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## Heritage Statement

Flat 6 & 12, Hannah House, 12-13 Brunswick Terrace, Hove  
05.10.2023



## Introduction

This Heritage Statement has been prepared to justify the proposed roof replacement and associated works to the flat roof above Flats 6 & 12 at the rear of Hannah House, 12-13 Brunswick Terrace, Hove.

## Significance of Building

Hannah House part of a terrace of dwellings and attached railings that are listed (numbers 7-19).

Designed by renowned architect Charles Busby for the landowner Reverend Thomas Stutt, Brunswick Town was built for the upper classes. The construction of Brunswick Terrace began in 1824 with the first houses completed in 1826.

Hannah House takes its name from its former resident Hannah Brackenberry (1795-1873). Hannah and the Brackenberry family lived in Brunswick Square after moving from Richmond, Yorkshire. They then moved to No.13 Brunswick Terrace around 1861.

Being the heiress to a fortune so great, she was able to give large sums of money during her lifetime.

The terrace is Grade I listed. The English Heritage Listing describes the following: *Includes: No.1A WATERLOO STREET. Terrace of dwellings, now subdivided into flats.*

*1824-8, alterations to attic space during C20. Stucco over brick, steeply pitched bitumen covered slate roofs end bays, otherwise mansard roofs. Terrace forming south return to east side of Brunswick Square. 3 storeys plus attic over basement, 3:12:9:12:3 bays forming temple front with wings, 3 bays to each unit, mixed glazing bars, pedimented tablet centre inscribed Brunswick Terrace in raised lettering, glazed addition on former site of cupola and viewing platform, renewed railings to latter, attic storey to end bays, otherwise dormers and additions set in mansard roof, pilasters with half bottle balustrading on returns as parapet rising from full moulded entablature carried on giant Corinthian columns in centre and end bays, elsewhere pilasters and pilaster quoins with Corinthian capitals, individual cast-iron balconies to first floor windows, rusticated ground floor, some blind boxes surviving, square-headed entrances, original doors to Nos 7, 8 & 10, others mainly C20 doors, some bootscrapers. Right return onto Waterloo Street: 3 storeys plus attic over basement, 3 bays, blind bay left otherwise sash windows with glazing bars and French casement to first floor opening onto flat-roofed enclosed Tuscan porch carrying cyma-shaped cast-iron balcony - the entrance to No.7. Attractive cast-iron support, probably a re-used balcony, to water tank on rear elevation. Abutting to north a property known as No.1A Waterloo Street, a late C19 rebuilding or refronting of part of No.7; stucco over brick, roof concealed behind pierced parapet with pilasters; single storey, 4 bays, sash windows with glazing bars, 2 canted bays flanked by fixed light bull's eye windows, entrance end bay right, 6-panel door. Cast-iron railings fronting terrace and returned*

*to entrances including the entrance and street frontage of No.1A Waterloo Street. The original bottle balustrading and coping to the parapet is incomplete.*

The terrace and attached railings were listed on 24<sup>th</sup> March 1950 under List Entry Number; 1281033 and was later amended on the 2<sup>nd</sup> November 1992.

### **Scheduled Ancient Monument**

Sixteen cast iron lamp posts found on Brunswick Square to the west of the site are Grade II listed. The English Heritage Listing describes the following: *Sixteen lamp posts. Late C19. Manufactured by J. Every of Lewes. Cast-iron. Square plinth chamfered to an octagon with ribbed surface decoration, slender shaft of clustered columns, calyx capital, swan neck support to original shade for light fitting. Electricity was laid on in Hove 1892-3. Included for group value.*

These were listed on the 2<sup>nd</sup> November 1992 under List Entry Number; 1299798. These are not within the immediate vicinity or view of our proposal.

### **Architecturally Sensitive Area**

This property is within an architecturally sensitive area with numerous listings noted including the Grade I listed

buildings found on Brunswick Terrace and Brunswick Square to the west.

Our proposal is located within the Brunswick Town conservation area.

### **Historic Parks and Gardens**

There are the gardens of Brunswick Square to the west of our proposal.

### **The principles and justification for the proposed works on the special character of the listed building or structure**

Our proposal is the replacement of the flat roofs above Flats 6 & 12 at the rear of the property.

There have been historic as well as ongoing leaks to the flat roofs and with the existing roofs constructed with stramit board, there is concern that these may collapse owing to the absorbent nature of the straw board. Our proposal is to undertake the necessary removal of the existing roof decks and replace with new, with the inclusion of insulation to improve thermal performance.

The original building's fabric will not be adversely affected, with the proposed works only affecting elements required to keep the roof structurally sound and watertight.

We feel our application demonstrates that the amount of work to Hannah House has been reduced to the very minimum necessary. Owing to our proposals being to the rear of Hannah House, we believe the proposals will have no detrimental effect on the original appearance, the fabric of the building or any elements with heritage value.

### **Schedule of works to the listed building**

The proposals are noted on the accompanying drawings.

### **Summary**

By allowing our proposal, the authenticity of the building will remain unchanged and therefore will embody the cultural heritage values of the place.

We have demonstrated within this report and within the drawn details that our proposal will cause no material harm to the building, or any of the original elements.