

Heritage Statement
84 and 85 Western Road, Brighton, BN1 2HA
Internal Alterations Only



Heritage Appraisal

History of the Area

84 and 85 Western Road is sited at the centre along the northern edge of the Regency Square Conservation area. The Conservation Area includes the first expansion of Brighton westwards from the Old Town, now Brighton's town centre, much of which was developed in the early years of the 19th century. It is broadly defined by the seafront, from West Street to the East and the boundary with the former Borough of Hove, and by Western Road to the North.

Special Character of the Area

The Conservation Area has a strong grid pattern, albeit irregular, with streets running downhill towards the sea intersecting others following the contours. There is a marked contrast between the formal architecture of the grander properties in the area, such as the large houses in the prestigious Regency Square, and the smaller scale buildings, such as the artisan housing in Western Street and Castle Street. Peaceful residential mews further contrast the busy shopping and restaurant areas of Western Road and Preston Street.

Materials

Flint and pebbles are the only indigenous building materials, which tend to be seen in vernacular buildings or boundary walls and rarely as a more formal finish. More often these materials were covered over with render, or stucco, which had the added advantage of replicating prestigious stone facings. Following the introduction of railways in the 1840s bricks were easier to transport and hence became a more common material. Similarly, roofing slates were shipped from North Wales, gradually replacing the more-locally produced clay tiles. Cast-iron was used liberally for railings, balconies and street furniture.

History of the Site

84 and 85 Western Road is a three-storey structure with a basement level and double-pitched roofs. The buildings are visible on three sides and the construction of the parapet makes it appear as a flat roof structure as viewed at the street level.

On the lower ground and ground floors, the building accommodates Cafe Nero coffee shop with residential accommodation split over the first and second floors. The coffee shop is accessed off the main Western Road whilst

the residential units are accessed on the western side of the building off Little Preston Street.

The existing residential accommodation currently has 3no self-contained flats, with a three-bedroom flat located on the first floor and two smaller one-bedroom and two-bedroom flats on the second floor.

Proposal

The proposal retain all of the remaining heritage features of the site, with no external works proposed. The scheme seeks to convert a three-bedroom flat on the first floor only and create two separate self-contained units, one as a studio and the other as a one-bedroom flat.

The proposed layout is utilising the existing internal wall locations and foul water drainage system to minimise the disturbance to the existing structure and users of the building.



fig. 01- 84 & 85 Western Road- street view



fig. 02- 84 & 85 Western Road- street view with the proposed works area highlighted in red