

HERITAGE STATEMENT

Upper Maisonette

32 Clifton Terrace, Brighton, BN1 3HB.

Built in the 1870's this terrace property forms part of the return elevation to Clifton Terrace. No.32 is a Grade 2 Listed building within a Conservation area.

The front Elevation to the Terrace properties have bay windows with decorative moulding. Sliding sash windows are visible and compliment the appearance of the building. The front roof to no.32, has a flat roofed dormer with slate tiles with prominent chimneys on its north part wall.

In 1976 no.32 Clifton Terrace underwent major refurbishment to create 3 flats with, to the rear, a major new rebuilt extension with flat roofs, red concrete hanging tiles, and predominantly fan light windows to the north elevation of the basement, ground and first floor. On the second floor the north facing bathroom window has both fanlight and casement, of similar size to the rear, west facing bedroom window.

The north elevation to no.32 is not visible from the Public Highway and is only visible from the rear of property in Victoria Road, some distance away, with additional limited views from the rear yards of the 3 adjacent properties (29 – 31 Clifton Terrace). The photographs submitted will show.

In 1998 pp & lbc were granted (16.10.98) for a double casement white u.P.V.C window (similar in scale, design and materials to the current bathroom proposal). Ref: BH1998/01806/FP, has been constructed and has been in situ now for some 20 yrs.

In 2013 Zenith submitted a proposal (BH2013/00213 which was refused pp & lbc for 2 reasons, based on the inadequacy of the plans submitted and the impact on the listed building and the Conservation Area). What this decision FAILED to acknowledge (in relation to Reason 2, was the precedent already set, by the Council (BH1998/01806) for the u.P.V.C window to the rear west facing bedroom window, being of similar scale and design to the replacement bathroom window)

The current proposal includes the installation of White p.v.c.u. "A" rated 70mm internal glazed casement style window to the Bathroom and an even less intrusive first floor cloakroom replacement fanlight window, as per the details shown on the Product Specification Form.

It is submitted that the current proposal would have no significant impact upon, the listed character of the building with its 1970's reconstructed rear extension nor, the design quality of the listed building (being listed 'site unseen') nor, the character of the Conservation area (beyond the impact of the existing west facing replacement bedroom window, as previously approved by the Council and therefore should not be seen as compromising the character of the Conservation area nor the Listed Building.

(The case officer is requested to undertake an interior site visit by contacting the owner, Mr White [REDACTED] as the proposals are not visible from any Public vantage point.)