

Heritage Statement

Statement of Significance

Number 132 Kings Road is an unlisted four storey building within the Regency Square Conservation area. It does form part of the character of the Regency Square as it dates from the same period of construction, albeit just around the corner of the square itself. Features of stucco work at the upper levels of the building reflect this link, but much of its character has been lost by more recent changes and evolution.

Changes to the Building in Recent Times

The lower floors have lost all of their external historic character by way of the restaurant installation at ground floor level and lower ground and the open terrace over has been enclosed by a solid cantilevered structure to be amalgamated with the first floor front apartment. The glazing to this structure was in the last few years replaced with a more robust, double glazed system that was sanctioned by a planning approval some five years earlier.

Although this cantilevered structure was a replacement of a much more attractive tall Victorian open terrace, it tended to follow the same profile (see photograph below of how the terrace originally looked in the 1830's).

The second and third floors have survived with a full width stucco bow frontage with some poor repairs and missing open balustrading to the top parapet, as can be seen from the 1830's photograph. The starting piers still remain on each end.

The various casement and sash windows have been more recently replaced with UPVC versions, presumably for better weathering and insulation. The proposal is to reinstate the original window style in hardwood painted and remove the modern UPVC designs.

The Setting and Surrounding Properties

The building immediately adjoins the corner terrace block of the Regency Square which is no 131. This building is the start of the Grade 11* section and is dated at 1828 and 1830. This building is in a much better state of repair and the majority of its features continue to exist (see photographs attached viewing the buildings from both the south-east and south-west).

Adjoining the site on the west side is a much more modern property on the corner of Preston Street. This building is locally listed and named Astra House. This was built in 1938 as a 10 storey block of flats with commercial premises at ground floor level. The style is Art Deco with late Victorian neo-classical references. It is a good example of a 1930's sea front residential block with contrasting stone and brick to good effect.

The theme in the vicinity of the very classical Regency Square, being one of the set pieces along the sea front, is that the Kings Road frontage is markedly different from the rest of the area and has a very varied appearance in terms of scale, plot width, roofline and architecture. This reflects the development and re-development from the late 18th century through to the 1960's as Brighton has grown as a seafront resort.

General Concept of Conservation

It is viewed in conservation terms as a positive town scape/street scape that large, grand buildings can sit alongside smaller more modest ones as an interesting variety of character and appearance in this part of the conservation area and to this end no 132 Kings Road contributes well despite its lack of more recent restoration which has detracted from the elegance of the past. The proposals are to regain a small element of improvement to the upper fenestration of the south elevation and a significant improvement to the condition of the rear, more hidden elevation.

The Rear Elevation and Condition

The rear of no 132 is a completely different proposition in terms of condition and elegance. The rear wing at first floor level has had fire damage and repair and the upper floors/roof have suffered over the years with lack of maintenance and poor construction. A complete refurbishment of the roof, dormers, mansards and fenestration generally is well overdue. The practical solution is to strip back the area from behind the front parapet and reinstate. It

is by undertaking this work that the opportunity of adding a rear penthouse level makes it financially viable.

The improvements provide no potential harm to the adjoin Listed building or that of the 10 storey block to the west. Sections of light well avoid the side windows of no 131 which overlook the roof of no 132 and are consequently not compromised. These 3 windows provide natural lighting for their common hallway staircase.

The Lift Shaft

The lift shaft as proposed sits up against the party wall of no 131, but isn't built into it, so there will be no potential harm to the Listed building. The structural engineer has explained the concept for avoiding any effect on the neighbours.

The lift staircase is only seen at the rear of the building and located in the crease of the back elevation of no 132 and the long back wall of the Regency terrace. It will not affect primary views of the building from the conservation area, but it will be visible from the rear elevations of other properties. However the height is restricted to being just above the rear parapet height so as to provide the minimum safety space above the hydraulic lift at the top level.

Overall it is proposed that the rear elevation is a thorough tidy up of the current appearance with some clean lines that will tend to reflect the parapet detailing of the surrounding buildings albeit no 132 is lower and subservient to its two neighbours, even with the extra floor level.

The Proposal to South Elevation

The proposed penthouse is set back to be in line with Astra House to the west which leaves the front parapet and roof behind as an open terrace, much as existing.

The front of the penthouse is full width and faced up to be all glass with a simple termination at roof level using a black or grey aluminium fascia linked to the flat roof behind. The effect is for the glass to be fully reflective and very contemporary, when viewed from street level and because it is set back, the glass presents a reflection of the sky and becomes more invisible to a casual observer looking up. There is no visible masonry above or to the side of the glass frames and it will be showing a narrow black /grey band capping the glass full width (see 3D views produced to demonstrate). The observer at street level

would need to be on, or near, the beach itself to be able to see at most 50% of the glass elevation due to the parapet containing the balcony in front of the penthouse.

Conclusion

The views of the proposed frontage will be impacted in a very minor way with the penthouse and, apart from the replacement of the UPVC windows with matching period hardwood windows, the overall appearance will be little changed from what is currently seen.

The rear elevation will be a radical improvement to what currently exists and even with the lift shaft tucked in one corner, would have no material impact on the fabric of the Listed building at no 131 or the 10 storey block to the west.

Michael Wilson Restorations Limited
Kent House
81 High Street
Cranleigh
Surrey
GU6 8AU

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Dear Michael

132 Kings Road, Brighton, East Sussex BN1 2HH
Additional Floor: Preliminary Structural Concept

Based on the drawings provided we have considered the following possible structural concept to support an additional floor and roof proposed for this building.

As the existing roof across the main body of the building is supported on cross beams housed into the party walls with some loading taken down through the building to floors below, it would seem reasonable to adopt this structural concept for the new roof. The extra floor (penthouse) can be of relatively lightweight construction using, for example, proprietary engineered joists (easi-joists, posi-joists) with multiple joists secured together as beams to support either internal loadbearing partitions or a framework of lightweight steel aligned with the existing cross beams.

It should be noted that the addition of another floor will change the Building Consequence Class from 2a to 2b (Table 11, Section 5, Building Regulations 2010 Approved Document A) with regard to disproportionate collapse and appropriate measures to ensure lateral and horizontal robustness will be considered.

We hope this information is sufficient for your present needs.

Yours sincerely
For and on behalf of Brox Consultancy



David Medley *MSc CEng MICE MStructE FGS*
Chartered Civil and Structural Engineer & Geotechnical Specialist