

12th June 2023

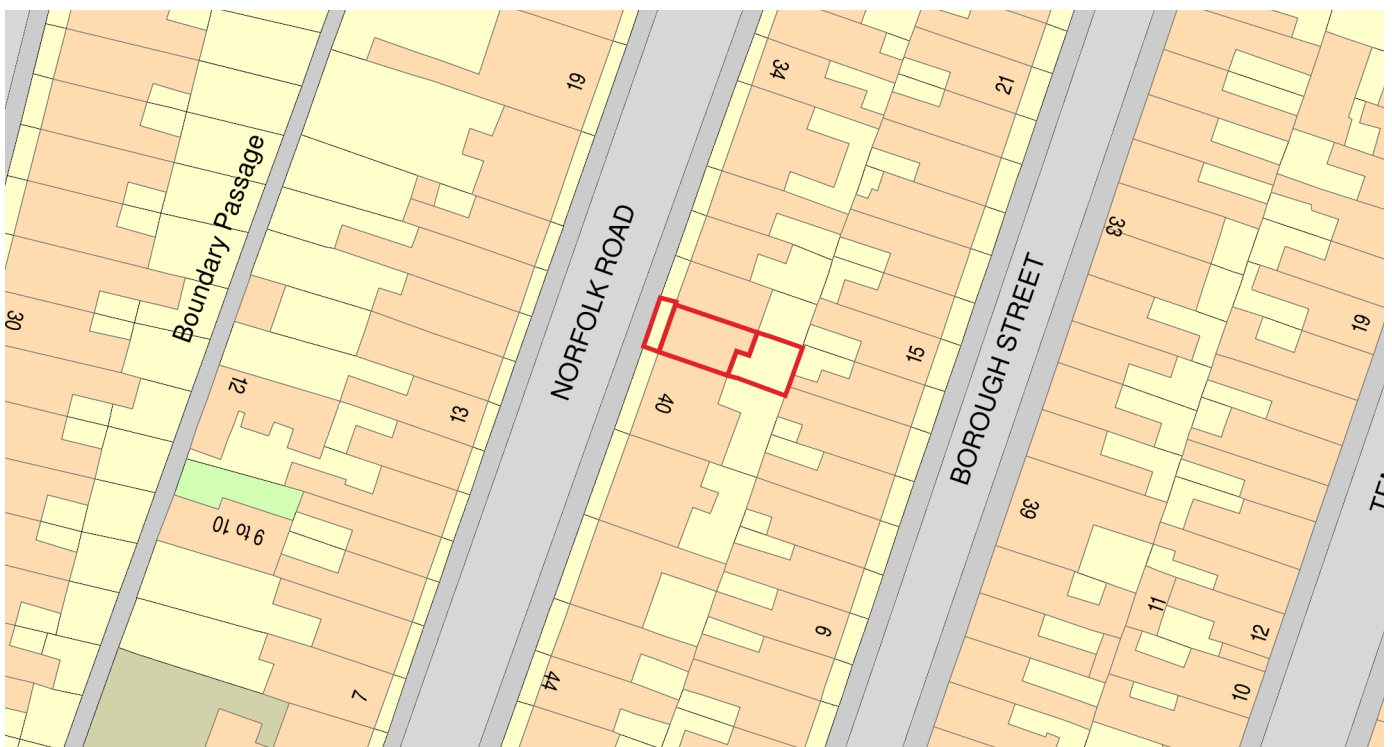
PLANNING POLICY TEAM
CITY DEVELOPMENT AND REGENERATION
HOVE TOWN HALL
NORTON ROAD, HOVE
BN3 3BQ

NOTO ARCHITECTS
3-5 CROXTED MEWS
286a/288 CROXTED ROAD
LONDON
SE24 9DA

DESIGN, ACCESS AND HERITAGE STATEMENT
Application For Conservation Area Consent
39 Norfolk Road, Brighton, BN1 3AB

1. Description of existing property;

39 Norfolk Road is a Grade II listed terraced property, located in the Montpelier and Cliftonhill Conservation Area. The property comprises of a separate flat on the Lower Ground Floor level, and a 4 bedroom single-family dwelling spread over the upper three levels (to which this application relates). There is presently a newer rear extension constructed at the property, for which planning permission was granted in April 2013 (BH2013/00420).



The main considerations governing this application are:

1. The impact of the development on the Montpelier and Cliftonhill Conservation Area
2. The impact of the development on the application site (Grade II listed)

2. Materials;

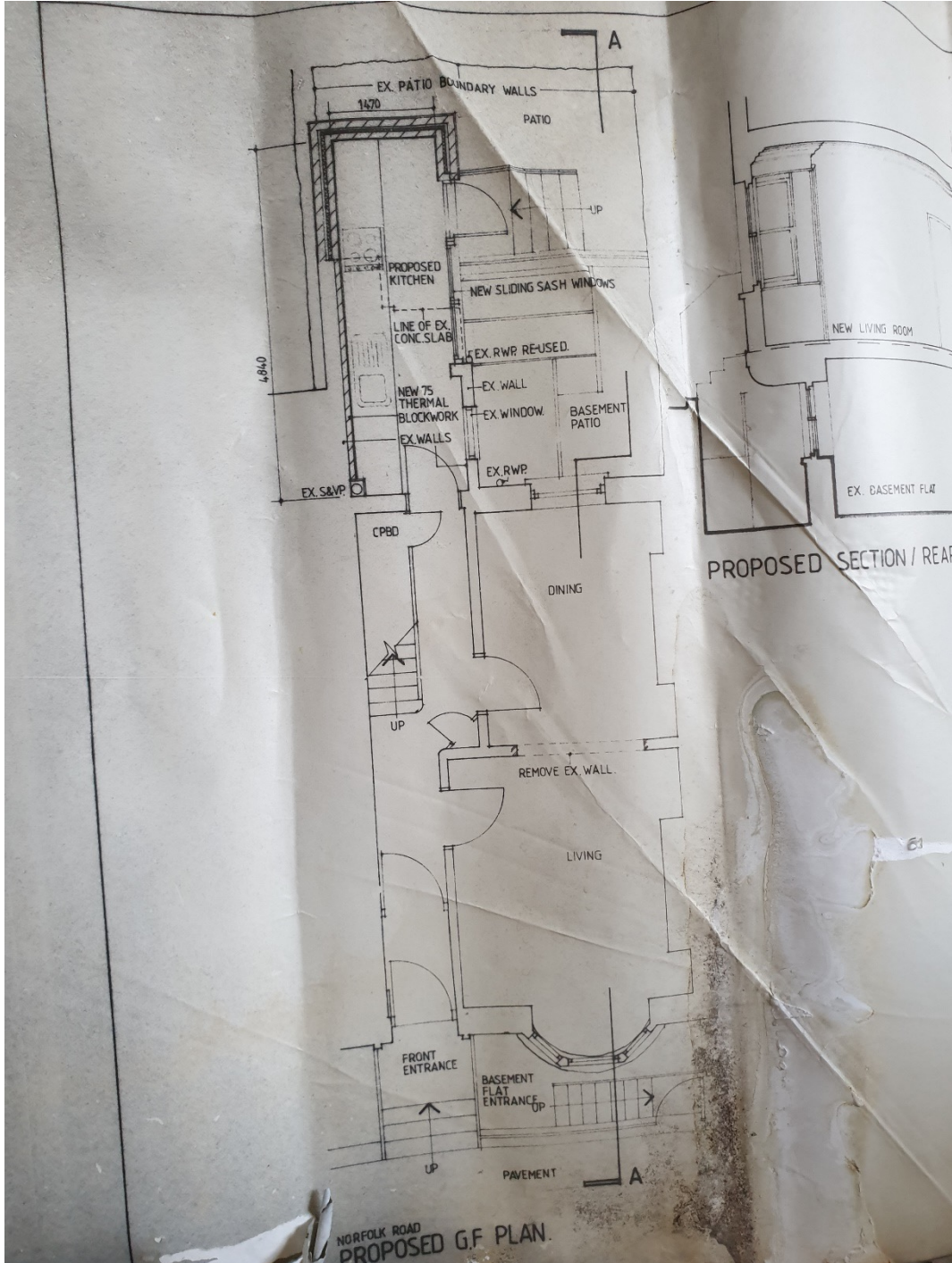
The external façade of property is rendered and painted pastel blue, with a slate roof which follows a traditional butterfly formation. There are currently original painted timber sash windows to the front and rear of the property, with iron balustrades to ground and first floor levels. The front door is slightly recessed into a porch, and features vermiculite stucco, cornicing and consoles, with a tiled staircase leading to the entrance of the application property.



Proposed Front Elevation

3. Description of Proposed Works; This revised application includes for:

- The retention of the existing Ground Floor layout, but with the two receptions opened up to dual-aspect as in previous permissions (BN90/1002 and BN90/1003) and with a newly formed opening into the Utility area to help with natural light and to provide quick access to the garden, so children can be supervised effectively.. The proposal also includes for hollowing out the redundant chimney breast, in order to accommodate a range oven (as per neighbouring properties number 37 and 38, also Grade II listed);
- The removal of 1no. kite winder to staircase located directly adjacent to doorway at First Floor level, currently resulting in a significant trip hazard, and the addition of a further step at the top of the run;
- The re-installation of an internal door to the First Floor, in order to honour original layout;
- The reinstatement of the existing hollowed-out chimney breast to the First Floor, to honour original character;
- The addition of 1no. obscure-glazed window to the side elevation, to introduce natural light to deeper plan;
- The addition of 1no. conservation style sun tunnel to Second Floor level to introduce natural light to stairwell;
- The re-installation of several original period features throughout the lower floors, including plaster cornicing to match existing on Ground Floor level, dado rails to hallway areas, a timber front door to match those more in-keeping examples along the street and original fireplaces reinstated to honour original character.



Previous Permission was granted at the application site (BN90/1002 and BN90/1003) for the dual-aspect in 1990.

4. Heritage and Design Considerations Within The Context of a Conservation Area;

The proposed alterations have been carefully considered within the context of Montpelier and Cliftonhill Conservation Area throughout the design process, paying due diligence to the architectural detailing in order to ensure that the scheme benefits rather than harms the existing character of the immediate context. The owners are originally from Brighton and are invested interest in restoring this listed property as sensitively a possible.

The most relevant policies in the **Brighton & Hove Local Plan (Adopted 2005)** are:

SPGBH 1: Roof Alterations and Extensions

SPGBH 2: External Paint Finishes and Colours

SPGBH 11: Listed Building interiors

SPGBH 13: Listed Building - General Advice

SPGBH 19: Listed Fire Precaution Works to Listed Buildings

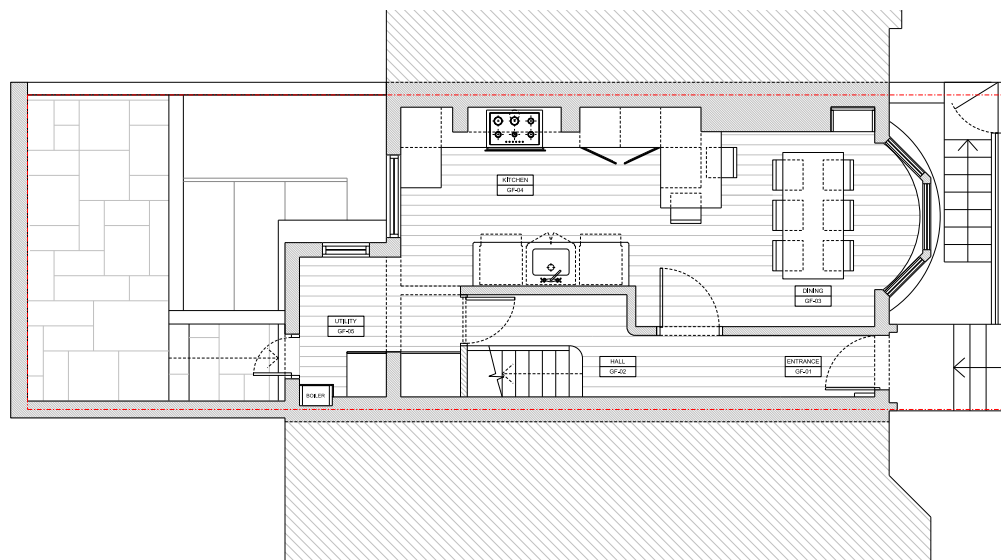
SPD 09: Architectural Features

The way in which these policies have been directly addressed in the design are outlined in brief below.

Within the Conservation Area, the Grade II listed application site is located within a prominent location, with views out towards the sea to the south. The approach to the design has taken care to so as to bear no negative impact on the setting, with no works to the front facade proposed other the re-installation of an original-style timber front door to enhance the conservation area, and with no intervention proposed to the rear facade.

The materials in the proposal have been carefully selected to ensure that the proposed proportion and materiality of the glazing respects and enhances the characteristics of the existing property, whilst improving its sustainability credentials. No original cornicing, moulding, skirting or other original plaster/joinery trims are due to be disturbed as part of the works and where-ever practically possible, it is intended that these features are reinstated as a priority.

The new small-scale window proposed to the side elevation at the rear will be matched in material and colour to the existing unit located on the Ground Floor. This is introduced to the bathroom on the Second Floor to improve cross ventilation of the space. This new window is proposed to be in perfect alignment with the existing unit located on the Ground Floor.



Proposed Ground Floor Plan

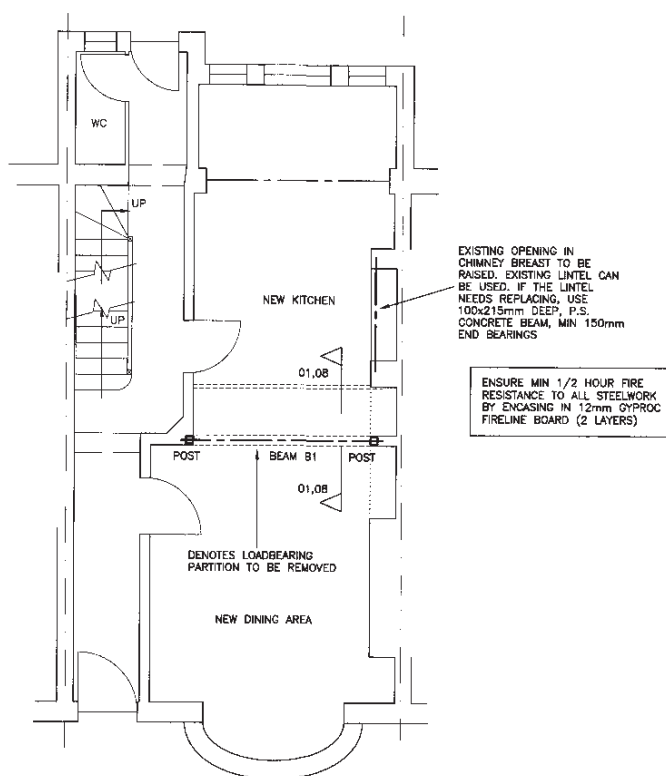
The 1 no. proposed sun-tunnel is to be low-profile conservation style, installed to sit flush with the slate roof tiles with no protrusion above roof level. This addition to the Second Floor is designed to filter much needed natural light into what is currently a particularly dark corridor.

The slight reworking of the Ground Floor level (by reinstating an opening between the front and rear reception rooms) and opening-up of the Utility area, creates additional habitable living space, which would allow for the kitchen and dining area to be workable on this level of the property. This is in response to the council's recognition of the requirement for historic buildings to adapt to meet modern needs, but with the primary aim of ensuring that such changes are carried out in a way that clearly retains the special interest of the building. In this specific case, the reception rooms were originally dual-aspect and were closed-off by the previous owners of number 39 Norfolk Road; the new owners would like to reinstate this feature.

The hollowing out of the redundant chimney breast (where there is no fireplace here currently) at Ground Floor level to accommodate a range oven greatly improves the functionality of the space overall. To counter this, the owners of the property would like to reinstate a fireplace to the existing hollowed-out First Floor chimney breast (located directly above), which currently houses the range, in order to honour the building's original character. In addition, the owners would also like to reinstate a DEFRA approved log-burner and a regency-style stone surround to the Ground Floor, in place of the existing dysfunctional gas fireplace.

Many of the older properties on Norfolk Road (including the two neighbouring listed properties) are dual aspect on the Ground Floor level, with the chimney breast hollowed out to accommodate the range. Therefore, it seems that this layout would improve consistency with the neighbouring properties on the street, rather than retaining the kitchen on the grander First Floor.

The proposal calls out for a slight redesign of the existing staircase at First floor level, in order to significantly improve accessibility. There is to be a re-instatement of the missing door at First Floor level, as per the historical property layout.

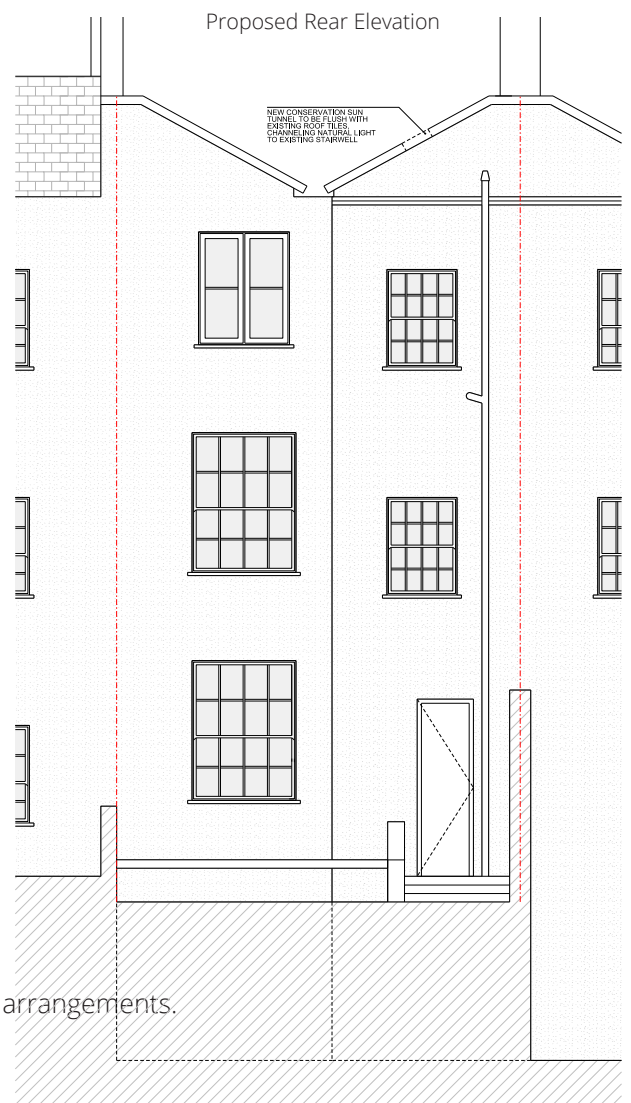


The ambitions of the internal layout of the proposal are similar to that of the approval at neighbouring **37 Norfolk Road BH1997/01697/LB** | *Removal of first and second floor rear chimney breast and installation of support beam to front chimney breast.* | 37 Norfolk Road, Brighton, BN1 3AB Grade II Listed

and

38 Norfolk Road (shown left) *BH2010/02414* | *Internal alterations to layout of basement floor of residential dwelling.* | 38 Norfolk Road, Brighton, BN1 3AB Grade II Listed

01.06 UPPER GROUND FLOOR AS PROPOSED



5. Access;

There are no proposed alterations to existing parking or access arrangements.

6. Landscaping;

There are no proposed alterations to existing landscaping.

7. Planning History;

BN90/1002 and BN90/1003 | Details of which pre-date the Planning Portal, but which have been referenced in this application. GRANTED

BH2021/00721 | Erection of a three storey ground floor rear extension and internal alterations to layout (retrospective). GRANTED

BH2014/00845 | Application for Approval of Details Reserved by Condition 8 of application BH2013/00419. GRANTED

BH2014/00117 | Application for Approval of Details Reserved by Condition 10 of application BH2013/00420. REFUSED

BH2013/04235 | Application for Approval of Details Reserved by Condition 8 of application BH2013/00419. REFUSED

BH2013/00420 | Demolition of existing rear extension and erection of three storey rear extension to create shower room on the first floor and bathroom to the second floor incorporating alterations to layout. GRANTED

BH2013/00419 | Erection of three storey rear extension. GRANTED