

Heritage Statement in support of a Listed Building Application

Flat 3, 43 Brunswick Road, Hove BN3 1DH

This flat at no.43 is part of the complete terrace built between 1650 to 1860 and first listed on 10-Sep-1971. The listing does not refer to any interior details or the rear of the buildings. Our proposals are for internal changes which do not impact the front façade or the period features remaining within.

The listing:



Front of no.43 Brunswick Road

GV II

Terrace with similar range opposite. c1850-60. Stucco over rubble and brick, roofs concealed behind parapets. Terrace on hillside. 3 storeys over basement, 2-window bow front, sash windows with glazing bars, some missing, parapet with dentil cornice, moulded surrounds to first floor windows, continuous cast-iron balustrade to first floor, rusticated ground floor, minimal pilaster porches, doors approached by flight of six steps with railings returned to piers fronting road. Mixture of railings and balusters in dwarf walls fronting road. Nos 41-43 are more ornate, while the houses at the northern end of terrace have minimal detailing and the bows start from the first floor; C20 roughcast to Nos 39-40, No.43 and Nos 36-31 inclusive. Listing NGR: TQ2997104571

The interior of flat no.3, which occupies the first floor of the property, features original cornices and fireplaces in the main (front) section of the building, and sash windows throughout, except the bathroom which features a later window. The rear portion of the building does not appear to have any original features other than possibly the kitchen sash window (which is retained).

The following proposals are being made to upgrade the interior of the flat which has become run down. The colours and detailing will be selected to maintain the traditional character of the property.

1. Proposal: relocate the bathroom in the rear part towards the party wall. This involves removing some later stud partitions and removing existing sanitaryware and building new timber stud partitions and installing new sanitaryware. The last steps of the stair connecting the main building to the rear portion will be modified as shown. See as existing and as proposed plans

and sections. Drainage connections will be made into an external soil stack.



Existing bathroom with later window

The existing shower and WC room appear to date from the 2000's.

2. Proposal: Relocate the kitchen to the main living dining space at the front of the building to create a study at the rear. This involves the removal of the modern kitchen fittings and partition. The boiler will be relocated to the hallway and the existing flue outlet will be moved – see side elevation as proposed drawing. The new kitchen is designed along the spine wall of the main room and is designed to be minimal, simple and low key. The cornice and fire place are not impacted.
3. Removal of mezzanine/ timber deck in the main living/ dining room. This is a recent addition which detracts from the original proportions of the space.



Timber mezzanine in main living/
dining room

4. Refurbishment of all sash windows – this is proposed to be carried out by a

specialist sash window company to restore the rotten areas, and renovate the windows.

5. Proposal: redecorations and new carpets throughout. New tiled floors to bathrooms and kitchen.

Conclusion

In summary this is a sympathetic and completely reversible proposal, which seeks to preserve and have no negative impact on the listing or setting of this building.