



# Wavertree House, Somerhill Road, Hove

## **HERITAGE STATEMENT**

**CLIENT: Wavertree House**

### **PRECIS**

A heritage assessment has been prepared in response to proposals to alter a section of the internal courtyard at Wavertree House. As it is a listed building, it requires a qualified assessment of its architectural and historical significance and an appraisal of the design objectives.

Assessment of its architectural and historical significance was undertaken. The proposed changes are measured against recognised criteria for impacts on a heritage asset and results in a qualified appraisal against conservation and design criteria. A Heritage statement supports a formal statement for planning.



**28th November 2023**

## HERITAGE ASSESSMENT

### AN ASSESSMENT OF ARCHITECTURAL AND HISTORIC CHARACTER

### EVALUATION OF THE PROPOSED IN RELATION TO HERITAGE CHARACTER OF WAVERTREE HOUSE

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## 1.0 INTRODUCTION

This report is intended to support applications for planning and listed building consent to be submitted on behalf of Wavertree House. The report demonstrates the architectural and historical significance the building and makes an assessment of the impact of the proposed improvement to the users and patients on the special interest of the listed building.

Reconciling development within the setting of the listed building and Hove is an exercise that demands a level of understanding, observation and sensitivity. The starting point of such an analysis is in defining the qualities of the building and its relative significance. It is then possible to assess the degree to which the proposals will cause an impact on the historic and architectural character of the building.

The architectural and historic survey (3.1) gives an assessment of the internal parts of the building. It goes on to confirm that there have already been alterations connected with the changes of the use of the building through its history. In this respect, a fundamental change happened to the building in the 1990's when new wings were added.

Development which affects the special interest of a listed building or its setting requires listed building consent. An assessment of the heritage asset is important in allowing the impact of the proposals on the conservation of the building to be fully understood. This Heritage assessment will act on the premise that where there is internal historic fabric remaining in situ, it will be conserved.

### 1.1 The Proposal

Wavertree House is located on the road junction of Lansdowne Road and Furze Hill, in Hove. It comprises a late 19th century house in the southeast corner, with large 1990s extensions to the north and west, forming a quadrangle with a courtyard in the centre.

The proposals are confined to the ground floor of the external facing wall on the northwest side of the inner courtyard. The Care Home is making a planning application for a for a proposed ground floor raised terrace area to the internal courtyard. The works consist of the removal of a Juliette balcony and the removal of doors to create an improved opening. renewal of ironmongery to internal doors. New deeper decking will replace the existing plinth, making a logical connection with the walls in which it is fitted.

The modifications to the external area would help the Home have more useable spaces and secure its optimum viable use. The proposal balances the need to preserve significance against the need to provide ongoing public benefit. There will be no extensions to the building and the façade will remain the same. The work is on an extension to the building so does not directly impact historic fabric.

The existing balcony and door ironmongery will be removed and replenished with more efficient and aesthetically pleasing features. In this way, the proposal creates a suitable and attractive transition from the listed structure to the later extension.

## 1.2 Methodology

The Heritage statement gives an approach to understanding the special interest and significance of the listed building. In keeping with NPPF the material considered in this review is proportionate to the listed status of Wavertree House. As the building is located in Brunswick Town, it is also important to recognise its importance as part of this townscape. The architectural and historic context of the site is covered in Section 2 of this report.

Section 3 goes on to assess the current status of the internal spaces with a view to judging the degree of importance it has on the listed building. The understanding of the status of the inner courtyard and the condition of the later areas of the building has informed the decision to undertake the improvements that is made in this report.

The report gives detail of the proposed works and assesses the impact to the historic fabric and overall character of the building of these works.

The statement provides justification for the new terrace furniture, decking and ironmongery in the space. Changes to the external area will lead to a more efficient use of space befitting the client/ service requirements of the care home.

This report is based on information collected from a variety of primary and secondary sources, including historic mapping, local records and photographs. A collation of existing written and graphic information has been assessed in order to identify the character, extent, and significance of the known historic interest in the resource, including their local, regional or national significance as appropriate.

This assessment has relied upon:

- Site photographs from site visit taken in November 2023;
- Various published evaluations of the history of Hove;
- Information made available through Brighton Historic Environment Record.

## 1.3 Policies

### **National:**

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a

listed building. Section 72 imposes a similar duty in respect to preserving or enhancing the character or appearance of a Conservation Area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – the legislation which provides for the designation and protection of listed buildings and their settings and Conservation Areas.
- National planning policy framework, July 2023 (NPPF), particularly chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.

The NPPF builds on a history of legislation and guidance requiring local planning authorities to identify areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and then to pay 'special attention to the desirability of preserving or enhancing the character or appearance of those areas'. Heritage assets are the central all-encompassing tenant of the conservation strategy.

Mapping and assessment in Section 2 demonstrate how the past has shaped the present landscape and it provides the evidence base required for plan making. It shows the development of the history, fabric and character of the building, with an understanding of its origins, how and why it has changed over time. This information helps understand the impact of a proposal on a heritage asset so as to avoid conflict between the heritage asset's conservation and any aspect of the proposal (195, NPPF).

In accordance with **paragraph 194** of the National Planning Policy Framework (NPPF), the document will provide sufficient information about the heritage significance of the building and its contribution to the character and appearance of the conservation area to determine the application. Furthermore, it assists the local authority's duty to have special regard to the desirability of preserving the setting of listed buildings.

### **Local - Core Strategy**

Section 38 (6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan in this instance comprises the Brighton and Hove City Plan Part One (adopted March 2016) and the Brighton and Hove Local Plan 2005 (retained policies March 2016).

Local policy pays importance to a high standard of listed buildings in the borough. It is important that the proposed redevelopment does not harm the character, appearance or setting of the listed building and is sympathetic to the scale, form, detailing and materials of the existing structure.

## **City Plan part 1 policy CP15**

With regard to design and heritage, policies CP12, CP13 and CP15 of the City Plan Part One and policies HE3 and HE6 of the Brighton & Hove Local Plan are relevant. City Plan policy CP12 expects all new development to be built to a high-quality standard and seeks to ensure places that are created are safe and incorporate design features which deter crime and the fear of crime. CP15 states that the city's historic environment will be conserved and enhanced in accordance with its identified significance, giving the greatest weight to designated assets.

The Brunswick Town Conservation Area Appraisal and Management Plan is a material consideration and will be used by the council to test new development against the protection of its character and setting. Core Strategy policy CP12, CP13 and CP15 relate to high quality design and improving the public realm and heritage assets.

Chapter 8 of the Local Plan gives a range of policies for Managing Change within the Historic Environment. Alterations should conform to the height, scale and proportions of existing buildings in the immediate area, using materials sympathetic to the character of the area in terms of colour and texture. The Council will also encourage good modern design and the sensitive use of high-quality modern materials where appropriate.

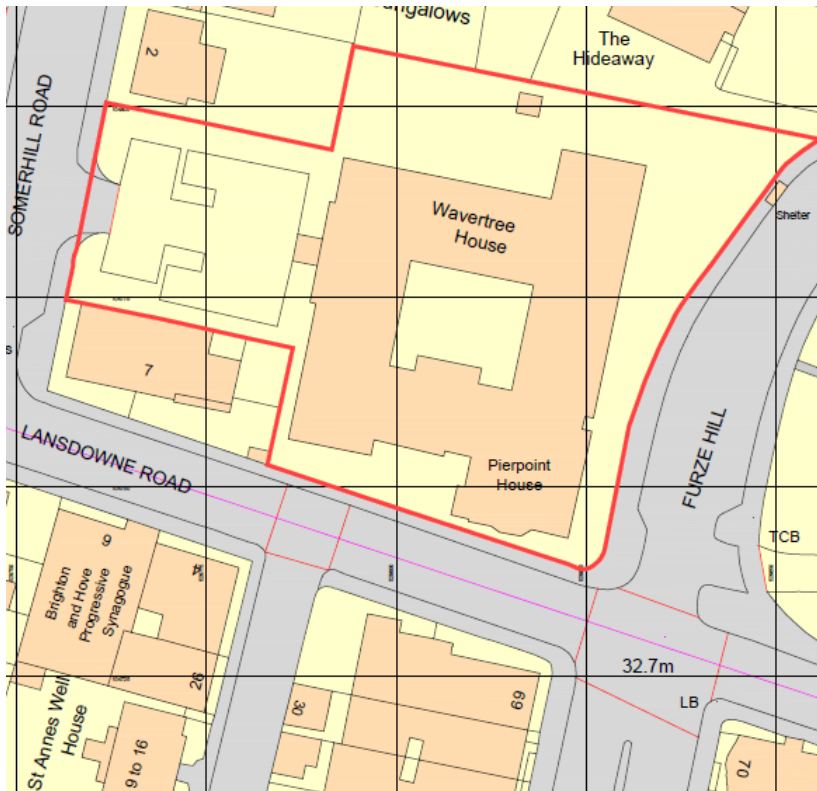
Heritage policy (CP15) recognises the vast significance of the City's heritage assets and their settings, the council will encourage schemes that utilise the city's built heritage to guide local distinctiveness for new development in historic areas and heritage settings. The drive to conserve the identified special character of conservation areas, and the settings of other heritage assets, is reflected in Supplementary Planning documents of which one (SPGBH 11) is referred to below.

## **City Plan Part 2**

DM18 (High quality design and places) expects that development proposals should demonstrate a high standard of design and make a positive contribution to a sense of place and the visual quality of the environment.

New design should consider local context, existing scale and shape of buildings and suitable materials and architectural detailing. A coherent approach to the spaces around buildings and their access and linkages, uses and activities and sociability are important matters. The successful integration of new development into the local context is a key factor in place-making and helping to deliver attractive, successful places as a means of improving the city's buildings and public spaces.

## 2.0 ARCHITECTURAL and HISTORIC CONTEXT



**Figure 1: Site Location**

### 2.1 Summary History of Brunswick and Hove

During the early part of the medieval period there was no recorded significant settlement in Hove. It is likely that during this period the parish was sparsely settled and in agricultural use. In the medieval and early post-medieval period this rural, coastal parish was overlooked by the expansion of Brighton which emerged as a centre of commerce and trade. The medieval town was focused around the Lanes, c. 1 km to the east, from as early as the mid-12th century.

#### Post Medieval

The rural character of Hove persisted throughout the post medieval period. In the 16th century the land which would subsequently become Brunswick Town formed part of the Wick Farm Estate, purchased by the Stapley family in 1573. Yeakell & Gardner's map of Sussex published in 1778-1783 and the tithe map for the Parish of Hove published in 1839 show the original layout of the fields and the land within and surrounding the later new town, with Wick Farm to the north.



1839 Hove Tithe Map

### 18<sup>th</sup> & 19<sup>th</sup> century

In contrast to the surging popularity of Brighton as a fashionable seaside resort in the 18th century, by the early 1800s Hove remained a small village with surrounding farmland. Brighton continued to flourish in the late 18th and early 19th century, helped in part by the Prince of Wales' continued patronage and by improvements in coach transport from London.

In the midst of a national building boom which emerged in the years following the end of the Napoleonic wars (1815), local landowners Thomas Read Kemp and the Rev. Thomas Scutt (owner of the Wick Estate) sought to capitalise on this opportunity and were responsible for a number of prestigious housing schemes in Brighton on a par with Nash's developments in London. This helped Brighton turn into an elegant 'London by the Sea'.

In 1823 Thomas Kemp invited the architect Charles Augustin Busby to Brighton to work in partnership with builder Amon Wilds and his son, the architect Amon Henry Wilds. Using their designs, work began on the Kemp Town Building Project to the east of Brighton that year. In parallel, a separate partnership was formed between Busby and Thomas Scutt to design and develop a new town immediately to the west of Brighton.

Brunswick Town (begun in 1824) was deliberately intended as a self-contained new town. Being situated in Hove offered a number of advantages, not least the fact that the land remained an undeveloped 'blank canvas', but also the fact that poor rates were lower than Brighton, resulting in lower taxation on materials including coal.



As landowner, Thomas Scutt sold the building plots defined on Busby's plans, while Busby guided new purchasers and speculators on the construction of their houses in accordance with his masterplan. This detailed guidance extended to the dimensions of all the timber, types of render, thickness of walls and the specific sources and types of materials, as well as the overall form and appearance of the buildings.

The design for Brunswick Town included the prestigious housing of Brunswick Terrace in the neo-classical style along the sea front, facing south across Hove Lawns (also known as Brunswick Lawns).

Stabling for horses and carriage houses were to be located at the rear of each property, accessed from the service roads of Brunswick Street East and West. The service roads also included a market hall, public houses and shop premises, while terraces of smaller, second-class housing, as well as a hotel, chapel and public baths, were to be placed on parallel streets between the sea and Western Road. Western Road itself was to house shops.

This first phase of development extended as far west as Lansdowne Place (formerly New Wick Road) and Holland Road in the south-west, and as far north as Western Road. The town was largely completed as planned by 1825, with only minor variations including the later addition of semi-detached housing and a small square on Lansdowne Place and Lansdowne Square,

Further terraces of housing replicating the bow fronted style of Brunswick Square were built on Lansdowne Place and to the north of Western Road along Brunswick Place (extending a short section completed in the early 1830s) following Busby's death in 1834.

The Brunswick Town Commissioners developed the garden at the centre of Brunswick Square in 1830 from rough land formerly containing brick kilns. Historic mapping of 'Brighton and its Environs' dated 1853 identifies five diagonal belts of sinuous planting within Brunswick Gardens. The first illustrations from 1875 also depict a mixture of shrubbery beds and the serpentine soft landscaped feature within the centre, currently raised and planted with bulbs.

The design styles and horticulturalist principles are also comparable to the Kemp Town Enclosures and the Royal Pavilion Gardens which were the work of Brighton landscape gardener and author Henry Phillips (1779-1840).

As with Brunswick Square, open spaces were a key feature of the Adelaide Crescent and Palmeira Square developments. Large formal gardens were created within the spaces enclosed by both the crescent and square to form a centrepiece and visual foil to the surrounding terraces.

## 20<sup>th</sup> century

Having taken possession of the remainder of the Wick Estate in 1830, Goldsmid systematically sold off plots for further residential development between Adelaide Crescent and Brunswick Town, and to the north of Western Road in the mid-late 19th century. These included the northward extensions of Brunswick Place and Lansdowne Place (backing onto mews and stables along Farm Road), as well as Brunswick Street, which were built between 1850 and 1860. Up until the 1850s Furze Hill was known as Wick Road. Lansdowne Road was built on land once belonging to the Wick Estate, later the Goldsmid Estate.

Cambridge Road was also developed within this period, differing in the use of canted bays to the town houses. The houses on the western side of Cambridge Road originally faced east onto a linear formal garden which was subsequently built over in the late 19th-early 20th century. Between 1876 and 1898 work progressed westwards.

Houses were built along these north-south aligned streets in stages, commencing in the south. At the northern end of Holland Road and Farm Road some building plots remained vacant for many years, and as a result these areas represent the most varied in terms of the periods and uniformity of style of architecture.

Farm Road is highly variable in character. Formerly leading to Wick Farm, this narrow road contains a discontinuous row of two storey mews-style properties on the eastern side, while the western side is dominated by a continuous terrace of compact three storey + basement town houses with simple canted bays.

### 2.2 Development of Wavertree House (Read in conjunction with maps)

Wavertree House was built in 1892 for a German physician, Dr J C Uthoff. It was enlarged shortly after. It is now a home for the elderly blind with access from Somerhill Road. It is Grade II listed and the original older building is known as Pierpoint House.

John Caldwell Uthoff was born in Harrogate in 1857 and educated at Brighton College and London University. In the 1880s he moved to 9 Brunswick Place, Hove, after acquiring a large medical practice which he later ran from Wavertree when the house was built. Locally he also held the posts of Hon. Assistant Surgeon to the Sussex County Hospital, Hon. Surgeon to the Brighton and Hove Lying-in Institution and Hon. Surgeon at the Sussex Eye Hospital.

He was considered to have revolutionary views as regards medicine and was a keen advocate for physiotherapy. His wife was closely associated with Mrs Katherine Eggar in establishing the Queen's Nurses in Brighton. The daughter of the Uthoffs was a star gymnast at nearby Moss's Gymnasium in Holland Road, while the son, Captain Roland King Uthoff of the Royal Engineers was awarded the Military Cross during the First World War, and survived the conflict.

Later on, Dr Uhthoff served as a 'medical referee under the Workman's Compensation Act 1906'. Uhthoff also performed the duties of school doctor at the nearby boys prep school at Furze Hill known as The Wick.

The 1901 census shows the Uhthoffs living on the premises with their three daughters. The household included a governess, a nurse, an under-nurse, a cook, two housemaids, one parlour-maid, one kitchen maid, and another female with the odd job description of 'door-maid' – presumably her chief occupation was the answer the front door.

There were two greenhouses, one constructed in 1898, and the other built the following year. In 1913 Hove Council wanted a 35-ft length of the garden for road-widening purposes, but the doctor was only willing to part with 24-ft because that would not involve the destruction or removal of some flowering plants 'he wishes not to be disturbed'.

This was agreed, and the council was also accommodating in 1899 when Uhthoff asked for the hackney stand, situated near his house, to be moved elsewhere. The Uhthoffs continued to live in the house until 1921.

The next occupants were Revd R. C. Lathom Browne and his wife who moved there in 1922. After he died, his widow continued to live in the house until the 1930s. In 1934 the property was sold to the Royal National Institute for the Blind. In October 1992 Wavertree House was listed as a building of special architectural or historic interest.

In the 1990s an ambitious scheme costing £3.5 million was undertaken to provide more accommodation. Money came from the RNIB, Anchor Housing Trust, the Government's Single Regeneration Fund, and other sources, while in 1995 Hove Council awarded a grant of £95,000 towards the project.

The old building was retained, but other buildings on the west side were demolished. The new development contained 42 self-contained flats, 39 single bedrooms, three bedrooms for couples, a resource centre, gym, plus conference and training rooms open to the public, and a jacuzzi and licensed bar. The new Wavertree House would become the RNIB's Sussex HQ, and twenty new jobs would be created.

### **More Recent development**

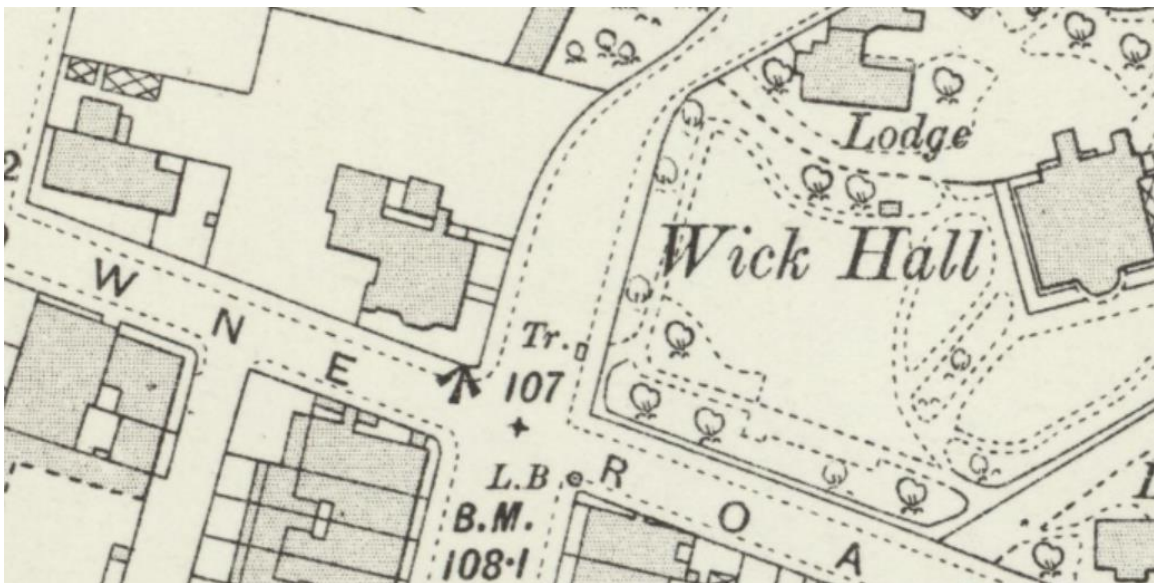
The latest proposal follows a recent application for the refurbishment of part of the 20th century extensions and a single storey lounge extension into the courtyard (Planning Ref: BH2021/00817;

The proposal for a single-storey lounge extension and modifications to part of the interior of the late 20th century extensions were entirely contained in areas that underwent significant modification in the 1990s.

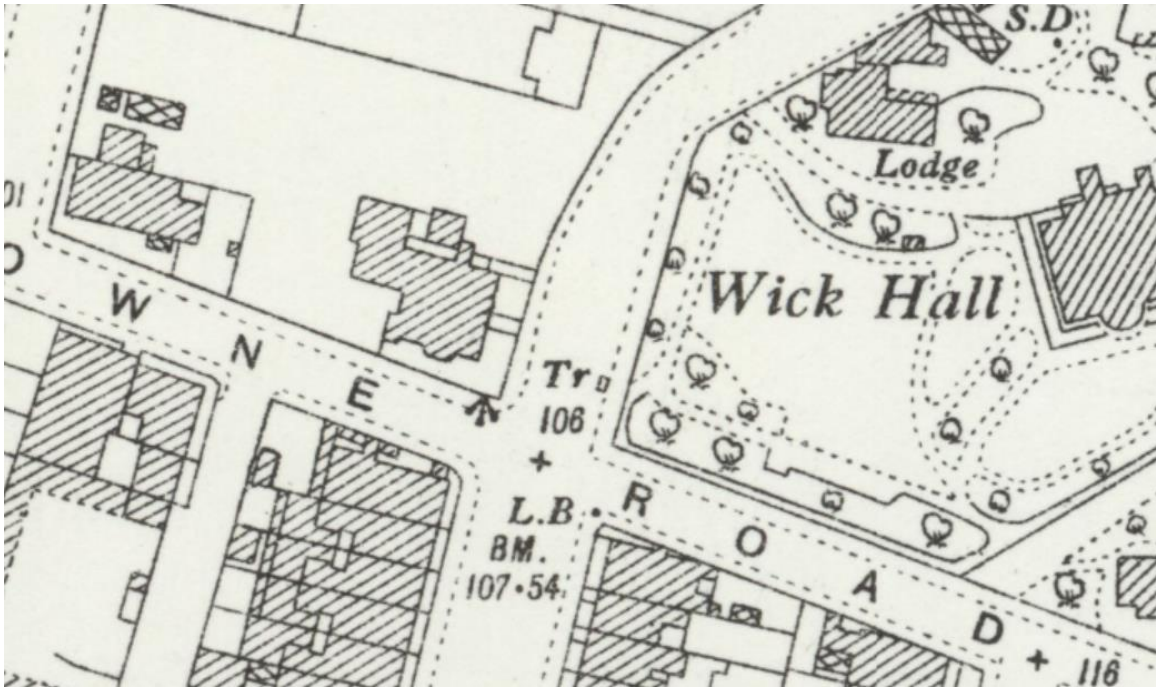
At the same time there were objections to the planned reconfiguration around the room known as the Activity Room in the north west part of the listed building. The proposal to subdivide the room to create a new through route was not acceptable due to impact on layout and the perception of the old chimney. The scheme was revised to remove all proposals that would have affected the historic interior of the original building.

Other application made in the last 20 years include:

- Conversion of first and second floors from residential care home (C2) to 6 flats. BH2013/00417
- Replacement of windows to ground floor rear changing rooms. BH2006/02375
- Rebuild chimney stack using existing bricks and stonework. BH2003/03100/LB



1909



1929



Google Earth view: Showing later extensions on east and north and north west sides later to create a courtyard

### 2.3 Listed Building Designation

Pierpoint House is the name given to the oldest part of the building on the corner of Lansdown Road and Furze Hill. It occupies the south east corner of the building which is arranged today around a central courtyard. Wavertree House is the name given to the later additions to the building and is generally used to describe both buildings.

Wavertree House is listed for the following reasons:

- Architectural interest as examples of the Jacobethan style seen at the west wing and east block.
- A distinguished layout with the original parallel range to the front forming the southern part of the building.
- Historical interest: a good example of a dwelling for a doctor and then adapted to become a Care Home. It informs our understanding of C19 and C20th century social care provision in Hove.
- The architectural features such as the tall chimneys, staircase turret and transomed windows, place Wavertree House within the broader pattern of “eclectic historicism”

#### Detailed Listing:

The listing description for Wavertree House, which was designated on 24 September 1992, describes the property as follows:

“Dwelling, now residential home for the elderly blind. Dated 1892, extended soon after. Red brick with ashlar dressings, green slate roof, lead covered ogee cap to oriel turret, tall external chimney stacks. Jacobean style.

Plan: parallel range with cross gable forming entrance front. 2 storeys plus attic, 4-bay frontage, 2-storey oriel turret at junction of west and south facades, 4- and 6-light mullion and transom windows, 2 in gabled dormers right, centre balustraded first floor oriel of 6 lights with arch-head window carried on 3 shaped brackets, arch-head entrance with unglazed 2-bay opening above, panelled dado to porch, recessed half-glazed door, sidelights and fanlight with ornamental leading, similar inner door. Oriel turret at junction of facades lit on 3 faces.

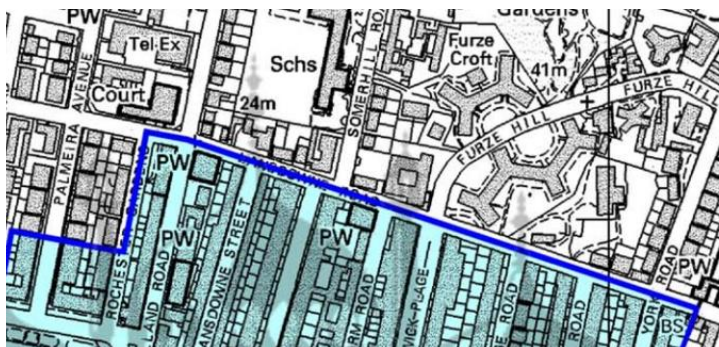
Long south front to Lansdowne Road (North side) distinguished by full height bay window with balustraded parapet and leaded windows, which lights the staircase. Interior: ground floor only seen, contains few features of interest apart from the original staircase with turned balusters and moulded handrail. On view in the hall is a pen and ink drawing of the house dated 1892 and signed by A.N.Bromley. The house is said to have been built for a German doctor, presumably J.C. Uthoff, physician, who in 1896 is the first recorded occupant of the house in the street directories. The main expenditure seems to have been on the exterior of the building, which occupies a prominent position in Hove.”



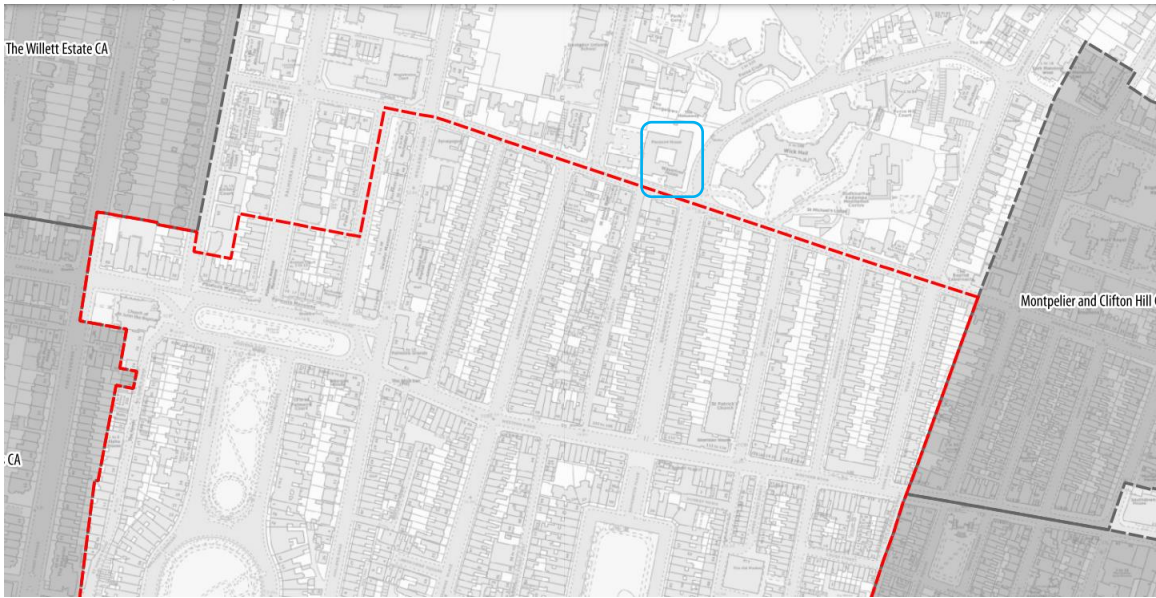
## 2.4 Conservation Area Context

The site is just outside the Brunswick Conservation Area, with Lansdowne Road at the northern limit of the conservation area. This predominantly residential area is a later continuation of the planned estates to the south and was developed in successive stages by Isaac Goldsmid in the mid-late 19th century. It includes northward continuations of some key terraces from the south, including Brunswick Place and Lansdowne Place, drawing on the design principles established by CA Busby in Brunswick Town, alongside terraces of later Victorian and early 20th century housing.

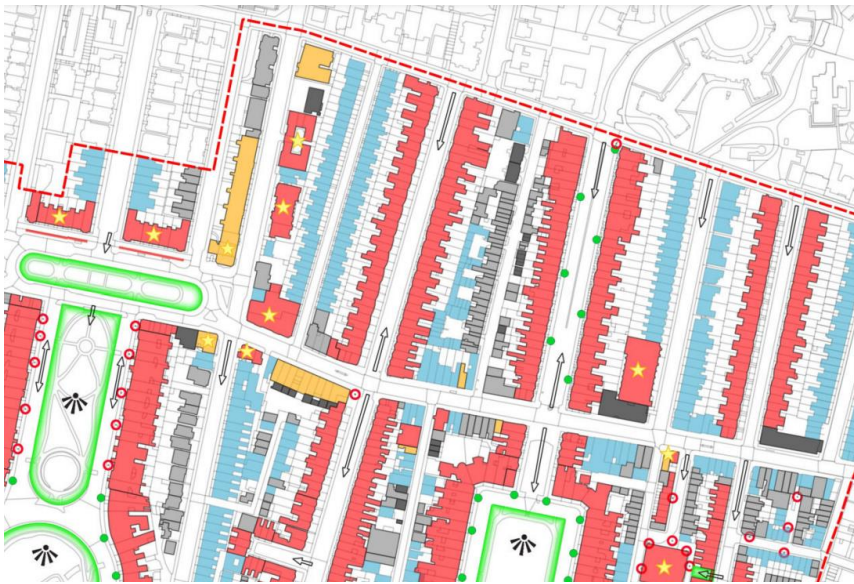
The site is located between the Willetts Estates and the Avenue on its western side and Montpelier/ Clifton Hill and Regency Square on its eastern side. On the south side is the Brunswick Town Conservation Area and the character known as Planned Estate, comprising a great density of listed buildings.



North boundary of Conservation Area



Conservation area



- Key
- Brunswick Town Conservation Area
  - Listed Buildings
  - Listed Street Furniture (Grade II)
  - Locally Listed Buildings
  - Locally Listed Street Furniture
  - Positive Buildings
  - Neutral Buildings

Figure 2: Listed buildings on north boundary of Conservation Area



### 3.0 FORM & SIGNIFICANCE OF WAVERTREE HOUSE

Wavertree House is located on the road junction of Lansdowne Road and Furze Hill, in Hove.

Buildings occupy the site and a car park containing the entrance to the Care Home lies to the west. An inner courtyard area is paved with planters and furniture for rest and recreation. The north and western elevations of the courtyard are part of the later extensions added to the building, as indicated by the brickwork, windows and roof.

#### **Curtilage**

These spaces are physically associated with the built structure and as they are on the same site as former historic gardens they are considered to be curtilage listed.



Figure 3: Extent of listed building and its curtilage

### 3.1 The Building

The listed building is a late 19th century house in the southeast corner. It has been substantially extended in the late 20th century, with two storey brick-built wings attached to the north and west, forming a quadrangular plan with a courtyard in the centre.

These later extensions are entirely the result of 1990s development for care home use, with the paired back detailing and simplistic form that would be expected of a health care building of this date. There is no historic fabric contained in the late 20th century building and the detailing of features such as windows show a less ornate approach to design. Indeed, the architecture of the later extensions is merely functional and does not serve an aesthetic purpose.

Externally, the original building is noted for several architectural features such as the tall chimney, staircase turret and transomed windows. Such elements put Wavertree House firmly within the broader spectrum of “eclectic historicism” and make the building a major landmark along Lansdowne Road.

The principal elevation of the building contributes positively to the area and represents the late 19th century development of Hove. The listing description appraises the exterior of the building for its character, comprising detailed window compositions, brickwork and well-expressed bays with parapets and roofs.

It is a good example of a later Victorian building for a wealthy client, adopted by the Care Home. The building reflects the scale and grandness of the original south and east blocks, with key features such as the stone entrance steps, columns and entablature marking its presence.

The roof and window work are exemplary. Therefore, the front and side elevation are said to have important elements of the full Victorian idiom. In this way the front elevation on Lansdown Road and Furze Hill contributes greatly to the significance of the whole building. Wavertree House illustrates how a building on an open site both harmonizes with its surroundings and has much gravitas.

### 3.2 External elevations

The ***Furze Hill elevation*** is broadly emphasised by the central bay comprising the arched entrance way and wide first floor window. The pair of dormer windows set halfway into the roof pitch are in context with the turret on the corner. The extension to the north of the old building is a plain two storey structure with only the gabled bays giving any historic reference.

When viewed from the north of the building further along Furze Hill, the chimney shaft is most visible and impressive.



*Furze Hill*



*Furze Hill*



*Lansdowne Road*

On the ***Lansdowne Road elevation***, the roofline is of great interest. As it moves from the turret through to a pair of gables (one Dutch style) at different heights and finishing with the substantial exposed chimney stack. The full height windowed bay with parapet has remarkable stature and signifies the civic nature of the building.



**Lansdowne Road**

On the west side of the core building is a smaller two storey wing extension, likely to have been added shortly after the original build. This side confirms more with the residential idiom, as the window heads are arched with rubbed brick and the roof has a normal pitch. An attractive bay window is the most interesting part of this elevation. The house built on its west side is connected by a one storey link. It has no architectural pretensions and the creation of a central protruding bay is intended to make reference to the dominant bays on the original building.



**Somerhill Road**

The **western elevation to Somerhill Road** is similar to the 20th extension on Furze Hill. In that it is a linear block with gabled bays at either end or a gabled entrance bay at ground floor, defining the entrance. Of note are the chimneys protruding above roofline to the right.

### **Setting**

The listed building is located at the junction of Furze Hill and Lansdowne Road, where it forms part of the street scene. There may well have been a deliberate element of display in its outward, street facing form and in its topographical location being located on a prominent corner plot. As mentioned in the listing, “the main expenditure seems to have been on the exterior of the building, which occupies a prominent position in Hove”. As

such, the views to the southern and eastern elevations of the listed building from the surrounding streets are considered to contribute to its significance.



**Figure 4: Site Plan**

### **3.3 Inner Courtyard (To be read in conjunction with photos on page 22-24)**

The two storey extensions and associated courtyard area (in which the site is located) were built over the former original private gardens of the listed building, to its north and west. This part of the building has undergone substantial change in the late 20th century, with only small areas of garden surviving along the east and north edge.

The garden wall demarcating the boundary survives along the north and east edges, albeit partly modified to allow additional entrances into the care home complex.

The yard occupies the space within the original external walls of the south and east blocks and the later walls of the north and west blocks. Here, planters and seating positions (tables and chairs) have been grouped for use by guests and residents.

The building as a whole comprises 4 separate but interlinked buildings, with the original Victorian houses over three storeys plus roof and the early 1900's extensions over two storeys. The different tone on brick of the original wall and 1990's extension means that later work can be read independently from the external wall of the building. In this way it is possible to gauge the difference between the building and its additions.

With the exception of the Dining Room on the west side, the other three blocks have a common arterial movement pattern on the inside, with a corridor running in a linear direction.

#### **West Courtyard**

On the eastern elevation facing inwards, the character is modern residential with red brick and large ground floor window openings illustrating the recreational uses that connect with the courtyard. The first-floor windows are not in context with the original

building as the openings are small. The second-floor accommodation is set in a roof that is stepped back from the main front.

### **North Courtyard**

The addition of the conservatory to this ordinary extension do not affect the external appearance of the building. The conservatory provides improved communal shared space for residents and has no impact on the street scene or wider area as it is not visible from the public realm. The proposed new exterior doors will be in a style to match existing and do not access public space.

### **South Courtyard**

The Site is located within the central courtyard, which is paved with concrete slabs, and part of the ground floor of the 20th century extension. It contains no historic features or surviving elements of the earlier garden and is not considered to make any contribution to the significance of the listed building. Subsequently, when the refurbishment works were planned in 2021 there were no changes to the listed 'Pier Point' Building (BH2021/00817).

The courtyard access is on the Wavertree House side of the property. The floor plan shows the linear movement within the blocks. The original corridor is noted in the south block whilst the corridor on the west wing is constructed within the 1990's extension. In the northern part of the courtyard the scheme for a lounge extension created an extra section of built form that pushes out from the wall of the 1990's extension.

The elevation on the south side of the building comprises the library in the centre. This building is composed of old brickwork and comprises the large chimney stack on the outer side of the wall. This part of the building is defined by the large chimney stack on the internal wall, the fine arched windows and the decorative dentils on the eaves.

To the side of the central block is a return to a small, recessed area on both sides. At ground floor level this set back section is built of modern bricks and has later fenestration to the floor. On the first floor is a fine example of an arched window and the roof level has a large gabled dormer.

The recessed area is connected to the original built form that occupies the position in the centre of the north range. It has similarities and differences. Whilst the brickwork is of a similar status and the windows have arched headers in common, the alignment of the fenestration is different when comparing the side of the library with the front wall of the recessed area at first floor level.

At the time of the extension, changes were made to the lower wing, leading to a new layer of building added at ground floor. A new walkway was formed from the eastern block, allowing users to move from one side to the library space. The walkway was

internalised as a corridor and an opening with a Juliette Balcony was created to give access to the courtyard.

The section of new corridor is set back behind the line of the library, and it forms a short section of wall that connects with the external wall of the east wing. On the open aspect of the wall a course of bricks is rained to create a platform area which extends to the line of the window on the west side.



South courtyard



South courtyard: 1st floor of southern recess





South courtyard  
Change in brickwork from original to new



New brickwork on east extension



Western Courtyard



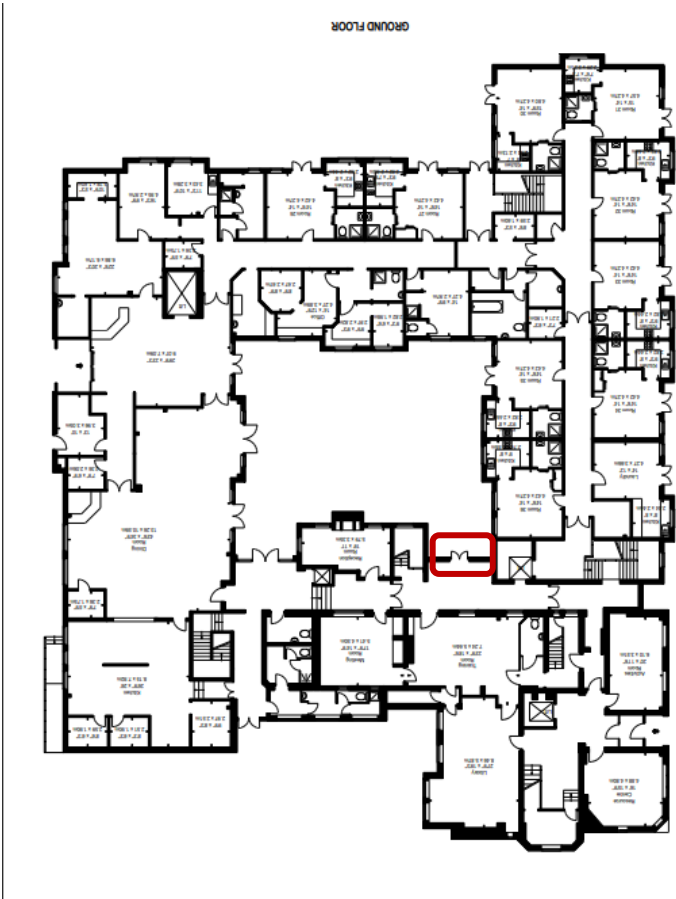




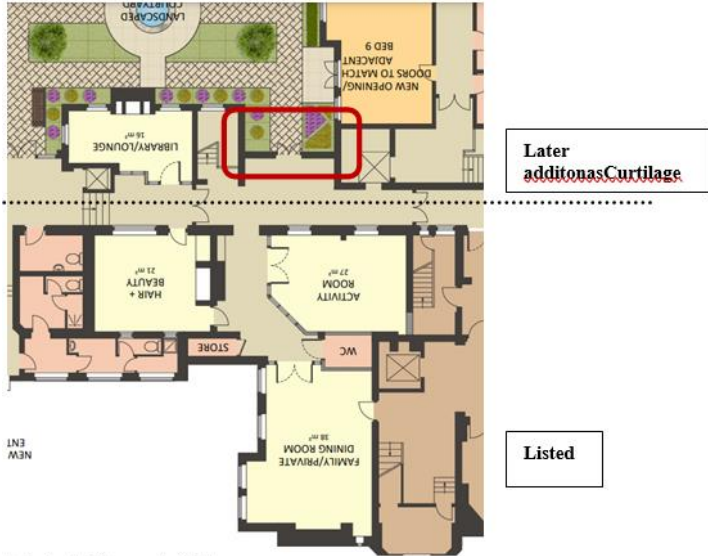
**North west courtyard**



**North courtyard, showing location of consented lounge extension.**



Site Plan, location of terrace in red



Listed Pierpoint House



Front elevation, courtyard view

### 3.4 Summary of Significance

Wavertree House is a Grade II listed building that was formerly a house and is now a Care Home. The listed building derives the majority of its significance from its built fabric, but also with positive contributions from its position within the streetscape of Furze Hill and Lansdowne Road (and views these afford to its southern and eastern facades).

It gains great aesthetic value from its location on a prominent corner plot and its relationship with the small amount of surviving garden and boundary wall.

It makes a move away from the stucco-based building of Brunswick Town towards a style that is reflective of the historic vernacular, typical of middle class Victorian suburban housing from the mid-19th century onwards.

The listed building predominantly derives its significance from the architectural interest of its built fabric, provided not only by the carefully considered overall composition of the structure, but also on the individual elements that together provide a good example of a late Victorian Jacobean-revival suburban house.

Architectural elements include the red ashlar, full height bay window lighting the main staircase and ogee capped oriel turret. Whilst the building is of relatively recent date, there is some historic interest as it reflects the wider national pattern of revival architecture that characterises this period.

There is no identified interest in the fabric of the 1990's extensions and they are not considered to make any contribution to the significance of the asset. Due to the changes made in the late 20th century there is little left that is said to be authentic and adding to the quality of the listed building. Only the broadly contemporary boundary wall along the eastern and northern edges and the surviving small amount of garden (albeit heavily altered) is considered to make a positive contribution to the significance of the listed building.

The wider former garden area is considered to have been so heavily altered in the late 20th century as to render the historic connection with the listed building all but entirely intangible. The wider former garden is therefore not considered to make any contribution to the listed building's significance.

Of the **highest significance** and of great sensitivity to change:

- Its overall composition as well as individual of its significance of its built fabric
- The architectural elements that together provide a good example of a late Victorian Jacobean revival suburban house.
- Its position within the streetscape of Furze Hill and Lansdowne Road.

Of **moderate significance** are:

- The fabric of the principal elevations including windows, roof and brickwork.

Of **neutral significance**, neither contributing to nor detracting from the significance of the whole, are:

- The late-20th century extensions.

## 4.0 HERITAGE IMPACT ASSESSMENT

The proposed development is to make an addition to the recessed block, located on the ground floor set back from the library on the northwest corner of the southern internal elevation. Further details are contained within the Design and Access Statement.

The site is contained within a pre-existing 20th century building and courtyard, which is well enclosed from the surrounding area. It abuts the original structure of the library on the west side. It is therefore curtilage and has the potential to affect the designated heritage asset within its setting.

### 4.1 Proposed alterations in relation to architectural and historic character

The proposal is for a ground floor raised terrace area to the internal courtyard, with the intention of improving the relationship of the building with the courtyard area. This will provide substantial benefits for the users of the Care Home.

The balcony will be placed inside the care home courtyard with an attachment to a wall which is technically Pierpoint House. It is proposed to refurbish the internal space on the ground floor to establish its use as a place of information. This application is confined to the proposals for the external fit-out, containing decking and the removal of the Juliette balcony and replacement of doors.

The scheme is contained within the existing site envelope and is not visible to the public realm. The terrace site does not form part of the original listed building; however, it was formed as an infill to create a corridor, built as part of the extension done in the 1990's. It does then count as being within the curtilage of a listed building'.

These proposals have been designed by **Mohsin Cooper**, whose drawings and design and access statement accompany this application. All parts of the internal area are being retained are the new feature will connect into the movement channel that runs through this part of the building.

It is beneficial to retain the open plan space of the recessed area. The proposed design has been prepared having taken into account the defining character of the listed building and the constraints and opportunities imposed by its retained structure and surviving features.

As much of the interior is all from the 19<sup>th</sup> century there is much which needs to be preserved. Yet the wall in which the proposal is contained is formed by the recent extension to the ground floor and so has the scope for more informed change.

A principle for the proposal is to carry out the necessary amount of work to the exterior. There will be no interference to any of the features of the facade for which the building is principally listed, as the new bi fold doors can be fit into the opening left by the removed doors. The removal of the Juliette balcony will see the loss of a structural frame and its replacement with a frameless feature, thus improving the visual aspect of the space,

The proposal involves alterations that will only be visible from inside: These will, when seen, be regarded as an enhancement.

Indeed, the use of glass on the new balcony promotes a gentler understanding of the creation of a new structure in relation to the old. The scale is very much subservient to the Central Library Block and indicates a clear manifestation of the building's hierarchy.

### **External alterations (to be read in conjunction with plans)**

The purpose is to create a much deeper deck and improve the visual aspect of the area with a frameless glass balcony. The doors will be removed from the side and replaced with bifold doors.

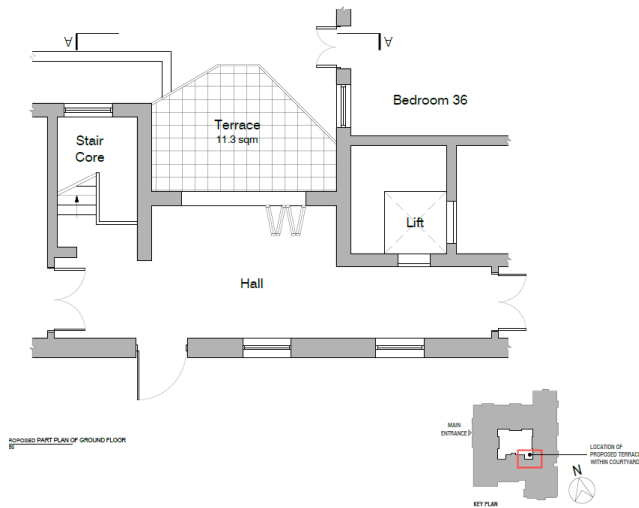


Figure 5; Proposed floor plan

### Impact on fabric

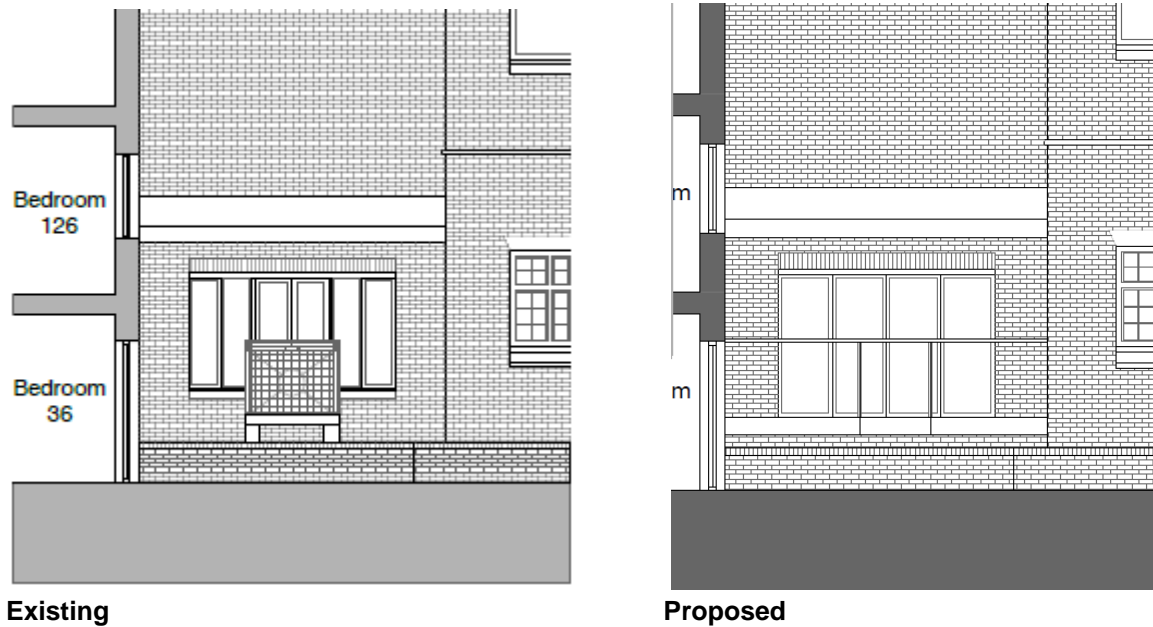
One post on the balcony will be attached to Pierpoint House. The above assessment shows the external walls to already have witnessed some change in respect of the material fabric and original brickwork. The decorative quality of the cornicing, chimney stack and windows of the library is important and contributes to the quality of the building. The much-altered space to the side in the recessed area is of lesser significance and the brickwork is clearly from the more recent extensions.

All of the visible materiality was added in the late 20th century when the provision of health services was upgraded by the Caer Home. These alterations did not affect the special interest of the listed building and their impact is neutral. The existing external area is of little architectural significance and the case is made for revitalizing this space.

Due to being of later construction and being attached in a superficial way to the outer surface of the original walls, parts of the architecture such as the doors and balcony can be stripped back without impacting on the brickwork. This said, it is of great importance that the original fabric (brickwork) which forms the outer wall of the library at ground floor is preserved. In addition, it is vital that the brickwork and fenestration of the 1<sup>st</sup> floor of the recessed area is preserved too.

With regards door joinery It is intended that only lightweight machinery is used for removing elements and that manual methods are preferred where possible. Ironmongery will be improved in the one location shown in the plan.

The new structure is shaped so it remains secondary to the library bay. The upper sill of the bifold doors is below the upper sill of the library window. This will create greater attention towards the distinctive windows in the library which contribute to the appearance of Wavertree House. It does therefore have a positive influence by which the listed building is viewed and highlights its architectural character.



The new door will be sympathetic to the character of the doors of the listed building and their respective architraves, offering a chance to improve these elements in relation to the architectural quality of the building. The positions of the handles can be improved so they are no longer signs of security and present a more user-friendly nature which makes the internal space of greater importance.

## 4.2 Impact Assessment

To the courtyard facing part of the building, it is proposed to replace the existing plinth with a new structure whose scale and appearance will be sympathetic to the listed structure. There will also be a new balcony structure at the end of the decking to provide an external secure area.

It fits neatly to the side of the library, positioned on the corner of the stair core wall to the west and being formed after the window on the east return, thereby allowing this feature to remain fully visible.

Works are proposed to improve the condition of the recessed area, bringing it up to modern standard. Whilst refurbishing the external space it is important to retain the character of the internal elevation. Overall, the impact of the proposal on the existing structure is relative to the later changes that have occurred to the space here.

It is proposed to build an independent raised deck and remove the Juliette balcony. The new glass balcony is of a considered size that relates well to the overall proportions of the adjacent Library. It does therefore form a role as being a part of the wider composition. It will be a self-standing structure detached from the main building and the design envisages it as forming a part of a much-improved new side to the building.

The building fabric appears to be in good condition and well maintained. There will be no impact on the altered architectural character of Wavertree House and there will be no impact on the street scene.

In the early days, the subject property was used as a private residential building, before transitioning into the Care Home use as current. In this respect new wings were added later to service the growing demand for elderly care.

Previous changes made by the existing tenant account for the current external shell of the building. Designs proposed in this application will follow the recent evolution of the building where there has been a series of changes involving a new conservatory and refurbished internal spaces.

Interventions are proposed that will work within the shell layout of the building, leaving impacts to the historic fabric of the primary outer facing walls as zero. The attachment of one post to the wall of Pierpoint House can be done so that it uses a bonding material to make the connection; In this way there will be no invasion into the material fabric of the listed building.

The proposed scheme will fit entirely within the original envelope of the building, without any extensions. The development is working within the internal floor space of the original and later ground floor, so that with the replacement of existing features such as the plinth, the doors and the balcony, a new external area can be formed to suit the needs of the residents.

The frontage to Furze Hill and Lansdown Road is the chief reason for the listing of the building and the design carefully ensures that works to the building will not touch or impinge on this central feature as seen from the road. There will be continued appreciation of the library bay and its chimney as the features of this interesting detail of the courtyard elevation are left in situ. The addition of discretely positioned new decking and glass balcony will enhance the elevation.

In addition, the proposals to maintain the existing façade of the building, with the ground floor and first-floor window openings and roof are seen as vital in maintaining the historic and architectural integrity of the street scene.



### 4.3 Justification

The current works are confined to the recessed bay and limited to the ground floor. The work consists of replacing a neutral structure with a more refined structure. None of the architectural elements from which the principal heritage significance is derived shall be affected by the proposal. The proposed development shall not have an effect on the setting of the heritage asset.

The significance of the first-floor windows and chimney stack to the building is high. Therefore, any new scheme should pay much regard towards maintaining the view and overall aspect of these features.

The significance of the recessed bay to the Library Block is mostly moderate-low to negligible. The lower wall on the ground floor is not an original feature, although it is located to the front of the room of the original building.

The library is original and is part of the first construction that connects with the early building. The inner core of the elevations that face into the courtyard have been subject to various alterations and additions over time, with the work done in the late 20<sup>th</sup> century being most apparent.

Indeed, the current door opening, brick plinth and balcony are later additions that reflect how the space was modified in the recent period. They represent an additional layer of architecture that relates to the use of the Car Home.

New development should preserve the special architectural or historic interest of listed buildings and the character or appearance of conservation areas. Therefore, the impact of development on these heritage assets should be neutral to gain planning permission. It is imperative for proposed works to have a neutral impact on the listed building so that its special interest is preserved.

The proposals would result in an enhancement to the listed building and the character and appearance of Wavertree House.

Therefore, the special architectural and historic interest of the listed building would be preserved, the character and appearance of the conservation area would be enhanced and the planning permission granted. The NPPF states that benefits, and in particular 'public benefits', arising from proposals should be part of the weighing up process. The extent of 'public benefits' required to balance any potential 'harm' to a heritage asset is dependent on whether the 'harm' is 'substantial' or 'less than substantial' (paragraphs 195 and 196).

It is concluded that as the works would cause no harm it is helpful to consider the public benefits of the scheme. The NPPF states the policy addressing 'less than substantial harm' thus (196); where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In general planning terms, local social benefits will be gained through the use of this space by residents of the Care Home. There is increasing awareness of the importance of external areas for improved lifestyles and healthy living.

The proposal for the revitalized terrace area creates a more welcoming, bright central space for the service users.

Public benefits may include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Retention of its distinctive elevation, an illustration of residential activity in Brighton;
- Securing the optimum viable use of a heritage asset.

The less than substantial harm caused by the proposed works is justified by the significant improvement to the facilities of Wavertree House and the service it can offer to the local community.

#### **4.4 Local Plan Assessment**

The City Plan forms part of the Local Plan for the district. The character of the landscape in Brighton is defined by historic processes that have shaped and formed the landscapes that exist today. Having an understanding of these processes and the way the historic environment of the district has influenced settlement patterns and the sense of place of particular areas, is essential when accommodating future development.

Local Plan Policy states that the Council will permit proposals to r alter a listed building where it would not result in the damage or loss of features of special architectural or historic interest; and the character and appearance or setting of the building would be preserved or enhanced.

In relation to Policy CP12, CP13 and CP15, the scheme pays particular regard to the sensitivity of the building to change. The design ensures that the proposed is appropriate in terms of scale and design in the context of the existing built form. Finally. The scheme sees to the conservation and enhancement of the older building, providing an enhancement to the heritage asset.

The proposal will meet Brighton's objective for protecting and enhancing its built and historic environment. There is a commitment for fostering high quality architecture and urban design so as to enhance and protect the local built environment, making it safer and more inclusive.

- In this respect the proposal will protect the historic fabric and preserve the unique heritage asset at Wavertree House.
- There is a high-quality contemporary design that balances well with the earlier architecture.

**At a national level** the assessment accords with the principles of **Good Practice Advice in Planning (Note 2 - Managing Significance in Decision-taking in the Historic Environment)**.

As the above statement identifies and evaluates the significance of the heritage asset in respects of its archaeological, architectural, historic, and artistic interest of the building. The level of detail is proportionate outlining the impact on a scale of low-medium-high.

The recommended Steps have been followed:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

With regard to the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008).

## **5.0 CONCLUSIONS**

The design process for the proposal is to carry out the minimum amount of work necessary to the external shell of the property. This ensures that the building retains its character and the property is not altered outside of what is considered acceptable and suitable to the character of Wavertree House and the streetscene of Hove.

There will be no changes to the floor plan as there is some architectural integrity in the space which is referred to in the site. In the case of the internal courtyard area, the scheme seeks to reclaim elements of the historic coherence of the building as found in the widths formed by the bays, the brickwork and its constituent windows. The parapet will be preserved and the overall character of the front will not be altered.

The approach to the alterations will result in a sensitive treatment of surface strata which, in the case of Wavertree House, is the original brickwork of the outer facing walls. There will be no interference to the original brickwork on the courtyard facing elevation of the building. As the new is layered onto later work (internal walkway); the application of new parts is careful to utilize existing fixing points on the walls and the floor.

Therefore, there will be no impact on existing brickwork which adds to the integrity of the building. Decorations are largely cosmetic and the change to the door and balcony will require new suitable fittings to be made that match the existing ones.

The building is one of many within a rich and designated historic and architectural environment. It retains integrity by virtue of the fact that what remains is an example of multi-phase survival and in the surrounding townscape, it offers a sense of completeness and coherence. The later extensions and additions add to the narrative of a building whose historic importance is accentuated by how it can change in the present.

Given the significance of Wavertree House is brought about by the principal front elevation, the design is not considered materially to damage the historic or architectural interest.

The plans have been carefully articulated to preserve the original brickwork and architectural detail around the courtyard. As a place created through the act of modern extensions its significance is less than the front elevation. Yet, there are elements such as the library which are important for the story they tell about how the building was formed in earlier times.

The scheme will bring improvements to the space of the courtyard and create a far better finish to the external area. It is positive that these changes can be made without altering the architectural quality of the listed building.