



# STUDIO ASTRAGAL

## STATEMENT OF HERITAGE SIGNIFICANCE

**Coach House R/O 225 Preston Road, Preston, Brighton**



**For**

**Mr Daniel Mousavi**

**August 2023**

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Telephone: 08449911671

Email: [administrator@studioastragal.com](mailto:administrator@studioastragal.com)

Website: [www.studioastragal.com](http://www.studioastragal.com)

Registered in England No. 08549800 Registered Office Suite 1, 7th Floor, 50 Broadway, London SW1 0BL

## 1. Introduction

1.1 This Statement of Heritage Significance has been produced in respect of a proposal for alterations and extensions and conversion to a residential dwelling of the mews building at the rear of 224 Preston Road, Preston. Its purpose to guide the design process and to provide a basis for assessing the impacts of the proposals on the heritage significance of the building and its setting. It is not intended to evaluate the impact of the proposals.

1.2 Section 194 of the Government's National Planning Policy Framework (1) requires that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

Moreover, Section 205 states:

*"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."*

1.3 The British Standards Institute's BS7913:2013 Guide to the Conservation of Historic Buildings, Section 4, (2) gives guidance on the assessment of a heritage asset's value and significance. It makes the point that *"understanding the contribution of a particular historic building to the wider historic environment allows significance to be taken into account when making decisions."* It goes on to state that: *"A thorough understanding of the significance of the historic building is important prior to reconciling work proposals with the existing built fabric and archaeological resource."*

1.4 The methodology used is based BS7913:2013 which in turn is based on that of ICOMOS for use on World Heritage properties (3). This is the only nationally and internationally recognised methodology. It tends to understate the values of heritage assets to the local context, as it is designed to evaluate a wide range of heritage assets, from World Heritage Sites of international importance to "buildings or urban landscapes of no architectural or historical merit", and "buildings of an intrusive character". General guidance is given in the IHBC / CIFA / IEMA practice note Principles of Cultural Heritage Impact Assessment in the UK July 2021 (4). This assessment also takes into account the guidance of the aforementioned British Standard and Historic England's document - Conservation Principles (5) and other HE guidance in its scope and methodology.

1.5 Aspects of a building's heritage significance can include, *inter alia*, its cultural, social, historic, architectural and technological heritage and association with important historical events or people. The relative heritage significance of the building as a whole and its individual elements including its fabric, spaces and features have been assessed and ranked on a range of:

Very High Significance

High Significance

Medium Significance

Low Significance

Negligible Significance

No Significance.

1.6 This is not an exact science and is a matter of objective professional judgment based on the available evidence. BS 7913:2013 gives no guidance on this. ICOMOS does give guidance, although this is general and at a macro-level and is not detailed (see Appendix 1).

- 1.7 Where an element or feature has been assessed as being of Low, Negligible or No Heritage Significance, it does not necessarily mean that its design, materials or workmanship are of poor quality. It is quite possible for modern features to be of high architectural quality in themselves and be worthy of retention, whilst having no heritage significance. Modern reinstated walls or accurate replica features may not have intrinsic significance in themselves but can have significance in terms of the restoration and presentation of a building or sites original character and significance and thus be worthy of retention. Being of Low Heritage Significance does not of itself justify fabric, features or other historic elements being altered or removed.
- 1.8 The building is not Listed. It is in the Preston Village Conservation Area (7). The Local Planning Authority considers that the building makes an important contribution to the character of the Conservation Area. However, not all parts of the building are necessarily of the same heritage significance. It also falls within an Archaeological Notification Area.

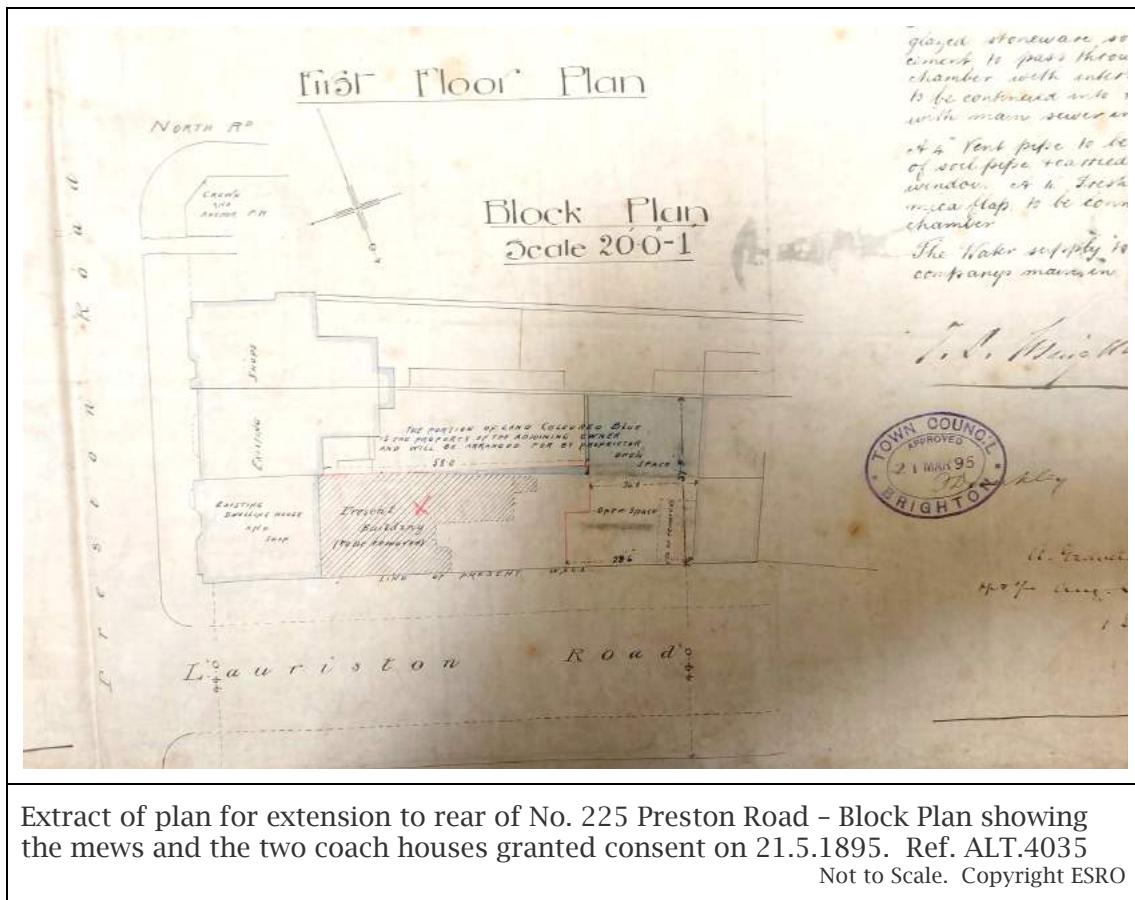
## 2. The Building's Historic and Social Context

- 2.1 The site is situated at the northern edge of the historic core of the medieval village. The land behind the frontage buildings remained undeveloped and was gardens until the end of the 19<sup>th</sup> C. The mews was part of the late 19<sup>th</sup> C / early 20<sup>th</sup> C development of Preston village, which saw both housing and shop premises being built along Preston Road and in and around the original medieval village. The mews originally comprised commercial buildings, and coach houses and stables servicing the large buildings on Preston Road and the village. Some of the buildings remain in commercial use but others have been converted to or redeveloped as residential dwellings.



- 2.2 The 1873-75 Six Inch Ordnance Survey map shows the area of Lauriston Road undeveloped and as gardens. In 1876 Building By-Law Consent was granted for the construction of three houses and shops at Nos. 221 - 225 Preston Road (Ref 1401NB). The plans did not include the coach houses and show long gardens and no mews behind the frontage buildings. However, it appears that an existing building to the rear of No. 225 Preston Road was not demolished and remained. On 21.5.1895 Building Bylaw

Consent was granted for the demolition of an existing building behind No. 225 Preston Road and the construction of a long extension at the rear along Lauriston Road (Ref ALTS.4035). This was implemented. The plans clearly show the mews and the two coach houses behind Nos. 223 and 225. On 18.7.1895 Building Bylaw Consent was granted for (ALTS.4086) for a mansard roof extension to No. 225 with a Dutch gable pediment on its front elevation. This also was implemented.



- 2.3 The 1896-97 Six Inch Ordnance Survey map shows Lauriston Road laid out and Nos. 221 - 225 redeveloped with the existing long range along Lauriston Road and the mews and coach houses at the rear. The houses in Lauriston Road had not been built yet.
- 2.4 On 21.9.1899 Building Bylaw Consent was granted for 7 houses on the site of Nos. 20-32 Lauriston Road. Building Bylaw Consent was granted on 5.9.1902 for the construction of the houses at Nos. 1 - 19 (odd) Lauriston Road (Ref. NB.5585). The 1909 Six Inch Ordnance Survey map shows most of the house in Lauriston Road built except for a plot at the west end of the south side. On 2.5.1912 Building Bylaw Consent was granted for a further 5 houses in Lauriston Road.
- 2.5 The coach house is an example of the infrastructure supporting horse drawn road transport predating the era of the internal combustion engine. Long distance travel was revolutionised by the coming of the steam railway. However, road transport remained largely horse drawn apart from a few early 19<sup>th</sup> C steam stage-coaches, a few steam lorries, and electric trams in towns and cities (including Brighton) until the late 19<sup>th</sup> C/ early 19<sup>th</sup> C.

### 3. The Building's Physical Context

- 3.1 The building is located in the Preston Village Conservation Area and is not Listed. The Preston Village Conservation Area Character Statement summarises its character as follows:

*“The Preston Village Conservation Area is composed of three discrete elements - the old village centred on South Road, Middle Road and North Road, which is made up of a mixture of small cottages and shops; Preston Manor and St. Peter’s Church, historic buildings of national importance open to the public; and Preston Park itself, a public open*

*space with sporting and leisure facilities much loved and frequented by the local population. Through these different areas runs the very busy Preston Road, the main London-Brighton route, and forming the western boundary of part of the conservation area, the main London-Brighton railway line.” (7)*

- 3.2 The building is located on the north edge of the Preston Village Conservation Area behind the frontage buildings on Preston Road, the main road to London. This frontage comprises ground floor shops and cafés etc. with residential above and a public house. It has a frontage onto Lauriston Road and onto the mews running behind Preston Road. Lauriston Road is a residential street most of which is not in the Conservation Area.
- 3.3 It is a late 19<sup>th</sup> C two-storey ridged roofed coach house and stable with a hay loft with a later single-storey extension on its east side. It is situated at the end of a short row of two-storey rendered cottages with shallow slate clad ridged roofs. The first cottage No. 223B Preston Road, is a converted coach house. The second cottage, No. 221B Preston Road is a modern building of the same height and form built on the site of a lean-to garage. They are not very sympathetically designed and do not reflect either the original character of the coach houses or of the historic cottages in the village and have modern windows and doors.
- 3.4 Nos. 223 - 225 Preston Road to the east are late 19<sup>th</sup> C stuccoed two-storey buildings with rooms in the roof. No. 225 was extended westwards at the rear towards the Coach House. Their floor to ceiling heights are taller and so the buildings are significantly taller. Opposite the site is the blank side brick wall of the modern two-storey Sainsbury Supermarket with its principal frontage on Preston Road. This building was formerly an early 20<sup>th</sup> C purpose-built garage and car showroom.
- 3.5 The buildings on the south side of Lauriston Road to the west of the site are two-storey early 20<sup>th</sup> C Victorian English Vernacular style terraced houses. Their taller floor to ceiling heights and steep roofs also make these buildings taller than the mews buildings.
- 3.6 The mews is visually subordinate to the principal frontage buildings on Preston Road and Lauriston Road. Further south along the mews is a collection of humble two and three storey industrial / mews type buildings, some of which are converted old buildings and some modern redevelopments. Being set well behind the Lauriston Road frontage and concealed from view from Preston Road, the taller heights of some of them at the south end do not impinge on the street views of the Conservation Area. The coach house and cottages at the north end are subsidiary in height and scale to the principal buildings on Lauriston Road.



The late 19<sup>th</sup> C building No 225 Preston Road to the east of the Coach House.



The early 20<sup>th</sup> C terraced houses to the west in Lauriston Road, not in the Conservation Area



The row of adjoining mews houses, Nos. 221B and 223B to the south, with taller commercial mews buildings beyond. Remnant of flint wall around 221B

#### 4. The Building's History and Development

- 4.1 Examination of historic Ordnance Survey maps and Building Bylaw plans for the area indicate that the two coach houses were built at some time between 1876 and 1895. The single-storey side extension to the Coach House at the rear of No. 225 is a later addition. The extension's metal up and over door is also probably a subsequent alteration to it. Pedestrian doors on the east and west sides have been blocked up, but apart from this and the extension, the original building is unaltered. In recent years the building has been used for storage.

#### 5. Description of the Exterior of the Building

- 5.1 The building is a 19<sup>th</sup> C two-storey ridged roofed coach house with a later single-storey extension on its east side. It is built of bungaroosh rendered on the outside and has a slate roof. The gable end of the building faces Lauriston Road. The later single-storey extension is also rendered and has a shallow pitched roof of corrugated fibre cement. The building is currently used as storage, but the upper floor is only accessible now from a door in the gable end on the first floor. Originally it would have had a hayloft ladder attached to a wall internally.

## The North Elevation onto Lauriston Road

- 5.2 The elevation facing onto Lauriston Road has a pair of wide bifold timber boarded doors with glazed windows in their top parts divided by vertical glazing bars. The single-storey extension on its eastern side has a modern metal up-and-over garage door. Above the doors is a fascia band with a cornice that runs across both the two storey original building and the extension. This may be a later alteration. At first floor level is a central plain boarded hayloft door.



The North Elevation.

Not to scale. Copyright Atelier Consultants

## The North Elevation

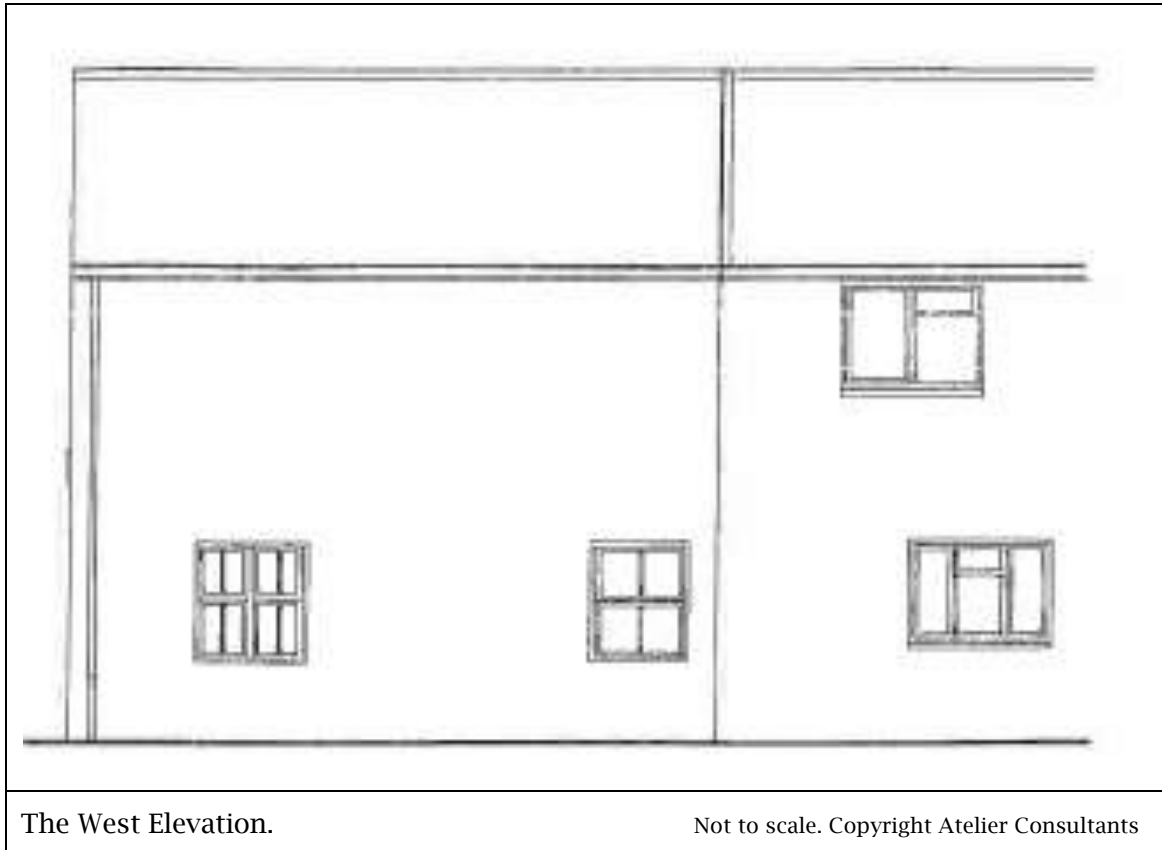


The North Elevation fronting onto Lauriston Road.



### The West Elevation onto The Mews

- 5.3 The west elevation faces onto a road running behind Preston Road lined with mews buildings on its east side. In front of the mews group of which the property is a part is a narrow forecourt. This was originally a yard enclosed by a high flint wall, of which only a short section survives at its south end.
- 5.4 The building has a pair of timber hopper windows at its north end and a single hopper window at its south end. These hopper windows are typical of mid to late 19<sup>th</sup> century service and commercial buildings. In the middle, there are marks in the render that indicate that originally there was a pedestrian door opening onto the yard. There are no windows on the first floor on this elevation.



**The West Elevation**



The west elevation onto the mews.



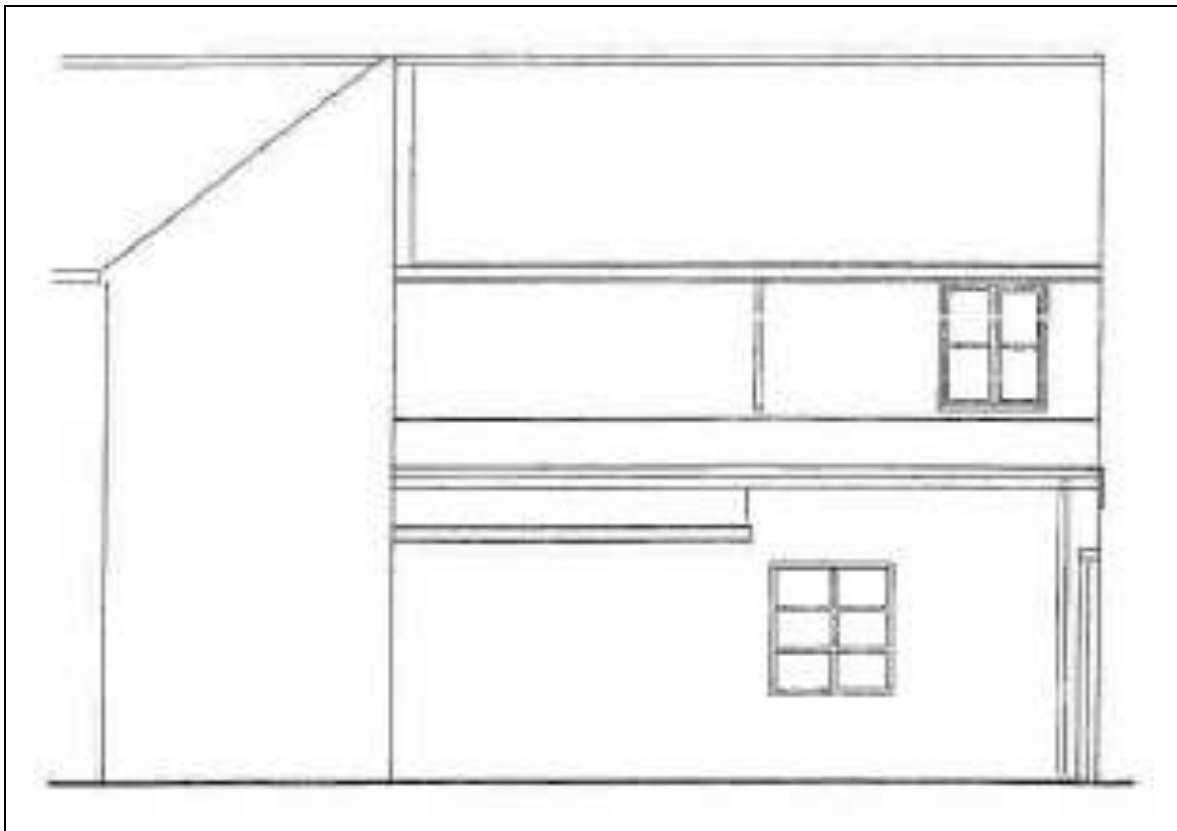
Northern pair of hopper window.



Southern hopper window.

## The East Elevation

- 5.5 This has a later rendered single-storey extension with a corrugated fibre-cement roof. At ground floor level, the extension has a pair of timber casement windows with a central mullion, the right-hand window has a top-hung toplight. There is a pair of traditional timber casement windows at the north end of the elevation at first floor level, with each sash being divided into two panes by horizontal glazing bars.



The East Elevation

Not to scale. Copyright Atelier Consultants

## The East Elevation



The East Elevation, facing the rear of 225 Preston Road.

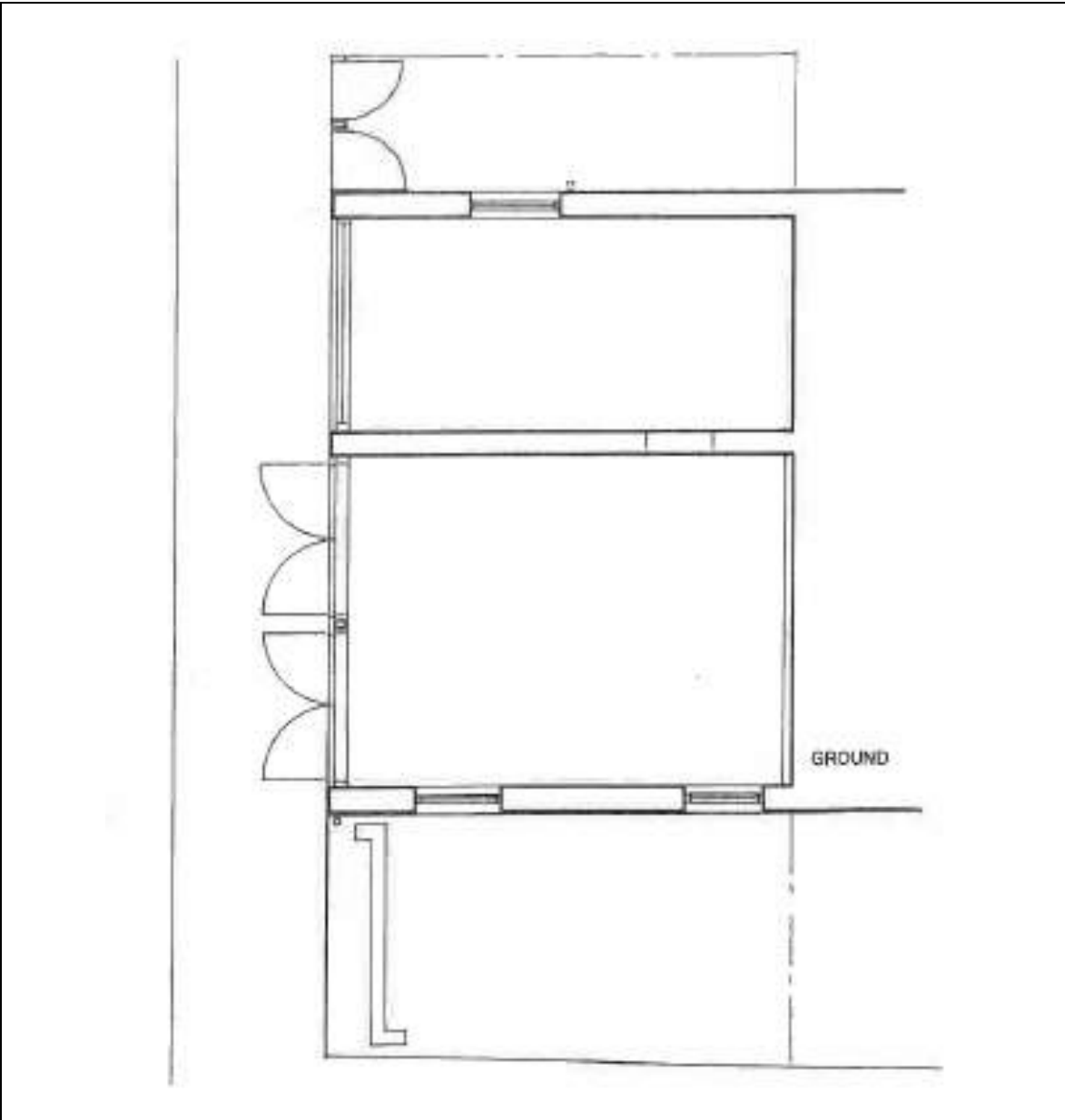


The East Elevation of the single storey extension with a casement window.

## 6. Description of the Interior of the Building

### The Ground Floor

- 6.1 The ground floor is one single space. Its walls are of bare unplastered bungaroosh. The ceiling has been boarded with some type of fibre-board or plasterboard. On the east wall there is a blocked up doorway that originally led into a small yard on the east side and later the single storey side extension. Its timber lintel remains in situ.
- 6.2 On the west side the two hopper windows also have timber lintels. The timber lintel of the blocked up doorway on the west side also remains in situ.



The Ground Floor

Not to scale. Copyright Atelier Consultants

The Ground Floor



The Ground Floor, looking south.



The Ground Floor, looking south.



The west wall, southern window.



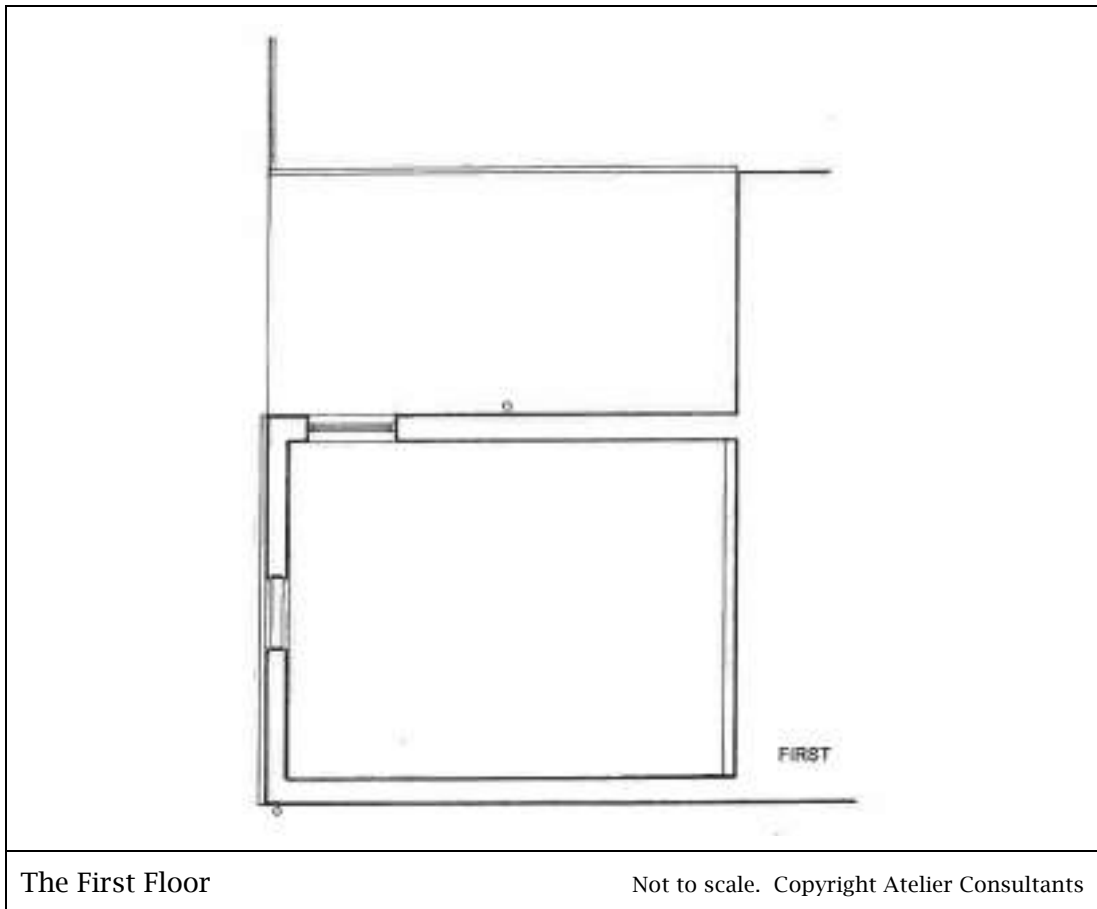
The west wall, northern window.



The east wall, blocked up doorway with timber lintel still in position.

### The First Floor

- 6.3 The first floor is also one single room. Its walls are unplastered, exposing the bungaroosh. It has a boarded floor. It is open to the rafters and the tie-beams and undersides of the slates are visible.





## The First Floor



The First Floor, looking north.



The First Floor, looking south.

## **7. Condition and Defects**

- 7.1 In carrying out the study of the building's architectural and historic character and the assessment of its heritage significance it was noted that there are number of cracks in the walls. The largest being around the northwest corner at first floor eaves and gable level, which is visible both internally and externally. A finer crack exists in the west elevation at first floor level above the northern paired window. A structural survey has been carried out by a surveyor and it was concluded that the building is repairable.

## **8. Summary and Conclusions**

- 8.1 The building is a typical late 19<sup>th</sup> century mews coach house and stable with a hayloft built between 1876 and 1895. It is largely unaltered apart from a later single-storey extension and the blocking up of pedestrian doors on its east and west sides. The narrow yard on its west side was probably enclosed by a high flint wall, a remnant of which survives around the boundary of No. 221B and the south end of the row.
- 8.2 The later single-storey extension on its east side is unattractive and its shallow pitched corrugated fibre-cement roof and metal up and over garage door are inappropriate to the character of the original building. It is of no heritage or architectural value and detracts from the character and appearance of the building.
- 8.3 Using the ICOMOS assessment method, the building would fall into the category of "*Historic (unlisted) buildings of modest quality in their fabric or historical associations,*" and therefore would be evaluated as having a Low Heritage Significance in the international context. Nevertheless, in the local context, the opinion of the Local Planning Authority is that the building makes an important contribution to the character of the Conservation Area. We agree with this assessment.

APPENDIX 1

**Guidance on Heritage Impact Assessments for Cultural World Heritage Properties**

A publication of the International Council on Monuments and Sites

January 2011

**Appendix 3A: Example Guide for Assessing Value of Heritage Assets**

HIAs for WH properties will need to consider their international heritage value and also other local or national values, and priorities or recommendations set out in national research agendas. They may also need to consider other international values which are reflected in, for example, international natural heritage designations.

Professional judgement (sic) is used to determine the importance of the resource. The value of the asset may be defined using the following grading scale:

- Very High
- High
- Medium
- Low
- Negligible
- Unknown potential.

The following table is not intended to be exhaustive.

<b>Grading</b>	<b>Archaeology</b>	<b>Built heritage or Historic Urban Landscape</b>	<b>Historic landscape</b>	<b>Intangible Cultural Heritage or Associations</b>
<b>Very High</b>	<p>Sites of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Assets that can contribute significantly to acknowledged international research objectives.</p>	<p>Sites or structures of acknowledged international importance inscribed as of universal importance as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Other buildings or urban landscapes of recognised international importance.</p>	<p>Landscapes of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Historic landscapes of international value, whether designated or not.</p> <p>Extremely well preserved historic landscapes with exceptional coherence, timed depth, or other critical factors.</p>	<p>Areas associated with Intangible Cultural Heritage activities as evidenced by the national register.</p> <p>Associations with particular innovations, technical or scientific developments or movements of global significance.</p> <p>Associations with particular individuals of global importance.</p>

<b>High</b>	<p>Nationally-designated Archaeological Monuments protected by the State Party's laws.</p> <p>Undesignated sites of the quality and importance to be designated.</p> <p>Assets that can contribute significantly to acknowledged national research objectives.</p>	<p>Nationally-designated structures with standing remains.</p> <p>Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</p> <p>Conservation Areas containing very important buildings.</p> <p>Undesignated structures of clear national importance.</p>	<p>Nationally designated historic landscape of outstanding interest.</p> <p>Undesignated landscapes of outstanding interest.</p> <p>Undesignated landscapes of high quality and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes, exhibiting considerable coherence, time depth or other critical factors.</p>	<p>Nationally designated areas or activities associated with globally important Intangible Cultural Heritage activities.</p> <p>Associations with particular innovations, technical or scientific developments or movements of national significance.</p> <p>Associations with particular individuals of national importance.</p>
<b>Medium</b>	<p>Designated or undesignated assets that can contribute significantly to regional research objectives.</p>	<p>Designated buildings.</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations.</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character.</p> <p>Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.</p>	<p>Designated special historic landscapes.</p> <p>Undesignated historic landscapes that would justify special historic landscape designation.</p> <p>Landscapes of regional value.</p> <p>Averagely well preserved historic landscapes with reasonable coherence, time depth or other critical factors.</p>	<p>Areas associated with Intangible Cultural Heritage activities as evidenced by local registers.</p> <p>Associations with particular innovations or developments of regional or local significance.</p> <p>Associations with particular individuals of regional importance.</p>
<b>Low</b>	<p>Designated or undesignated</p>	<p>"Locally Listed" buildings.</p>	<p>Robust undesignated</p>	<p>Intangible Cultural heritage</p>

	<p>assets of local importance.</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations.</p> <p>Assets of limited value, but with potential to contribute to local research objectives.</p>	<p>Historic (unlisted) buildings of modest quality in their fabric or historical associations.</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.</p>	<p>historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>	<p>activities of local significance.</p> <p>Associations with particular individuals of local importance.</p> <p>Poor survival of physical areas in which activities occur or are associated.</p>
<b>Negligible</b>	<p>Assets with little or no surviving archaeological interest.</p>	<p>Buildings or urban landscapes of no architectural or historical merit;</p> <p>buildings of an intrusive character.</p>	<p>Landscapes little or no significant historical interest.</p>	<p>Few associations or ICH vestiges surviving.</p>
<b>Unknown potential</b>	<p>The importance of the asset has not been ascertained.</p>	<p>Buildings with some hidden (i.e. inaccessible) potential for historic significance.</p>	<p>n/a</p>	<p>Little is known or recorded about ICH of the area</p>

Notes:

OUV = Outstanding Universal Value

HIA = Heritage Impact Assessment

WH = World Heritage

(3)

## APPENDIX 2

### Recent Relevant Planning History for Nos 221 - 225 Preston Road and the buildings to their rear

No.	Ref. No.	Description	Application Type	Decision	Decision Date
R/O 225	BH2021/02821	Demolition of existing garage/store building and erection of 1no three-bedroom house (C3).	PP	Refused	3.05.2022
ditto	BH2002/02051/FP	Use of coach house at rear of property as a separate dwelling unit.	PP	Approved	12.07.2002
R/O 223 (223B)	BH1998/00718/FP	Conversion of existing storage building and extension at rear to create single dwelling unit.	PP	Approved	3.06.1998
ditto	BH2011/02579	Installation of patio doors to rear elevation to replace existing door and window. Extension of rear canopy.	PP	Approved	8.11.2011
R/O 221 (221B)	BH1999/02921/CA	Demolition of lean-to garage	CAC	Approved	16.03.2000
ditto	BH1999/02885/FP	Demolition of lean-to garage and erection of a 'cottage style' dwelling.	PP	Approved	15.03.2000
225	ALTS.4086	Mansard roof extension	BR	Approved	18.07.1895
ditto	ALTS.4035	demolition of an existing building at rear & construction of rear extension	BR	Approved	21.5.1895
221-223	NB.1401	Three houses and shops	BR	Approved	13.11.1876

Source: BHCC website, East Sussex Records Office - The Keep website.

Notes:

PP = Planning Permission

CAC= Conservation Area Consent to Demolish

BR = Building By-Law/Building Regulation Consent

Whilst every effort has been made to collate an accurate list of applications from the source available, no liability is accepted for any loss or damages resulting from any errors or omissions.

## Appendix 3

### References

- (1) The National Planning Policy Framework, Department for Communities and Local Government, H M Government, July 2021, [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1004408/NPPF\\_JULY\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf)
- (2) BS7913:2013 Guide to the Conservation of Historic Buildings, Second Edition, Pub. The British Standards Institute, 2014, ISBN 978 0 580 75778 5, Section 4
- (3) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, The International Council on Monuments and Sites (ICOMOS), January 2011, sections 4.10 & 4.11& Appendix 3A
- (4) Principles of Cultural Heritage Impact Assessment in the UK, IHBC/ Cifa / IEMA, July 2021
- (5) Conservation Principles, Pub. English Heritage (now Historic England), 2008
- (6) The List of Historic Buildings, Historic England's Website
- (7) The Preston Village Conservation Area Character Statement, BHCC, 20.10.2005