

R228 - 17a Marine Parade Brighton BN2 1TL
HERITAGE STATEMENT FOR
FULL LISTED BUILDING PLANNING APPLICATION

HEADINGS	DETAILS
GENERAL	<p>No.17 Marine Parade in Brighton is an end of terrace seafront property built in the early to mid 19th century as a house which has subsequently been sub-divided into a house of multiple occupation. 17a is the lower ground floor flat in the 6 storey property and has a separate entrance accessed from Madeira Drive.</p> <p>The building is typical of the Regency Period in Brighton and is constructed of solid brick and bungaroosh walls with a render finish. There are 2 vertical runs of bay windows which are timber and were replaced in around 2014. The first floor flats have balconies.</p> <p>The building extends around the corner of Madeira Place, where the main entrance to the flats above is located.</p> <p>The flat is cold and damp so it is the intention to address these problems with this building work.</p>
ASSESSMENT OF HERITAGE SIGNIFICANCE	<p>The building is Grade 2 listed and is in the East Cliff Conservation Area. It typifies the buildings in Brighton of the Regency Period and forms part of the distinctive seafront view. The East Cliff Conservation Area Study and Enhancement Plan of 2002 states it to be in "an area of special architectural and historic interest, due to its clear association with the growth of Brighton as a Regency and Victorian seaside resort."</p>
	<p>The building is not listed as a National Monument.</p> <p>The building is within an Archaeological Notification Area.</p> <p>The original railings have been removed at some point in the past.</p>
SCOPE OF WORK	
General	The aim is to re-instate traditional materials in order to improve the internal living standard of the flat both thermally and against damp.
i) Railings	To replace the railings along the Madeira Place elevation.
ii) Internal Walls	To thermally upgrade the walls internally and improve breathability.
iii) Internal Floor	To thermally upgrade the floor.
iv) Windows and Doors	To thermally upgrade the windows and doors.
v) External Wall Finish	To replace cementitious render with lime render.
vi) External Floor Finish	To replace external concrete hardstanding with porous finish.
DESIGN	
i) Railings	New railings added to the low walls onto Madeira Place. These to be of ball design in painted mild steel.
ii) Internal Walls	Plasterboard added in 2013/14 to be removed and wood wool insulation added with a lime plaster finish.
iii) Internal Floor	Floor insulation and underfloor heating added throughout.
iv) Windows and Doors	Slimline sealed glazing units added to inside of existing window sashes. Doors replaced with new Heritage thermal doors.

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v) External Wall Finish	Existing cementitious render to the lower ground floor area removed and replaced with lime render.
vi) External Floor Finish	Existing concrete hardstanding to the external areas removed, a linear drain added and clay brick pavers laid.
ASSESSMENT OF IMPACT	
i) Railings	The new railings will replace the railings that would have been in place originally.
ii) Internal Walls	There is damp in the flat which has been assessed as a result of the walls not being breathable due to the tanking and plasterboard lining added in 2013/14. Therefore we propose to address the damp problem by increasing the ventilation in the flat and the breathability of the walls. The walls will be thermally upgraded by the addition of wood wool insulation which will be finished in lime plaster.
iii) Internal Floor	The floor will be thermally upgraded by the addition of insulation between the floor joists. Ventilation will also be added to the sub-floor void. To mitigate the damp, underfloor heating is to be added which will keep the flat at a minimum temperature throughout the winter months.
iv) Windows and Doors	The windows are to be thermally upgraded by adding slimline sealed glazing units to the inside of the existing window sashes. The doors are to be replaced with new Heritage thermal doors to match the existing doors in style.
v) External Wall Finish	In order to improve the breathability of the external walls the existing cementitious render will be removed up to ground floor level and replaced with lime render finished with a breathable paint.
vi) External Floor Finish	Surface water is ponding at the base of the external walls so it is proposed to add a linear drain along the perimeter to drain water away from the walls. It is also the intention to take up the existing cementitious hardstanding and replace it with porous clay pavers to improve the drainage in the external areas.
JUSTIFICATION AND MITIGATION	
Railings	The existing railings have been removed at some time in the past resulting in a potential hazard from falling. The new railings will be designed to be sympathetic to the era and will improve the overall look of the building and create a harmonious addition to the street scene.
Thermal Upgrade of Fabric and Damp Mitigation	The flat is cold and damp and thus not up to current living standards. Therefore the proposed changes will improve these problems whilst also preserving the history of the building by the use of traditional ideology and materials; improving the breathability of the fabric rather than blocking the passage of moisture with tanking.

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Windows	The windows and doors are not up to current standards and need upgrading thermally. The single glazing will be replaced with slimline sealed units, with these being fitted into the existing sashes. We have successfully carried this out on a previous heritage project.
Doors	The existing doors are more difficult to upgrade thermally so they will be replaced with sympathetic high performance Heritage doors which will match the style of the existing doors. Due to the central location of the flat security is also an issue so new doors will be able to have extra security features.
Externals	Replacing the render with lime render and the cementitious hardstanding with clay pavers will be re-instating original materials thereby preserving this heritage building for the future.