

7th May 2012
C-2113/3.1 Heritage statement

RE: 12 Farm Road, Hove. BN3 1FB.

Heritage Statement.

The proposal is for the demolition of 12 Farm Road, Hove prior to the development of details for a replacement building. 12 Farm Road is a three-storey residential property which on the ground floor bridges over the entrance to Farm Mews which sits behind this property.

Farm Road is located in the Brunswick Town conservation area. The character of this area is dominated by the regency and early Victorian Terraces and Squares master planned and designed by Busby and Wilds in the early to mid-1800's flowing down the hill to the Seafront.

Farm Road is a secondary street in this master plan sandwiched between Lansdown place and Brunswick Place. The western side of the road is developed with 3 storey houses with Lansdown, Farm and Goldsmid mews all set behind.

12 Farm road is in the centre of an uninterrupted terrace on the western side of the road and has a through way below it leading to Farm Mews behind. The property is accessed via a traditional front door on the street frontage and a rear door in the mews.

The building is attached to 11 farm road on the southern side, over the tunnel entrance to the mews, and the farm public house on its northern side where it shares some of its architectural features such as parapet height, banding and window proportion.

The buildings current/last use was a residential building of multiple occupancy with the ground and first floor plate still with divisions into different occupancies.

The building has been unoccupied for several years due to structural cracking and extensive repairs being required to the fabric, both internal and external. The owner is applying for demolition to replace the building with a new property that will provide better access to the Mews behind and also a more sustainable and energy efficient construction.