

**Statement of Heritage Significance**  
**For**  
**35 Upper St James Street, Brighton, BN2 1JN**



**Application type: Planning Permission for proposed installation of a new shop frontage**

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**1. Introduction & Summary**

- 1.1. This statement is submitted in support of the application for planning permission at 35 Upper St James Street, Brighton, BN2 1JN.
- 1.2. Planning permission is sought for the retrospective installation of a new shop facade including a new window and door to the front.
- 1.3. The application site is located on the south side of Upper St James Street and lies in the East Cliff Conservation Area. The opposite side of the road is occupied by residential Hampshire Court, a three storey flat roofed development. The northern side of the Upper St James Street is not included in the East Cliff Conservation Area.
- 1.4. The Building that is the subject of this application is part of a terrace of buildings dating from mid 19th century. The buildings that form the terrace all have narrow pot widths and reflect the progressively development of the area by displaying



varying scales and architectural styles. In recent decades several refurbishment and changes had happened to the buildings adjacent to the subject application including building No.35.

- 1.5. Building No.35 Upper St James Street is a modest building with a narrow frontage. This Heritage statement is supporting retrospective works had been done recently. Before the current application the existing building was occupied by an Antique shop which was vacant while the basement and upper floors are given over to residential accommodation. The shop and the flat above were sharing the same door entrance.
- 1.6. The retrospective application is to seek planning permission for the changed of used of the facade of the shop by changing shop front window and install a new door to separate access from the flat above.

## **2. History of the Building**

- 2.1. The existing building dates from the mid 19th century and is typical of the piecemeal commercial development in the street which was originally built as a shop with residential accommodation to serve the developing residential area to the south.
- 2.2. The existing building appears to have undergone some later internal modifications which include the removal of the dividing wall on the ground floor and other works to separate the ground floor shop from the remainder of the building which is used for residential accommodation.

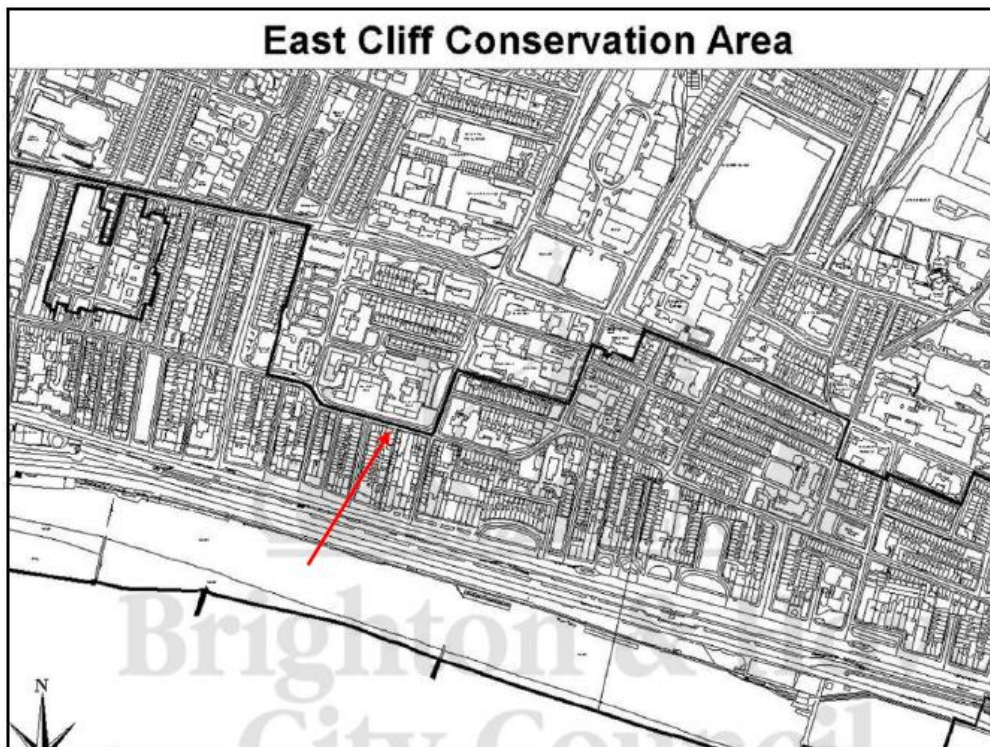
## **3. Schedule of Proposed works:**

- 3.1. The work involved removing of the existing front window wood frame and external square mesh grilles shutter and replaced with a new aluminium double glazed window and install a new door and proposed to install internal perforated roller shutter.



#### 4. The Heritage Asset

4.1. The application site is located within the East Cliff Conservation Area, a designated heritage asset. There are listed buildings within the vicinity of the site on Charlotte Street and Marine Parade, however none of these listed buildings are directly adjoining the application site or in such a proximity as to be affected by the proposal. Therefore, it is not necessary to assess in detail any potential impact of the scheme on these listed buildings.



(Extract from East Cliff Conservation Area map with site indicated)

4.2. The East Cliff Conservation Area was originally designated in 1973. It has been extended four times, most recently in 2002. The area is worthy of conservation because of its architectural and historical interest and association with the growth of Brighton as a Regency and Victorian seaside resort. In heritage terms the conservation area has clear evidential value in that its historic buildings and street scenes are largely preserved. It is a large area covering 60 hectares of East Brighton

and most of the area known as Kemp Town. The St James Street area is described in the Council's character study as having a wider mix of buildings than the rest of the conservation area. The study reports the area originally grew from a demand for artisan housing and workshops in the 1800s.

4.3. In Upper St James's Street "where the proposed shop is located", the modern flats of Hampshire Court are located direct opposite of the proposed development shop. The Hampshire Court are outside the conservation area boundary but have a detrimental impact on the conservation area by virtue of their massing, proportions, materials and failure to respect the historic building line hard onto the pavement.

## **5. Assessment and Justification of Impact for works**

5.1. This statement written for retrospective planning application, the work has been started and misguidedly missed consulting with the planning department which was sought to be typical shop frontage change.

5.2. The condition of the facade and wooden timber were deteriorated and it was in poor condition.

5.3. The proposals have removed the existing shop frontage window and installed separate door access which will benefit the access to shop without disturbing the residential flat above and increase potential business to the local area.

5.4. The existing size of the shop signs (Paros Antiques) was too large for the narrow shop frontage. The proposed reveal original thin Fascia and Cornice of pre existing feature of the shop which now it is lined with adjacent buildings.

5.5. As the proposed works have already started by mistake the change will have minimal visual impact on the conservation area and it appears to bring potential business to the local area.



## 6. Conclusion

- 6.1. This statement is submitted in support of the application for planning permission at 35 Upper St James Street, Brighton, BN2 1JN.
- 6.2. Planning permission is sought for the retrospective installation of a new shop facade including a new window and door to the front. Mistakenly the work started without consultation with planning department.
- 6.3. The application site is located within the East Cliff Conservation Area, a designated heritage asset. There are listed buildings within the vicinity of the site on Charlotte Street and Marine Parade, however none of these listed buildings are directly adjoining the application site or in such proximity as to be affected by the proposal. Therefore, it is not necessary to assess in detail any potential impact of the scheme on these listed buildings.
- 6.4. The application site is at the edge of the East Cliff Conservation Area and it is directly opposite the modern flats of Hampshire Court which have a detrimental impact on the conservation area by virtue of their massing, proportions, materials and failure to respect the historic building line hard onto the pavement.
- 6.5. The proposal works maintained the frontage of the shop to be more sustainable and suitable to business and local community in the area.

