

GRAHAM JOHNSON DESIGNS

134, HOLLINGBURY ROAD

BRIGHTON BN1 7JD

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HERITAGE STATEMENT FOR FLAT 9A **9, PORTLAND PLACE BRIGHTON BN2 1DG** (Revision A)

1) SCHEDULE ANCIENT MONUMENT (SAM)

N/A

2) ARCHAEOLOGICALLY SENSITIVE AREA (ASA)

N/A

3) LISTED BUILDING – The limited works relate primarily to the replacement of the rear courtyard kitchen windows, which are none compatible casement/ fixed glass windows, with traditional matching timber double sash styled unit set back in a 100mm rendered recessed openings.

The replacement bedroom window with adapted opening is show to be again matching timber framed glass/timber panelled French door unit with timber frame recessed in the original recessed window opening.

The rear concrete courtyard slab is to be recovered with 900 x 600 x22mm Bradstone Sandstone Paving slabs Silver Grey, laid to falls to existing gullies.

The refitting of the central shower room utilises the existing plan form with nominal small bore waste pipe to existing soil & vent pipe over. The walls are to be lined with proprietary smooth GRP decorative panels. This updated installation will have a pvc extract duct hidden in the existing 190mm false ceiling across the living room,(under the original ceiling line) terminating behind a proprietary flush fitted extract duct terminal painted in with background external wall colour.

The kitchen and rear cloakroom have similar extracts to the shower room.

4) CONSERVATION AREA – as Listed Building above

5) HISTORIC PARKS AND GARDENS- N/A