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Heritage Statement Accompanying Planning Application For Proposed Roof Alteration & Internal Modification To Reduce the Number of Dwellings From 6 To 5 At 36 Pembroke Avenue, Hove, BN3 5DB



Figure 1 - Front Elevation of the Existing building

Contents

1. Introduction
2. Site analysis
3. Design & Access Statement
4. Heritage Statement
5. Conclusion

I Introduction

This heritage statement has been prepared to support the above planning application for proposed rear roof alteration and internal modifications to reduce the number of units from six to five at the captioned site. The Pembroke and Princes Article 4 Direction approved in June 1994 affects all property in the Pembroke and Princes Conservation Area and as such a Heritage Statement is submitted to accompany the application.

2 Site Analysis

Historic Context & Character

Built between 1895 and 1900, the Pembroke Crescent / Avenue area represents the only large group of Victorian and Edwardian red brick developments in Hove. The area south of New Church Road followed the development of the northern half of the area, much being built in the interwar years.

The charm of the area lies in the contrast of hard red brick and extensive use of white painted exterior timber and the overwhelming predominance of the plain red tile. Pre-1910 development in Aymer Road and the red brick properties in New Church road exhibit similar characteristics to those described above. The Princes Crescent and Princes Avenue area is of a later period and different design concept. Princes Avenue has a group of mock timber framed houses with tiled roofs. Princes Square and Princes Crescent contain spacious houses, mainly inter-war, with steep, tiled, hipped roofs, brick and rendered elevations, some half-timbering and tile-hanging on the elevations.



Figure 2 – Rear Elevation of the existing building on the left, with gabled tile roof and white painted walls.

The site on Pembroke Avenue is located within the Pembroke and Princes Conservation Area in Hove along an avenue of Victorian and Edwardian buildings. It consists of a large three storey semi-detached building inclusive of the space in the gabled roof, constructed of the typical red bricks, red clay hanging tiles to the front and timber sash windows. It sits on a relatively large plot of land and has a front projecting dormer

Conservation Area Fact File : Pembroke & Princes



Scaled to view.

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Figure 3 – Map of Pembroke & Princes Conservation Area

window as well as a large rear dormer. The rear and side of the building is rendered and painting in white.



There is no available previous planning history on the site, although it is believed this spacious building was converted to smaller, more affordable units before the area was given an Article 4 Directive.

This planning application is seeking approval for the extension of the rear dormer over the tiled roof section in a way that it would be subservient to the main roof, similar to the neighbouring one at number 38. This will not only provide a more practical and usable internal space to the second floor flat but will also be constructed of the typical plain clay hanging tile to match the existing roof. With the proposed ground floor internal modifications, the side door and a window opening with uPVC units along the shared alleyway will be blocked up and painted white to match the existing side façade.

The proposed works will involve the insertion of a small well-proportioned timber sash window to the front gable overlooking the street, in keeping with similar development along the street. This is to provide natural light into the space and create a visual link with the street below. The work proposed does not affect the internal or external fabric of the building so the historic character will remain intact.

Figure 4 – Photo of side elevation with uPVC door and window to be blocked up

3 Design & Access Statement

The design and access statement has been submitted in a separate document accompanying the application.

4 Heritage Statement

As outlined earlier, this application is for a proposed rear dormer extension that will be set back from the side gable and down from the ridge to be subservient to the host building. The proposed dormer will be constructed of vertical clay hanging tiles to match the existing materials for the walls, roof and windows so that it will appear as a seamless integration with the host building. One of the (uPVC) windows as well as the door (uPVC) opening along the side of the building will become redundant in the revised layout and will be blocked up, rendered and painted to match the remainder of the façade. The amendments proposed will have no negative impact in terms of heritage asset and thereby preserve the integrity of the conservation area.

5 Conclusion

The proposal represents a high quality roof extension to the host building in matching, design, materials and appearance, and in keeping with the ethos of the conservation area. It will provide improved living conditions and quality of life for the new occupants of the building and will have no negative impact on the existing or neighbouring dwellings or the streetscape.

The council is therefore asked to register the application and grant planning approval, subject to the usual conditions.