

Heritage and Design and Access Statement

Flat 5
23 Old Steine
Brighton
BN1 1EP

Overview

No 23 Old Steine was built c1825 and designed by Amon Wilds and Charles Augustin Busby. The building is Grade two listed and was converted from offices into self-contained flats in 2016.

Flat 5 is one bedroom flat occupying the first floor of the building. It has three sets of french doors leading out onto a balcony overlooking the Old Steine, and at the rear of the building are three sash windows facing onto Steine Street.

Proposal

The existing french doors are in a poor state of repair with large gaps in places. Although it is proposed the frames will be retained, the casements themselves are in need of replacement, as they currently offer little protection against the elements.

Situated on a busy road the flat is subject to traffic noise. When Phase Three of the Valley Gardens redevelopment go ahead, this is predicted to worsen as the current one-way road will operate in both directions. Parked buses and taxis add to the disturbance along with late night events held in the gardens opposite.

To improve soundproofing and energy conservation it is proposed the like for like casements are fitted with heritage slimline double glazing units (12mm thickness). Non of the existing window panes are original and have over the years all been replaced with modern float glass.

The three sash windows at the rear of the building are also in a poor state of repair. It is proposed to keep the existing frames and replace the sashes like for like. The new sashes will also be fitted with 12mm thick Heritage slimline glazing units.

Access

Access remains unchanged.

Environment

The proposed use of 12mm thick Heritage Slimline double glazing units will improve energy conservation, therefore aligning with Brighton and Hove's commitment to achieve Net Zero by 2030.