

Planning & Heritage Statement

SITE ADDRESS: FLAT 3, 17 PARK CRESCENT, BN2 3HA



APPLICATION TYPE: LISTED BUILDING CONSENT

ON BEHALF OF: MS NAOMI ALEXANDER

MARCH 2024

Client: MS N ALEXANDER

Site Location: 17 PARK CRESCENT, BRIGHTON, BN2 3HA

Job History:

Version	Date	Author	Checked	Notes
V1	05/03/24	WC	LC	
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FINAL	11/03/24			

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1.0 INTRODUCTION & SUMMARY

1.1 This statement is submitted on behalf of Miss Naomi Alexander in support of the application for Planning Permission and Listed Building Consent relating to the site at Flat 3, 17 Park Crescent in Brighton.

1.2 Planning Permission and Listed Building consent are sought for an *extension to the existing external fire escape*.

1.3 This statement should be read in conjunction with the application forms and drawings.

1.4 The application drawings, provided by EDWS Architects are:

- 7173/001: Site / Block Plan
- 7173/010: Floor Plans Existing
- 7173/011: Elevation Existing
- 7173/012: Sections Existing
- 7173/020: Floor Plans Proposed
- 7173/021: Elevation Proposed
- 7173/022: Sections Proposed

1.5 This statement demonstrates that Listed Building Consent should be granted for the external alterations. Analysis is provided of:

- The site and area
- The proposed development
- Planning policy compliance
- Heritage Impacts

1.6 It will be shown that:

- The amenity of neighbours will be protected, as no impact will be made from the changes.
- The principle of the alterations are acceptable as there is less than significant impact to the listed building and conservation area setting.

2.0 SITE DESCRIPTION

- 2.1 The application site is the second-floor apartment in Brighton. It is an existing Grade II listed, two-bedroom flat in a terraced building to the North of Valley Gardens Conservation Area, close to the junction with A23 in Brighton.
- 2.2 While originally built as a grand townhouse, the building has been subdivided into multiple units for many years.



Above: Site Location plan

- 2.3 The exterior of the building is finished in light grey painted stucco render with white timber windows under a slate roof.
- 2.4 As existing the flat comprises kitchen/living room, two bedrooms and a bathroom
- 2.5 The site is in city centre of Brighton where the urban area is a mix of residential and commercial area with the North Laine, Lewes Road and London Road being the closest

shopping areas. The area is well served by day-to-day retail premises, shops and services and public transport. Bus services are available close to the site.



(Aerial image of site and surrounds: Google Earth)

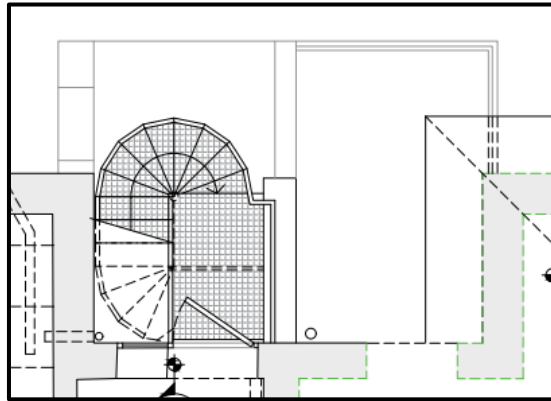
- 2.6 The City Plan Policies Map confirms the site is not subject to any direct policy designation, other than being in the conservation area and development area.

3.0 RELEVANT HISTORY

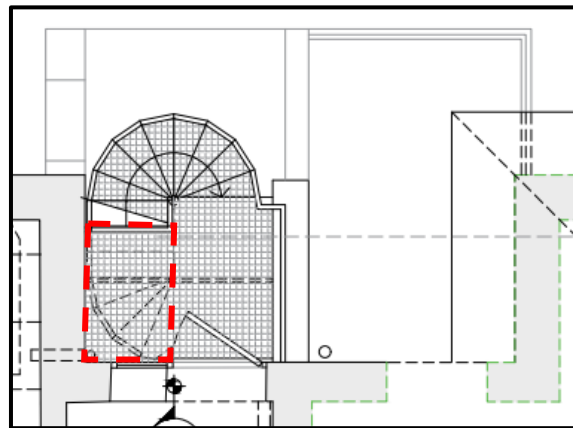
- 3.1 On the 30th of June 2022 permission was granted for internal alterations to layout of flat, incorporating relocation of kitchen and increasing usable space in bathroom.
- 3.2 On the 18th of July 2016 permission was granted for a certificate of lawfulness for a proposed lowering of front entrance door to ground level.
- 3.3 The development was permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015
- 3.4 On the 12th of November 2003 an application was withdrawn for an application with no development description

4.0 PROPOSED DEVELOPMENT

4.1 The proposed development is for external extension to the existing fire escape to create a walkway section.



Existing Floor Plan



Proposed Floor Plan (area of fire escape extension shown in red)

4.2 The external alterations require an extension of the black cast metal walkway section to match the existing fire escape.

4.3 Further details are set out below and in the Heritage Statement

5.0 PLANNING POLICY COMPLIANCE

5.1 The following local planning policies and guidance are relevant to the application for Listed Building consent. The proposal's compliance with the objectives and criteria of each policy is detailed below.

Brighton & Hove City Plan Part Two

- 5.2 *DM20 – Protection of Amenity:* The external alternations to the existing fire escape will not cause unacceptable loss of amenity to the proposed, existing, adjacent or nearby users, residents or occupiers. The requirements of policy DM20 are therefore met.
- 5.3 *DM27 – Listed Buildings:* The works will not adversely impact the special character of the listed building and will not harm the significance of past additions to the building or later phases of its develop as the alternations will match the existing fire escape. The proposal is completely reversible/removable in future.
- 5.4 *DM26 – Conservation Areas:* The proposed external works will have no impact on the setting of the Valley Gardens conservation area as fire escape is on the rear elevation of the building, located in a recess in the rear elevation and is therefore not readily visible. Additionally the use of materials for the extension of the fire escape will match exactly the existing material. The character and appearance of the conservation area is therefore preserved in accordance with policy DM26.

Brighton & Hove City Plan Part One

- 5.5 The following policies of the City Plan Part One are relevant to this application:
- 5.6 *CP15 – Heritage:* see 5.3 and 5.4 above.

6.0 HERITAGE STATEMENT

6.1 Paragraph 200 of the NPPF 2023 states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

6.2 To address these requirements, this Heritage Statement supports the application for listed building consent. The heritage assets relating to the site are described and their significance identified. The impact of the development on the heritage assets and a justification for the development in respect of heritage is provided.

6.3 The building itself is Grade II listed, making it the most fundamental heritage asset for consideration. This consent seeks to make only a minor external alteration in a manner which will not affect the appearance, historical interest, or the special character of the listed building.

6.4 The property lies to the North of the Valley Gardens Conservation Area, making the surrounding setting a heritage asset to be considered.

6.5 The built form of Valley Gardens was not developed to any kind of planned layout, nor within a planned time scale nor in a common architectural style. Rather the conservation area is made up of different terraces or groups of buildings as well as several larger individual buildings. What links and unifies these disparate elements is the 23 acres of (mainly) public gardens which run the length of the conservation area from Park Crescent

to the sea, forming a green valley, and which largely dictated the area's historical development.

- 6.6 Valley Gardens lies immediately to the east of the Old Town which, until the mid-18th century, represented the extent of Brighton's built development. This flat area remained undeveloped not for aesthetic or social reasons but probably simply because the land here was originally too swampy to build on.
- 6.7 Generally speaking, the oldest buildings in Valley Gardens are at the southern end and particularly to the east and west sides of the Old Steine. Many date from the late 18th century but most were refronted in the 19th century. The oldest remaining building is Marlborough House, which was built about 1765 but remodelled to the designs of Robert Adam in 1786. By the early 1780s development of the east side of the Steine was well underway. Some of the new building facing onto Valley Gardens were designed by the Wilds and most was intended as housing, lodgings and resort facilities (such as meeting rooms and libraries) for the wealthy, with modest housing for the artisans and workers in the streets behind. Including Park Crescent.
- 6.8 The northern part of Valley Gardens centres on The Level, the principle public open space and traditionally a popular venue for circuses, fairs, rallies, celebrations and other events. Cricket was also played there from at least the mid-18th century until 1822, and the northern part was from 1791 laid out as a formal ground. At this time The Level included the area of land which is now Park Crescent gardens, but in 1822 Union Road was constructed and the area to the north sold off separately.
- 6.9 The area of land north of Union Road opened as a cricket ground and pleasure gardens, known as Royal Gardens, in 1823 and Sussex County Cricket Club played their earliest matches there. From 1849, though, the houses of Park Crescent were built to the design of A H Wilds and part of the land became the development's private gardens. The former boundary wall of the pleasure gardens still remains on Union Road with its entrance pillars topped by the recently restored lion and lioness which originally advertised its zoological exhibits.

- 6.10 The alterations being proposed are external alterations matching the existing fire escape therefore no impact will be made to the historic environment of the heritage asset's setting.
- 6.11 The building appears to have been heavily altered when converted to flats at some point in the mid / late 20th Century as it appears all flat layout match to GF / FF / SF – where modern service risers were inserted and subdivision of original proportioned 3 room plan per floor was broken up.
- 6.12 This is likely when the fire escape was added to the rear of the building. The proposed extension to fire escape will match exactly the existing in terms of materials and design. The new section of the fire escape is in a recessed part of the rear elevation and not readily visible.



(The rear elevation of the fire escape)

- 6.13 Overall, this proposal will be towards the lower end of having less than significant impact and will preserve the character of the property's history.

7.0 CONCLUSIONS

- 7.1 Planning Permission and Listed Building Consent is sought for an *extension to the existing fire escape*.
- 7.2 Neighbouring amenity will be maintained and Policy DM20 is complied with.
- 7.3 No adverse impact would be caused to the Listed Building or the Conservation Area, and policies DM26, DM27 and CP15 are therefore complied with.
- 7.4 Considering the above, Brighton & Hove City Council is respectfully requested to grant Planning Permission and Listed Building Consent without undue delay.

Lewis & Co Planning
March 2024