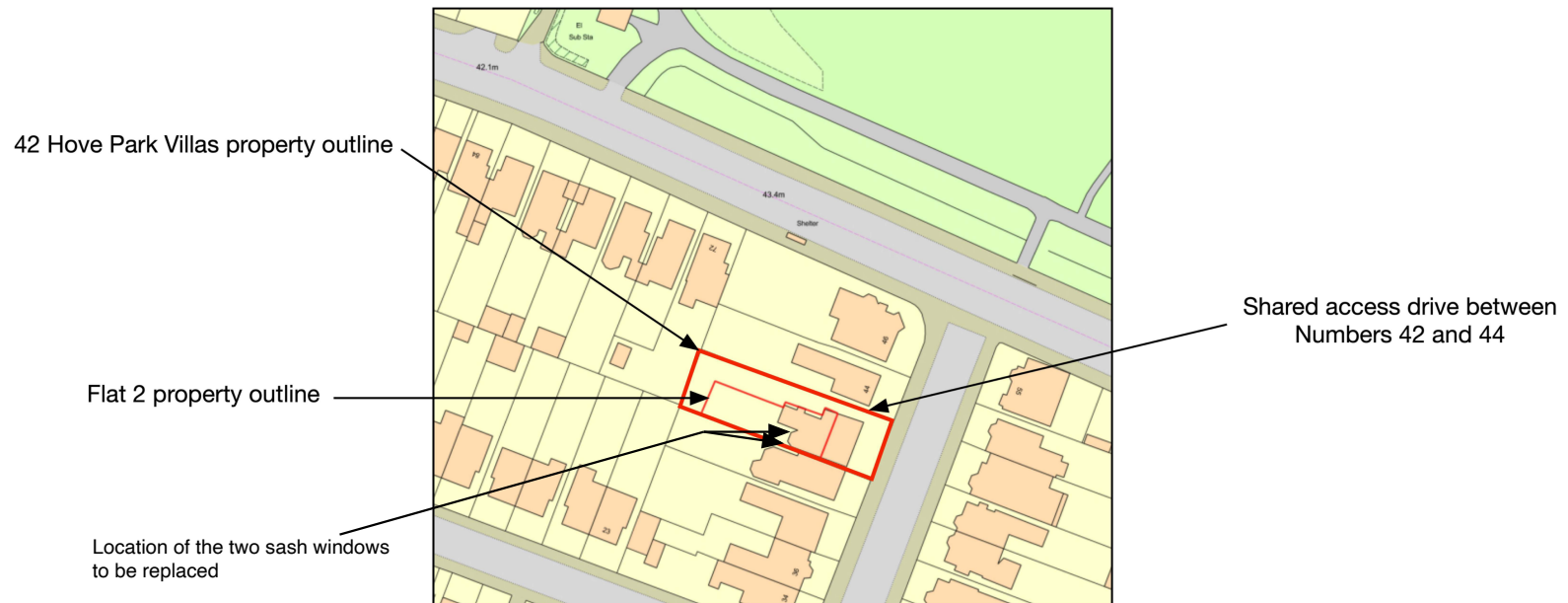


Flat 2, 42 Hove Park Villas

Flat 2 is a ground floor flat at the rear of number 42 Hove Park Villas, Hove, E. Sussex BN3 6HG. It includes a private garden, accessible only to Flat 2.

The windows to be replaced are two tall — single glazed, wooden framed — sash windows, either side of patio doors that lead to the garden, in a bay arrangement. The windows can only be seen by the occupants of flat 2, given that the garden is private, with a locked gate. They look onto a tall fence (between number 42 and number 40), and one of the walls of number 42.





The photograph on the left is of the bay area shown in the plan above, with the label “Location of the two sash windows to be replaced”.

The two windows cannot be photographed face-on, as Window 1 is in the corner formed between the bay and the south elevation of the house, and Window 2 is very close to the fence between numbers 40 and 42. Too close to photograph their full height or the full height of the elevation.

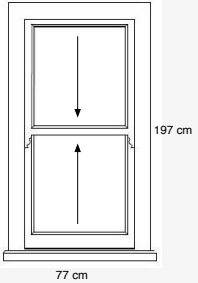
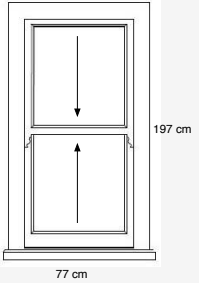
They are the same as (but a little taller than) the window visible on the first floor, immediately above, belonging to Flat 4.

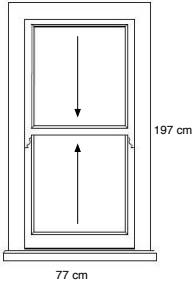
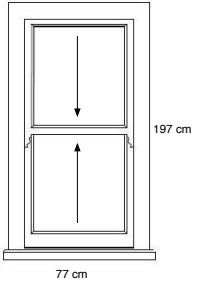
The security railings will remain post-installation, as the new windows can be installed from the inside.

The two proposed replacement windows will be the Ultimate Rose design from the Rose Collection by Roseview— manufacturer’s brochure is provided separately, with details and diagrams of construction. The Ultimate Rose series is fully compliant with building regulations and A Rated for energy efficiency.

The windows will match others previously installed at the front of Flat 2 roughly a year ago — per Planning Permission BH2022/02774, which was approved on 17 November 2022. Please see below for dimensions and further details for the replacement windows covered by this Planning Application.

The table below shows dimensions and specification for the current and new windows.

Elevation	Window reference	Current windows and opening vents	Proposed window and opening vents	Description
West	Window 1			<p>NOW — 196cm (H) x 77cm (W) wooden single-glazed vertical sliding sash window with a single light on each sash. White frame and window. Both sashes open.</p> <p>REPLACEMENT — Like-for-like (appearance and size) replacement with Ultimate Rose Collection vertical sliding sash window, 196cm (H) x 77cm (W):</p> <ul style="list-style-type: none"> • Manufactured from B.S. 7413 modified uPVC white, chalk white finish profile. The material is textured to replicate wood. • Entire window British Standard Kitemarked to BS 7412 – Certificate No. 061 • Structural and weather performance in accordance with BS 6375 Part 1 • Enhanced Security to BS 7950 • Internally glazed with 28 mm Low-e glass sealed units, thermally insulated spacer bars and ARGON gas infill; manufactured to BS EN 1279 • BS.6206/6262 (Safety Glass) where required • Authentic astragal bar designs and layout • 138 mm outer frame • 75 mm deep bottom rail and full mechanical joints • 35mm slim central rail • Low level gaskets and triple brush weatherproofing seals • Fitted with chrome locking fitch catches, internal pulls and top loops • Shark fin security stops • Tilting sashes for easy cleaning, but vertical sliding (both sashes) during normal use.

West	Window 2			<p>NOW — 196cm (H) x 77cm (W) wooden single-glazed vertical sliding sash window with a single light on each sash. White frame and window. Both sashes open.</p> <p>REPLACEMENT — Like-for-like (appearance and size) replacement with Ultimate Rose Collection vertical sliding sash window, 196cm (H) x 77cm (W): Manufactured from B.S. 7413 modified uPVC white, chalk white finish profile. The material is textured to replicate wood. Entire window British Standard Kitemarked to BS 7412 – Certificate No. 061 Structural and weather performance in accordance with BS 6375 Part 1 Enhanced Security to BS 7950 Internally glazed with 28 mm Low-e glass sealed units, thermally insulated spacer bars and ARGON gas infill; manufactured to BS EN 1279 BS.6206/6262 (Safety Glass) where required Authentic astragal bar designs and layout 138 mm outer frame 75 mm deep bottom rail and full mechanical joints 35mm slim central rail Low level gaskets and triple brush weatherproofing seals Fitted with chrome locking fitch catches, internal pulls and top loops Shark fin security stops Tilting sashes for easy cleaning, but vertical sliding (both sashes) during normal use.</p>
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