

Design Impact & Heritage Statement

In support of retrospective application; For Approval of replacement UPVC side hung windows to 2nd floor mansard roof dormers with UPVC side hung windows in UPVC within a 2 storey flat above a Pizza shop fronting 78a St James's St. Brighton, BN2 1PA.

Image 1. Current Front Elevation of 78a St. James's Street, BN2 1PA. Also known as 8a Rock Place BN2 1PF



Image 2 Previous front elevation to 78a St James Street



Planning History of building by others and not by the applicant Bruce Gibson

BH2018/00394: Display of externally illuminated fascia sign. Approved 08 May 2018

BH2019/02933. Commercial Flue installation.

Description & Heritage Significance

The building is an unlisted property situated on the corner of St. James's Street and Rock Place, within the East Cliff Conservation Area.

St James's Street is a historical commercial street built on a rising slope from west to east and has narrow streets running south and north. The buildings are hard onto the pavement and have similar arrangements with shops on the ground floors and residential accommodation above.

78a St. James's Street is a 3-storey end of terrace building occupied by a Pizzeria on ground and basement floors, with a single maisonette above which has its own entrance at 8a Rock Place owned by the applicant.

The north-facing frontage to St. James's Street comprises a traditional shop front, with stall risers and an externally illuminated nameboard fascia, CTV cameras and an air conditioning unit located by the bay window. Above this on the first floor there are two Georgian style sliding sash windows within a weather-boarded façade. The second floor comprises of two leaded dormers within a slated mansard roof. Historically the windows in the building are of a mixture of different materials and styles from different periods.

St James Street comprises of numerous commercial shops with residential accommodation above. Many of these buildings including Devonshire Place Mansions and New Stein Mansions, which are diagonally opposite 78a St James St, are amongst numerous others in St James Street retaining UPVC windows and door sets of same and similar frames. These are listed on the montage of pictures and form part of the submitted documents.

Impact Visual;

The existing 2 pairs of UPVC windows on the second floor replaced 2 pairs of UPVC windows within the dormers of exactly the same size, being 890mm wide and 910mm high. The dimensions, mouldings (ogee) and colour (white) are the same as before.

The differences between the existing and pre-existing are as follows;

- The existing windows incorporate a trickle vent within the top frame, which the pre-existing ones did not.
- The original side frame was 50mm, whereas the new frame is 60mm. the top and bottom rail frame being the same at 60mm.
- The middle glazing bar has been excluded. If the glazing bar is contentious, then a central glazing bar can be fitted.

The dormer windows at numbers 116 & 117 St James Street (ref page 8 of montage pictures) do not have a middle glazing bar.

The replacement UPVC for UPVC windows do not to detract from the established historical street scene.

The 10mm additional wider side frame is minimal and proportionate to the window as a whole. That being on the second floor within the roof is not noticeable or detrimental to the look of the roof, the casement, or the building as a whole.

There are numerous properties in St James Street with UPVC windows which are catalogued on the picture montage, for which most are from the first floor upwards.

The St. James's Street frontage and appearance of the building has not been affected by these retrospective proposals.