

**R228 - 17a Marine Parade Brighton BN2 1TL  
DESIGN AND ACCESS STATEMENT FOR  
FULL LISTED BUILDING PLANNING APPLICATION**

<b>HEADINGS</b>	<b>DETAILS</b>
<b>GENERAL</b>	<p>No.17 Marine Parade in Brighton is an end of terrace seafront property built in the early to mid 19th century as a house which has subsequently been sub-divided into a house of multiple occupation. 17a is the lower ground floor flat in the 6 storey property and has a separate entrance accessed from Madeira Drive.</p> <p>The building is typical of the Regency Period in Brighton and is constructed of solid brick and bungaroosh walls with a render finish. There are 2 vertical runs of bay windows which are timber and were replaced in around 2014. The first floor flats have balconies.</p> <p>The building extends around the corner of Madeira Place, where the main entrance to the flats above is located.</p> <p>The flat is cold and damp so it is the intention to address these problems with this building work.</p>
<b>FORM</b>	<p>Replacement of the railings along the Madeira Place elevation.</p> <p>Thermal upgrade of the walls internally and improvement in breathability.</p> <p>Thermal upgrade of the floor.</p> <p>Thermal upgrade of the windows and doors.</p> <p>Replacement of the cementitious render with lime render.</p> <p>Replacement of the external concrete hardstanding with porous clay finish.</p>
<b>MATERIALS</b>	<p>The aim is to re-instate traditional materials in order to improve the internal living standard of the flat both thermally and against damp.</p>
<b>DESIGN</b>	<p>East Cliff Conservation Area Study and Enhancement Plan, Supplementary Planning Document SPD 09 Architectural Features, Listed Building Grades and Brighton and Hove Heritage Assessments Map have been referred to in the design of the proposals.</p> <p>The heritage aspects of the building have been addressed when choosing the type of materials to be used and the systems relating to damp mitigation and thermal upgrades.</p> <p>The owners of the building are mindful that it is a heritage building and as such building work needs to be sympathetically approached in order to preserve the building's character for the future.</p>
<b>APPRAISAL</b>	<p>The owners need to improve the living standard of the flat and in so doing wish to make a positive impact on the property by re-instatement of traditional materials.</p>
<b>ACCESS</b>	<p>Access into the lower ground floor flat will remain as existing.</p>