

May 2022

JOB NO: 2130

PROJECT:

PROPOSED REPLACEMENT OF WINDOW AND DOORS
TO BASEMENT FLAT, 20 BRISTOL GARDENS, KEMPTOWN, BN2 5JR,
TO THE REAR OF 24 SUSSEX SQUARE, BRIGHTON, BN2 5AB.



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DESIGN & ACCESS STATEMENT

and

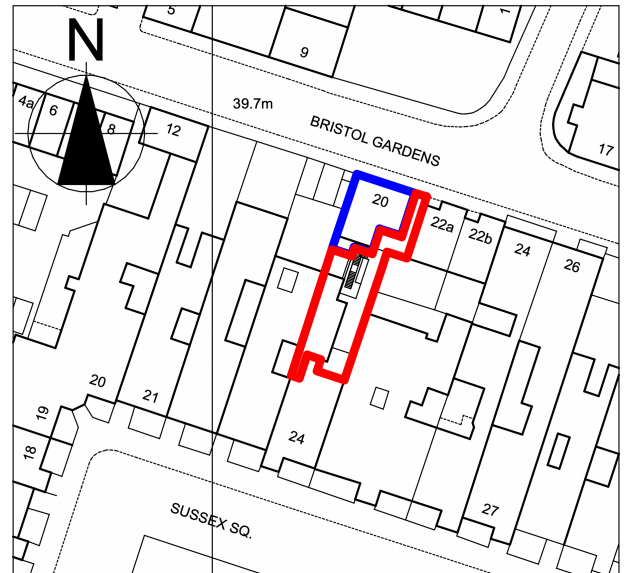
HERITAGE STATEMENT

SITE LOCATION:

The site is accessed off Bristol Gardens and forms a 2-bedroom basement flat to the rear of 24 Sussex Square, Brighton.

SITE CONTEXT:

The site sits within a residential area of Kemptown, Brighton. The flat lies to the rear of Grade I listed 24 Sussex Square at basement level.



Site Location Plan

SITE CHARACTERISTICS:

There are two light-wells seeing the basement flat, each with stair access. There are high boundary walls along the east and west boundaries. No 24 Sussex Square lies to the south with a street level double garage fronting onto Bristol Gardens, with a pedestrian access (accessing the application site) adjacent to the garages on Bristol Gardens.

The site cannot be seen from the street, nor from any neighbouring properties.

HISTORIC DEVELOPMENT OF THE SITE / PLANNING HISTORY:

The basement flat has no recent planning history. However, the area to the rear (formerly part of 20 Bristol Gardens) was subject to a Householder Planning Application (BH2019/02658) and Listed Building Consent (BH2019/02659) application in 2019 for the proposed erection of a single storey double garage, which was granted and has since been built.

PROJECT AIMS:

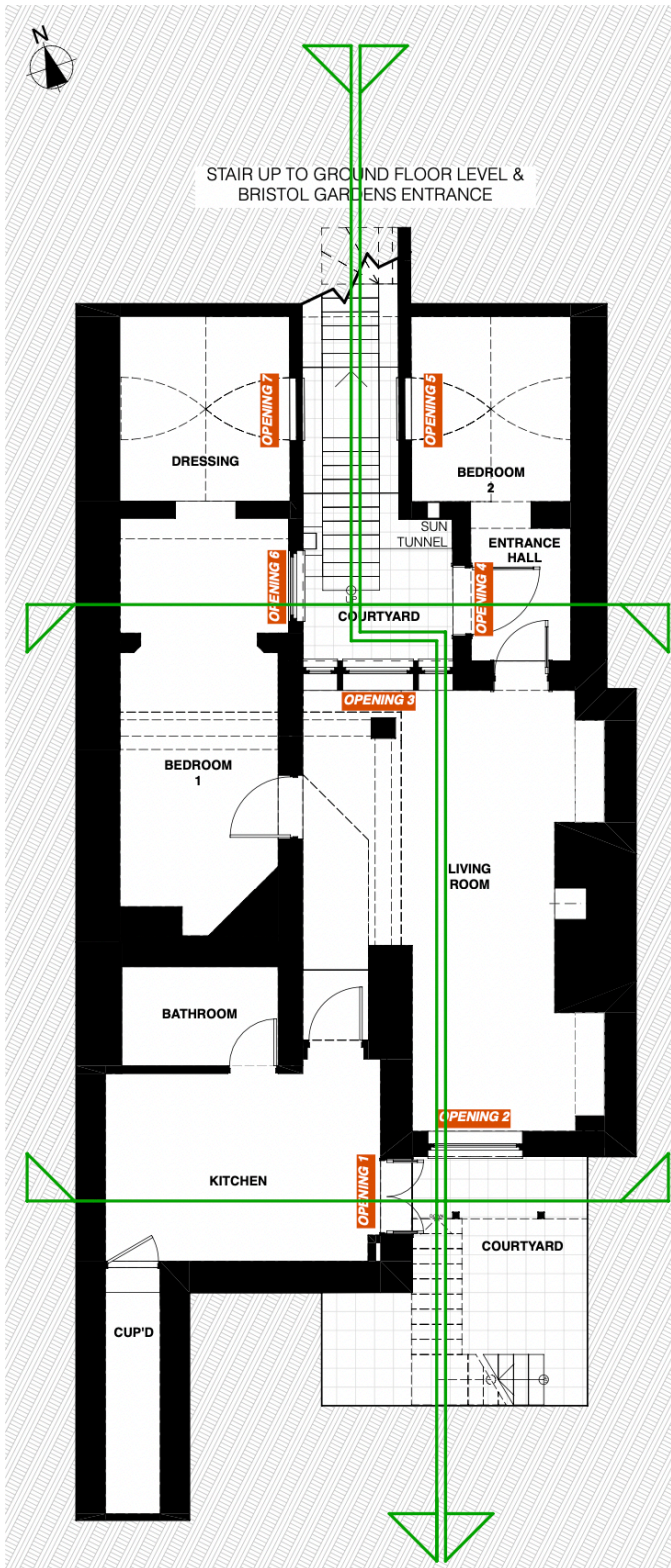
This application proposes the replacement of the existing severely deteriorated and thermally inefficient windows and doors with thermally efficient double glazed windows and doors. It also proposes the reinstatement of two blocked up historic openings (openings 5 & 7) together with the reinstatement of a door access (assumed to be the original entrance) to the main rear elevation (opening 3).

PROJECT CONCEPT:

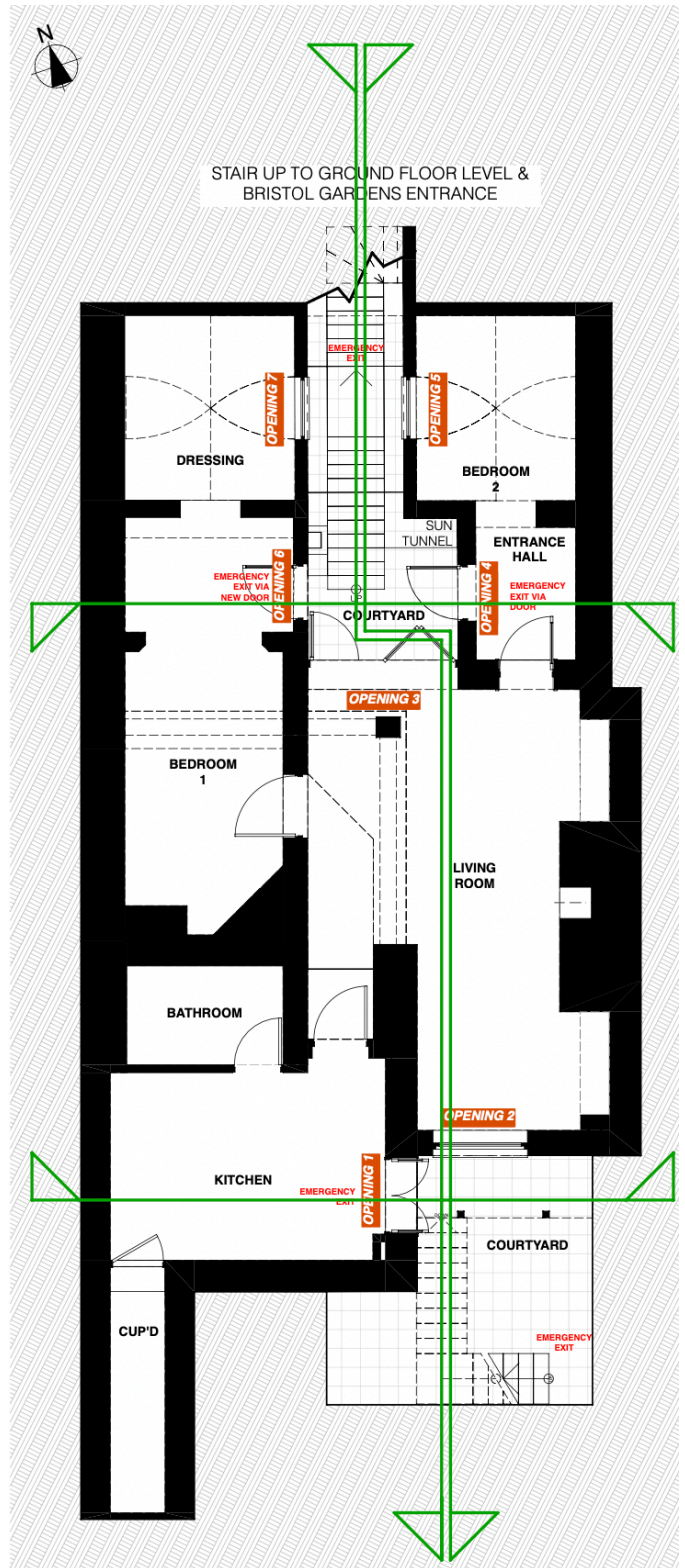
Proposed improvement of existing thermally inefficient windows and doors to improve the overall sustainability of the dwelling, together with the reinstatement of historic window and door openings.

PRE-APPLICATION ADVICE:

N/A



Existing Floor Plan



Proposed Floor Plan

ACCESS:

Access to the flat to remain as existing with the introduction of additional fire escape access windows & doors.

APPEARANCE:

Proposed window & door schedule:

OPENING NO.	EXISTING	PROPOSED
1	Timber framed double doors with transom. Painted white.	Existing doors to be repaired, restored and repainted. Painted white.
2	Large timber framed sash window. Painted white.	Existing window to be repaired, restored and repainted. Painted white.
3	3 no. timber framed sash windows within one large opening. Painted white.	Original main entrance to be restored. 1 main swing opening leaf and 2 no. bi-folding doors to open up fully to courtyard and to maximise light. (It is apparent that this opening used to be the original main entrance door. It can be seen that the opening has historically been blocked up to sill level and a large window has been inserted.) Doors to be aluminium powder coated black to match rear of existing garage at top of stair.
4	Main entrance door. Timber framed with glazed panel. Painted white.	Door opening to maintained. Door to be replaced with aluminium powder coated black to match rear of existing garage at top of stair, as well as proposed openings 3 and 6. To become emergency exit from bedroom.
5	Historic opening that has been blocked up with modern brickwork.	Opening to be restored with window to match new courtyard windows and doors (openings 3,4 & 6).
6	Timber framed sash window. Painted white.	Window sill to be brought down to create new door opening. To mirror existing door opening no. 4. New aluminium powder coated black to match rear of existing garage at top of stair, as well as openings 3 and 4. To become new emergency exit from bedroom.
7	Historic opening that has been blocked up with modern brickwork.	Opening to be restored with window to match new courtyard windows and doors (opening 3, 4 & 6).

Schedule of proposed works

SUSTAINABILITY:

This application proposes to greatly improve the overall thermal performance of the existing dwelling as well as to significantly improve the inlet of natural daylight and general outlook.

HERITAGE STATEMENT:

The application site forms part of the rear of 24 Sussex Square, which is a Grade I listed building, as follows:

Heritage Category: Listed Building

Grade: I

List Entry Number: 1380970

Date first listed: 13-Oct-1952

Statutory Address: NUMBERS 11-40 AND ATTACHED RAILINGS, 11-40, SUSSEX SQUARE

- **Scheduled Ancient Monument (SAM):** The building is not a scheduled ancient monument.
- **Archaeologically Sensitive Area (ASA):** The building is not in an archaeologically sensitive area.
- **Listed Building(s):** The application site forms part of the Grade I Listed Buildings of Sussex Square. The proposals involve no demolition.
- **Conservation Area(s):** The building lies within the Kemp Town Conservation Area. The alterations will not have an impact on the Conservation Area
- **Historic Parks and Gardens:** The building is not within a Historic Park or Garden.

CONCLUSION:

This proposal seeks to replace the existing poor quality windows and doors in order to vastly improve the overall thermal performance, increase the inlet of natural light, improve the inhabitants' outlook and improved access/emergency access of the existing basement flat. This application also proposes to reinstate historic features by reinstating windows and door openings that had previously been blocked up.