



Design, Access & Heritage Statement

100-104 Church Road, Hove

January 2024

Avalon
PLANNING & HERITAGE

100, 102 & 104 Church Road, Hove

Design Access & Heritage Statement

Client	Sainsburys
Project Number	A6200
Prepared By	A Farnell MCIfA
Reviewed By	N Bishop IHBC

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Executive Summary

This Design Access and Heritage Statement has been prepared as part of a planning and Listed Building Consent application. In line with paragraph 200 of the NPPF (2023) it describes the heritage significance of affected heritage assets and outlines the potential impacts of the proposals on that significance.

The proposals follow the grant of planning and listed building consent (Refs: BH2023/00722 & 00723) for internal and external alterations to the ground floor and basement of No.s100-104 Church Road to provide for a Sainsbury's food retail shop. The current proposals comprise additional works deemed necessary following opening up works, started under the extant permission.

Works comprise refurbishment of the ground floor structure through reversal of historic alterations made in c.1911 that are unfit for purpose; replacement of the basement floor that is unfit for purpose; details of ducting and alternative extraction arrangements; and new internal partitions in the basement.

The proposed works will affect elements of the building which are considered to make little or no contribution to the special interest of the Grade II Listed terrace including concrete and clinker floor levels at ground floor, concrete covered brick pavers at basement level and rear basement doors and blocked windows.

The works are all considered to be fully justified by the storage requirements of a modern food retail unit, with appropriate environmental controls being a necessity if the shop is to continue in its current and historic use.

The works are considered to be the minimum required to achieve the necessary specifications for the proposed use and the programme of works takes a conservation led approach to favour retention and repair before removal and replacement.

There will be a loss of some fabric which makes little or no substantive contribution to the significance of the building and this loss is offset by the long-term benefits of rectifying the poor structural design of the 1911 alterations to the ground floor level. The alternative air conditioning extraction arrangements include a small change to the planform of the basement affecting the more recent 1911 basement extension, but will avoid the potential fabric impacts of the permitted proposals. Additional partitions are reversable and will alter the planform of areas of the basement with only very modest architectural interest.

Overall, we would submit that the proposals are necessary, justified and will on balance have no adverse impact on the significance of the Grade II Listed terrace. It is also considered that the Avenues Conservation Area will remain unaffected by the changes to the rear elevation which are at basement level and will not be visible from the street.

The scheme is considered to accord with provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with local and national heritage planning policies contained in the Brighton and Hove Local Plan and the NPPF 2023.

1. INTRODUCTION

1.1 Background

- 1.1.1 Avalon Planning & Heritage has been commissioned by Sainsburys to produce a Heritage Statement covering proposals for alterations to 100, 102 & 104 Church Road, Hove. This Heritage Statement forms part of an application for Planning & Listed Building Consent. It should be read in conjunction with the application drawings and schedule of works. The application site is part of Grade II Listed terrace 94-108 Church Road.
- 1.1.2 Planning and Listed Building Consent for '*Internal and external alterations including changes to rear lift shaft, louvres and boundary wall, installation of new plant and associated works*' (Planning Refs: BH2023/00722 & 00723) was granted on 9th March 2023. For the avoidance of doubt, the works now applied for are additional proposals covering necessary works to floor structures and alternative ventilation arrangements, required following intrusive investigation of the building as part of preparatory works under the extant permission.
- 1.1.3 In accordance with the requirement at paragraph 200 of the National Planning Policy Framework (NPPF) this statement describes the significance of the heritage assets affected by the proposals and provides an assessment of their impacts on that significance. The assessment methodology is in accordance with Historic England's Conservation Principles (2008), the Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) and Historic England Advice Note 12: Statements of Heritage Significance.

1.2 The Description of Development

- 1.2.1 Interior and exterior alterations, including alterations to floor structures, installation of ventilation louvres to the rear of the retail unit and internal ducting.

1.3 Site Location and Description

- 1.3.1 No's 100, 102 & 104 Church Road are mid terrace properties and are Grade II Listed as part of a set piece terrace comprising 94-108 Church Road, Hove. They are located on the south side of Church Road with Albany Mews to the rear.
- 1.3.2 Each property is of three full storeys in yellow stock brick and set back slate mansard, with shop fronts at ground floor. They lie within the Avenues Conservation Area.
- 1.3.3 The Site comprises the ground and basement floors of the three adjoining and internally connected properties. The site is currently a vacant shop unit and basement storage. It

has been subject to recent stripping out works which have removed most of the modern fixtures and fittings.

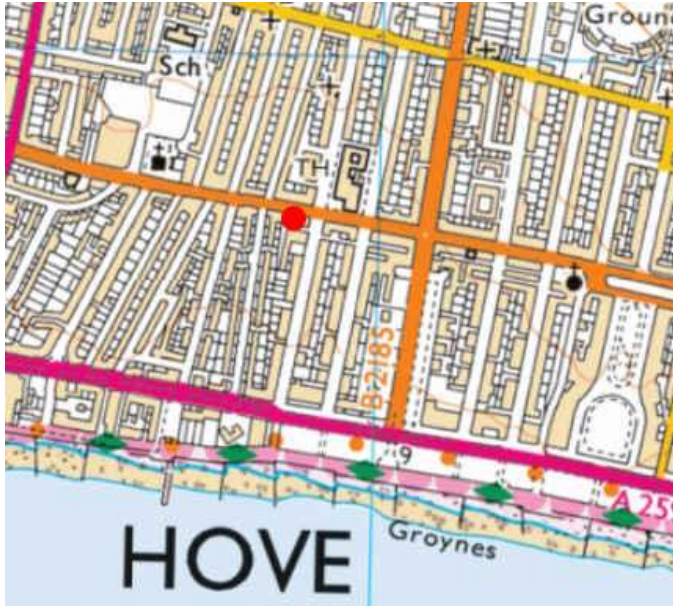


Figure 1.1 [top]: OS Map, The Site circled in red; Figure 1.2 [bottom]: Google Maps Satellite view with The Site outlined in red.

2. STATUTORY AND PLANNING POLICY CONSIDERATIONS

- 2.1.1 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving (i.e., not harming) a listed building or its setting. Section 72 requires the same of Conservation Areas.
- 2.1.2 This requirement is maintained at section 16 of the NPPF which addresses the conservation and enhancement of the historic environment. Listed buildings and Scheduled Monuments are defined as 'designated heritage assets' (NPPF glossary), and paragraph 205 requires that great weight be given to their conservation. Proposals that preserve elements of setting that make a positive contribution to an asset or better reveal its significance should be treated favourably (paragraph 212) and loss of elements which contribute positively should be treated as harmful.
- 2.1.3 Relevant local planning policy is contained in the **Brighton and Hove Local Plan - Adopted July 2005**

HE1 Listed Buildings

Proposals involving the alteration, extension, or change of use of a listed building will only be permitted where:

- a. the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and
- b. the proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.

HE4 Reinstatement of original features on listed buildings

Where appropriate, the planning authority will require - in conjunction with applications for a change of use, alteration or refurbishment – the reinstatement of original features on listed buildings, such as: mouldings, traditional doors and windows.

HE6 Development within or affecting the setting of Conservation Areas

Proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show:

- a. a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms¹;
- b. the use of building materials and finishes which are sympathetic to the area;
- c. no harmful impact on the townscape and roofscape of the conservation area²;

- d. the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area;
- e. where appropriate, the removal of unsightly and inappropriate features or details;
and
- f. the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shopfronts and small scale architectural details such as mouldings which individually or cumulatively contribute to the character or appearance of the area³.

Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted.

QD10 Shopfronts

Replacement shopfronts and alterations to existing shopfronts will be permitted provided that the proposed shopfronts and fascia:

- a. respect the style, proportions, detailing, colour and materials of the parent building and surrounding shopfronts / buildings;
- b. retain a visible means of support to the buildings above and do not interrupt any architectural details;
- c. are part of an overall design strategy which covers all elements of the shopfront, including shop-shutters, blinds, advertisements and signs; and
- d. allow access for everyone including wheelchair users, the visually impaired and other people with disabilities.

In respect of conservation areas and listed buildings, shopfront proposals will be required to preserve or enhance the special appearance or character of the area and / or the buildings special architectural or historic interest respectively. Permission will not be given to replace good period shopfronts or remove surviving features of interest.

Brighton and Hove City Council's Local Development Framework SPD 02 - Shop Front Design (adopted Sept 2005)

- 2.1.4 Brighton and Hove City Council have prepared a Supplementary Planning Document covering shop front design. In Section 5, covering Listed Buildings and Conservation Areas, This document asserts that '*Where a building retains an original or historic shop front, consent will not be granted for its removal. Instead, the shop front should be*

sensitively restored. All original architectural features of the shop front should be retained and must not be concealed or obscured.'

- 2.1.5 Regarding adaptation for additional security measures the SPD states that this should be limited to the '*minimum measures necessary and chosen on the basis of aesthetics*'.

3. SITE HISTORY AND DEVELOPMENT OF THE SITE

- 3.1.1 Numbers 100, 102 & 104 Church Road, Hove are part of a Victorian terrace of properties built in a rapid expansion of Brighton and Hove in the mid and late 19th Century and are within the Avenues Conservation Area. They are four storeys and basement in yellow stock bricks with shop fronts at ground floor and a fourth-floor mansard. The complete terrace is a handsome set-piece of unified design with emphasised end of terrace properties at either end rising to a fifth storey. Rusticated brick pilasters delineate the individual properties and create a regular rhythm to the façade with two window bays between each. Tall first floor windows have segmental pediments above decorated with a shell and foliage motif.
- 3.1.2 The 1839 tithe map shows the area as agricultural fields prior to development. The only vestiges of this early Victorian landscape to survive in the present day are the church of St Andrews, which lies to the west of The Site, and the line of Church Road to the west of The Site.
- 3.1.3 By the late 19th century, the 1st edition OS shows the area developed as Church Road with the site occupied by three terraced properties. The mid terraces all feature a small rear out shut or tenement and rear yard space. Number 100, however, had already been extended to the rear to the full extent of its plot.

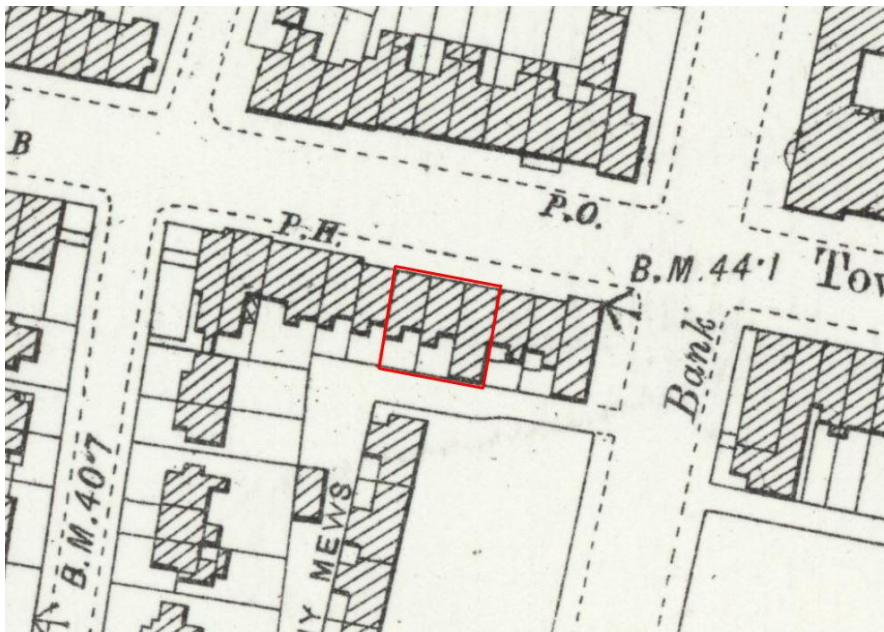


Figure 3.1: 25-Inch OS Map of Hove, 1888

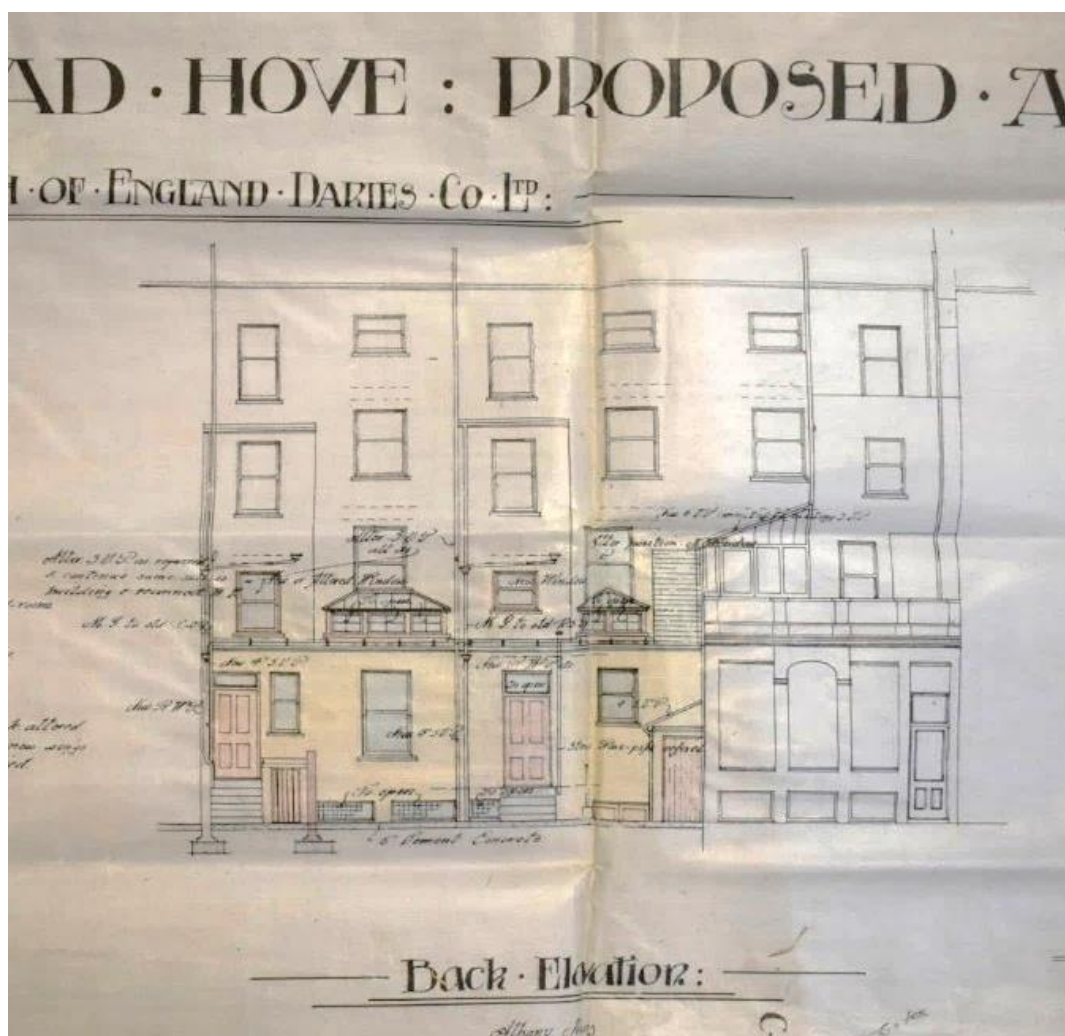
- 3.1.4 A set of building control plans for new shop fronts to 102 & 14 Church Road, dating to 1885 (viewed at The East Sussex Record Office) show that the shop front was altered from a continuous frontage flush to the back of pavement to one with two recessed entrances. This drawing also appears to indicate the addition of new fascia and the decorative pediment positioned between the two entrances.
- 3.1.5 In the early 20th century, all three properties were occupied by Hunter's Dairy and photos taken at this time show the character of the frontage. The entrance to No. 100 was recessed and had a decorative pediment on the façade above (this has since been removed, though a scar is visible on the brickwork). No.s 102 & 104 were presented as a single shop front under a pediment (identical to that above No. 100) with two recessed entrances, all as indicated in the building control record drawings of 1885.

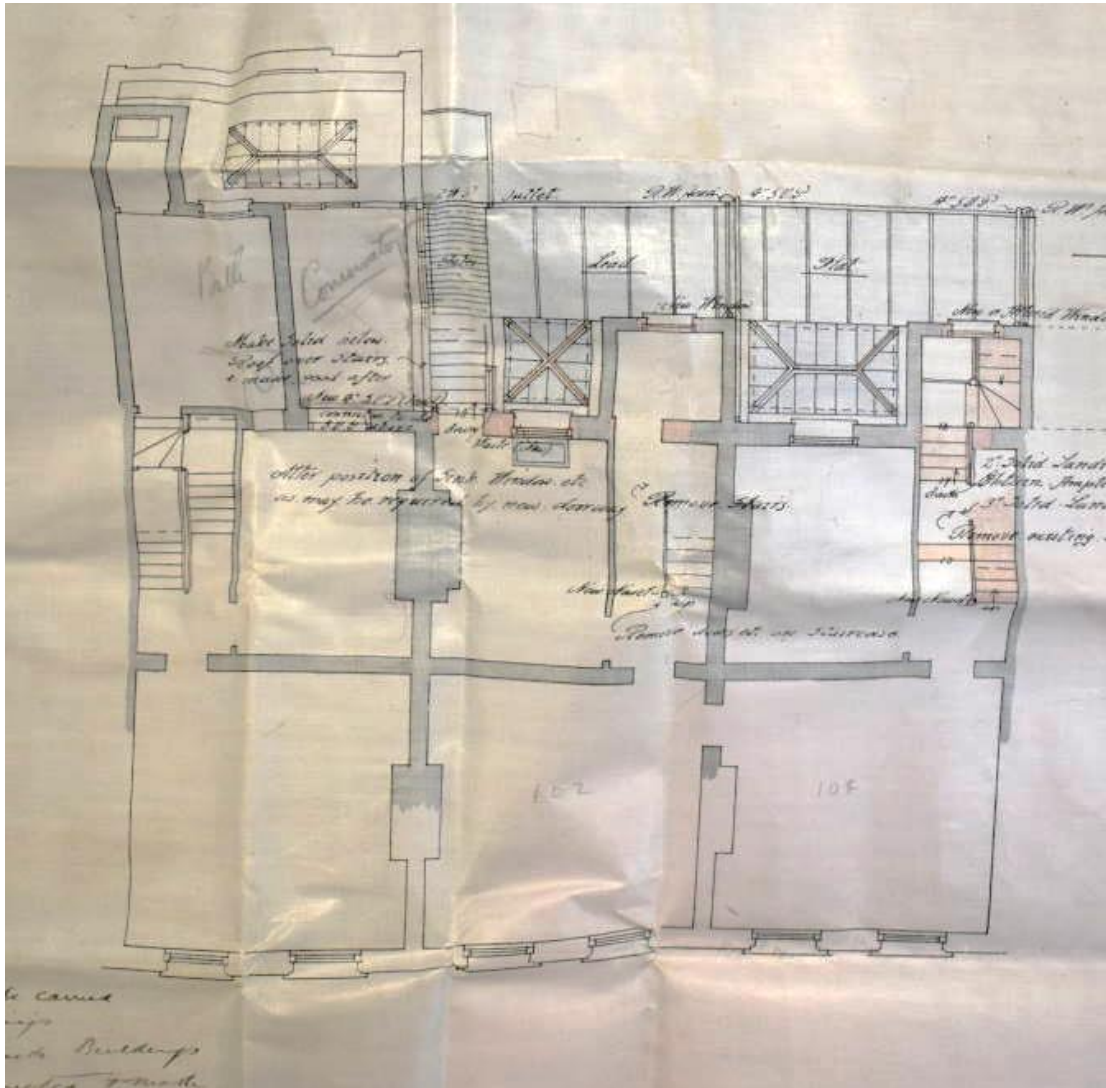


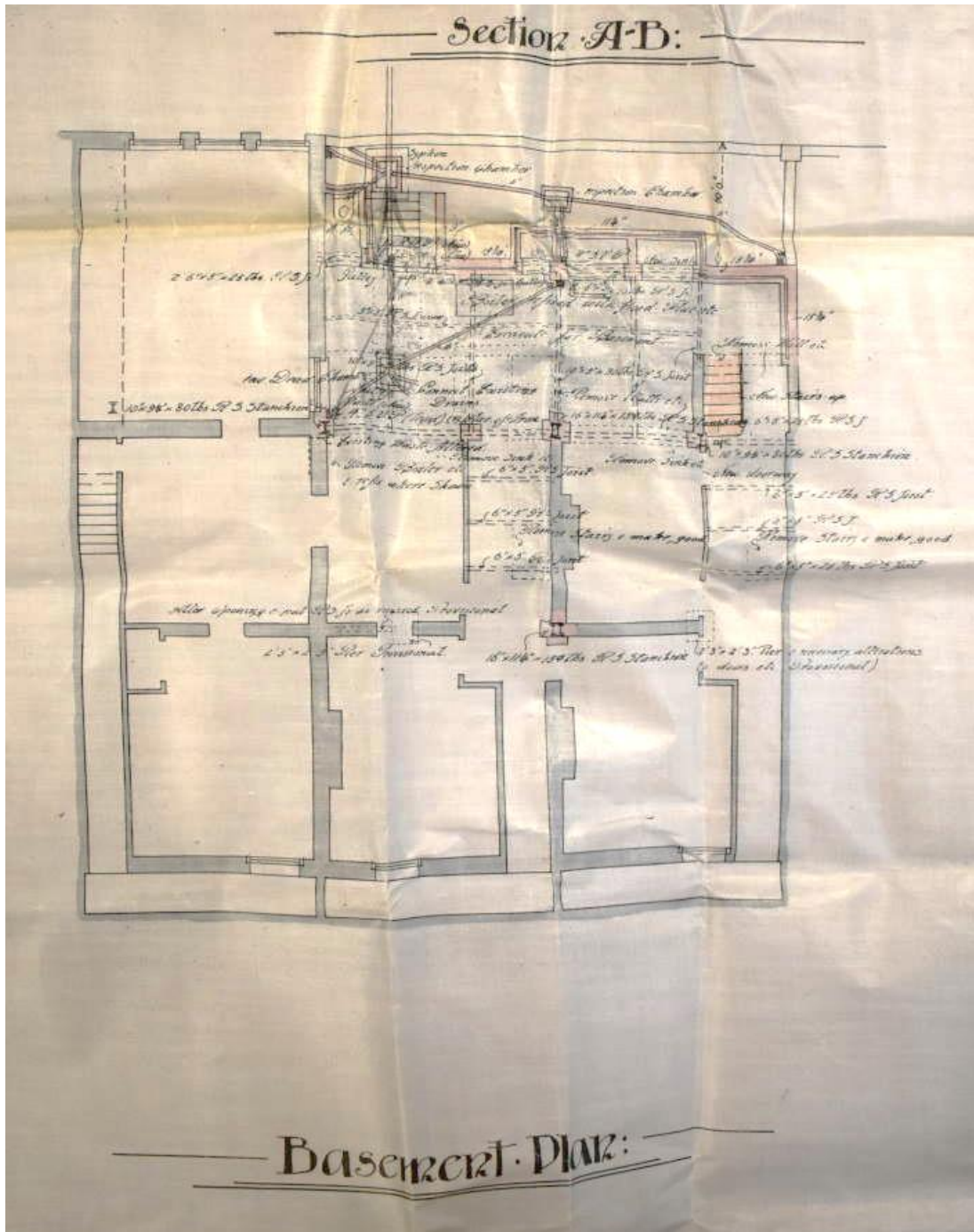
Figure 3.2: Photograph of 100, 102 & 104 Church Road, c. 1900

- 3.1.6 A further set of building control plans dated to 1911 show the ground floor of 102 & 104 as an open shop floor with the two recessed entrances still in place. No. 100 remains a separate shop unit but is connected by an opening in the party wall. The set of drawings shows the proposals for extensions to the rear of 102 & 104 Church Road.
- 3.1.7 The extension is at basement and ground floor level with fairly major structural work at the rear of the property to construct a new rear wall, digging out the additional basement and taking out the existing rear wall and outshot at the ground floor level to enlarge the shop floor and position a counter below two new roof lights in the flat roof of the extended area.

- 3.1.8 These drawings also show a new internal staircase down to the basement, new external access into the rear at basement and ground floor and an outdoor WC in the remaining yard area. A window on the west facing elevation of the extension to No. 100 is proposed to be bricked up with a new window above the WC which is shown to abut this elevation.
- 3.1.9 The 'as existing' elements of the drawing also show the condition of the rear elevation of No. 100 Church Road and depict a large roof light in its flat roof extension.







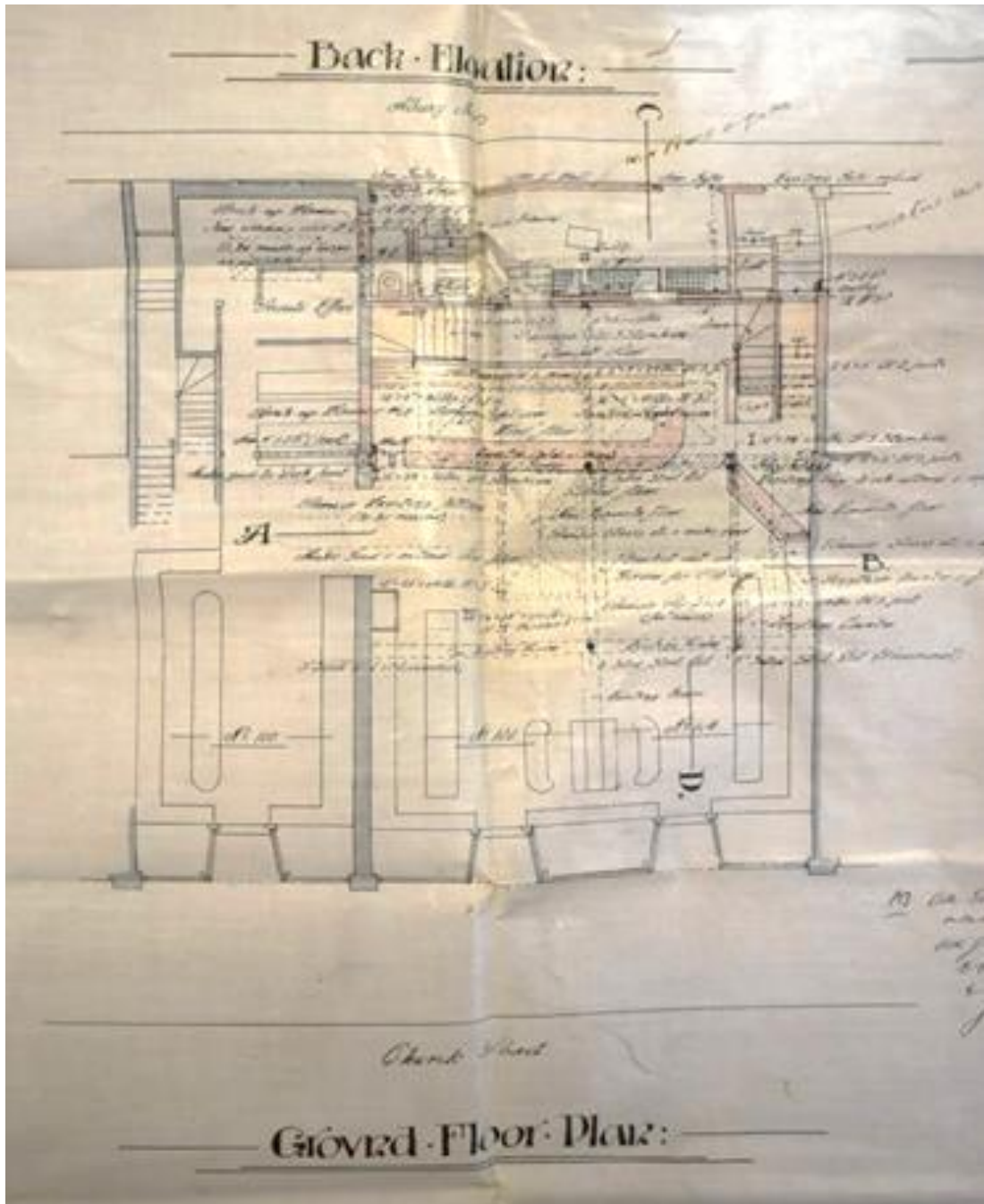


Figure 3.3: Building Control Drawings for proposed extension, dated 1911 (The Keep)

4. BUILDING RECORD

- 4.1.1 The current proposals will principally affect the fabric of the floor to No.s 102 & 104 Church Road, Hove. Establishing the historic arrangement, fabric and phasing of the shop with particular reference to the ground floor structure is therefore of key importance to understanding the impact and recording the existing condition prior to any works to alter it.
- 4.1.2 The building is understood to have been constructed in two principal phases with the whole terrace constructed at a date between 1839 and 1888 and a phase of substantial extension and alteration to the ground floor and basement shortly after 1911. More minor ad-hoc alterations have followed in the later 20th century.

4.2 External Character

- 4.2.1 The 100, 102 & 104 Church Road are mid terrace properties and part of a terrace of eight properties, built as a single set piece design in yellow stock brick. The central six properties are of three storeys and a mansard roof and each of two bays with shop front at ground floor. The terrace is book-ended by corner properties which project forward of the building line and rise full storey taller.
- 4.2.2 The shop frontage of 102 & 104 has been altered to a single central entrance, without recesses, below a central pediment located between the two properties. This alteration was made after 1911 where the building regulations drawings show recessed shopfronts in place. The shop front is of good quality in design and materials and is considered a positive contributor to the streetscape worthy of retention.
- 4.2.3 No. 100 has had its pediment removed leaving a shadow on the brickwork, but has retained a recessed entrance of late 19th century date. The fabric of the entrance appears likely to have been replaced, however the traditional entrance remains important to the streetscape.
- 4.2.4 Brick pilasters separate the properties from the ground level to a cornice and low parapet, between the third storey and mansard roof. First floor windows are four pane horned sashes, each with a decorative terracotta plaque above depicting a scallop shell and foliage.
- 4.2.5 The overall impression is of a handsome and well executed façade.



Figure 4.1: Shop Fronts (left) 102 & 104, (Right) No. 100

- 4.2.6 At the rear of 102 & 104 the elevation at ground floor has been enveloped by an extension added in around 1911 and includes concrete steps to the basement which was also extended at this time. An additional lift shaft has been appended to this in the

late 20th century. Other modern alterations and additions have resulted in a cluttered and unsightly appearance. The rear boundary is a solid wall with four separate black metal gates. These have been recently installed with Planning Permission (Ref: BH2019/03362) as an improvement to the rear boundary, but are already in a poor condition.

- 4.2.7 The upper storeys are the original elevation of the 19th century terrace with original external stairwells and original pattern of fenestration. The elevation is unpainted stucco with incised blocks. This has been patched and filled in places and is not attractive.



Figure 4.2 Rear of properties

- 4.2.8 The rear of No. 100 was extended shortly after its original construction and was given a more designed rear elevation which contributes positively to the character of the terrace. There have been later alterations to this including changes to the proportions of recesses and the incorporation of air vents into the lower of these. These changes are to the detriment of the architectural value of the elevation.



Figure 4.3: Rear of No. 100 Church Street, (right) elevation in c. 1911

4.3 General Internal Character

- 4.3.1 The Interior of the shop floor is open plan and there is limited evidence of its former character in areas of surviving tilework exposed by the removal of modern finishes. In particular the former access between No.s 100 and 102 (as depicted on the 1911 plans) is an archway finished in glazed tile. This has been infilled and covered since the mid 20th century with permission to create the current access between the two shops having granted listed building consent in 2019 (ref: BH2019/02147).
- 4.3.2 The 1911 extension of the ground floor has no internal character of note and leads into the modern lift shaft and to the basement stairs. The staircase to the basement is in the position shown on the 1911 plan where it is annotated as a new staircase. The existing stairs are quite modern in character and may have been replaced since the early 20th century.
- 4.3.3 The basement is subdivided into rooms and spaces in line with the 1911 drawings. Where the basement has been extended to the rear, there are three windows within a lightwell shown on the 1911 plan. The middle of these has been repurposed as the entrance to the lift shaft. The right hand window is partially blocked with only the top section still present. This has metal frame and glazing bars and has had a large vent installed through it. The left-hand window has also been covered internally and The lightwell outside has been filled up to ground level.

- 4.3.4 At the front of the basements are arched brick vaults extending below the pavement on Church Road.
- 4.3.5 The fabric of the basement is generally rendered brick but with glazed brickwork forming much of the basement to No. 100 as well as the extension to No.s 102 & 104. The floor is concrete screed over a red brick or tile layer.

4.4 Construction and Phasing of the Shop Floor Structure

- 4.4.1 The floor structure to the ground floor (basement ceiling level) appears to have been subject to alterations in line with the general phasing of the building. The Basement plan below illustrates the extent of each floor/ceiling type.



Plate: 4.4: phasing diagram - basement ceiling / ground floor structure.

Floor Type A

- 4.4.2 The original floors of No.s 100, 102 & 104 appear to have been a structure of timber joists with floor boards on top and lath and plaster to the underside. The original floor covering is not known.
- 4.4.3 In No. 100 this floor structure appears to have been retained, its joists having been exposed by opening up work in the basement following the removal of modern plant. The Joists are of substantial dimensions measuring 270mm deep and 100mm wide spaced at 400mm centres. They appear to be in pine and to have been converted at a sawmill, with vertical saw marks expressed on their surfaces.
- 4.4.4 The original floorboards have been largely replaced by modern sheet materials and the lath and plaster ceiling has been replaced in large sections by plasterboard.



Photo 4.5: Ceiling in basement extension to 100 Church Road



Photo 4.6: Detail of ceiling to basement extension in 100 Church Road

- 4.4.5 This ceiling in below the rear extension to No. 100 has been lowered where it is below the rear entrance and staircase that provide access to the upper floors of the building. A steel beam has been installed to provide structural support (right hand side of Photo 4.4).
- 4.4.6 There is evidence of damp and water damage in the joists. In addition, the joists have been trimmed from below to accommodate the plant that has now been removed.

Floor Type B

- 4.4.7 The floor structure in the main shop front in No.s 102 & 104 appears to have originally been of very similar construction to the floor of No. 100. It is supported by timber joists spanning between the supporting basement walls below. the Joists are slightly small in cross section measuring 220mm deep and 80mm wide at 400mm centres.
- 4.4.8 The floor structure here has been adapted to accommodate the later addition of a concrete slab cast in-situ over the timber floor structure. This adaptation to the original floor is detailed with some accuracy in the 1911 architects' drawings.

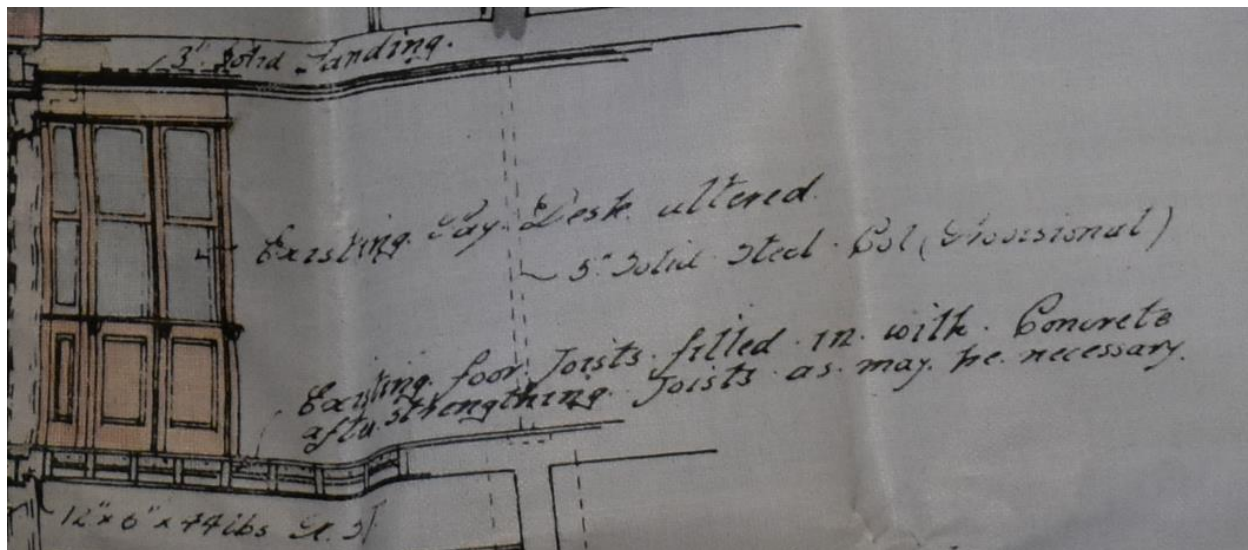


Plate 4.7: Extract of 1911 architect's drawings - building profile

- 4.4.9 The floorboards have been removed from the top of the joists and cut to fit between them. With lengths of architrave fixed approximately halfway up either side of each joist, the cut boards have been lain between the joists, supported on the repurposed architrave, to create a tray within which to cast the concrete floor.



Photo 4.8: Adapted Floor Structure, viewed from below.

- 4.4.10 The concrete is approximately 100mm thick, hard and cementitious with aggregate content. It is covered by black and white tiles.



Photo 4.9: Underside of cast concrete floor – a section of floorboards removed.

Floor Type C

- 4.4.11 A third construction type has been used for the ceiling of the extended basement area in 102 & 104 Church Road. This floor level comprises a lattice of steel joists supporting a floor of cast 'clinker'. The steel frame is of 'I' profile steel joist extending from the front to the back of the extension at 2000mm intervals supported by the solid brick basement walls. These are spanned between by smaller steel members at 750mm intervals to form a grid. The 'clinker' is approximately 230mm thick and cast level with the floor at the front of the shop floor.
- 4.4.12 The 'clinker' material is relatively brittle and friable with little aggregate content to provide strength.



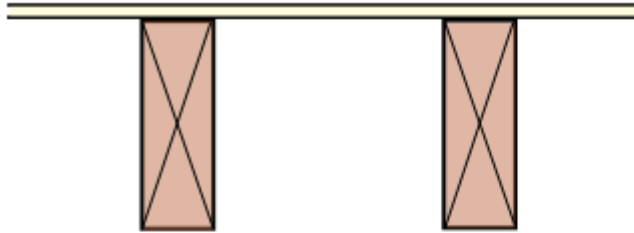
Photo 4.10: Basement extension of No.s 102 & 104. Ceiling of steel joists and cast 'Clinker'



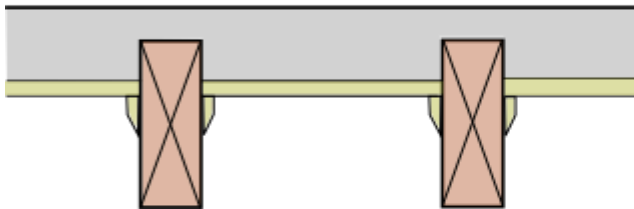
Photo 4.11: investigative hole into 'clinker' floor. Steel joists exposed. View from above.

Floor typology in profile

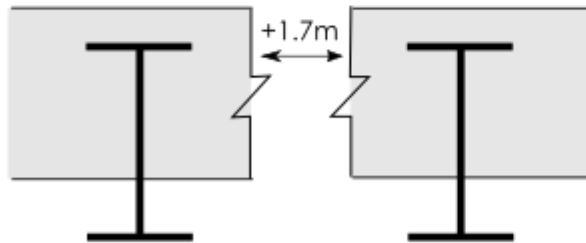
Floor Type A



Floor Type B



Floor Type C



- Clinker
- Concrete
- Modern Sheet Timber
- 1911 Timber Adaptation
- Historic Timber

Later Adaptations

4.4.13 Floor Type B, in the main shop front of No.s 102 & 104, has been supported in the later 20th century by the installation of a set of additional Steel joists set against the underside of the timber floor joists. These extend through the centre of each of the main basement rooms and demonstrate clearly that the 1911 adaptation was not fit for purpose and that the original timber structure was not sufficient in the long term to take the considerable added weight of the additional concrete floor.



Photo 4.11: Underside of floor type B with additional steel support.

- 4.4.14 At the frontage to the shop the floor across most of No.s 102 & 104 has been rebuilt in modern timbers. These are visible from the underside, in the ceiling of the basement.
- 4.4.15 A further brick support has been inserted into the basement of No. 104 to add additional support to the ceiling here.

4.5 Basement Floor

- 4.5.1 The basement floor is comprised of brick pavers below a concrete floor screed of c. 50mm thickness. It is laid onto a base of mixed flint and shingle stone.
- 4.5.2 The brick surface is partly exposed in the rear basement to No. 100 Church Road but is also shown to be present below concrete in the extended basement area created in 1911. It is possible that the brick floor is an original material, although, as with the ground floor, it was been altered and extended during changes made c. 1911. The overlying concrete is a later addition that obscures the brick surface and is firmly adhered to it.

4.6 Rear Basement Elevation

4.6.1 The basement elevation is part of the c. 1911 extension. The internal elevation is in brick with a set of modern double doors leading to the rear yard (Photo 4.12), and two tall windows, to either side of the modern lift entrance, that are now blocked up to two thirds of their height by historic infilling of their associated external lightwells. It seems very likely that this infilling was carried out as part of the creation of the modern lift shaft which is positioned between them. The narrower window (Photo 4.13) is blocked by timber infill internally and obscured externally. The wider window (Photo 4.14) is blocked to ground level internally and the top third has been used in the past as a vent to the rear. This vent emerges below the gantry of the rear ground floor access door.



Photo 4.12: Modern rear basement double doors leading to rear yard



Photo 4.13: Narrow basement window, blocked internally



Photo 4.14: partially blocked wider basement window with existing vent

5. STATEMENT OF SIGNIFICANCE

5.1 Introduction

5.1.1 The NPPF glossary defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.’ The setting is the surroundings in which an asset is experienced.

5.1.2 Historic England's Conservation Principles (2008), which pre-dated the NPPF, provides a slightly different set of heritage values:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.1.3 In accordance with paragraph 200 of the NPPF there is one designated heritage assets which stand to be affected by the proposals: the Grade II Listed 94 – 108 Church Road.

5.2 Significance of 94-108 Church Road

5.2.1 94 – 108 Church Road is a fine late Victorian terrace, designed as an architectural set piece comprised of six mid-terraces each of three storeys and mansard attic, with end of terrace properties emphasised, each rising to four full storeys under a pitched roof.

5.2.2 The principal elevation is a handsome example of Victorian design with shop fronts at ground floor, two Storeys in yellow stock brick and a slate mansard behind a parapet. Windows are four pane sashes throughout. The properties are divided by rusticated pilasters and there is a large chimney stack above each party wall.

5.2.3 The ground floor shop fronts have clearly undergone a good deal of alteration; however, most have retained a traditional character. The canopy shop canopies are modern and make no more than a neutral contribution to the character of the shopfront.

5.2.4 The Heritage significance of 94 – 108 Church Road is principally the architectural interest in the design and fabric of its Church Road façade and in elements of its original plan form and circulation. The rear elevation is also of interest for its original window pattern which reflects the internal arrangements and back of house uses, but makes a far smaller contribution to significance, and has been impacted by a range of later additions and alterations which are, on the whole, detrimental.

5.2.5 The Site itself (100, 102 & 104) is an important part of the Church Road elevation. The shopfront of No. 100 is of a traditional recessed design and, although No's 102 & 104 have been updated in the early 20th century to a single centralised entrance with fenestration in a more modern style, they have kept an original wooden pediment and remain a positive feature of the street scene.

Elements of Significance

5.2.6 Internally, the fabric and layout of original internal walls, and the original proportions of internal spaces at ground floor and basement level are of very modest architectural value. The basement spaces are likely to have been used for storage and processing of goods for sale on the shop floor as well as administration of the shop.

5.2.7 It is considered that original timber floor structures are fabric with some evidential value and that their retention would be preferable.

Element Lacking Significance

5.2.8 The concrete and clinker elements of the existing ground floor structure are of poor quality and have required past interventions to provide additional support. They are considered to be of no heritage value and potentially detrimental due to their poor structural design.

5.2.9 The basement floor of brick pavers is likely to represent the original flooring, however it has been almost completely compromised by a covering of concrete. It is very unlikely in this condition for it to be viable for this floor to ever be refurbished or reused and it is considered therefore to make only a notional contribution to the significance of the building.

5.2.10 The original rear elevation of 102 & 104 has been removed or obscured by a 1911 extension which included extension of the basement. The rear basement doors and windows on this elevation are of modern or compromised character. They make no contribution to the significance of the building.

5.2.11 As a result, the rear ground floor elevation of No's 102 & 104 is considered to detract from the architectural interest of the listed building.

Setting

5.2.12 The setting is a Victorian urban expansion of Hove. The street-scene is a wide commercial shopping street characterised by set-piece Victorian terraces of which No's 94-108 is one. The town hall stands diagonally opposite 94-108 Church Road and is a modern rebuild of the original Victorian structure. The Victorian character of the setting survives in the street layout, grain of development and the high number of surviving Victorian buildings and building groups. The setting makes a strong contribution the significance of 94 – 108 Church Road.

6. PROPOSED WORKS

6.1 Introduction

6.1.1 Following the commencement of works to the shop floor and basement of 100-104 Church Road for use as a Sainsbury's Local store, (granted planning and listed building consent on 9th March 2023) a number of structural deficiencies in the existing ground and basement floors have been identified which require remedial works. In addition, alternative arrangements for ventilation and air conditioning discharge are proposed. These will supersede the permitted arrangements for a ducting riser to a proposed roof vent on the roof of the rear extension to 100 Church Road. The proposed works also include the installation of a number of new partitions in the basement as well as cold store and freezer enclosure. The works are described in full below.

6.2 Works to the Shop Floor

6.2.1 The proposals comprise works to achieve a suitable loading capacity to the existing shop floor structure in No. 102 & 104 Church Road. The works are described in a Schedule of Work and Method Statement accompanying this application (prepared by Williams Construction 2023) and detailed on the accompanying application drawings (Sebteno 2023 & Rame Architects 2023).

6.2.2 In summary the works will comprise:

Demolition Works

- Removal of concrete slab from Floor Types A & B
- Removal of two small sections of timber joists where indicated on accompanying engineers drawing

Remedial Works

- Repair of timber joists where necessary by removal of damaged or decayed sections. Replacement sections jointed to existing.
- Replacement of joists in sections removed

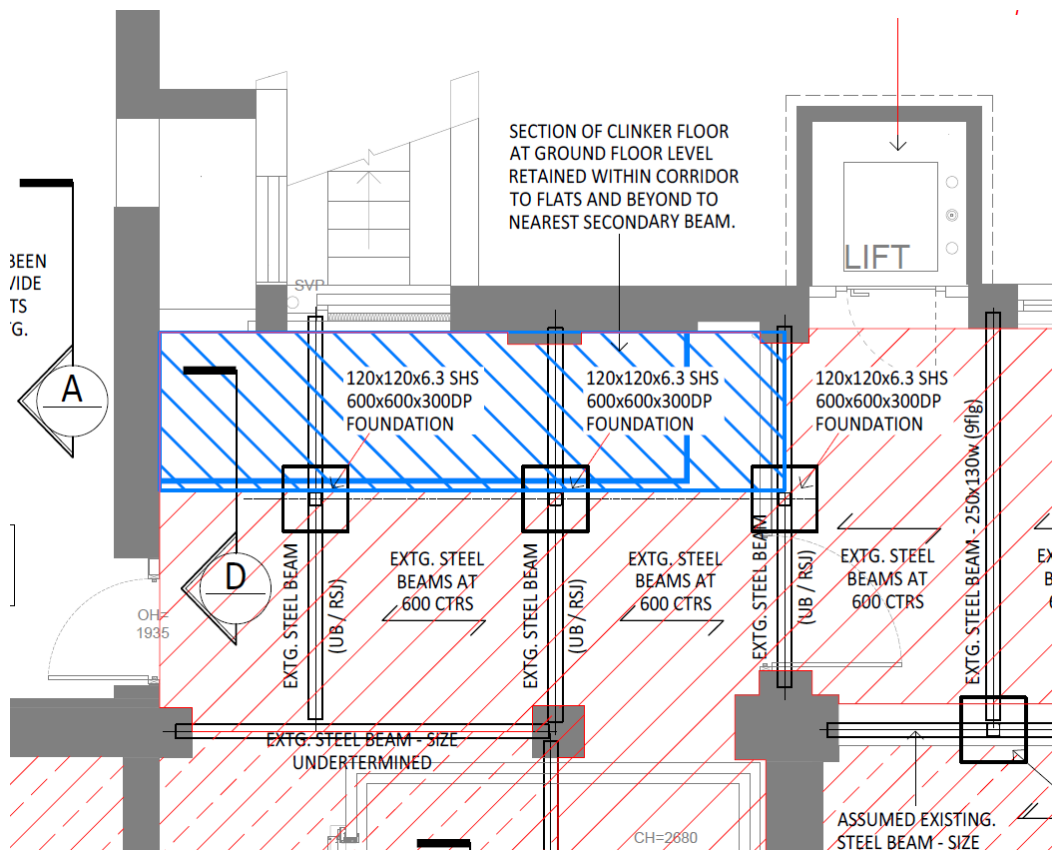
6.2.3 Following assessment of the historic timber floor structure for loading capacity the following works will either be simply to cover the joists with fibre board floor covering and make good ceilings in the basement or undertake additional works to strengthen the floor structure.

Strengthening Works

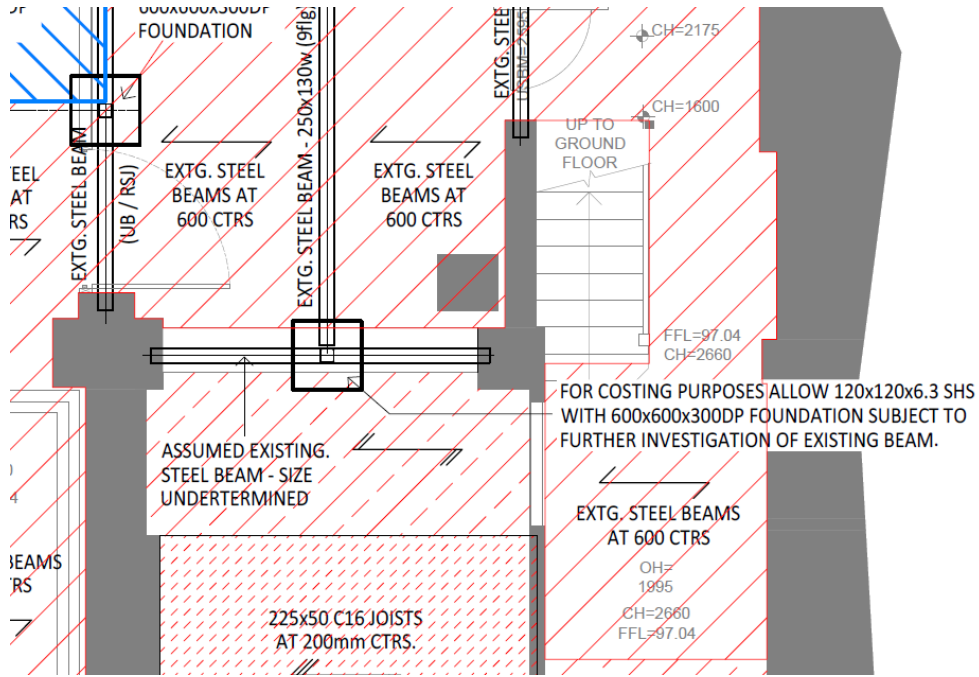
6.2.4 The existing joists will be strengthened where needed by the addition of new timbers alongside the existing.

6.2.5 Additional supporting posts have been specified in three locations in the basement. These will comprise:

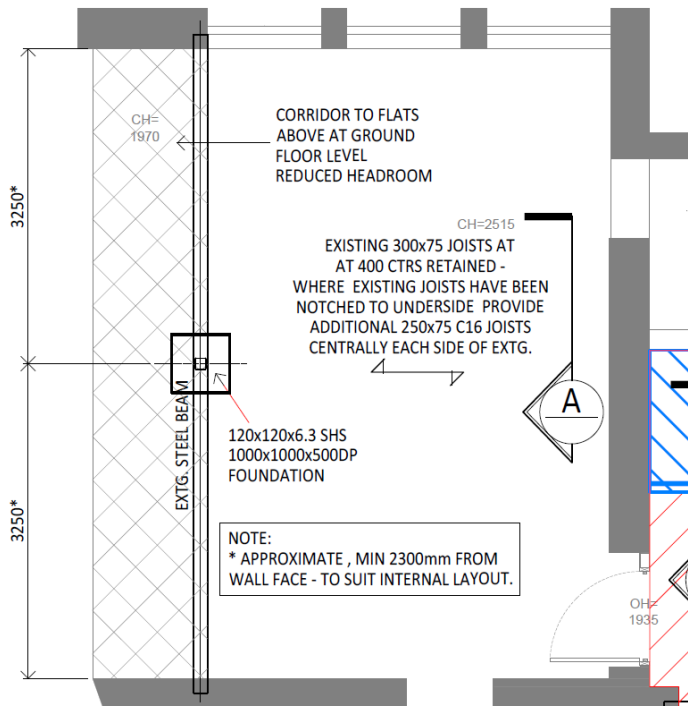
- A row of three posts at the rear of the basement; The additional posts are justified by the need to support the floor level and wall above the rear basement doors where it is in separate ownership at ground floor level. The ownership arrangement of the ground floor has resulted in this section of floor being inaccessible for replacement. This is shown on the engineers drawing in blue hatching.



- one post within a stud wall partition. This additional support will be embedded inside a stud partition. This work will include removal of the studwork, installation of the post and replacement of the stud wall.



- and one additional post in the rear extension of 100 Church Road. This post will support the span of the existing steel supporting the ground floor corridor to the first-floor flats in No. 100 Church Road.



Reinstatement Works

- 6.2.6 The repaired and strengthened floor structure will be covered with a new timber deck. The underside of the floor (the basement ceiling) will be boarded and painted to restore the appearance of the basement ceiling.

6.3 Works to the Basement Floor

- 6.3.1 The basement floor has been assessed by the project engineer as being structurally unsuitable to take the loads required for cold storage units and lacks required damp proofing.
- 6.3.2 An assessment has been made of options to overlay an additional concrete floor over the existing and this has been deemed unviable by the project engineer. The existing floor is not a suitable substrate for the required floor and would also result in a raised floor level which would alter the proportions of the basement reduce the ceiling height and require alteration of doors, lintels and other intrusive works as a consequence.
- 6.3.3 The proposals are therefore to remove the existing floor and replace it with the required thickness of concrete to match the existing floor level and existing appearance. These works are detailed in the accompanying Method of Works (Williams 2023) and the Existing Basement Slab Assessment and Replacement Report (Subteno 2023).

6.4 Ventilation / Extraction Works

- 6.4.1 It is proposed that all ventilation and extraction be contained within the basement using existing apertures on the rear basement elevation to facilitate discharge.
- 6.4.2 This will supersede the proposals in the extant permission to route ventilation through the ground floor of No. 100 Church Road to discharge via a roof top vent.
- 6.4.3 The works will comprise:
- Replacement of rear basement doors with slated louvres
 - Replacement of blocked basement windows with slated louvres
 - Installation of an airtight plenum enclosure around the rear doors of the basement.
 - Installation of ceiling level ducting to facilitate required climate control for food storage and display etc.

6.5 New Partitions

- 6.5.1 Works in the basement will include the creation of a WC, Office, Staff Room and Bakery.

6.5.2 Creation of these spaces will require the construction of limited new partitions shown as hatched on the application drawings. They will be light weight and removable stud walls.

7. IMPACT ASSESSMENT

7.1 Predicted Impact of Works to the Shop Floor

- 7.1.1 These works take a conservation led approach to removing the minimum historic fabric possible to make the floor functional, retaining almost all of the timber and steel structures. Fabric to be removed is later poor-quality clinker and a concrete adaptation of the original shop floor. The appearance of the floor once reinstated, will not be altered from the appearance before works began. It is considered that the remedial works to the floor will have a beneficial impact on the significance of the building through rectifying poor structural alterations which have required past structural interventions.
- 7.1.2 Strengthening work will necessitate the addition of new joists alongside original timbers and the installation of five supporting posts. One of these posts will be embedded in an existing stud wall and will not affect either fabric or internal appearance of the building.
- 7.1.3 One will be in the rear basement of No. 100 Church Road this post is justified by the necessity to support the corridor above which is separate ownership. The impact of this post must be viewed in the context of the overall conversion works. Works to this basement area have included the removal of modern partitions and kitchen paraphernalia and have restored an appreciation for the basement space as originally built. The room will contain air conditioning plant but will remain a legible space. It is considered that the proposed post support will not further alter the ability to appreciate the space and its original character. It will have no impact on the significance of the building.
- 7.1.4 The remaining posts will be positioned in the extended basement area at the rear of 102-104 Church Road. These visible additions are justified by the necessity to support the floor level above where it lies within separate ownership. Although they will create visual clutter in the basement, they are located in an area of the basement that is not original to the late Victorian terrace and is functional in character. It is considered that they will not affect the heritage significance of the building.
- 7.1.5 It is considered that the proposed works to the shop floor will not adversely affect the special interest of the Grade II Listed terrace. Rectifying historic structural deficiency in the ground floor structure will be a long-term benefit to the building.

7.2 Predicted Impact of Works to the Basement Floor

- 7.2.1 The floor is currently concealed below a concrete screed and the proposal to remove and replace the floor with a new concrete surface have been designed to maintain

both the appearance of the floor and the existing dimensions of the basement. In this respect there will be no effect of the heritage significance of the building. There will be a loss of largely concealed fabric which has no realistic potential of being revealed and is of limited inherent heritage value being a common and functional material.

- 7.2.2 The works are justified by the need to create a functional floor to serve the storage requirements of the food retail use of the shop.
- 7.2.3 As there will be no change to the existing character of the basement and the fabric to be removed is considered to be already compromised by the existing concrete screed, it is considered that there will be a negligible loss of significance as a result of the proposed works.

7.3 Predicted Impact of Ventilation and Extraction Works

- 7.3.1 The proposals for ventilation will supersede the existing permission to creating a ducting riser from the rear basement of No. 100 Church Road to a vent on the flat roof of the single storey rear extension.
- 7.3.2 The proposals to install louvred doors in place of the existing rear basement doors and louvres in place of one blocked basement window and one existing basement window vent will have no impact on any significant historic fabric.
- 7.3.3 The visual impact of the proposals will be barely detectable. The affected openings are at basement level and will be concealed from street view. With no discernible visual impact and no loss of fabric the new louvres are considered to have a neutral effect on the significance of the building.
- 7.3.4 Ducting to connect these louvres to the air conditioning systems are to be installed in accordance with the air conditioning plan accompanying the application. The ducts will be installed close to the ceiling and largely replace ducting that was in place prior to the recent stripping out of the basement. The basement area exists as a service space, and it is considered that the basement is an appropriate location for essential ducting to facilitate necessary environmental controls. The ducting is a reversible installation and considered to have no adverse impact on the significance of the building.
- 7.3.5 The proposed alternative to the ducting riser in the extant permission is the installation of a plenum enclosure around the rear basement louvre doors. This will represent a small planform change affecting the 1911 basement extension. There will be no loss of original fabric and any impact of the change to the basement plan should offset against the potential impacts of the extant permitted riser that will no longer be required.

- 7.3.6 It was considered in the Heritage Statement accompanying the extant permission that there would be an impact from the creation of the riser but that it would be of a negligible magnitude. We would maintain that the proposed plenum will have a discernible impact but that with respect to the significance of the building, the magnitude would be similarly negligible.
- 7.3.7 In summary, the impacts of proposed ventilation and extraction will on balance be neutral with respect to their effect on the special interest of the Grade II Listed terrace.

7.4 Predicted Impact of New Partitions

- 7.4.1 New partitions and enclosures will be reversible and have no impact on historic fabric.
- 7.4.2 They will be a small change to the original planform of the basement, however the spaces affected are of very modest architectural interest with respect to the listed terrace and the spaces are considered necessary to the proper functioning of the shop as a food retail unit.
- 7.4.3 As there will be no physical impact and the changes are justified and reversible in future it is considered that there will be a negligible impact on the significance of the Grade II Listed terrace.

8. CONCLUSION

- 8.1.1 This Heritage Statement has been prepared as part of a planning and Listed Building Consent application. In line with paragraph 200 of the NPPF (2023) it describes the heritage significance of affected heritage assets and outlines the potential impacts of the proposals on that significance.
- 8.1.2 The proposals follow the grant of planning and listed building consent (Refs: BH2023/00722 & 00723) for the conversion of the ground floor and basement of No.s 100-104 Church Road to provide for a Sainsbury's food retail shop. The proposals comprise additional works to the building structure that were not included in the extant permission but are necessary following initial investigation of the existing floor structures. They also include additional details of revised air conditioning proposals which utilise existing door and window apertures on the rear basement elevation of No.s 102 & 104 Church Road.
- 8.1.3 The proposed works will largely affect elements of the building which are considered to make little or no contribution to the special interest of the Grade II Listed terrace. This includes alterations and additions to the ground floor structure made in c. 1911, and brick paving floor in the basement that has been covered in the mid-20th century by a concrete screed layer and is no longer visible.
- 8.1.4 The works are all considered to be fully justified by the needs of modern food retail. The safe storage of food items and the control of their environment is a necessity if the shop is to continue in its current and historic use. The past ad-hoc installation of unlawful air conditioning units is testament to this, and Sainsbury's are committed to implementing permanent and low impact solutions to these requirements that create less visual and audible inconvenience to neighbours and less disruption to the Avenues Conservation Area.
- 8.1.5 The works are considered to be the minimum required to achieve the necessary specifications for the proposed use and the programme of works takes a conservation led approach to favour retention and repair before removal and replacement.
- 8.1.6 Although there will be a loss of fabric through replacement of the basement floor and refurbishment of the ground floor, this fabric is considered to make very little substantive contribution to the significance of the building. The works to the ground floor will put right alterations made in c. 1911 that have left the floor structurally unsound, requiring past structural interventions. The alternative air conditioning arrangements include a small change to the planform of the basement affecting the more recent 1911 basement extension but will avoid the potential fabric impacts of the permitted proposals.

- 8.1.7 Overall, we would submit that the proposals are necessary, justified and will on balance have no adverse impact on the significance of the Grade II Listed terrace. It is also considered that the Avenues Conservation Area will remain unaffected by the changes to the rear elevation which are at basement level and will not be visible from the street.
- 8.1.8 The proposals are considered to accord with provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with local and national heritage planning policies contained in the Brighton and Hove Local Plan and the NPPF 2023.

9. REFERENCES

Cartographic Sources

- 25 Inch OS map Sheet Sussex LXV.12

Documentary and Online Sources

- Google Earth – accessed 2023
- Heritage Gateway <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
- Historic England 2019, Statements of Heritage Significance – Historic England Advice Note 12 <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>
- Historic England, 2008. Conservation Principles, Policies & Guidance. <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>.
- Historic England, 2017. The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3. <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>
- National Planning Policy Framework 2021 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act, 1990 http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf

Archive material

- Notice of new building, 1885, Town of Hove, accessed at The Keep, Brighton
- Building control records, 1911, accessed at The Keep, Brighton
- Historic Image of Hunter's Dairy on Church Road in c. 1900

Avalon
PLANNING & HERITAGE

The Generator
Kings Wharf
Exeter EX2 4AN

01392 581150

avalonplanning.co.uk