. Proposal: Relocate the kitchen to the main living dining space at the front of the building to create a study at the rear. This involves the removal of the modern kitchen fittings and partition. The boiler will be relocated to the hallway and the existing flue outlet will be moved – see side elevation as proposed drawing. The new kitchen is designed along the spine wall of the main room and is designed to be minimal, simple and low key. The cornice and fire place are not impacted.
3. Removal of mezzanine/ timber deck in the main living/ dining room. This is a recent addition which detracts from the original proportions of the space.
4. Refurbishment of all sash windows – this is proposed to be carried out by a specialist sash window company to restore the rotten areas, and renovate the windows.

5. Proposal: redecorations and new carpets throughout. New tiled floors to bathrooms and kitchen.

### **Conclusion**

These proposals do not affect the access to the apartment and simplify the access within the apartment by straightening the stair and shortening the corridor. No historical detailing is impacted by the proposed changes.



Existing kitchen