

56 Old Steine, Brighton BN1 1NH



**Internal alterations to a Grade II listed building within a Conservation Area**  
**Design and Access Statement**

**1.0 Introduction- Design**

**Explain the design principles and concepts that have been applied to the development**

**1.1** This statement relates to the Listed Building Application for the proposed alterations to 56 Old Steine. This document and the Heritage statement address the considerations relating to the changes as the building is grade II listed and within a conservation area.

**1.2** The documents submitted along with this statement include: The heritage statement, the existing and proposed plans and sections and the completed application form.

**1.3** The existing 4 storey building with basement has stood empty on all apart from the ground floor which is currently an office a substantial period of time and is in need of improvement to stop it falling into any misuse or disrepair, providing a more occupiable property that meets modern needs. The proposal is to convert the current office spaces at basement and ground floor level into C1 hotel use by converting them into two high end hotel apartments.

**1.4** Blenheim House, 56 Old Steine, Brighton is a grade two listed property. It was listed in 1985 with the list number: 1380673. The listing applies to no. 56 and the attached walls piers and railings. The property also falls within the Brighton and Hove, Valley Gardens Conservation Area and is in an Archaeological Notification Area.

No.56, Blenheim House is a large, attractive, four-storey building that was restored in the 1980s. The building façade was built in 1875 though it is considered the fabric of the building is somewhat older and this was an extension to an older structure. Further additions were added to the façade in the early twentieth century. The original entrance was to the side elevation of the property with the now primary stairs, front entrance and railing on the Steine added at a later date.

**1.5** This application is for the removal of internal walls at basement level; the introduction of new walls at basement and ground floor level; addition of new cornicing, skirtings and dado rails to match existing. The design will retain the historic features of the property and no external alterations are proposed.

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## **2.0 Appraisal**

**Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.**

**2.1** Blenheim House, 56 Old Steine, Brighton is a grade two listed property in a conservation area. The proposals will not have a significant impact on the heritage asset. A lot of the existing internal features and walls at basement level are non-original. On the ground floor no existing features or walls are removed but internal walls have been added. It is worth noting that the application BH2015/00154 had approval for a conversion of the ground floor into a 2 bed flat.

**2.2** All works to the property are reversible and do not compromise the historic features of the property.

**2.3** All new flue extraction connects to an existing flue, so as not to alter the fabric of the building.

**2.4** Works consisting of fitted joinery items will be scribed around any existing historic skirting or joinery to ensure they can be removed without damage.

**2.6** All internal decorations are to areas that have already been previously painted and will improve areas in need of re-decoration.

**2.7** New drainage for new appliances will use the existing drainage routes.

**3.0 Explain how the design principles take account of the special architectural or historic importance of the building, the physical features and the buildings setting**

3.1 See points under 2.0- Appraisal.

## **4.0 Access**

**Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account**

**4.1** Works to the building are minor in scale and primarily on the interior and so do not require formal consideration by way of a design appraisal. Public access to the building will remain through the main entrance doors to the basement and the ground floor as they are as existing.

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## **5.0 Consultation**

**5.1 Works to the building are minor in scale and primarily on the interiors and so do not require formal consultation on issues relating to access. There is no change to the existing access provision to the building.**

## **6.0 Conclusions**

**6.1** In conclusion this application is to make minor amendments to the internal layout in order to change the use from office E to C1 hotel use with no structural changes to the existing fabric of the building. The intent is to improve the features of the property and prevent it falling into any misuse or disrepair, providing a more attractive and desirable property that meets modern needs and means that the property is regularly used and habited.