

109 ST JAMES'S STREET BN2 1TH
HERITAGE STATEMENT
OCTOBER 2020



1. Introduction

1.1 This is a full planning application for installation of extract canopy and flue.

1.2 The unit has A3 use where it is proposed to be a local restaurant.

1.3 The recent Covid pandemic will be taken into consideration e.g. with the customer seating and any other adaptation that will require.

1.4 There are no physical works proposed to change the look or to deform the building fabric as the extract ducting will be effecting two window frame only and this can easily be changed back in the future if necessary. This arrangement is to keep the character of the building.

2. Site Location

2.1 The site is on St James's Street, Kemptown.

2.2 The site is within a Conservation Area and also the building is listed and within archeological notification area.



Image not to scale

2.3 The building forms part of a listed terrace. The listing is below:

Number 107-111A and attached railings are listed (Grade II).

Terraced houses, now flats and shops. Early C19. Stucco. Roof of No.107 of tile, the rest obscured by blocking course. EXTERIOR: 3 storeys and attic over basement. One window each; left return to No.107 has a 2-window range and right return of No.111, which contains entrance to No.111A, also of 2-window range. Entrance to No.107 is flat arched of C20; entrance to No.111 and 111A is round arched with fanlight. Remnants of shop fronts of late C19 or early C20 date; these have been replaced by late C20 shop fronts of no distinction. Segmental bay to first floor of each unit has triple, flat-arched windows, with cornice and semi-domed metal roof. The window surrounds of this bay are pilasters ornamented with fretwork suggesting chinoiserie patterns common in late Georgian and Regency period furniture; the same treatment is extended to lintels. Bay windows have 4 x 6 sashes of original design; 2 first floor windows to each unit, each window with 6 x 6 sashes of original design, except for No.111; all attic windows have 3 x 3 sashes of original design. Projecting cornice between the second floor and attic is continuous across the terrace; simple cornice band to attic. There are first-floor balconies with cast-iron railings to Nos 109, 110 and 111. Entrances on returns or through shop fronts to all except No.109 which has an entrance on St James's Street: flat arched with overlight of decorative glazing, lintel of door ornamented with frieze of key pattern. To party walls of Nos 107 and 108 as well as Nos 108 and 109 is a giant pilaster strip to first and second floors; this pilaster is articulated by shallow, incised band which terminates in a fretwork capital; there is a half pilaster of this description at the end wall of No.107 and at the right party wall of No.109. Above the latter, in the attic, storey are the remnants of an attic pilaster. It appears that originally this pilaster was used across the block and through attic storeys. The return of No.111 has 2 canted bays rising from the first to top storeys. Stacks to party walls. INTERIOR: not inspected.

2.4 The application is concerned with the ground and basement floor only. It is understood there are some residential units above.

3. Current Use

3.1 The change of use of A3 is permitted to the development and currently unoccupied.



4. Proposed Use

4.1 The applicant's intention is to operate as cafe/restaurant that to prepare/cook raw meat products onsite. To have keep the originality of the building and consideration of being listed within conservation area my client is to keen to install the stainless steel flue placed at the rear of the building (that is not visible from the main road) from the window to not decay any walls. The flue will terminate above the top by minimum 1 metres above the top level of the highest window.

The noise will be not an impact on this proposal as the flue does not have any mechanical components apart from the chimney cowl placed on top.

The flue will also not have an impact on the visual look of the building as it proposed to the rear of the unit and have decent partition distance from the neighbour buildings and this can be removed in future if the unit is used as other.

Any additional equipment that needs to be stored (if necessary) can be allocated at the rear yard area as shown on the plans which is not visible as it is surrounded by walls that is min 6 metres high. (please refer to still on the next page)



5. Conclusion

5.1 The proposal is fully compliant with the application that was approved for change of use to A3 that is relevant along with policies of the Local Development Plan.

5.2 Considering the current characteristic of the locality the proposal reserves the originality of every aspect so we respectfully request that this is taken into consideration.