

Heritage Statement

Site Address

Flat 1

119 Marine Parade

Brighton BN2 1DD

Project Number

076

Applicant

Mr Paul Batchelor

Date

20/05/2021

Revision

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Application reference _____

**Flat 1
119 Marine Parade
Brighton BN2 1DD**

**Planning Application
Listed Building Application
(Retrospective)**

**Heritage Statement
Design and Access Statement**

Heritage Statement

1.1 The History of the Property

The pair of houses 118 and 119 Marine Parade were built in the 1820s or 1830s, their design attributed to Busby and Wilds. The two houses were combined with those to the west in the terrace, 115 to 117, in a conversion to a hotel, possibly in the 1920s. Extensive internal reconfiguration and substantial additions and alterations to the rear and the roof followed from the 1930s. In particular, a five-storey-plus-basement rear extension to 118, and a two-storey discrete building, behind 118 and 119, housing a swimming pool. The hotel was progressively dismembered from the mid 1980s, with 115 and 116 sold for conversion, then flats carved out from the remaining hotel. The application property, the ground floor flat at the rear of 119, occupies what may be part of an original rear projection of 119, together with parts of the twentieth and twenty-first century additions. The rear garden of the flat, the site of the works, was separated and fenced off from the common gardens in 2005.

1.2 The Significance of Heritage Assets Affected

All of the buildings in the terrace, 115 to 122 Marine Parade, are Grade II Listed, designated in 1952. The listing entries describe the front façades and note these as a 'most important group'. The interiors and rear of the buildings were not surveyed for the listing and their condition and significance was not established. The 1952 Ordnance Survey map shows the two-storey annexe building at the rear of 118 and 119 as built prior to the listing.

The East Cliff conservation area assessment also notes the value of the façades of the buildings on Marine Parade in this *East Laine* section.

At the rear of 119 and 118 Marine Parade, the very substantial alterations and additions, and the disparate and heterogeneous styles, ages and materials used, make it difficult to identify any heritage significance related to the value of the building as set out in the listing entry or the conservation area appraisal.



Rear 118 and 119 Marine Parade: 20th Century roof addition

Heritage Statement



Rear 118 and 119 Marine Parade: 20th and 21st Century accretions and alterations

The primary cultural heritage significance of 119 Marine Parade is the aesthetic and historical value of its south façade, with some evidential and communal value in its relation to the identity of Brighton, and its use as a hotel, film set and association with the actress Dora Bryan.

Flat 1, Rear Ground Floor 119 Marine Parade has little to contribute to the heritage value of the property. Much of the fabric of the flat dates from the twentieth and twenty-first century. Its plan bears no relation to the original or later historical uses of the building. The flat's garden, the site of the works, has no relation in plan to any historical use or layout and existing boundary fences on the north and west are less than twenty years old and of unexceptional materials.

The high masonry boundary wall to the east of the garden may be of historical significance and value, probably relating to the lost vehicle access between 119 and 122 Marine Parade to the rear of the terrace.

Heritage Statement

1.3 Planning History

Planning application 93/0169/FP granted 20 April 1993 *Erection of conservatory at rear of ground floor flat (Number 119)*. The low-quality plastic-framed conservatory extension, with multi-wall polycarbonate roof, was granted planning permission in 1993. The success of this application reflects the low heritage value attributed to the rear of the building at the time.

1.4 Works Carried Out

- Replacement of part close-boarded boundary fence, like-for-like
- Cedar cladding to retained existing and replaced timber north and west boundary fences
- Cedar screen within the site, adjacent to existing east boundary wall
- External lighting: four small up/down lighters at low level (approx 1.5 m from ground) to garden boundaries
- Replacement of timber decking with porcelain paving
- Repositioning of steps to existing rear garden raised terrace

The works have been completed and the applications for consent are retrospective

1.5 Impact on Heritage Assets

The rear of the terrace is of low heritage significance. There is no coherent or consistent architectural character or use of materials at the back of the existing building and its neighbours, where a century or more of progressive alteration has left a trail of different styles, forms, finishes, and architectural language. As an example, from the garden of Flat 1, roofs visible include low-pitched hipped with parapet, flat, mansard and monopitch; with the use of polycarbonate sheet, profiled concrete tiles, natural slates, brown artificial slates, plus asphalt and mineral felt. Furthermore, the pre-existing fencing and decking was and is modern and did and does not contribute to the heritage significance of the listed building or conservation area.

The use of high-quality materials for the garden works carried out - western red cedar screens and porcelain tiles - respects the status of the property and timber and ceramics are not out of keeping with the existing building, its neighbours and its setting and the existing materials around. The scale of the works respects that of the existing building, keeping within the limits of the height of existing boundaries.

There has been no harm caused to, and no loss of the significance of the listed building nor to the conservation area. National policies NPPF paragraph 194 to 199 are not applicable to the works carried out.

No fabric of the pre-existing boundary wall has been lost. Two collapsed fence panels have been replaced, like-for-like. To the west and north boundaries, the batten screen has been fixed to the existing treated softwood posts with the close boarded fencing retained. On the east side, timber framing independent of the boundary wall supports the screen, avoiding fixing to the party wall.

In accordance with Policy HE1, the timber screen and paving as built do not have any adverse effect on architectural and historic character or appearance of the interior or exterior of the building where this is significant, or its setting; the works respect the scale, design, materials and finishes of the existing building, where these are significant and preserves its historic fabric. There are no known historical architectural features that may be reinstated in the works area.

Design and Access Statement



Rear garden 119 Marine Parade Flat 1 with approved conservatory and 20th Century rear additions to the terrace

2.1 Access

The alterations do no affect access to or within the flat and its garden.

2.2 Design

The primary objective of the work was to make the garden safe and to replace and repair rotten timber fences and decking which had in part collapsed. While doing this essential work, the aim was to give a harmonious, unified appearance to the back garden, of a standard appropriate to the status and dignity of the building.



Rear garden 119 Marine Parade Flat 1 prior to the works

Design and Access Statement



Rear garden 119 Marine Parade Flat 1 with works completed looking east

This has been achieved by covering and replacing the past, ad-hoc and indiscriminate use of common builder's merchant materials, and unsightly drainage, with the use of a small selection of fine materials and finishes.

Within the garden, the pre-existing decking was of low quality and at the end of its life; fences to the north and west boundaries are of standard, modern materials (treated softwood close-boarding) of modern style. More widely, around the site, the rear additions to the building and its neighbours offer an assortment of styles, periods and materials, many of which would undoubtedly be unacceptable in almost any circumstance by today's standards.

In this context, without a style, type, material or period to be 'in keeping' with, the choice was made to use high quality materials - porcelain paving and durable timber - with consistent layout and detailing.

While the rotten decking has been removed, the boundary fences were repaired and part replaced like-for-like, with the timber cladding fixed to the interior face of the fencing only, leaving the appearance from the neighbours' point of view unchanged.

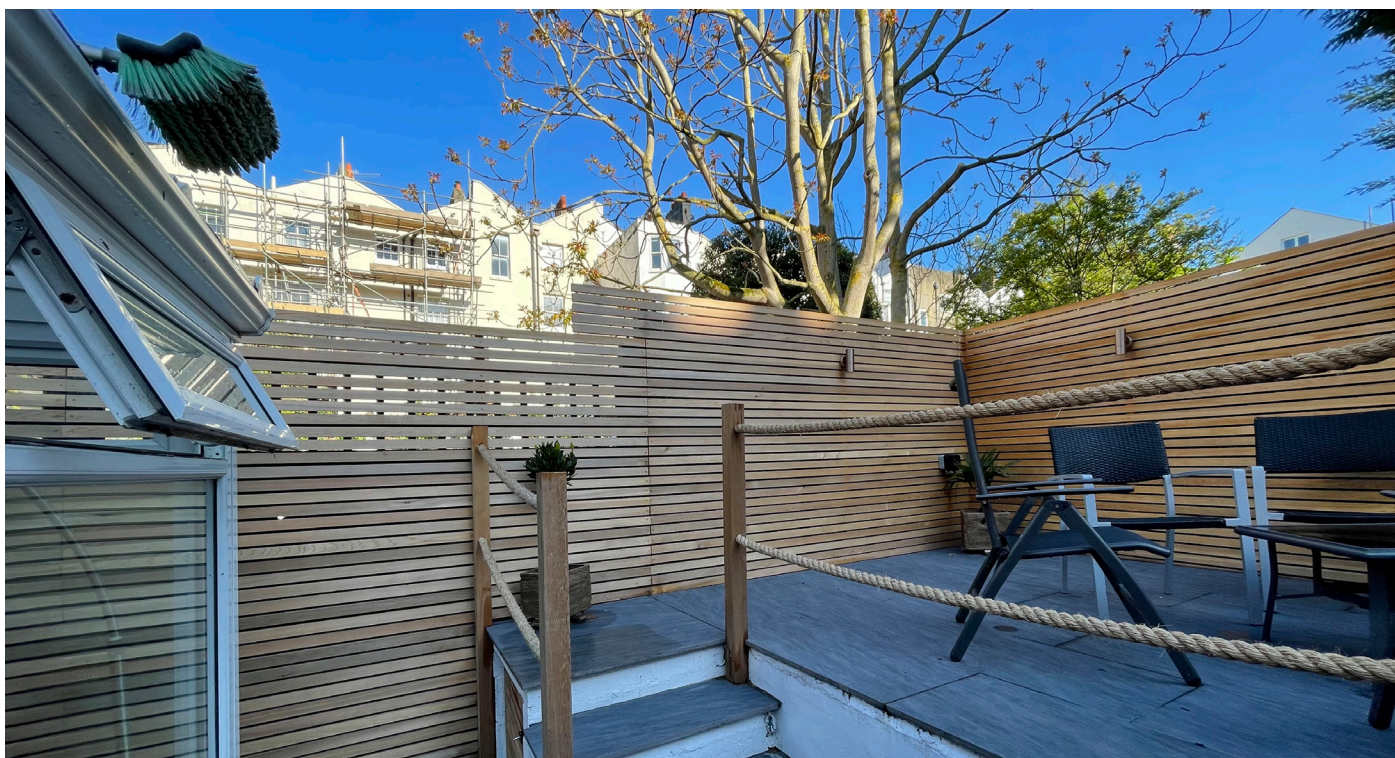
The east boundary wall, rendered masonry, was identified as potentially sensitive, and so there has been no direct fixing of the cedar screen to that wall. The separate framing of the screen to this side also allowed full concealment of the 100 mm diameter plastic drainage pipe running diagonally across the wall at eye-level, a significant aesthetic improvement.

Design and Access Statement

Of the materials themselves, the red cedar battens are untreated and, while visually prominent when first fixed, will weather to a silver grey, a discreet appearance respectful of the surroundings. The paving is a dark grey, not visually prominent, understated in its impact, and certainly a very great improvement by any measure on the softwood timber deck it replaces.

External lighting is placed at low level (approximately 1.5 m above ground level) and is directional, to avoid spilling of light and annoyance to neighbours`.

In all, the alterations have successfully retained and respected the existing boundary elements; avoided any loss, damage or alteration to historically significant fabric; and introduced a quality of design, detailing and materials, perhaps in contrast to the twentieth century accretions around, but appropriate to the building in the care and quality of the design, materials and execution.



Rear garden 119 Marine Parade Flat 1 with works completed looking west

Design and Access Statement