

PROPOSED AMENDMENT TO REAR EXTERNAL SPACE Flat 4, 175 Kingsway, Hove BN3 4GL

Heritage Statement

1 Description of the Flat and Context

Flat 4, 175 Kingsway comprises the top two floors of a seafront block, within two decorative gabled dormers above the front cornice and a central flat roof dormer to the front and rear roof slopes behind the lower dormers.

The terrace in which this flat is positioned sits between Sackville Road and Westbourne Villas.

The front elevation is the primary face deserving of its inclusion within the Sackville Gardens Conservation Area. It is also noted that the building is not Listed or identified as locally listed heritage asset.

Otherwise the relevant section of the Conservation Area extract reads:

'Kingsway faces the sea and the buildings reflect its more important position. There are 5 groups of buildings of note, which are generally 5 or 6 storeys high and are much more ornate and prominent than the smaller more domestic buildings in the quieter streets to the north. Nos. 191-203 are the remaining section of Walsingham Terrace, constructed c.1880. They are stuccoed with Doric columns to the ground floor, balconies with ornate ironwork and canopies above, and a heavily detailed string course and cornice above. Girton House (no. 193) was called Walsingham Mansions and was largely rebuilt in the 1980's although it still retains its historic form of 3 strong gables above a 3 storey building.'



The rear elevation does not share the quality of design of the front and was never intended to, although it is appreciated that, from the rear, this group of buildings in the terrace forms a cohesive whole.

However this has been much disrupted with extensions and dormers over the decades, and here, this flat already has a small outside area with railings, which used to access the now removed metal escape stair.



Rear view from Westbourne Villas - roof slope not visible from the public realm

2 Design Approach and Impact

The roof is barely visible from Westbourne Villas, and the proposed design would provide an improved appearance due to the removal of the metal balustrade and the reinstatement of the roof slope previously removed to provide fire escape access. The character and appearance of the Sackville Gardens Conservation Area would therefore be preserved and enhanced in accordance with the requirements of City Plan Policy DM26 (Conservation Areas).

COP Dec 2023