

70A Clarendon Villas

BH2024/00941



**Brighton & Hove
City Council**

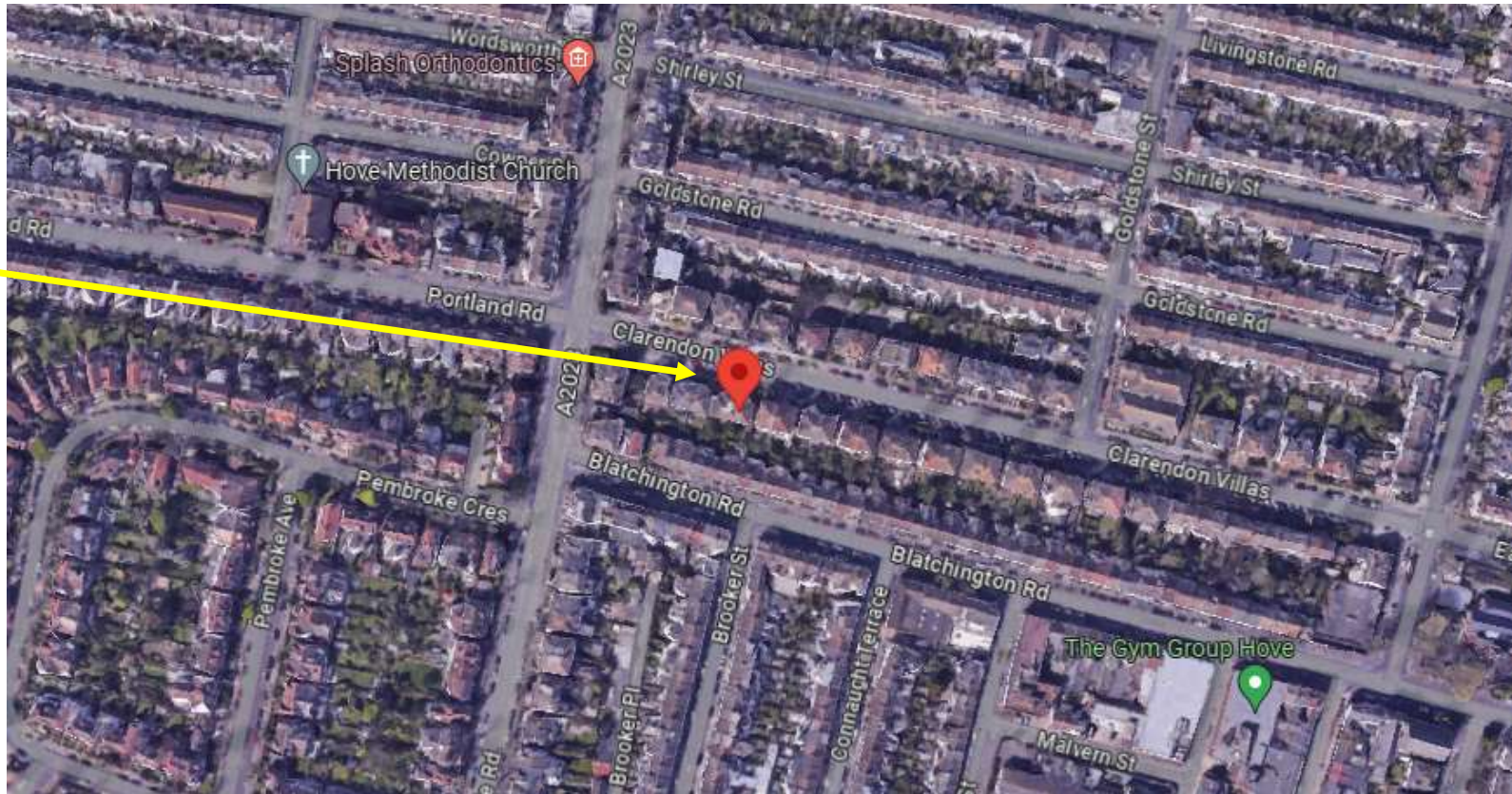
Application Description

Replacement of existing uPVC windows and doors with new aluminium windows and doors to side and rear elevations.

Applicant is within planning team so cannot be delegated.

Map of application site

Site

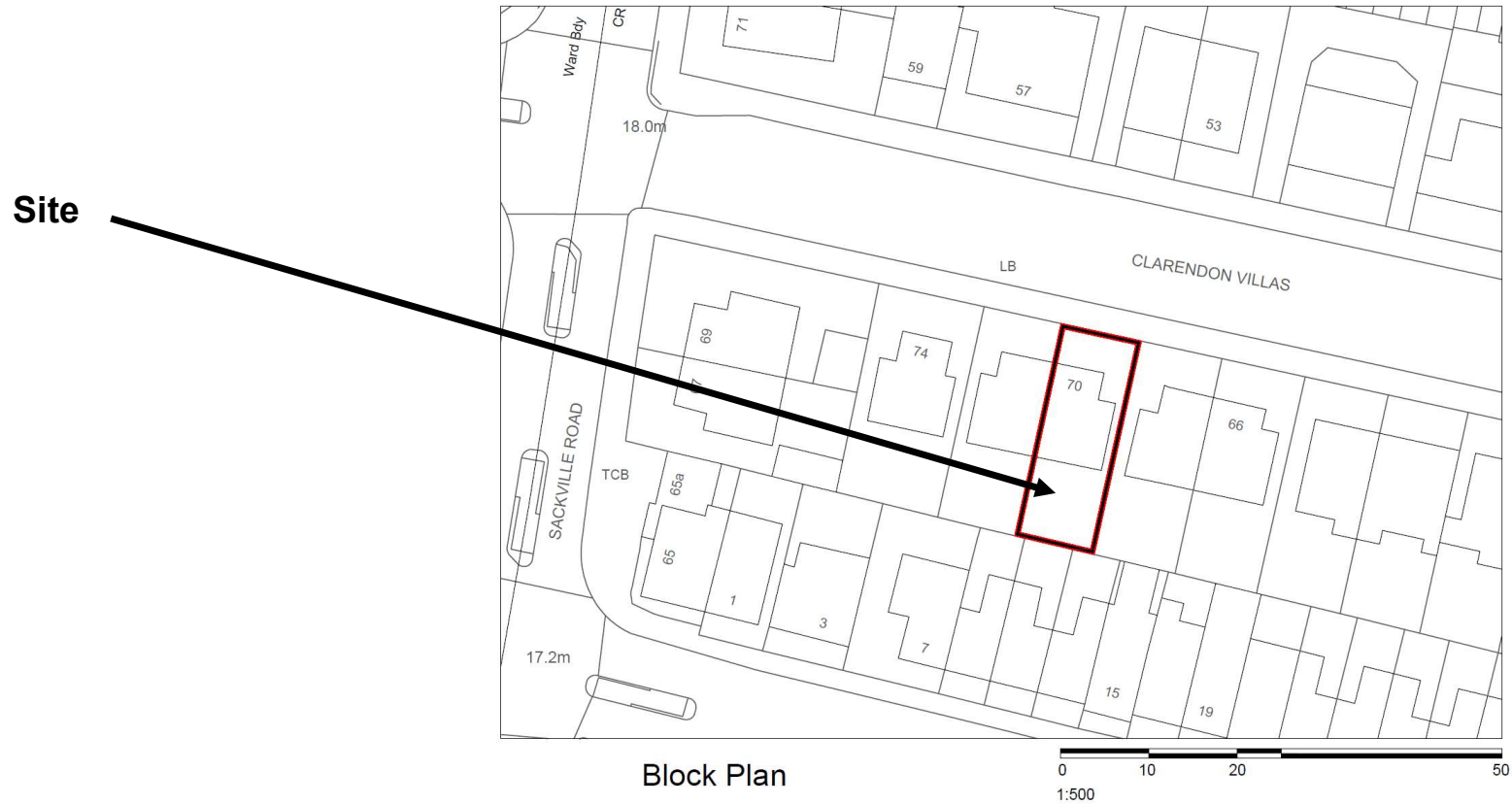


Location Plan



Location Plan

Block Plan

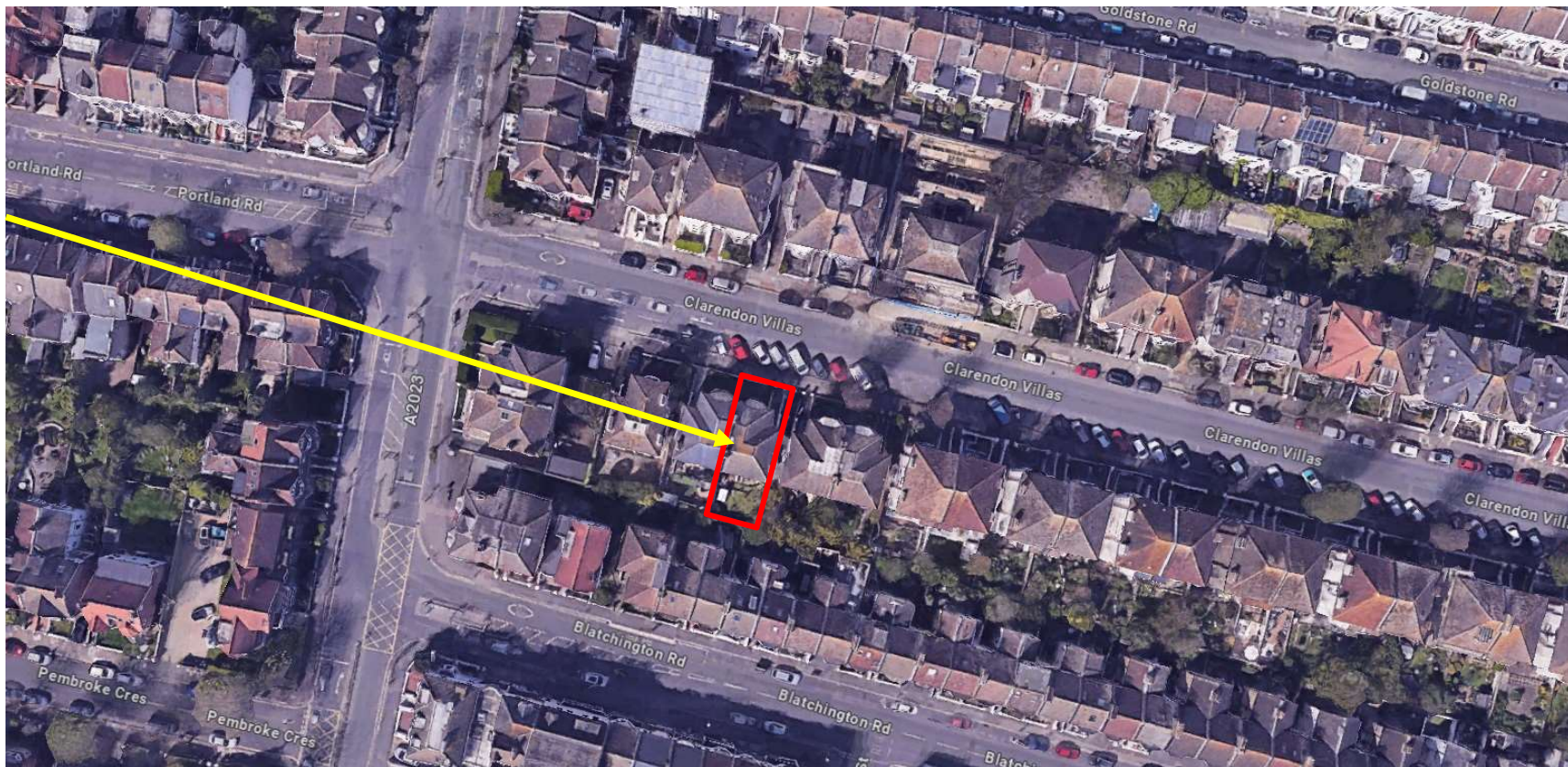


295

PL-10

Aerial photo of site

Site



296

3D Aerial photo of site

Site



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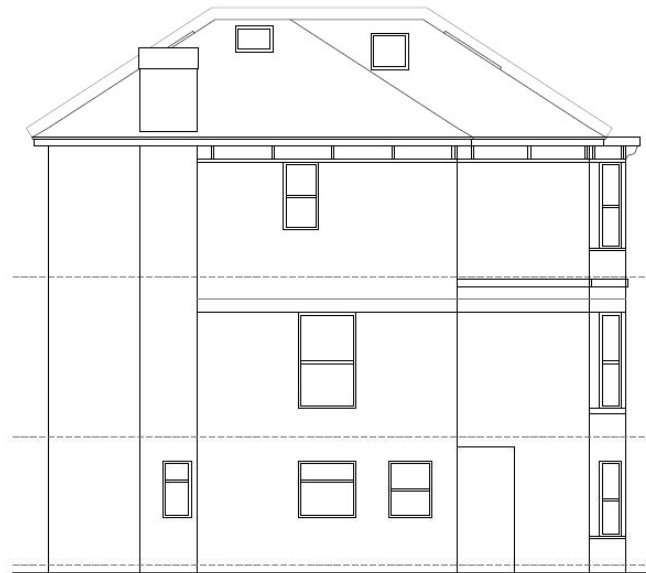
Street photo of site



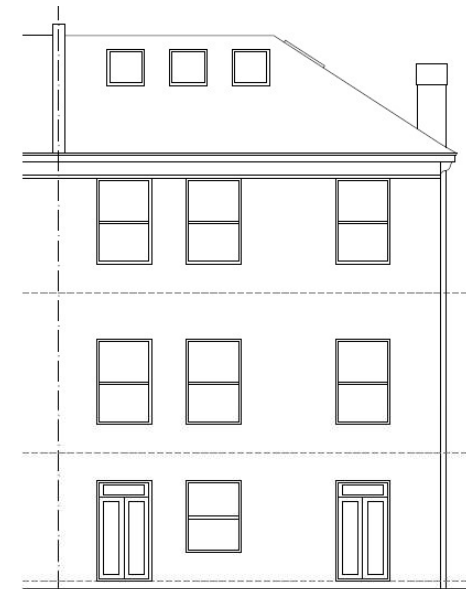
Existing Elevations



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

1:100 @ A1 / 1:200 @ A3



299

PL-10



Proposed Elevations



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

1:100 @ A1 / 1:200 @ A3



Existing Windows



Proposed windows

☀ Viewed from outside



💡 Viewed from inside



Reigler Aluminium Window

Frame LRB: Slim Square
Frame Top: Standard Square
Sash: Slim Square
Transom: Standard Square
Bead: Bevel
Cill: 150mm
Frame Joint Type: Mitred
Sash Joint Type: Mitred

Colour: Anthracite Grey

Profile Trickle Vent: Large Match Finish
Window Handle: Connoisseur Black

Glass: Double Glazed (Annealed) - Black Spacer - Clear



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Proposed windows

☀ Viewed from outside



💡 Viewed from inside



Reigler Aluminium Window

Frame LRB: Slim Square
Frame Top: Standard Square
Sash: Slim Square
Transom: Standard Square
Bead: Bevel
Cill: 150mm
Frame Joint Type: Mitred
Sash Joint Type: Mitred

Colour: Anthracite Grey

Profile Trickle Vent: Large Match Finish
Window Handle: Connoisseur Black

Glass: Double Glazed (Annealed) - Black Spacer - Reeded



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Proposed windows

☀ Viewed from outside



💡 Viewed from inside



Reigler Aluminium Window

Frame LRB: Slim Square
Frame Top: Standard Square
Sash: Slim Square
Bead: Bevel
Cill: 150mm
Frame Joint Type: Mitred
Sash Joint Type: Mitred

Colour: Anthracite Grey

Profile Trickle Vent: Small Match Finish
Window Handle: Connoisseur Black

Glass: Double Glazed (Annealed) - Black Spacer - Clear



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Existing Doors



Proposed Doors

☀ Viewed from outside



💡 Viewed from inside



Aluk French doors

Opens:	Out
Frame LR:	Standard Square
Frame Top:	Large Square
Sash:	Standard Square
Low Threshold:	Standard (Open Out)
Bead:	Square
Cill:	Standard
Frame Joint Type:	Square
Sash Joint Type:	Square

Colour: Anthracite Grey

Profile Trickle Vent:	Large Match Finish
Lock Cylinder:	Euro Cylinder Nickel
Door Hinge:	Flag Hinge Black
Door Handle (master):	Balmoral L/L Black
Door Handle (slave):	Balmoral L/L Black

Glass: Double Glazed (Toughened) - Black Spacer - Clear



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Representations

- None received



Key Considerations in the Application

- Design and appearance
- Impact on neighbouring amenity



Conclusion and Planning Balance

- Acceptable window replacements
- Similar appearance to the existing units
- Not highly visible from public domain
- No impact on neighbouring amenity

Recommend: Approve

