

PLANNING STATEMENT - DESIGN AND ACCESS

Ref. DAS/24/107.

Name and address of proposed development site –

45 Trafalgar Street, Brighton, BN1 4ED.

Proposed Development –

This application is made to Brighton & Hove City Council planning department as a minor amendment to the existing planning permission BH2020/03021 which was granted for the 'Demolition and rebuilding of the basement retaining wall and part of the east facade incorporating new sash windows and associated works'.

This application is made to amend the east facade to include a new front door in a revised location, replacement fenestration and recovering the main pitched roofs.

Features on the existing site –

The property is a four storey Victorian building (c. 1840s) on the corner of Trafalgar Street and Over Street which contributes to the historic streetscape and forms part of the North Laine Conservation Area. It is constructed in bungaroosh masonry with timber framed window bays. The principal elevations are finished in a white lime-based stucco with chamfered block jointing to the lower part of the façade in Over Street and plain stucco above this and over the front facade. The shopfront to the north-east corner is glazed and timber framed. The rear and side elevations are rendered and unpainted. Concrete hanging tiles are present to the uppermost part of the rear projection, (this part is to be demolished to permit redevelopment under application BH2021/01841). There is a brick paved courtyard to the rear of the property which is enclosed behind the original boundary wall, parallel to Over Street which provided access to the residential units.

The roof comprises concrete tiled pitched roofs. Windows are constructed in timber with vertical sliding sashes, painted in white gloss with timber glazing bars. The external doors are timber panelled and painted in gloss black.

Use –

The existing building currently provides a mix of uses over four storeys. The ground floor comprises a small retail unit (class A3) to the north-east corner and there are self-contained residential studios (class C3) to south-west. The basement, first and second floors comprise self-contained residential studios and flats (class C3). No change of use is proposed.

Access –

The site is accessible from street level, parking is not available in Trafalgar Street, which is marked with double yellow lines, but there are controlled parking bays for permit holders in Over Street. There are excellent public transport links with the nearest bus stop approx. 50m to the west in Frederick Place and the mainline train station approx. 100m to the north-west in Queens Road.

There is an external door leading into the rear courtyard which is behind the original boundary wall in Over Street. Access to the upper residential units and basement are reached via the courtyard. Planning permission has since been granted under application BH2021/01841 for the demolition of the rear projection and construction of a new terraced house to infill the space in the courtyard. Revised access to the residential accommodation (No. 45) formed part of the courtyard development. This application includes a new front entrance door which is to be accessible via a couple of steps up from pavement in Over Street. The door is to be more centrally located in the east façade rather than to the south as previously shown under application BH2021/01841. Access to the upper and lower residential accommodation is to be provided via the new front door in Over Street. The placement of the door has been revised following advice from the Structural Engineer, this is to avoid an opening close to the southern flank wall which would compromise the building integrity due to the historic building fabric (bungaroosh). Access to the retail unit at ground level remains unchanged and is accessible from Trafalgar Street to the north.

Layout –

No significant change or to the number of units.

Scale/Appearance –

The new front entrance door will be a timber panelled, period correct Victorian design and painted in gloss black to comply with SPD09, SPGBH 2 and Supplementary Planning document 12.

Windows beyond economic repair are to be vertical sliding sashes comprising a hybrid UPVC frame (with load-bearing aluminium core) and a bonded exterior timber cladding, painted in white gloss to match existing. Conservation style glazing bars and sash horns will be fitted to match original features.

The main pitched roofs have been strengthened in accordance with the Structural Engineer's details and will be recovered with grey replica slates to reduce roof load and visually match the original roof covering.

Landscaping –

N/A.

Heritage assets –

Significance

Trafalgar Street is one of the oldest streets in the North Laine and the buildings there comprise some Regency but mainly early to mid-Victorian buildings with shops on the ground floor and generally two and sometimes three storeys of residential accommodation above. The site is located within the North Laine Conservation Area, which is a mix of commercial and residential streets developed during the 19th century. The site contributes to the general character and quality of the historic streetscape and the area derives its significance as part of the main the economic, social and civic core of Brighton throughout its expansion from fishing settlement to modern city.

Impact

The impact of the development will be minimal as the building façade will be reinstated and finished to match existing in order to maintain the quality and character of the building and harmonise it within the existing streetscape.

Further information relevant to the application –

1. The bay windows and central wall are part of a structural rebuild following a structural collapse;
2. The failure of the original timber bay windows were a significant part of the problem;
3. There was a design flaw in the original construction as the central 'bungaroosh wall' between the two bay windows was not tied into the main building in any way;
4. The structural remediation consisted of complete demolition to the central wall and window bays (east façade), dismantling structural flooring and ceilings, dismantling the main pitched roofs, including rafters and demolition of the rear projection to the south;
5. The basement required a new reinforced concrete foundation and retaining wall;
6. The structural reinstatement has consisted of a steel frame to support the building from the basement level and all floors including the roof. This included the reinstatement of window bays with load bearing frames in order to tie in the new structure and generally strengthen the building exterior;
7. It is noted that houses within the street are generally terraced and benefit from lateral support from party walls which significantly bolsters and supports the building structure. No. 45 has not been constructed the same way as there is no party wall between bays and there is additional load due to building being four storeys;
8. The current owners have replaced the original timber sash windows three times since 1999 while the same problem has developed again over time with compression due to the flawed design of the central wall and the weight of the bays. The sash windows have dropped significantly out of plumb and windows have not closed properly causing severe inconvenience and discomfort for residents;
9. The new windows have been designed to visually replicate the old windows and includes a load-bearing structural metal core within the box section to provide structural stability;
10. The new windows replicate the originals as they are all sliding sash openers;
11. The box sections will be finished in a softwood timber bonded to the box section to replicate the original finish;
12. All the sliding sash windows have been built to visually replicate the originals;
13. There will be timber clad sills to replicate the depth of the originals;
14. All the timber cladding will be primed, undercoated and glossed to replicate the original finish;
15. All the sash windows will be primed with a special stabilising paint, then undercoated and glossed to replicate the original finish.