

Heritage Statement

10 Bloomsbury Place, Brighton BN2 1DA

Prepared by Shape Architecture Ltd



Number 10 Bloomsbury Place, Facade

INTRODUCTION

Bloomsbury Place and its Surrounding Area.

Statement of Significance

Number 10 Bloomsbury Place is an early C19 grade II listed building located within the East Cliff conservation area.

Every terraced house along Bloomsbury Place and their attached railings are grade II listed.

Bloomsbury Place forms a harmonious terrace of Regency buildings which whilst displaying a mix of historic architectural features have a pleasing cohesive character. The subject site is four storeys over basement with a one window range and a rusticated ground floor and first floor full-width balcony.

Brighton and Hove Director of Environment (September 2002' notes the East Cliff Conservation Area as:

1.1 East Cliff was designated as a conservation area in February 1973 in recognition of it being an area of special architectural and historic interest, due to its clear association with the growth of Brighton as a Regency and Victorian seaside resort. The conservation area was confirmed as "outstanding" by the Secretary of State for the Environment in January 1974. It was then extended to the north in January 1977, June 1989 and June 1991. East Cliff covers an area of approximately 60 hectares and contains 589 statutory listed buildings plus 86 buildings on the local list.

And

1.4 The development of the East Cliff area arose directly as a result of the rapid growth Brighton after 1750 and its architecture, particularly on the seafront, is very typical of the Regency style. The area as a whole is unified by this style of building and by the survival of the historic street pattern, as well as by the historic relationship with sea.

Number 10 Bloomsbury Place

In common with many houses in the street No.10 is believed to have been constructed in the mid 1820s. The building was divided into two separate accommodations (basement flat + 4 storey maisonette) in 1966. Other than there are no records of further internal renovations.

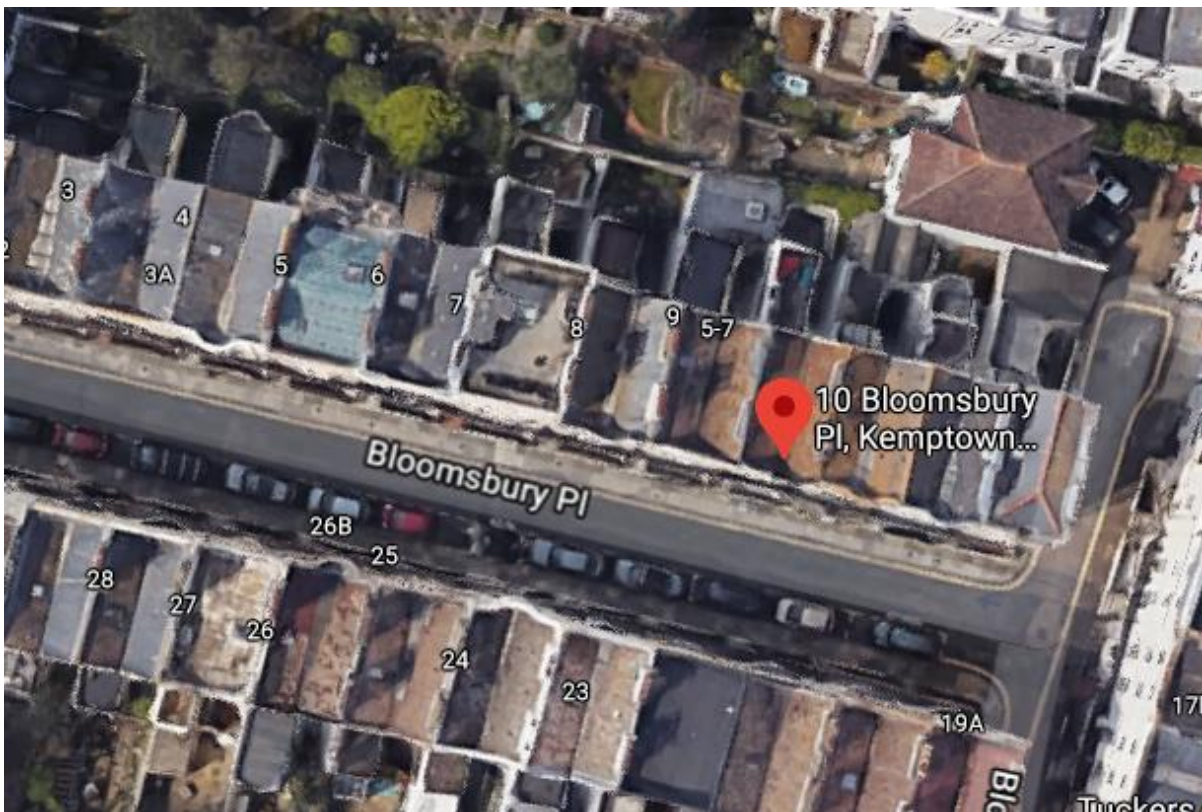
The applicant has owned the maisonette since 2008, and is also the freeholder of the whole building which includes 10b basement apartment.



Number 10 Bloomsbury Place, Historic Photograph



Number 10 Bloomsbury Place, Aerial View



Number 10 Bloomsbury Place, Aerial View

The Proposed Works

The proposed works are for the removal of the raised ground floor chimney breast to the rear kitchen.

The proposed works is listed in detail below and should be read alongside the submitted A3 drawings and supporting documents:

PL001, 'Site Location Plan' at 1:1250

PL002, 'Existing Site Block Plan' at 1:200

PL003, 'Existing and Proposed Floor Plans' at 1:100

PL004, 'Proposed Site Block Plan' at 1:200

Heritage Statement

Owner writes:

As can be ascertained by observing the number of full railing panels on the balconies, No.10 is the narrowest of the listed houses on street, being approximately 0.9m less wide than any of the others. With the inclusion of the chimney breast this presents limitation to our kitchen design options. By removing the chimney breast we will be able to gain additional much needed storage space in the kitchen area as well as relocating a tall fridge freezer (currently positioned at the rear of the utility room).

This is a non-working chimney breast from which the fireplace itself has been removed and boarded over at an indeterminate time prior to our purchase of the building in 2008, as is also the case for this chimney stack throughout all five floors of the building.

Further Justification

We believe the impact of the proposed works is minimal and that the proposed alteration serves to enhance the usability of the space.

All existing services are in-situ and will be unaffected

We do not believe the works will cause harm to the historic character nor appearance of the listed building.



Number 10 Bloomsbury Place, Interior view of Kitchen