

Pre-application advice



Application No: PRE2023/00067

Address: 132 Kings Road, Brighton

Case Officer: Helen Hobbs

Description:

Proposed Penthouse Roof Addition and Lift Shaft.

Statement of Significance

132 Kings Road is an unlisted four storey building in the Regency Square conservation area. It is a part of the character of Regency Square, though it is just outside it and must date from around the same period. The lower floors have lost all of their external historic character on the front elevation with the ground floor being converted to restaurant use and the first floor has been extended in a rectangular cantilever to awkwardly dominate the front elevation.

The second and third floor survive with a full width stucco bow frontage that has been crudely re-rendered and had uPVC windows installed. The Parapet appears to have been cut away at the top leaving small sections of a cornice at the extreme ends of the frontage.

The building immediately adjoins the grade II* listed 131 Kings Road, which has a side return to Regency Square itself. Number 132 is dated 1828-30.

Adjoining the site on the west, on the corner of Preston Street is the locally listed Astra House, built 1938 as a 10-storey block of flats with commercial premises to the ground floor, in Art Deco style with late Victorian and Neo-Classical references. It is a good quality example of a 1930s seafront block of flats, using contrasting stone and brick to good effect.

Regency Square itself is the set piece of the Regency Square conservation area. Kings Road facing the seafront is markedly different to the rest of the area and has a very varied appearance in terms of scale, plot width roofline and architecture, reflecting its development and redevelopment from the very late 18th century through to the 1960s as Brighton grew as a seafront resort. Large, grand buildings sit alongside smaller more modest ones. This variety and the resulting townscape are therefore positive elements of the character and appearance of this part of the conservation area and 132 Kings Road contributes positively to this despite harmful past alterations.

Heritage Advice

The existing and proposed drawings show extensive internal alteration on all floors at the first floor and above. These are internal works and as this is an unlisted building this does not require listed building consent, except where they adjoin the listed building 131 Kings Road. Special consideration should be included in the heritage

statement and drawings assessing the potential harm to the listed building. This will be most relevant on the rear extension for the lift shaft is proposed. This will sit up against the wall of the II* listed building and needs to be fully detailed and justified.

The lift shaft is to the rear of the building and will not affect primary views of the building from within the conservation area however there will be some visibility of it from the rear from the rear elevation of other properties, including listed buildings in Regency Square so it will most likely affect the setting of those. The lift shaft is also considerably taller than the rest of the proposal, projecting above the roof. It is set well back so should not be visible from the conservation area but will be from the rear of many listed buildings. For this reason, the lift shaft should not include an overrun above the roof level.

An application should assess the visibility of the extension from ground level by showing sight lines from both sides of Kings Road and the design of the extension would be more acceptable the more visually lighter weight it is. A purely glass structure with no visible masonry above the glazing would be preferable and the roofline would appear as uninterrupted reflection of sky against a background of sky. Too much visible bulk visible from the street may prove unacceptable.

Conclusion:

A major consideration on the acceptability of the proposal in heritage terms is how the proposal affects views from the front elevation on the south side of Kings Road and the material impact on the fabric of the listed building both of the lift shaft and the roof extension.

These issues must be fully justified in drawings and the heritage statement which should provide some 3D views of the proposal.

Relevant Policies and Guidance

National Planning Policy Framework: Paragraphs 194 to 208

Supplementary Planning Document 09: Architectural Features

Supplementary Planning Document 12: Updated Design Guide for Extensions Brighton

Date: **16 May 2023**

Lance Penman

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