

**Colin & Gavin Humphrey
Chartered Architects Ltd**

Priory Barn, The Street, Wilmington, Polegate, E. Sussex, BN26 5SL
T: 01323 870764, M: 07479 462646



23/09/2021

DESIGN AND ACCESS STATEMENT

in support of

Window and Door Replacements

at

20A Clifton Road, Brighton, BN1 3HN



Bedroom window - Front elevation



Bathroom Windows



Kitchen window and door

1. Introduction

The application seeks to gain planning permission to replace or alter doors and windows in four separate apertures to the existing lower ground floor flat.

- 1.1. Install double glazing to the existing window casements in the front bay window. Remove grill that was probably added later due to security concerns.
- 1.2. Change the bathroom windows on the side elevation, they are currently timber-framed single glazed double hung vertical sliding sash windows. The proposed replacements will be UPVC double hung vertical sliding sash windows with obscured double glazing.
- 1.3. Change the kitchen door and adjacent window to the back garden on the back elevation which, from their appearance are not believed to be original. Currently, it is a timber framed single glazed door and window which appear to have been replaced in the 1960's or 1970's. It is proposed this be replaced with a uPVC double-glazed window, to match the current door and window format.

2. Design

- 2.1. The design of the replacement window frames and door frame are aesthetically like-for-like to match existing. This is in order to maintain the character of the house and the area.
- 2.2. The existing front casement window glazing will be fitted with acoustic double glazing. This will help to reduce any noise coming from the street into the bedroom.

- 2.3. The current grills on the window - probably added later due to safety concerns in this basement flat - can be removed as the double glazing can add this additional security to the inhabitants.
- 2.4. In all cases windows will be replaced with double-glazed panes, this will improve the energy performance and heat retention in the winter.
- 2.5. In all cases the new windows will be fully sealed against draughts and that the adapted timber front window will be fully sealed with integral Schlegel draught strips - this will improve the energy performance and comfort levels for the inhabitants.
- 2.6. The new bathroom windows will be fitted with textured and/or opaque glass. This will provide privacy in the bathroom for the inhabitants, since the neighbour's windows are within eyesight.
- 2.7. The materials used will match or compliment those of the host building.

3. Access

- 3.1. Access remains unchanged.

4. Conclusions

- 4.1. It is considered that on balance, there is no demonstrable harm to the host building, the neighbours or wider landscape setting. It is regarded that there is minimum visual change, since window and door will be replaced with aesthetically like-for-like substitutes. It is considered that there is a strong case for the increase of energy performance and overall energy sustainability of the flat. It is requested that this planning permission is granted approval.