



INFINITY
SURVEYING LTD

Design & Statement

Flat 6 & 12, Hannah House, 12-13 Brunswick Terrace, Hove
11.10.2023



Introduction

This Design and Access Statement has been prepared to justify the proposed roof replacement and associated works to the flat roof above Flats 6 & 12 at the rear of Hannah House, 12-13 Brunswick Terrace, Hove.

Use

12-13 Brunswick Terrace (also known as Hannah House) forms part of a terrace of dwellings.

Amount

There have been historic as well as ongoing leaks to the flat roofs and with the existing roofs constructed with stramit board, there is concern that these may collapse owing to the absorbent nature of the straw board. Our proposal is to undertake the necessary removal of the existing roof decks and replace with new, with the inclusion of insulation to improve thermal performance.

Scale

The original building's fabric will not be adversely affected, with the proposed works only affecting elements required to keep the roof structurally sound and watertight.

Layout

The layout will remain unchanged.

Landscaping

N/A

Appearance

The proposal is to the rear of the building, so will have no adverse on the appearance of Hannah House, the streetscene or any of its heritage assets. Proposed materials are in keeping with its surroundings.

Access

Access will remain unchanged.

Developments Within or Affecting Conservation Area, a Listed Building or its Setting, Archaeologically Sensitive Areas, Scheduled Ancient Monuments or Historic Parks and Gardens

The property is within the Brunswick Town Conservation Area and is within an architecturally sensitive area with several listings noted including other Grade I listed buildings found in Brunswick Square.

The terrace is Grade II listed under List Entry Number; 1281033.

Please also refer to the accompanying Heritage Statement.

Our proposal will not harm the appearance or character of its setting nor any other buildings nearby.

Summary

The proposal has been carefully designed to respect the scale and character and outlook of the other buildings within the surrounding area and the drawn details show that our proposal will cause no material harm to the building, or any of the original elements.