

Heritage Statement

The **Heritage Statement** is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting. Please read the **guidance notes** provided at the back of this report to help you fill in the form correctly. <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements>

Appendix 1 relates to the **Historic Environment Record (HER) Consultation Report**. You must state whether or not supporting data from the HER is required.

There are 3 options:

- HER report attached (this must be completed by the Historic Environment Record Team)
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the **back of this form** as to which option applies.

Both the **Heritage Statement** and the **Historic Environment Record Consultation report (Appendix 1)** must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are **mandatory**. Failure to fully complete all fields may result in the form not being validated by the **Local Planning Authority (LPA)**.

To be completed by the applicant – please tick relevant boxes	
1. Heritage Statement completed	x
2. Appendix 1 completed	x

Heritage Statement

Site name

Flat 2, 21 First Avenue

**Address of site
(including postcode)**

Flat 2, 21 First Avenue Hove BN3 2FH

Grid Reference

E 529246, N 104516

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

The installation of a Stannah Stairlift on the external front access steps. To enable the disabled resident to access the wider community

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

The installation of a Straight Stannah Stairlift on the external front access steps. The existing steps remain as they are and the lift is to be installed by registered installer.

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record, as the minimum requirement of the NPPF?

Yes No

If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

As the proposed lift is on an existing structure it would not be changing or impacting any archaeological or historic site.

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?

Yes No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below) (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-heritage-assets-are-affected-proposals>)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/>
3. Conservation Area (CA)	<input checked="" type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

4. What is known about the affected heritage asset(s)? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-known-about-affected-heritage-assets>)

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please include / attach any research material as an addendum to this Statement after Appendix 1.**

Built in the 1870's this property is a five storey terraced building including basement and attic accommodation - converted into 9 flats in the 1980's. It is yellow brick with a slate roof. There is fancy brickwork, large chimney stacks, bays with wooden sash windows. The boundary is marked by low wall and stone balustrading. The entrance path is of patterned coloured tiles recently renewed. The front door is solid timber with fenestration and is painted pale blue.

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes – info attached as appendix 2

HER	<input checked="" type="checkbox"/>
The Keep (East Sussex Record Office)	<input checked="" type="checkbox"/>
Map regression (historic maps)	<input type="checkbox"/>
Local Planning Authority sources	<input checked="" type="checkbox"/>
Historic England sources	<input checked="" type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-important-about-affected-heritage-assets>)

Use this space to describe the significance of the heritage asset(s) including their setting (and any below ground archaeology) identified in Section 3. Please see the guidance notes on page 9 on what a heritage asset is and how to define significance.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

Architecturally, the Avenues include a variety of styles due to the changes of taste that took place during the slow pace of development. In general it is the character and appearance of the area which it is important to preserve or enhance; the scale of the buildings and recurring architectural features and materials that need to be protected.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-how-will-proposals-impact-significance-heritage-assets>)

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)**

There are many various materials to the property entrances in this road – (see Appendix 3- photos for Heritage Statement) and different ages and uses of buildings in this street.
The proposal to install a stairlift for the resident to access the wider community would not be out of keeping with the general progression of materials used in this area.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-how-has-proposal-been-designed-protect-significance>)

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

The stairlift will be a pale colour and the seat folds up when not in use. It is a semi-permanent structure and can be removed easily in the future. The lift installation will not need to remove any of the existing patterned tiles on the front steps. It is a small scale proposal (See proposed Front elevation - Appendix 4) and will not affect any of the architectural features that exist.

Appendix 1

To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid For further help contact County.HER@eastsussex.gov.uk	
HER Consultation report attached	<input type="checkbox"/>
HER Consultation report not considered necessary as confirmed in attached email from HER	<input type="checkbox"/>
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Appendix 2 - research undertaken to understand the significance of the heritage asset

From Historic England - 51, First Avenue

Yellow stock bricks, moulded bricks for quoins and other detailing, shallow pitch hipped slate roofs, overhanging eaves, carried on shaped brackets at east and west ends, tall panelled brick stacks with moulded caps surviving on west front, variety of other stacks. betting shop. Pair of rusticated gatepiers with ball finials adjoining to left. East end with similar attic window, otherwise unlit, heads of arcade visible above fascia for Hugh's of Hove, ground floor gutted with car showrooms. Pair of rusticated gatepiers adjoining to right. Elevation to mews with mixed fenestration, variety of garage doors.

From LPA - The Avenues


Conservation Area Facts: Designated : 1985 Extended : 1989 Area : 22.57 Hectares 55.78 Acres

The area was developed to the overall street plan of Sir James Knowles. He drew up plans for the whole area known then as the West Blatchington Estate, but they were generally seen as too expensive to build and building designs by other architects including E.W. Hudson were used instead. Nearly half the buildings were built by J.T. Chappell and the remainder by small or medium sized building firms. Most properties were built between 1871 and 1883 with another smaller burst of activity between 1894 and 1901. The Character of the Area: Architecturally, the Avenues include a variety of styles due to the changes of taste that took place during the slow pace of development. In general the character and appearance of the area which it is important to preserve or enhance, is of 3 and 4 storey terraced or semi-detached properties, mostly yellow brick with slate roofs (eg First and Second Avenue), but with groups of properties of red brick and tile. Fancy brickwork, bays, balconies and canopies feature strongly, and boundaries are marked by low walls, mostly with railings and also by stone balustrading. Entrance paths are often of tiles. Most properties have solid panelled doors, timber sliding sash windows and large chimney stacks. The mews are an integral and important part of the area's character, as are the many traditional shopfronts in Church Road. Individual buildings of interest include Hove's first block of flats - Grand Avenue Mansions built in 1883, the Seeboard Offices (originally The Princes Hotel) built in 1874, King's Gardens, and no's 4 and 5 Third Avenue. Throughout the area it is the homogenous character, the scale of the buildings and recurring architectural features and materials that need to be protected.

From The Keep

21 First Avenue, Hove, sale arranged by the owner, Colonel Crawley

[Back to search results](#)

 For ordering and viewing options, select View at The Keep

Details	Browse by Hierarchy	View at The Keep
Title:	21 First Avenue, Hove, sale arranged by the owner, Colonel Crawley	
Date:	29 Nov 1921	
Repository:	East Sussex Record Office	
ESRO reference:	AMS 6621/2/20	
Level:	File	

Photos For Heritage Statement

Flat 2, 21 First Avenue Hove BN3 2FH



Various materials and condition of front door access to other properties in First Avenue



Differing ages and uses of properties along First Avenue



Views of First Avenue



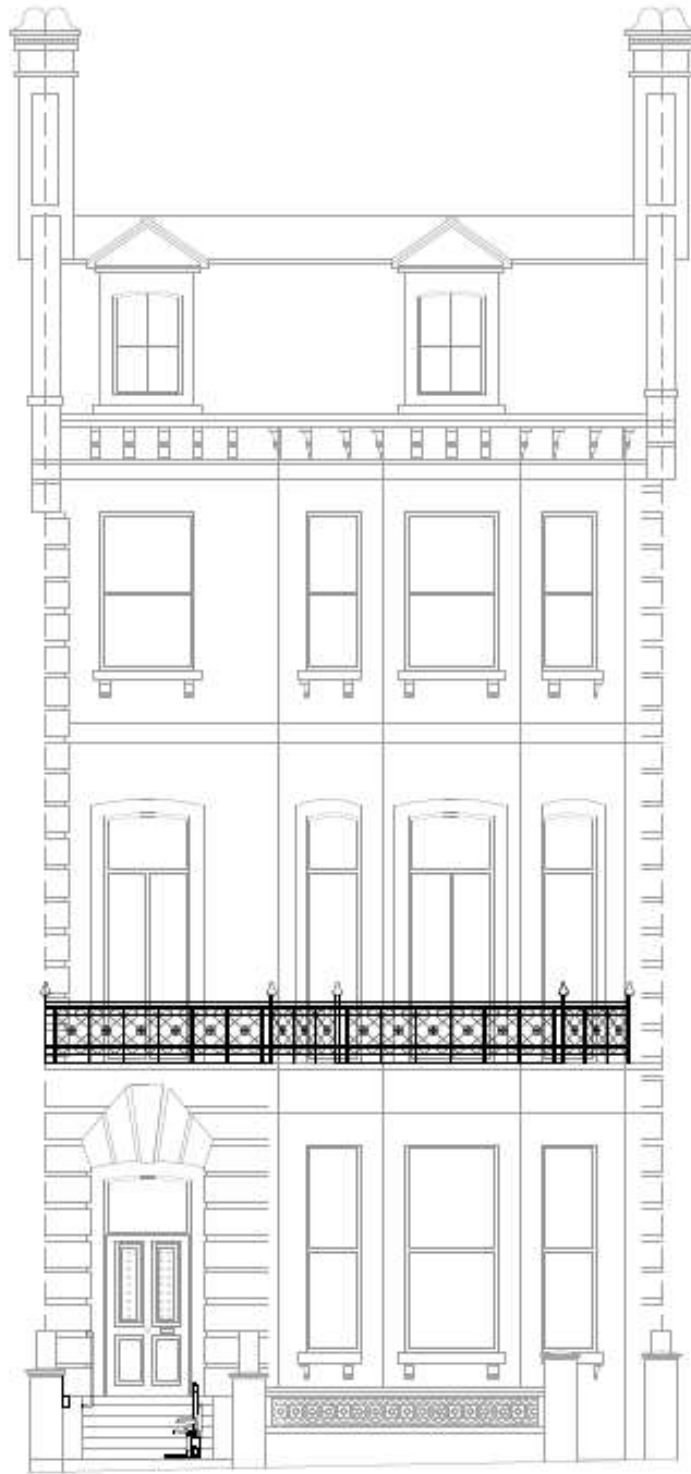
From South looking North



From North looking South



Semi-permanent structure For cycle storage



PROPOSED
FRONT ELEVATION

