

**Heritage Statement**

45 Norfolk Road, Brighton BN1 3AB

**Proposal**

Installation of AC Unit to Planning Approved Roof Terrace

*Prepared by*

*Shape Architecture Ltd*

## Introduction

45 Norfolk Road is in an urban setting and adjacent to the busy shopping street of Western Road. This application for the installation of an AC unit to the roof terrace follows the previous planning approval of Application No. BH2021/04029.

The property sits within the Clifton Hill Conservation Area.

In the Conservation Area documents Norfolk Road is mentioned in the following extract:

*'Spaces and Vistas: The Clifton Hill Conservation Area is notable for its hilly siting with long terraces of houses dropping down the hill towards Western Road and westwards towards Hove. Long vistas can be obtained towards the sea and views down Norfolk Road and tree lined Montpelier Road are especially important. Also notable is the view from Powis Road down Montpelier Street, Hampton Place and Little Preston Street, to the sea. Additionally, the roads within the conservation area rise and fall, particularly those running east-west such as Victoria Road and Clifton Hill'*

We do not believe the proposed roof terrace interrupts nor in any way negatively affects the 'long vistas .. down Norfolk Road' given the balustrading is set back from the front façade. The upper floor extension is to the rear and cannot be seen from the public highway.

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## Proposal

The proposed AC unit is sited at the rear of the roof terrace, shielded by a flank wall at party wall line and otherwise by the parapet wall to the rear elevation. The AC unit cannot be seen from the street. It will also be very difficult to see it from any rear garden windows. The unit is sited such that there should be no nuisance caused by the sound of the unit.

The proposed AC Unit is: Samsung Wind free 1 Way Cassette – Dimensions of AC unit are 790mm wide x 598 mm high x 285mm deep



**Aerial View** Illustrating number 45 stair outcrop and alignment of adjacent facades

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## Site Photographs



**PHOTO 01** Twds top right of rear elevation. Right side neighbour gable evident

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**PHOTO 02** Twds top left of rear elevation. Left side neighbour gable evident

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**PHOTO 03** Existing flat roof view twds rear illustrating limited overlooking

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**PHOTO 04** Existing flat roof view twds rear showing existing access hatch

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**PHOTO 05** Existing flat roof view twds front (street)

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**PHOTO 06** View from roof illustrating limited overlooking  
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**PHOTO 07** View from roof illustrating limited overlooking

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**PHOTO 08** View from roof illustrating limited overlooking

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