

Heritage Status

Heritage assets affected by the proposals

Numbers 53-56 Montpelier Road form part of a terrace of 4 very similar buildings and all were listed (grade 2) together on 12th October 1952. The rear elevation of 54 will be impacted by the planning application (BH2024/00133/4) through the removal of the fire escape. It should be noted that the fire escape was not present when the building was listed – it is believed this was added when the building was converted from a single residence into flats under planning application (65/385A) and approved 11/05/1965 (copy can be provided if requested). Removal of the fire escape will return the rear aspect of the building to its original condition. All other aspects of the planning application are minor changes (additional hinge, improved door closers, intumescent letter flaps etc) in respect to the fire safety of individual flat doors within the common way and will therefore impact on the asset in this way.

Whereas the front elevations of numbers 53-56 Montpelier Road are all very similar, it is unlikely that the rear of neighbouring properties listed above will be impacted by the proposed removal of the fire escape as the rear elevations on all four properties are unique, with different extensions, means of escape and window configurations etc.

Knowledge about the affected heritage asset

The property was built in the 1830s. As noted above, records indicate the building was converted into flats in the 1960s. Records show that in 1918 it was auctioned as ‘a commodious and well planned residence’ at an auction by Parsons & Son on February 6th 1918 at 163 North Street, Brighton together with 6 other properties.

It would appear that the 3 storey extension at the rear of the property was built some time after the main section of the property was built in the 1830’s, but it is not known when this occurred. The room heights of the rear 3 storey are much less than those of the main building.

Significance:

The property is of architectural significance as it is in the ‘Regency’ style found in several locations within the Brighton and Hove area, designed by Amon Henry Wilds, and it has specific architectural features such as stuccoed façade, ammonite capitals at the top of fluted ionic pilasters, and shell fossil motifs over the first floor windows. The property is within a row of four similar properties (53-56 Montpelier Road) which were all grade 2 listed at the same time. The front elevations include specific architectural features such as first floor balconies, columns, cast-iron balustrades.

Impact on significance of proposed works:

Internal works to the common way will have no impact on the architectural significance, neither will the removal of the fire escape which, as noted, was added after the building acquired listed status.

Mitigation:

The removal of the fire escape will return the rear property to the same appearance it had at the time it was originally listed.