

## Design and Access Statement

### Location and Use

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.

The use of the building is at ground and lower ground levels a restaurant called "Melrose" is prominent, but with a small porch and side door to the right hand side which provides access to the upper floors in isolation.

The common hallway takes the form of a long corridor terminating with a flight of stairs to a half landing and some minor store rooms. This is the first opportunity to position a lift as the restaurant at ground floor surrounds this route to the upper levels.

Also at this mezzanine level is a rear apartment situated in a back extension to the main body of the property. This unit, no 1, remains unchanged. Rising to the first floor main level, three more apartments exist and , apart from some door access changes, remain as they are at present, i.e. as flat no's 2, 3 and 4.

There are two further floors, second and third, which are already one unit per level. Some access improvements and internal lobby changes are proposed. But these apartments remain substantially as they do now in size and location.

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.

At roof level and rear elevation the building has suffered from lack of maintenance and work will soon be required to improve the three dormer windows, mansard and gutters, along with a full re-working of the unit over the whole of the main building.

There is also a reduced ceiling height to the third floor apartment which could benefit from being raised so as to comply with standard room size.

### **Proposals**

The main proposal is to add a penthouse at 4<sup>th</sup> floor level and service it by way of a lift fitted over the lower store rooms and also giving access to the second and third floors which are currently a walk up. These works also ensure the roof is completely renewed and the rear mansard and lower levels at the rear are rearranged into useful space with an improved appearance. The lift will be set into the crease of the abutment to the Regency terrace, without being too tall or interfering with the party wall as the lift is a self-sufficient structure.

The front elevation of the penthouse is full width and set back so as to align with Astra House to the west, leaving a terrace in front set behind the remains of the original bow fronted façade. The new addition goes all the way back to the rear elevation and amalgamates with the lift and new stairwell.

There are three windows in the party wall to no 131 Kings Road, which provide natural light to their common hallway. Light well and roof cut out provide continued natural light to these windows. There are no openings to the west party wall of Astra House.

The accommodation of the penthouse is as a two bedroomed apartment with bathroom, shower room, kitchen and sitting/dining room. The master bedroom and reception both benefit from a southerly aspect and the terrace overlooking the sea front.

The elevation of the penthouse is designed to be very contemporary as all glass with sliding doors, finished all round with a gun metal grey aluminium, powder coated trim as a light framing of the glass and surround support track and guides. The concept is that when seen from below, and even out to the beach, the glass will reflect the view to the sky and any impression of the extension will be substantially reduced, especially as it is set well back from the front parapet.

The rear elevation will be far more conventional and generally preserve the rhythm of the windows below. This will fit with the styling of the back courtyard of the block and tidy up the general dilapidated appearance.

### **Materials**

All the materials are of contemporary application so as to be lightweight, but sufficiently robust to cope with its exposed location to the sea and more extreme weather conditions.

Similarly the insulation levels for both thermal and acoustic purposes need to be at almost a Passive House level to be a positive improvement to what currently exists in sustainability terms.

The rear elevation is proposed to be built in lightweight block work with a rendered and painted finish to reflect what currently exists in the back well behind the terraces that surround this space.

The windows will be a match to those below, but of a current standard of timber, double glazed, sash design with appropriate draught proofing etc. Similarly those replacements to the front, south elevation will be of matching standard and design.

### **Access**

This still remains as the original front door, long common hallway passage and flight up to the, lower lift, half landing. From there it continues up in half flights taking in the upper lift landings and door access to the seven apartments.

The means of escape for the upper unit needs to be considered in Building Regulation terms, but in anticipation a protected staircase that is double lobbied is currently proposed as a solution. This will be an improvement to what currently exists.

## **Engineering**

The addition of one extra floor and the raising up of the existing roof level needs to be carefully considered in engineering terms. There currently exists beam supports to each party wall that hold up the roof. The intention is to continue to re-use this system for both the new roof, now a floor and balcony, and the roof over the penthouse. By using lightweight construction and roofing materials, this will have limited increase to what is the current status quo.

An engineering, preliminary concept, report is attached from David Medley, an experienced structural engineer. He describes in outline his thought process towards keeping the scheme simple and with little impact on the Listed building adjacent.

## **Conclusion**

The spirit of the application is to thoroughly tidy up this building with improved access, including lift, the standard of finish externally, front and rear, and internal layouts being far better arranged to what the owner inherited. It is important to finance this major overhaul in a sensible way and by the creation of the penthouse addition, it allows the investment to proceed in a more comprehensive way.

The CGI's, 3D visuals demonstrate how the extra floor becomes less obvious from the sea front, streetscape point of view and the contemporary proposals adjacent to the Grade 11\* neighbour in Regency Square fits with conservation policy. All the proposals have followed the comments provided in the "Pre-App" report.

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**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

  
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