

Design and Access Statement - Flat 1, (basement) 25 Upper Rock Gardens, Kemptown

PROJECT SCOPE:

1. To return existing window in Lounge area (previously bedroom) back to a door leading to the small basement courtyard.

The opening will remain the same size of 1450 wide x 2200 height (keeping same top height of the existing window line and opening to ground level. (As previously existed.)

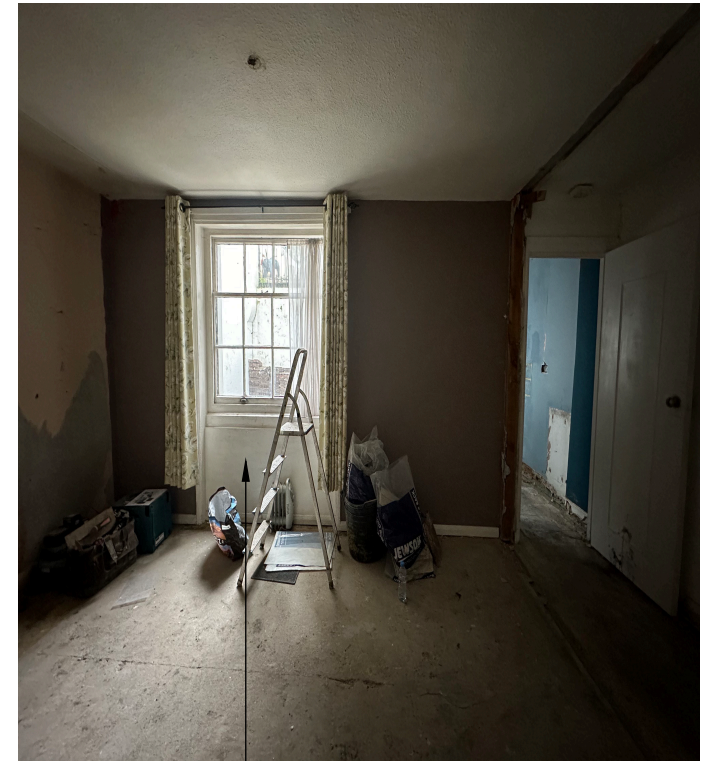
Doors will be an aluminium style door. Please see image on following pages and please refer to specification supplied by the manufacturer.

NOTE: this was a door and converted to a window by previous owners in 1982. Please refer to (historical planning records: 82/875 (LBC/1242) Alterations to form a new window to basement bed / sitting room, 25 Upper Rock Gardens. PG/C 16/09/1982)

2. Block existing back door from Bathroom to courtyard (previously kitchen) using concrete blocks and render to match into the existing external wall.

Access for these works would be through the private entrance of the property and through the property itself.

Flat 1 (basement), 25 Upper Rock Gardens, Kemptown, Brighton



- Existing window
• With old frame from when it used
• To be a door.
(Changed to window in 1987)

Visual image to show view from inside lounge area looking out to courtyard with proposed doors

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Visual image to show view from basement courtyard of proposed doors



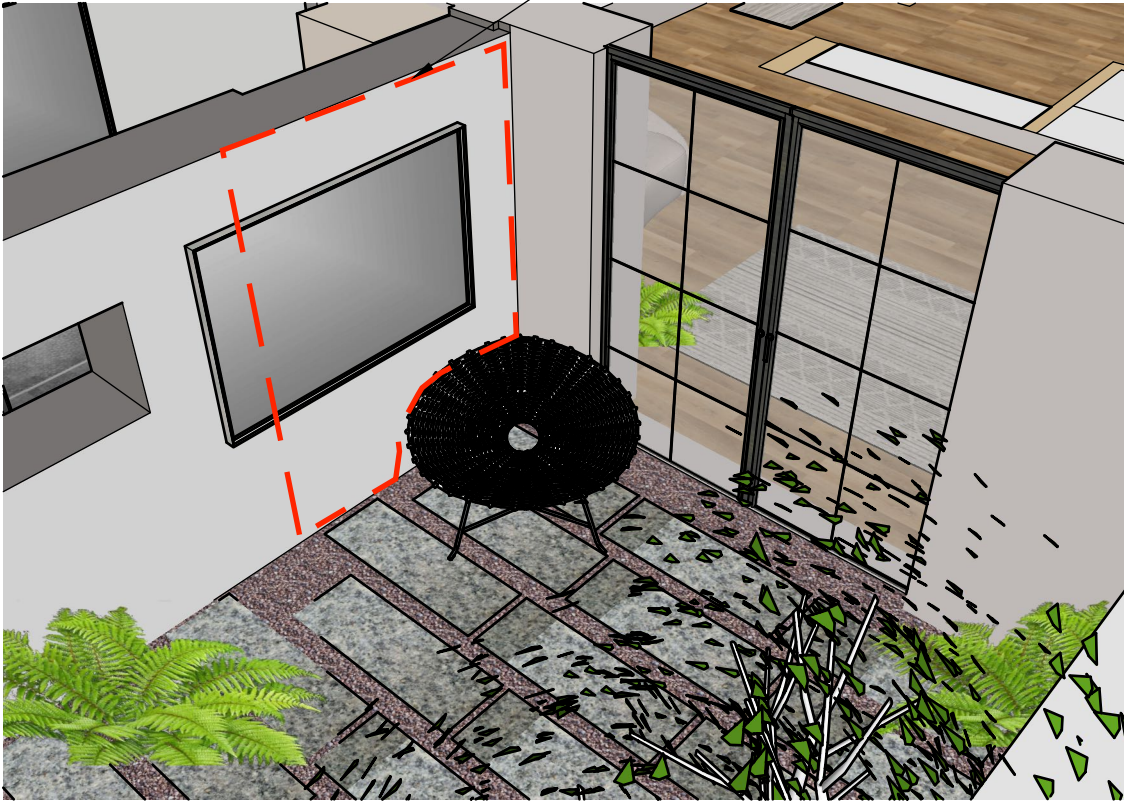
• Existing window from courtyard

Crittles doors will replace existing black painted window
(From door to window was changed in 1982)

Proposed cripple style doors

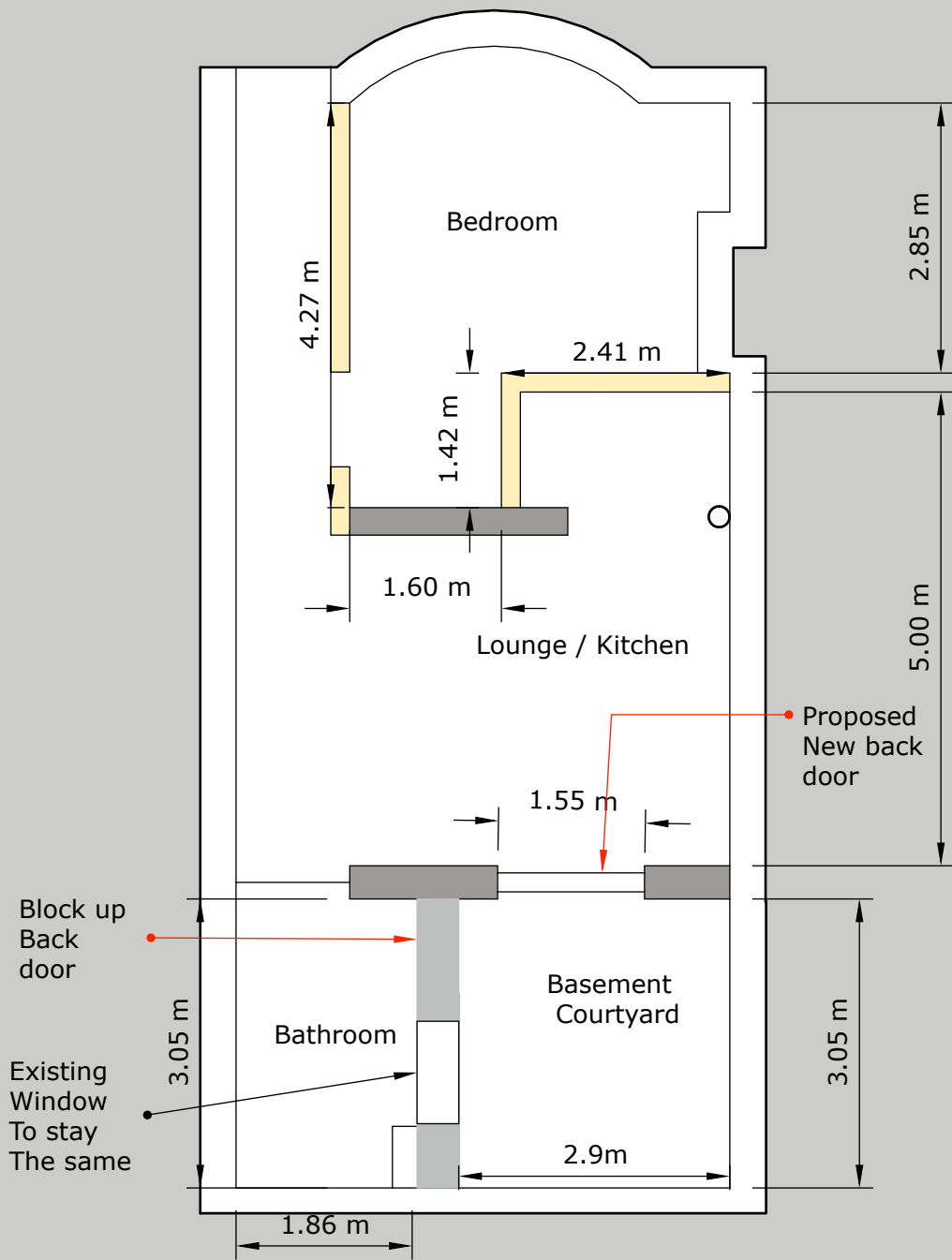


• Where back door is. This will be blocked and rendered



• Existing back door to be blocked up and rendered

NEW LAYOUT



Floor plan from Agent at time of purchase

