

DRAFT

The Round Hill Society

# ROUND HILL

Conservation Area Appraisal

## Statement







# Contents

1.	Introduction	4
2.	Statement of Special Interest	8
3.	Harm	12
4.	Management Plan	14
5.	Design Guidelines	18
6.	Public Realm	22

# 1. Introduction

## General description of Round Hill Conservation Area

- 1.1 Round Hill is situated on a south-eastern facing slope of the Downs in a residential area north of Brighton town centre. The area extends across 12 hectares (30 acres).
- 1.2 Round Hill Conservation Area was designated in January 1977. The boundary of the Conservation Area is shown in Figure XX. The Conservation Area is bound by:
  - Upper Lewes Road to the south-east
  - a post-war housing estate to the south
  - Ditchling Road to the west
  - the Brighton-Lewes railway line and industrial estates to the north.
- 1.3 The Conservation Area is also flanked by, but does not directly adjoin, the Preston Park Conservation Area to the north-west and Valley Gardens to the south.
- 1.4 Round Hill consists of mainly late 19th Century buildings, mostly terraced with continuous frontages, along with some detached and semi-detached villas.
- 1.5 In January 2001, an 'Article 4' Direction was made that removed certain development rights in Round Hill, including controlling various alterations to front elevation and roofs.
- 1.6 In October 2005, a Round Hill Character Statement was adopted, describing the area's history and character, to provide a context for policies contained in the Development Plan. The Statement did not include area-specific policies, design guidance or a management plan.

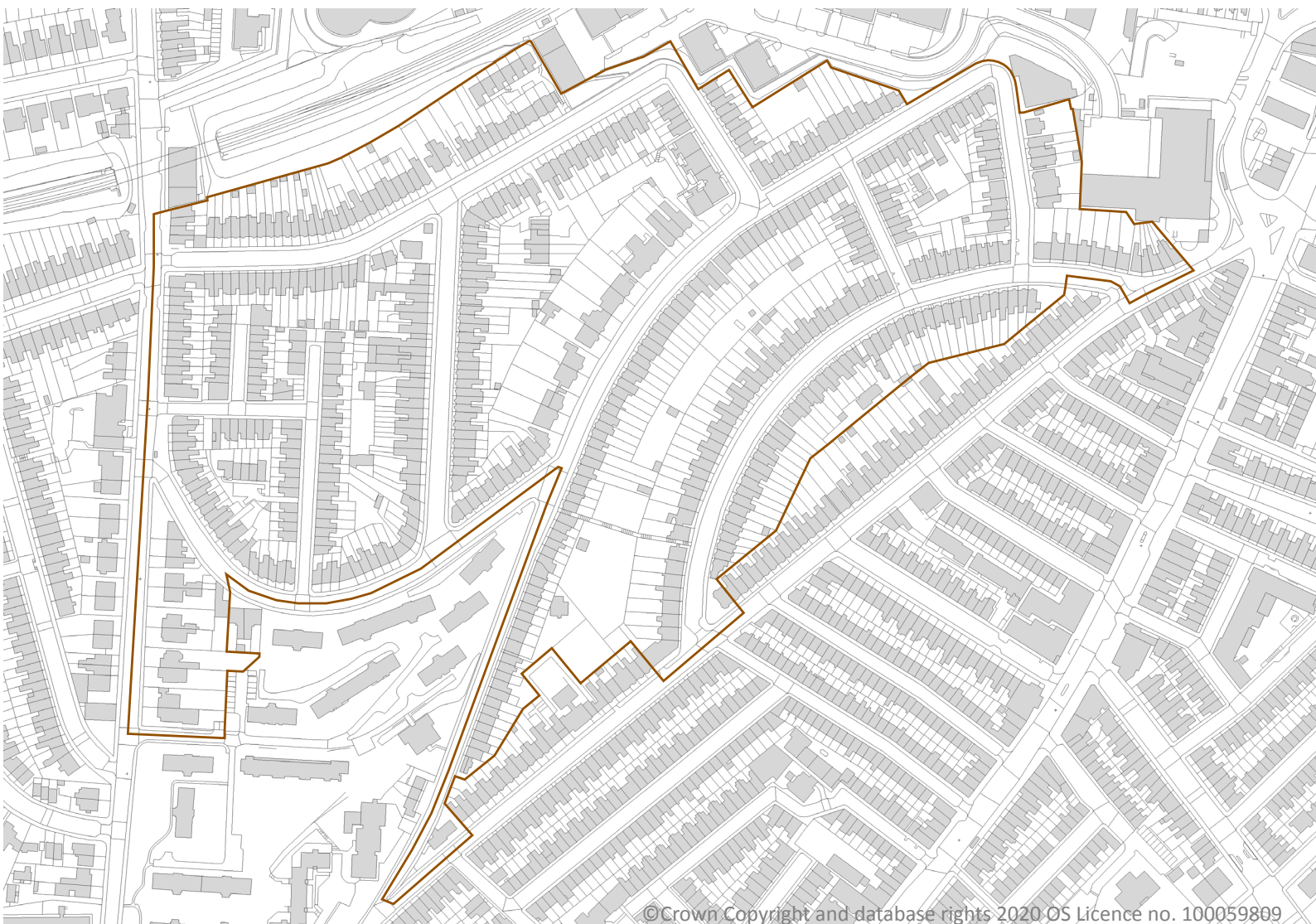
## Purposes and scope

- 1.7 This document is a draft Statement for Round Hill Conservation Area.
- 1.8 The draft document is an update and expansion of the 2005 Statement.
- 1.9 The Statement provides summary of historic and architectural interest of the area and sets out proposed policies, design guidelines and a management plan.
- 1.10 It aims to inform planning decisions and guide the protection management and enhancement of the Conservation Area.
- 1.11 It has been prepared by the Round Hill Society and is intended to become a Supplementary Planning Document (SPD). Following local consultation, it will be forwarded to Brighton and Hove City Council for consideration and, after any necessary amendments, offered up for adoption as Supplementary Planning Guidance.

## Structure

- 1.12 This Statement is supported by several Annexes that records the rigorous process of appraisal underlying this updated Statement.
  - Annex A- Historical development
  - Annex B- Buildings- a detailed appraisal of the area covering various topics, including national and locally listed buildings and history.
  - Annex C- Public Realm and Views.
  - Annex D Gazetteer - A street-by-street assessment of architectural and historic characteristics of buildings and spaces surviving qualities and the pattern of change and harm.





© Crown Copyright and database rights 2020 OS Licence no. 100059809

**Figure 1.** Round Hill conservation area boundary





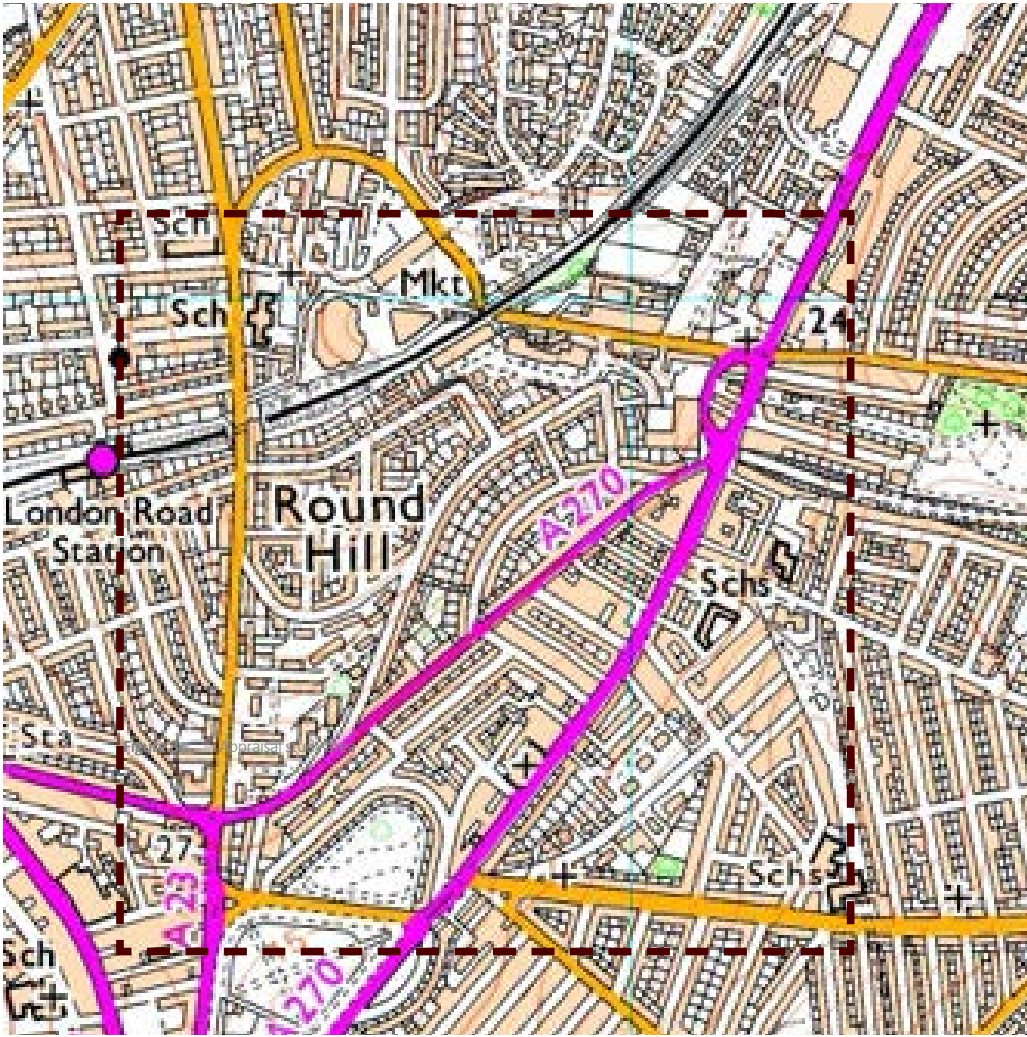
Figure 2. Round Hill conservation area boundary

## Approach

- 1.13 A review of relevant evidence and documentation was undertaken in 2022-2023 including:
- The previous Round Hill Conservation Area Character Statement (October 2005).
  - The National Heritage List for England
  - The Buildings of England London 4, Penguin Books, 1998
  - **Other relevant publications**
  - Web-based materials
  - National and local planning policies and guidance.
  - Site surveys, including photographic surveys, were undertaken during January, February and March 2023.

- 1.14 This Appraisal was prepared following national guidance:

- Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)
- Understanding Place - Historic Area Assessments Historic England
- Local Heritage Listing: Identifying and Conserving Local Heritage
- Local Heritage Listing: Identifying and Conserving Local Heritage.



**1 KM SQUARE  
STUDY BOUNDARY**

Figure 4. Appraisal study area

## Sources

- 1.15 A detailed list of sources is included in the Appendices (Part 4) of the Appraisal.

## 2. Statement of Special Interest



**Figure 5.** Prior to tree planting around the Steine and Level, Round Hill was a landmark feature in views north (lithograph published c1849, after the larger line engraving by Peter Mazell after John Donowell -Credit James Gray Collection- Regency Society)

### Assessment of special interest

- 2.1 Historic England Guidance, Conservation Area Designation Appraisal And Management Para 39 defines the scope and purposes of a Statement of Special Interest:
- “A concise statement defining the special historic or architectural interest of the area and the character or appearance that it is desirable to preserve or enhance so that this can be taken into account in decision-making.”*

### Statement

- 2.2 The character of the Round Hill conservation area is primarily residential, but with occasional commercial uses such as shops, a pub, and employment uses.
- History and Archaeology**
- 2.3 The area was largely undeveloped until the 1830s with the greater part developed between 1850 and 1880.
- 2.4 The character of the area today reflects its historic development according to a masterplan creating coherent groupings of buildings of a similar form, scale and style. Later (post 1880) incremental development has resulted in some architectural diversity.
- Topography**
- 2.5 The topography of the area is reflected in the townscape character of many streets, with stepped roofscapes and some properties being elevated above street level, in response to the slope.





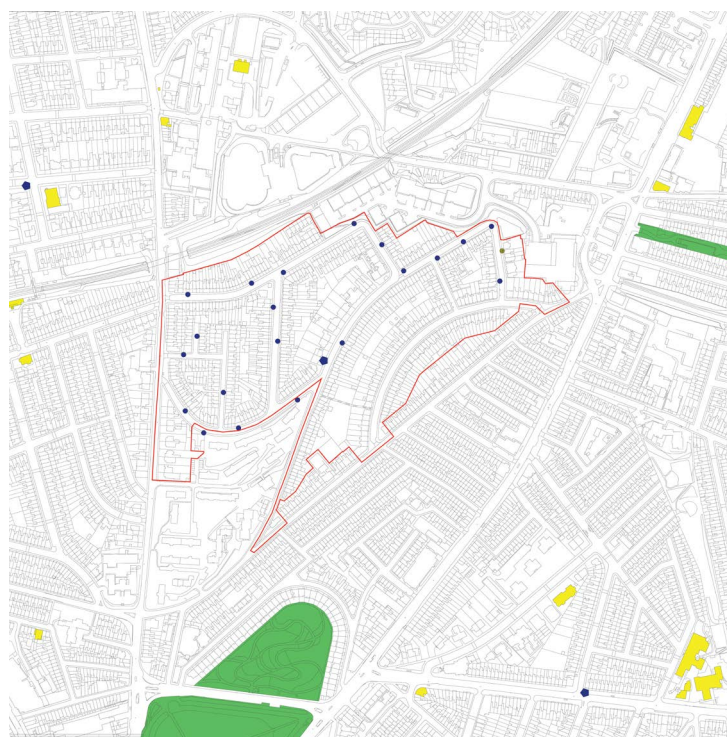
### Layout and Townscape

- 2.6 The planned street pattern of the Conservative Land Society's masterplan remains largely intact.
- 2.7 The inner suburban layout pattern features crescents and curving roads rising and falling across the steep hill.
- 2.8 The majority of houses are terraced with some semi-detached and detached dwellings, with gaps between them. Heights of buildings vary, but most houses are two or three storeys.
- 2.9 The townscape is characterised by residential terraces with some larger detached and semi-detached villas. Houses are set back behind small front gardens with low walls or hedges and gate piers. Rear gardens tend to be more extensive and combine to form extensive green swathes in the centre of some blocks with bands of mature trees framing distant views with glimpses through the gaps between properties to the trees and gardens to the rear.

### Public Realm

- 2.10 There are various aspects in the public realm (streets, pavements, public spaces) which contribute to the special interest and character or appearance of the area. These include:
- **Post Boxes and Lampposts:** Several historic lampposts survive along with a post box in Richmond Road. Later 20th century cast iron lamp posts to a historic design also contribute.
  - **Street Names:** Several historic tiled street name plates survive - mounted on buildings.
  - **Paving Materials:** Various historic surface materials survive, including granite and limestone kerbs and bands of stone setts at the edge of carriageways and blue/grey brick paving on many of the pavements. There are granite kerbs and also coal holes. Banded paving at crossovers.
  - **Street Trees:** Street trees are a fundamental part of the verdant character.

Figure 6. listed buildings



- Locally Listed Buildings
- Locally Listed Lamp Posts
- Type 1
- Type 4
- ⬡ Locally Listed Letterbox
- Locally Listed Parks and Gardens

Figure 7. Proposed neighbourhood listed buildings



- Neighbourhood Listed Buildings
- Boundary Wall
- Lamp Posts (Potential local list)
- Lamp Post (historic design)

## Architecture and Buildings

- 2.12 The conservation area is architecturally coherent, based on relatively narrow mix of styles with obvious and dominant influences and these are:
- 2.13 Many properties have classical elements, such as pilasters, scroll brackets and pediments, reviving Georgian classical architecture. Many properties include classical orders to their porches- mainly Tuscan.
- 2.14 Buildings tend to have common architectural features, reflecting their time of construction in the late 19th and first half of the 20th centuries. These are stylistically diverse, but predominantly draw on late regency influences with neo-classical detailing. Typical building facing materials are painted stucco, brick, flint and hanging tiles. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting with surrounding buildings. A significant number of buildings in the area are listed as of national architectural or historic interest.

## Views

- 2.15 There are numerous significant views from within, across and into the area from other parts of Brighton.
- 2.16 The area contains no public green space. Streets are characterised by stone kerbs and gutters with some street trees and original gas street lamps.

## Materials, Features and Detailing

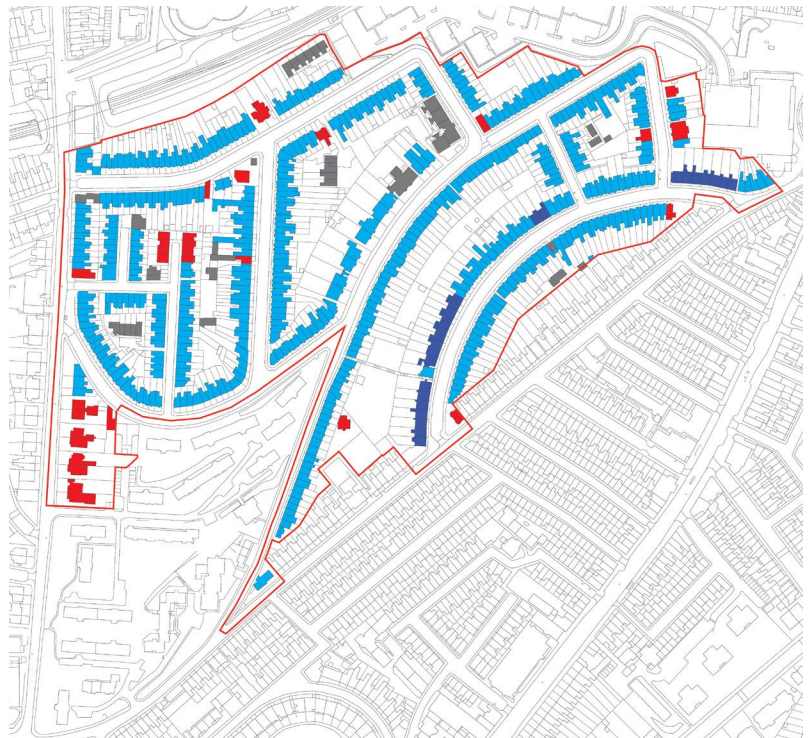
- 2.17 Whilst the area is architecturally diverse, there are predominant materials and common architectural features.
- 2.18 Common architectural features and characteristics of the area include:
- **Materials:** The most prevalent walling material is white-painted stucco/render. Red brick is sometimes used together with render or tile hanging. There are surviving examples of Welsh Slate-roofs but the predominant materials is replacement concret tiles. Some properties have stone dressings, terra-cotta detailing or tile hanging. Modern properties often white-painted render.



**Figure 9.** listed buildings



**Figure 8.** Buildings contributing positively to the character and appearance of the area



- Listed Buildings
- Locally Listed Buildings
- Neighbourhood List
- Positive Contributors
- Inconsequential or Harmful Buildings

- **Modulation:** Modulation is created in building facades by projecting canted bay windows and recessed open porches.
- **Windows:** Windows are predominantly timber box sash timber. Windows are usually in recessed openings. Window proportions tend to reflect pre-Georgian classical influences. The degree of recession of windows is an important part of a building's character and architectural language, so should be respected if windows are replaced. Bay windows are a very common feature. Very few properties have dormer windows to the front elevation.
- **Eaves:** Most properties have projecting eaves supported by brackets. Some earlier properties have parapet walls topped by a cornice with some gabled roofs.
- **Chimneys:** Most properties have brick chimneys, some elaborate, some simple.

- **Ground floors:** Many properties have elevated ground floors, with stepped access, some with basement levels below. This is often to adjust to the steeply sloping hills.
- **Boundaries and paths:** Traditional boundary treatments include low brick walls, metal railings and hedges (front and side boundaries) with gate piers topped by corniced coping stones or simpler pyramidal caps. Some boundary walls incorporate lava bricks and flint. Some properties have encaustic tiled front paths.



# 3. Harm

3.1 Appendix 3 of this Statement details examples of harm to the character and appearance of the Round Hill Conservation Area. This section summarises the main types of harm to character and appearance of the Conservation Area.

## Harms

3.2 **Loss of original features** - Loss of rear garden space and the open character of rear gardens through rear extensions, lightwells, outbuildings and excessive hard surfaced areas. Some of these have involved loss of trees.

3.3 **Replacement windows** - The main type of harm is the loss of windows and doors and replacement with inappropriately designed, detailed and scaled uPVC. This is a particular problem in the Round Hill Conservation Area, where there are many examples of harmful window replacements.

3.4 **Loss of Trees** - In some streets, removal of trees has caused harm, leaving gaps. Trees are a key part of the landscape character, including both street and garden trees.

3.5 **Front Garden Parking** - Front boundary walls or hedges have been removed from some properties and front gardens paved to create parking hard urban frontages. This harms the character of the area.

3.6 **Pavement Surfaces** - Original paving materials are missing from several streets. There is extensive asphalt patching to surfaces and loss of grass verges.

- 3.7 **Poor Design** - A small number of developments from recent decades are architecturally mediocre and/or present blank and inactive frontages to the street.
- 3.8 **Boundary Treatments** - In addition to loss of front boundaries for parking, other front and side boundaries have had low walls or hedges replaced.
- 3.9 **Group value** - Part of the character of the area is based on group value of rows of buildings, which use similar architectural language and materials, but sometimes with individual designs. Alteration or replacement of dwellings in the middle of such groupings causes considerable harm.
- 3.10 **Bins** - Bins are being stored in prominent locations, including on road frontages.

## Amenity

- 3.11 In addition, there are certain factors that harm the amenity of the area.
- 3.12 **Traffic speeds** - Junctions with the main peripheral radial roads (Upper Lewes Road and Ditchling Road) speeding traffic, pedestrian and cyclist safety concerns and associated noise and disturbance. DN also: Upper Lewis Road and Wakefield; and Ditchling Road and Prince's Crescent.
- 3.13 **Traffic** - The volume and speed of traffic through the area DN I think Dominic and or the Society have done work on this to try to convince the council about traffic calming measures so you may want to ask for their specific input on this.
- 3.14 **Public Space** - There is a lack of public green space in the area.
- 3.15 vation areas rather than as a simple checklist

.

# 4. Management Plan

## Introduction

4.1 Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a statutory duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts from time to time.

4.2 Historic England Guidance notes:  
*“Regularly reviewed appraisals, or shorter condition surveys, identifying threats and opportunities can be developed into a management plan that is specific to the area’s needs.”<sup>1</sup>*

## HE Guidance

4.3 Historic England:

4.4 *“A plan for further action and generic guidance- This section of the appraisal presents an overview and summarises the main problems and pressures identified in the appraisal that will be addressed through a management plan.”<sup>2</sup>*

---

1 Para. 77. Conservation Area Designation, Appraisal and Management

2 Para. 69, Conservation Area Designation

## Management Plan

4.5 The Conservation Area will continue to change and adapt. Good conservation is not about preventing change, but ensuring that change preserves or enhances the character or appearance of the area and does not cause harm

4.6 The guiding principle is to preserve or enhance the buildings, townscape, landscapes, public realm and other characteristics that contribute to the special architectural or historic interest of the area, whilst also ensuring that new interventions are of high quality and appropriate to their context.



## Alterations and extensions

**Recommendation 1:** Steps should be taken to ensure that owners and occupiers of land and property in the Conservation Area are aware of the nature of heritage protection. This will help in avoiding unauthorised works.

**Recommendation 2:** Guidance should also detail replacement windows and doors.

## Public Realm

**Recommendation 3:** Opportunities to enhance the character or appearance of the area through public realm works, including:

Reinstatement of street trees, where missing

- Repairing and Improving pavement surfaces, using traditional materials appropriate to the area
- Looking for opportunities to improve and rationalise lighting, signage and other street furniture to reduce street clutter.

## Redevelopment

**Recommendation 4:** The Council should work with owners of land or buildings that detract from the character, appearance or special interest of the area to encourage high-quality redevelopment.

**Recommendation 5:** The Council should encourage and support the reversal of past harmful alterations to buildings and to reinstate more original features.

## Traffic Management

**Recommendation 6:** The Council should seek opportunities to deter through traffic movement and reduce vehicle speeds.

## Trees

4.7 Works to trees within the Conservation Area require notification to the local planning authority, which has six weeks to respond.

4.8 The Appraisal identifies groups of trees that perform valuable role in the landscape quality and views of the Conservation Area. However, there are currently no Tree Preservation Orders (TPOs).

4.9 **Recommendation 7:** The introduction of TPOs should be considered for the trees and groups of trees of most value.

## Permitted Development/ Article 4 Direction

4.10 There is evidence of incremental harm to the Round Hill Conservation Area, as set out earlier.

4.11 Window replacement is a common problem in the conservation area. This is already controlled through the Article 4 Direction in place.

4.12 **Recommendation 8:** The Council should also consider other means to discourage harmful alterations, including provision of information/guidance.

## Front door replacements

**Recommendation 9: The Council should consider the current issue of incremental harm identified in this Appraisal, together with wider planning factors, resources and priorities, to determine whether the current Article 4 Direction should be reviewed and the scope extended.**

## Windows

- 4.13 Windows have a significant impact on the character and appearance of a building. They are an important element of the design giving information about its origins and development.
- 4.14 Proposals to carry out work which will alter the design, detailing, materials or method of operation of the windows require very careful consideration - in order to protect the appearance of buildings and the Round Hill conservation area as a whole.
- 4.15 Whilst the historic and traditional buildings of Brighton display a wide variety of window designs and materials, traditional windows in Round Hill are typically Victorian timber sliding sashes.
- 4.16 Replacing windows can have damaging effect on the character and appearance of historic buildings and areas.

### Need for consent - Conservation area

- 4.17 Planning permission is not normally required for the replacement of windows if the property is a single house (i.e. not flats or commercial property) in a conservation area.
- 4.18 However, in the Round Hill conservation area, special controls called "Article 4 Directions" that restrict work that can normally be carried out without planning permission. Changes to doors or windows, including changed materials, details and designs and types of decorative finish,

needs planning permission for works that face a highway. This includes replacement of modern windows with more sympathetically designed ones.

### Need for consent - listed buildings

- 4.19 Repairs, or replacement of windows in listed buildings, on a strictly like-for-like basis, using traditional materials and techniques, will not usually require listed building consent. However, it is wise to check with the Council first.
- For listed buildings, there is a requirement to apply for listed building consent when:
  - The windows are to be replaced with a new style of window,
  - Changing the materials used for the frames.
  - Changing the type of glazing e.g. single glazing to double glazing.
  - Repainting existing windows, a different colour to the existing.
  - You are proposing to re-glaze, involving the loss of original glass.

### Materials

- 4.20 uPVC is not a traditional material for windows in the Round Hill Conservation Area.
- 4.21 Many replacement uPVC windows installed in the area have been crudely detailed, with the proportions and size of frame larger than that of a traditional window and casement rather than sash opening mechanisms. uPVC windows are usually obtrusive with a 'chunky' appearance, shiny finish and unconvincing or false glazing bars applied to the surface of the windows.
- 4.22 Upvc windows can replicate many of the features if historic timber box sash windows. These are higher quality, non-standard products requiring specialist design and typically far more expensive than products offered by main manufacturers and retailers.
- 4.23 This guidance does not rule out Upvc windows in the conservation area. Instead, it sets out design features, details and

proportions that should be replicated to ensure all replacement windows are constructed with appropriate traditional materials with appropriate frame sizes, traditional and proportions, and details such as glazing bars.

4.24 Figure XX details the appropriate frame sizes, traditional and proportions, and details such as glazing bars.

### Wider Article 4 Directions

4.25 An extension of the Direction should consider regulating

- Estate agent boards- Some Councils have introduced a ban on estate agent boards in all Conservation Areas.
- Rear garden buildings.

**Recommendation 10: The Article 4 Direction should be reviewed and extended in scope**

### Conservation Area Boundary

4.26 There is a statutory duty to review conservation area boundaries from time-to-time. In addition, the Round Hill Conservation Area is flanked by other conservation areas.

**Recommendation 11: The boundary of the Round Hill Conservation Area should be extended.**

### Enforcement

4.27 Unauthorised works can occur from time-to time. Breaches of planning control can be minimised or avoided by ensuring that owners and occupiers of land and property are aware of the nature of planning controls to protect heritage.

4.28 Where a breach of planning controls causes harm to the character or appearance of a conservation area is reported, the Council should contact owners and seek a solution and timetable for remedial works through negotiation and agreement.

4.29 Willingness to take enforcement action is an essential part of protecting the character or appearance of the area. As a last resort. The Council should take planning enforcement action, where necessary.

4.30 **Recommendation 11: Round Hill should be included in a city-wide review of enforcement control procedures in conservation area -ensuring current best practice is being adopted.**

### Amenity

4.31 Section 215 (s215) of the Town & Country Planning Act 1990 (the Act) provides a local planning authority (LPA) with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. If it appears that the amenity of part of their area is being adversely affected by the condition of neighbouring land and buildings, they may serve a notice on the owner requiring that the situation be remedied.

4.32 In the case of neglect and deterioration of historic buildings, the preferred approach is similar. Where there are issues of vacancy and deterioration, owners should be approached to discuss possible solutions. Amenity Notices should be considered in certain circumstances.

4.33 Where there is a risk of loss of a building in the conservation area, further action should be considered, including compulsory purchase (These would require approval from Government, where they relate to unlisted buildings in the conservation area) where the Council would normally work with potential development partners, so that the asset can be passed on.

4.34 **Recommendation 12: Urgent Works or Repairs Notices and/ or compulsory purchase should be considered.**



# 5. Design Guidelines

## NPPF

- 5.1 The NPPF encourages local planning authorities to develop policies that will guide the design of new development. These should be based on an understanding and evaluation of the area's defining characteristics (such as that developed through a conservation area appraisal) and should aim to ensure, among other objectives, that developments 'are sympathetic to local character and history, including the surrounding built environment and landscape setting' (NPPF).

## Design and Development Guidance

- 5.2 The following guidance is based on the analysis in the Appraisal. It is intended to provide further detailed guidance in support of adopted Local Plan policies and SPD.
- 5.3 **Landscape**
- 5.4 **L1: Development should complement its surroundings in terms of landscape character, in particular the pattern and size of front and rear gardens, hedges and trees.**
- 5.5 **L2: Development, including garden buildings, should not encroach significantly onto existing rear garden areas or harm the landscape character created by the amalgam of rear gardens.**
- 5.6 **L3: Loss of garden trees and hedges should be avoided. Where removal of a tree is unavoidable, there should be replacement trees of similar species in close proximity.**
- 5.7 **L4: Use of locally established species for planting is encouraged.**

## Alterations and extensions

**EX1: Extensions to existing buildings should be subordinate in height, scale, massing and set-back. Extensions should complement the existing landscape and townscape character of the area.**

**EX1: Extensions should minimise the impact on, or destruction of, features of interest in existing buildings. Extensions may draw on materials and general characteristics of existing buildings, including roof forms.**

**EX1: Front dormer windows are strongly discouraged.**

**EX1: All roof lights should be 'conservation type' with vertical glazing bars and preferably limited to rear roof slopes.**

**EX1: Front roof slope rooflight are discouraged but should be small scale and only one per property.**

**EX1: Alterations to buildings should minimise impacts on historic fabric and avoid destruction of features of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. As far as possible, alterations should be reversible (this means contouring around existing fabric, rather than cutting into it).**

**EX1: Natural materials, such as brick and stone, should not be painted or rendered.**

**EX1: Basement extensions should keep physical manifestations (such as light wells) to a minimum, to avoid adverse impacts on garden space and landscape character. Sufficient top soil should be maintained to support planting, including trees.**

## Views

**V1:** Significant views identified in the Appraisal should be protected.

**V2:** The impact of proposed development that may affect views should be assessed. Development that harms to views should be refused.

## Townscape

**T1:** Newbuild development should complement the townscape character of the surrounding area in height, scale, massing, gaps between buildings and degree of setback from the road.

**T2:** Where the height of historic development is varied, newbuild development should usually match the predominant height in the area.

**T3:** Gaps between buildings which allow views and glimpses to trees and garden areas to the rear should be retained, in addition to allowing access for maintenance.

**T4:** Demolition of buildings that contribute to the special architectural or historic interest of the area will be resisted. Where a building forms part of a wider grouping with similar architectural characteristics, demolition and redevelopment would be particularly harmful to character appearance of the area.

## Streetscape

**S1:** All Lamp posts of historic design should be retained and replaced like-for-like whenever possible.

**S2:** Existing areas of original paving materials, kerbs, gutters and crossovers should be retained.

**S3:** Future street works such as re-paving, kerbs etc. should be carried out in appropriate, co-ordinated materials.

**S3:** When the existing modern columns are due for replacement, the reinstatement of replica traditional columns and lanterns should be considered a very high priority.

**S4:** Crossovers

## Boundary treatments

**B1:** Boundary treatments to complement existing character include hedges, metal railings and brick and flint walls. Concrete or timber panel fences would not be in character. The materials used in buildings may be reflected in the choice of materials for boundary treatments.

**B1:** Pillars

**B1:** retention of railings and gates

**B1:** Front boundaries should be provided in the form of low brick walls (1 metre or less) or hedges.

**B1:** Hard surfacing should be employed sparingly and should not encroach into front or rear garden space. Hard surfaces should be permeable. Suitable materials include clay brick paving, tiles, stone pavements or setts (for example York stone or granite) or stone gravel. Resin-bound natural materials may be suitable, if permeable, providing there is a good quality of finish. Asphalt or concrete casts, slabs or paving should be avoided.

## Buildings

**B1:** New development should respond to the area's character through the application of recurring architectural details, devices and materials.

**B2:** Materials should be durable, with a high standard of finish and constructional detail. Use of local, traditional materials is encouraged, including brick and tile with timber windows and detailing.

**B3:** Imitation materials, such as plastic for detailing where traditionally timber would be used, should be avoided.

**B4:** Exceptional, innovative and creative design solutions will be supported, where they complement the townscape and landscape character of the area.

## Windows

### W1- Sash Windows

All new and replacement sash windows should meet several requirements. Whilst each case may be different and will be judged individually, common requisites include:

Exact specifications of timber parts of frames

Match Depth of bottom rail

Setting within window opening

Replacement of sash weights and boxes or spiral spring balances. Sashes should not be replaced with casements (whether top or side hung)

Putty for single glazed panes or beading for slimline double-glazing replacement

Glazing bars should match the original window design

Glazing bars should not be added

Sash window 'horns' should replicate the original

Sash frames travelling behind curved window heads should be replicated

Curved headed sashes should be replicated.

### **Development sites**

#### **D1- Development**

All new development should preserve and enhance the conservation area and avoid harm.

All redevelopment should reflect the established scale, form, character and appearance of the area

### **Rear Garden development**

Rear garden development can erode undermine the established open character, reduce green space, negatively impact biodiversity, drainage and will be resisted.

#### **Front Doors**

Front doors should follow the established historic pattern -which is characterised by four-panelled solid or part-glazed timber doors.



# 6. Public Realm

## Public Realm Strategy

- 6.1 These proposals follow from and accord with The City's Public Realm Strategy.
- 6.2 The overall objective is to ensure the Round Hill's streets and public spaces are designed to bring maximum benefit to all residents.

## Public Realm Opportunities

- 6.3 text

## Gateways

- 6.4 Text

## Historic street furniture

- 6.5 ☐ Historic street furniture such as map posts and surface materials such as kerbs should be retained.
- 6.6 ☐ Existing historic street furniture such as lamp columns, monuments and railings are important part of Round Hill's heritage.
- 6.7 ☐ When replicating historic designs, details should be accurate and authentic.
- 6.8 ☐ Some historic items of street furniture are statutory listed buildings, which cannot be removed without Listed Building Consent.
- 6.9 Reinstatement
- 6.10 ☐ Surfacing materials reinstated during the fixing or removal of an item of street furniture or pavement repairs should be the same as that used in the surrounding street, in terms of both colour and specification.
- 6.11 ☐ Where this is not possible (perhaps because the surrounding material is already inconsistent, unfit for purpose or so old it is either faded or no longer available) the replacement material should complement the primary existing surface material as closely as possible.

## Seating

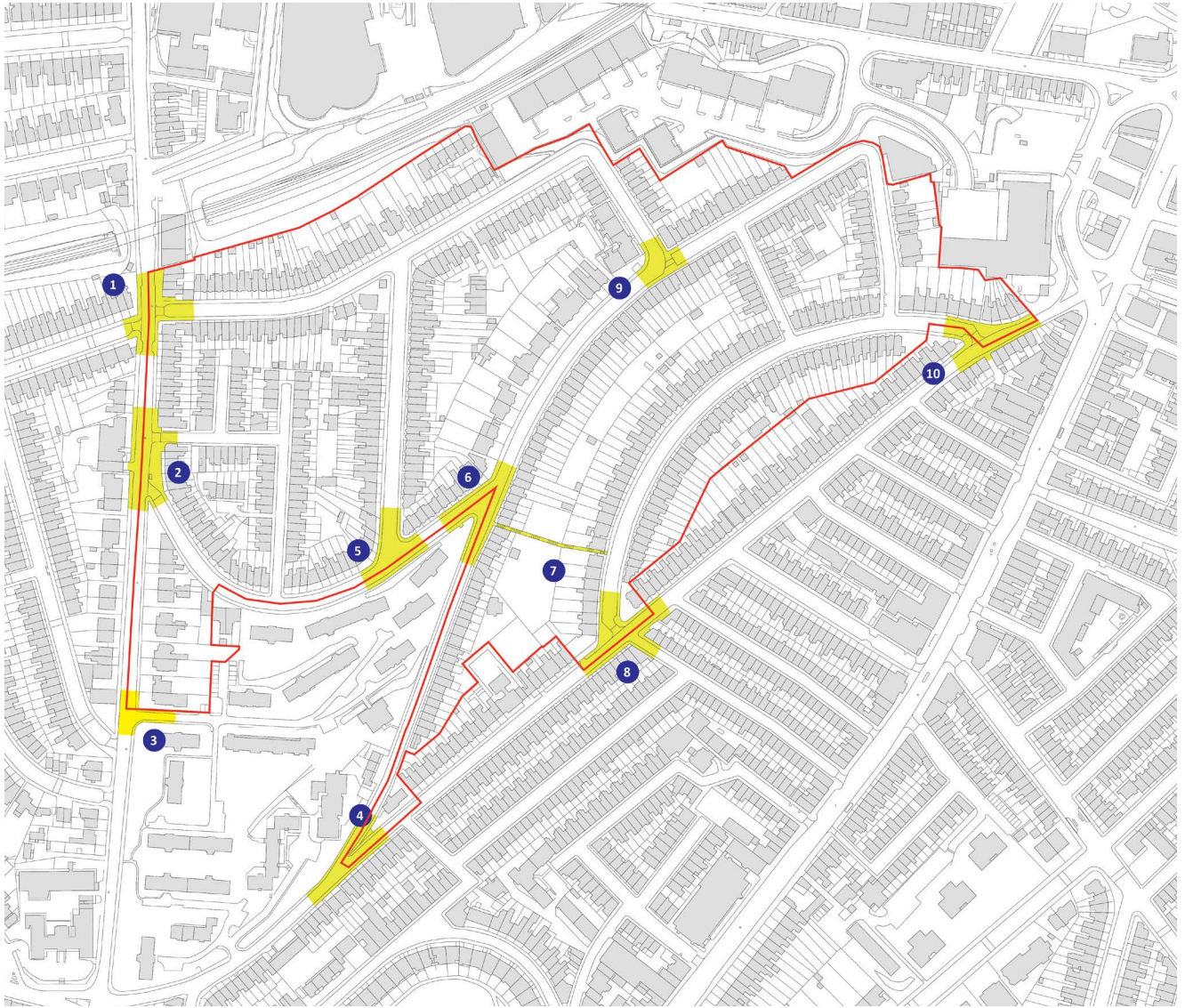
- 6.12 Except for bus shelters, there are no public benches in Round Hill. For some street users, seating is a necessity. This a particular need in Round Hill where streets are steep.

## Public art

- 6.13 The provision of public art can create and enhance local distinctiveness and foster a unique sense of place. Public art projects also provide important opportunities to involve the Round Hill community, offer work opportunities for artists and crafts people.

## Trees

- 6.14 There are relatively few street trees or trees in front gardens in Round Hill. Several large mature trees have recently been removed.
- New trees should be introduced, where practicable, between mature trees to ensure that there will be continuous tree cover in future years as removals occur.
  - When choosing a species appropriate for any given location, consider the tree's ultimate shape, size and maintenance requirements in context with the objective and location of the proposal. Ensure the species is suitable for the specific microclimate of the location by observing successful plantings in a comparable context.
  - The impact of fallen fruit and leaves on the surrounding streetscape and vehicles should be taken into account. Also consider the root spread and whether this may cause problems at a later date.



**Figure 10.** Potential locations for conservation area street enhancements combined with traffic management measures

1. Junction of Princes Road with Ditchling Road

2. Junction of Prince's Crescent with Ditchling Road

3. Junction of Bromley Road with Ditchling Road

4. Junction of Wakefield Road with Upper Lewes Road

5. Junction of Prince's Crescent with Crescent Road

6. Junction of Prince's Crescent with  
Wakefield Road and Richmond Road

7. Cats Creep Steps

8. Junction of Round Hill Crescent  
with Upper Lewes Road

9. Junction of Richmond Road with

10. Junction of Round Hill Crescent  
with Upper Lewes Road

### Planters

- 6.15 Planters provide a means of introducing planting at low cost in areas where integrated planting schemes or tree pits are not possible or funding is unavailable.
- 6.16 Planting can provide benefits to the streetscape whilst contributing towards the Round Hill's ecological systems and biodiversity.
- Planters should not create bulky obstructions or cause detrimental visual impact that outweighs the benefits provided by plants.
  - When choosing plants consider opportunities for planting food producing crops, for example fruit and nut trees, fruit bushes and herbs.
- 6.17 Planters can contribute to the wider sustainable urban drainage system ('SUDS') attenuating run-off and directing surplus surface water to the plants.
- 6.18 The edges of planters can, where appropriate, act as a secondary seating opportunity.

### Traffic calming

- 6.19 All of Round Hill's streets sit within a 20mph zone. Anecdotal evidence points to an issue with speeding cars and 'rat-running' through the Round Hill Area.
- 6.20 Issues with speed and concern with pedestrian safety are reported at junctions with the surrounding main road network - Ditchling Road (Princes Road, Belton Road and Prince's Crescent) and Upperr Lewes Road (Wakefield Road and Round Hill Crescent).

### Construction

- 6.21 Surface materials such as stone kerbs and paving are easily damaged during construction work – both highway works and property restoration.

### Bollards

- 6.22 A standard historic bollard design should be selected for Round Hill.

### Traffic Direction & Information Signs

- 6.23 Signage should be minimised, whilst remaining fit for purpose. Consider ways to minimise the impact by mounting signs on existing posts or lamp posts as well as the size of sign itself.

### Sustainability

- 6.24 Street furniture and surface materials used in the construction of the streetscape should be of low embodied energy (have low environmental impact). The following considerations should inform decisions relating to new design schemes:
- 6.25 Furniture and materials should be locally sourced where possible (within 35– 50 miles from the site).
- 6.26 Reclaimed and recycled materials should be used.
- 6.27 The quantity of waste created on site and sent to landfill should be minimised.
- 6.28 Any contribution to the ‘urban heat island effect’ should be minimised. This term refers to the higher temperatures in urban areas on hot days, partly caused by building materials (particularly darker materials such as tarmac, and heavier materials such as concrete), which absorb and radiate heat.



# Appendix 1: Law and Policy

## Law and Policy

.29 The statutory definition of a conservation area is given in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

.30 ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

.31 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 deals with the ‘Formulation and publication of proposals for preservation and enhancement of conservation areas’. This places a duty on local planning authorities ‘from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas’. Such proposals must be the subject of consultation.

.32 Supplementary Planning Documents can interpret policies in adopted Local Plans. This document’s ‘Design and Development Guidance’ has been prepared against this context.

.33 In making planning decisions, Section 72 sets out a special duty for conservation areas:

*‘In the exercise, with respect to any buildings or other land in a conservation area of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.*

.34 The revised National Planning Policy Frame-

work (NPPF) published on 20 July 20213 refers to significance (para. 199). Some confusion can arise from Historic England’s guidance (Conservation Principles 2008) which defines significance differently from the legislation. For clarity, this document interprets significance in accordance with the wording in the Planning (Listed Buildings and Conservation Areas) Act 1990, so relating to the ‘special architectural or historic interest’ of the area.

## Local Plan

.35 On 20 October 2022, the Brighton and Hove City Plan 3 NPPF Paras. 189-206 Part Two was adopted.

## DM26 Conservation Areas

*“Development proposals within conservation areas, including alterations, change of use, demolition and new buildings, will be permitted where they preserve or enhance the distinctive character and appearance of that conservation area, taking full account of the appraisal set out in the relevant character statement. Particular regard will be had to:*

*a) The urban grain and/or historic development pattern of the area, including plot sizes, topography, open space and landscape.*

*b) The typical building forms and building lines of the area, including scale, rhythm and proportion.*

*c) The cohesiveness or diversity of an area.*

d) *The retention of buildings, structures and architectural features that contribute positively to the identified character and appearance of the area.*

e) *The preservation or enhancement of key views.*

f) *The primary importance of street elevations (or other publicly visible*

*elevations) and the roofscape.*

g) *The importance of hard boundary treatments and the distinction between public and private realm.*

h) *The retention of trees and gardens where these are integral to the significance of the area.*

i) *The use of building materials and finishes that respect the area.*

j) *The retention of historic street furniture.*

*Where either substantial harm or less than substantial harm is identified, the council will expect the applicant to fully meet the requirements set out in the NPPF, having regard to the significance of the conservation area/s affected.*

*The council will give particular consideration to the retention of a mix of uses in areas where such a mix contributes positively to the character and appearance of the area, including any cumulative impacts.*

*New development within a conservation area should be of the highest design quality and should take the opportunity to enhance the special interest of the area wherever possible, having regard to any adopted management plan."*

#### **DM29 The Setting of Heritage Assets**

*" Development within the setting of a heritage asset will be permitted where its impact would not harm the contribution that setting makes to the asset's significance, by virtue of the development's siting, footprint, density, scale, massing, design, materials, landscaping or use.*

*In assessing the contribution that setting makes to significance, and the impact of a development on that setting, the council will have particular regard to the following considerations:*

a) *The physical surroundings of the asset, including topography and townscape;*

b) *The asset's relationship with the Downland landscape, the sea or seafront and with other heritage assets;*

*c) The asset's historic or cultural associations with its surroundings, including patterns of development and use;*

*d) The importance of any sense of enclosure, seclusion, remoteness or tranquility;*

*e) The way in which views from, towards, through and across the asset allow its significance to be appreciated;*

*f) Whether the asset is visually dominant and any role it plays as a focal point or landmark; and*

*g) Whether the setting was designed or has informally occurred over time, including the degree of change to the setting that has taken place.*

*Where either substantial harm or less than substantial harm is identified the council will expect the applicant to fully meet the requirements set out in the NPPF, having regard to the significance of the heritage asset/s affected.*

.36 Opportunities should be taken to enhance the setting of a heritage asset through new development. Where a major development impacts on the settings of multiple heritage assets, the scale of impact should be assessed against the importance of the heritage asset and the degree to which setting contributes to its significance."





# . Appendix 2: Sources

## National

- National List.
- A Brief Introduction to Jewish Cemeteries. Historic England January 2020 (<https://heritagecalling.com/2020/01/07/a-brief-introduction-to-jewish-cemeteries>).
- Brighton History (<http://www.brighton-history.org.uk>)

This Appraisal draws upon the following sources and analyses:

## Local Authority

- Round Hill Conservation Area Character Statement (adopted 20 October 2005)
- Urban Characterisation Study on the Roundhill neighbourhood (B&HCC).
- Planning Advice Note (PAN) 07 Local List of Heritage Assets June 20151
- Letterboxes Thematic Survey LLHA0254
- Lamp posts Thematic Survey LLHA0255

Round Hill Conservation Area Character Statement adopted 20 October 2005.

Urban Characterisation Study on the Roundhill neighbourhood (B&HCC).

Sylvan Hall Estate website (<https://sylvanvoice.org/2016/07/24/sylvan-hall/>)

100 M HISTORIC ENGLAND SEARCH

## Sussex

- East Sussex Historic Environment Records.
- Publications
  - Rose Hill to Roundhill: a Brighton Community ISBN 1-90 1454-08-8
- Local and community records

Local List of Heritage Assets (<https://www.brighton-hove.gov.uk/planning/heritage/local-list-heritage-assets>)

- Letterboxes
- Lamp posts

.37 The Appraisal draws upon the following sources and analyses that deserve special credit and thanks:

- The James Gray Collection - Photographic Archive of the Regency Society (Volumes 18, 20 and 27 and 28) (<http://www.regencysociety-jamesgray.com>)
- The Round Hill Society website (<https://roundhill.org.uk/main?sec=history&p=History>)
- The Round Hill Reporter (in particular, articles by Andrew Partington, Pam Blackman, Jenn Price and Chris Tullet).
- Sylvan Hall Estate website (<https://sylvanvoice.org/2016/07/24/sylvan-hall/>)

The Round Hill Society Web  
Site ([https://roundhill.org.uk/  
main?sec=history&p=History](https://roundhill.org.uk/main?sec=history&p=History))

The Round Hill Reporter (particularly articles  
by Andrew Partington Pam Blackman, Jenn  
Price, Chris Tullet).

Rose Hill to Roundhill: a Brighton Community  
ISBN 1-90 1454-08-8

East Sussex Historic Environment Record  
(<https://www.heritagegateway.org.uk>).

Brighton History ([http://www.brightonhistory.  
org.uk](http://www.brightonhistory.org.uk))

The James Gray Collection- Photographic  
Archive of the Regency Society ([http://www.  
regencysociety-jamesgray.com](http://www.regencysociety-jamesgray.com))

a. Volume 18:Preston Area

Preston Road, Preston Village, Preston Park,  
Railway Line & Station

b. Volume 20:Ditchling Road

The Level, Sylvan Hall, Hollingdean Estate,  
Preston Drove,

Balfour Road

c. Volume 27:North Eastern Brighton

Sussex Street, Richmond Street, Albion Hill,  
Elm Grove, Racecourse, Lewes Road (East Side

Volume 28:Lewes Road Area

224 photographs

The digitisation of this volume was sponsored  
by

The Regency Society

Lewes Road, Cemeteries, Moulsecoomb,  
Bevendean,

Hodshrove Farm, Coldean

Heritage Records

East Sussex Historic Environment Record  
(<https://www.heritagegateway.org.uk>).

National Guidance

A Brief Introduction to Jewish Cemeteries.  
Historic England January 2020 ([https://  
heritagecalling.com/2020/01/07/a-brief-  
introduction-to-jewish-cemeteries](https://heritagecalling.com/2020/01/07/a-brief-introduction-to-jewish-cemeteries)).

Sue Berry, 'Thomas Read Kemp and the  
shaping of Regency Brighton c.1818–1845',  
The Georgian Group Journal, Vol. xvii, 2009,  
pp. 125–140

# Appendix 3: Details of Harm

## Assessment of harm

.38 This chapter identifies examples of harms to character and appearance of the conservation area.

.39 This harm is resulting in several cumulative harmful effects:

- Pressures on the architectural significance and care of the historic fabric.
- Pressures of significance of the setting and views.
- Pressures on significance -activities and uses.
- Traffic and public realm.

.40 Some examples of harm may pre-date the designation of the conservation area and introduction of the Article4 Direction and may not be permitted today (provided these controls are clearly communicated and understood and effective enforcement action pursued if necessary). However, there appear to be multiple examples of harm which post-date designation and the Direction that that should and could be prevented or reversed.

## Windows

**Replacement windows** The prominent harm is the loss of original windows and doors and replacement with inappropriately designed, detailed and scaled uPVC. This is a particular problem in the Round Hill Conservation Area, where many examples of harmful window replacements exist.

### ‘Georgian’ windows

.41 In the 18th and early 19th centuries, windows typically had smaller glass panes, which required a dense grid of glazing bars to hold them in place.

.42 However, by the mid-19th century, advancements in glass technology allowed for larger panes of glass with fewer or no glazing bars. The Round Hill area was developed during this time. Some replacement windows in the Round Hill area have smaller glass panes and many glazing bars. This is not in keeping with the historic character of the area, which would have used larger panes of glass with fewer or no glazing bars. The use of smaller panes and many bars creates a discordant and unauthentic appearance in comparison to the original windows in the area.

### Bathroom windows

.43 New bathroom windows have been added to the first-floor front elevations, but these windows differ in size, position, and details from the existing window openings. As a result, the elevational composition is disrupted and negatively impacted. The differences in the new windows have caused harm to the overall appearance of the front elevation.

### Plastic window details

.44 UPVC windows can be designed to replicate some historic window details. However, in most cases in the conservation area, these types of windows fail to replicate the proportions and details of traditional sash windows.

.45 Difference in the glazing bars of original windows and replacement windows.

.46 In the original windows, if glazing bars were used, they were slender. However, replacement windows have thicker, or “chunkier,” glazing bars. Additionally, in some cases, the glazing bars are mounted on the surface of the double glazing, which creates an inauthentic appearance.



replacement windows leads to a reduction in the area's character and visual appeal.

### Non-sash windows

.48 Sliding sash windows are a predominant historic feature of the area. Replacement casement (swinging) windows have a vastly different appearance that does not align with the area's architectural style. Such windows erode the character of the conservation area by deviating from its original design and aesthetic.

### Casements windows

.49 Replacing original sash windows with casement windows in a building that was designed to accommodate sash windows can mean details such as projecting cornices, string courses, and capitals must be cut back to make room for the windows to swing outwards. This results in a loss of historic details, which is harmful to the building's appearance and character.

## Doors and doorways

### Doors

.50 The original front doors in the Round Hill Conservation Area are typically with four-panels with 'raised and fielded' details. Some of these doors have glazing and stained glass. However, some replacement doors have been installed which do not fit with the area's character. These include six-panel doors, glazed UPVC and metal doors, and doors with inset arched fanlight windows.

### Doorways

.51 The doorways in the Round Hill Conservation Area are often adorned with decorative features such as pilasters on either side and entablature or cornices above. These features are typically part of a terrace with similar characteristics. However, some doorways

.52 The doorways in the Round Hill Conservation Area open directly from the street. Porches in front of the main building line are not a traditional feature of the area. Such features have harmed the area's historic character.

### Infilled porches

.53 In some parts of the Round Hill Conservation Area, doorways are inset, creating a shallow, open porch. However, infilling these porches, even with sympathetic doors and glazing, can result in the loss of an important architectural characteristic." "Carriageway timber gates

.54 Carriage entrances are characteristic feature of Round Hill indicating how commercial uses such as laundries, drying grounds and market gardens were closely integrated with residential uses. Many carriage archway openings and large timber gates survive, although some have been removed or unsympathetically altered. The alteration or loss of these gates represents as significant erosion of the historic character. In some case the openings have been infilled with discordant glazing.

### Smaller rear garden access ways

.55 Laundries, drying grounds, and market gardens were often accessed through gated entrances giving access to the rear of terraces. These entrances were sometimes designed to resemble additional front doors, reflecting the close integration of commercial uses within the community. Unfortunately, some of these historic entrances and door surrounds have been infilled over time, causing the erosion of the neighbourhood's character.

### Pipework (in general)

.56 Pipework erodes and detracts from the quality of front elevations.

### Pipework (loss of features)

.57 Poorly installed pipework has resulted in damage and loss of historic details." "



## Roofs

### Roof dormers

- .58 The addition of new front roof dormers is not a typical feature of the Round Hill Conservation Area. When they are large and bulky, they can result in significant harm the host property and disrupt the area's consistent rooflines, particularly in views across and along streets.

### Loss of chimneys stacks, pots and details

- .59 The majority of chimney stacks in the Round Hill Conservation Area feature ornate details and original clay chimney pots. The loss of these features, including the chimney stacks themselves, can result in the erosion of the area's roofscape.

### Welsh slate

- .60 Roofs in Round Hill were originally clad in Welsh Slate. Whilst most have been replaced with concrete tiles, some slate roofs survive and should be retained and repaired wherever practicable.

### Roof pipework

- .61 Pipes travelling up across front roof slopes disrupt the eaves line and interrupt consistent rooflines, particularly in views along the street or where the street slopes down the hills and roofs and more prominent.

### Skylights

- .62 In Round Hill, traditional skylights were not commonly found on the front roof slope of buildings. During
- .63 the mid-Victorian era, rooflights were small and positioned close to the surface of the roof, featuring vertical glazing bars that divided the pane into smaller sections. These skylights were typically used to light
- .64 a small loft or placed over the staircase. However, the conservation area in Round Hill has been negatively impacted by the installation of multiple large skylights with single glass panels, which do not conform to the traditional conservation style. These skylights have

been placed in an irregular pattern, further harming the conservation area.

- Too large rooflights
- Too many rooflights
- Placement of rooflights
- Glazing bars

### Ridge tiles

- .65 Decorative red clay ridge tiles are likely to have been a common feature of the Round Hill area. Most have been replaced with half-round concrete tiles in muted tones. Reds clay ridge tile should be retained or reinstated wherever possible."

## Frontages

### Infill development

- .66 A small number of developments from recent decades are architecturally mediocre and/or present blank and inactive frontages to the street.

### Erosion of group value

- .67 Part of the character of the area is based on group value of buildings, which use similar architectural language and materials, but sometimes with individual designs. Alteration or replacement of dwellings in the middle of such groupings has causes considerable harm.

### Infilling flanks

- .68 An established feature of the area is where the ends of terraces on street corners do not infill the flank or side elevation. This creates a more open feel, opening
- .69 views through to rear gardens, mature rear garden tree planting, and views out of the area across the valley.

### Gaps

- .70 Gaps between terraces allow views through to rear gardens and the larger swathes of greenery to the rear of terraces, which relieve the generally built-up character. In some cases, the gaps reveal dramatic views across the

valleys to Hanover and Race Course Hill. Lateral residential extensions which infill these gaps erode the character of the area.”

### Demolition of bay windows

- .71 Canted bay windows rising to one, two and sometimes three storeys are a typical feature of the area. They point to a shift in style in the mid 19th century from flat-fronted regency terraces, sometimes with curved bay windows, to canted bays typical of. Bay windows were often built with shallow foundations and therefore susceptible to subsidence. Loss of bay windows and poorly proportioned

### Loss of eaves brackets

- .72 Deep projecting eaves supported by brackets set in a frieze are a predominant feature of the conservation area. The loss of the projecting brackets erodes an important characteristic of the area.

### Loss of parapets and cornice

- .73 Some of the earliest buildings in the area have parapet walls to the front elevation, rather than projecting eaves and gutters. These are often dressed in projecting cornices. The loss of this parapet detail is harmful, particularly where this was part of a terrace of buildings with similar details.”

## Materials

### Stucco/render

- .74 Most houses in the area are faced in stucco/render. These were originally unpainted and designed to look like real stone. Most have now been painted, although one or two unpainted houses survive. Stucco was often scored in a brick pattern to look like ashlar stone, channelled or ‘rusticated’. Some of these features have been lost or simplified when the render has been repaired or houses re-faced.

- Ashlar scored as render.
- Channelled stucco

### Plastic imitation siding

- .75 Plastic imitation siding has been installed in place of clay plain hanging tiles. This has eroded the quality of individual buildings and groups.

### Painting brickwork

- .76 Buildings in the area dating to the 1890’s to 1920’s are typically brick-faced. This is a historic characteristic highlighting how the area developed over time adopting the changing architectural fashions, materials and details of each era. In some cases, brickwork has been painted, erasing this historic characteristic.

## Front gardens and boundaries

### Loss of boundary walls

- .77 In addition to loss of front boundaries for parking, other front and side boundaries have had low walls or hedges replaced.

### Leaning walls

- .78 Many boundary walls are also retaining walls and susceptible to subsidence. When walls have been rebuilt historic details have been lost or not replicated to the same level of detail. This is a particular issue and greater loss of historic fabric where walls are of brick and flint or ‘Bungaroosh’.

### Loss of railings

- .79 Whilst many railings were removed during the first and second world wars, surviving walls have been removed more recently and unnecessarily or replaced with inappropriate designs.

### Loss of gate piers and details

- .80 A notable feature of the area is the variety of gate pier designs. They vary from simple pyramidal capped piers to ornate details which

help to define groups of terraced houses with common features. Gate piers have been removed or altered, reducing the architectural quality and diminishing the group value of terraces with common details.

### Front garden bike sheds

- .81 Large front garden bike sheds/stores are popular and encourage cycling. However, they are also bulky and intrusive, disrupting the street scene.

### Forecourt parking and loss of boundary walls

- .82 In some cases, boundary walls have been removed, piers demolished or moved further apart and hard-paved front garden parking introduced. This has damaged the sense of enclosure of the street.

### Footscrapes

- .83 Cast iron footscrapes with decorative surrounds are a common feature set into front boundary gate piers. Footscrapes were historically essential for removing manure from shoes when horse-drawn vehicles were common. They are an important survival. Over time, many footscrapes have been damaged or lost and they remain susceptible to damage.

- .84 Hard paving gardens

- .85 Replacement railings

- .86 Flank timber fences

## Streets

### Public space

- .87 Public Space: There is a lack of public green space in the area. This makes the contribution of garden spaces all the more

### Trees

- .88 In some streets, removal of trees has caused harm, leaving gaps. Trees are a key part of the landscape character, including both street and garden trees.

### Parking and crossovers

- .89 Front boundary walls and hedges have been removed from some properties and front gardens paved to create parking resulting in hard urban frontages. This harms the character of the area.

### Traffic

- .90 Junctions with the main peripheral radial roads (Upper Lewes Road and Ditchling Road) speeding traffic, pedestrian and cyclist safety concerns and associated noise and disturbance.

### Parking

- .91 Vehicle over-running and pavement parking is unsightly. It takes up space meant for pedestrians often results and damage to paving slabs, stone kerbs and bollards.

### Pavement Surfaces:

- .92 Original paving materials are missing from several streets. There is extensive and unsightly asphalt patching to surfaces.

### Bins

- .93 Bins are being stored in prominent locations, including on road frontages.

### Kerbs and gutters

- .94 Stone kerbs and gutters are an important surviving historic characteristic feature of the area. Vehicle over-running, house renovation works, scaffolding and poor reinstatement after street works is gradually eroding this consistent and extensive feature of the area.

### Matching bollards

- .95 There are a several contrasting designs of bollard in the conservation area leading to an uncoordinated appearance.

### Broken bollards

- .96 Street bollards have been broken by vehicle over-running.

### Telephone wires and redundant poles

- .97 The forest of poles and wires detract considerably from the quality of the character of the area and interrupt important views. Some poles have been replaced with the old pole simply cut down to head height, which is unsightly.

### Estate agents boards

- .98 There are strict limits on the size, number and permitted use of estate agent's boards. Clusters of unsightly boards arise in some parts of the area.

### Rear gardens

#### Loss of rear Gardens

- .99 Loss of rear gardens: Loss of rear garden space and the open character of rear gardens through rear extensions, lightwells, outbuildings and excessive hard surfaced areas. Some of these have involved loss of trees. Garden buildings

- .100 Shopfronts

### Shop -front adaptation

- .101 Some of the earliest houses developed in the area lining Ditchling Road were quickly converted into shops and a post office. Traditional shopfront features were formed with stall riser, fascia, and framed by decorative pilasters and console brackets.

- .102 Over time, the shopfronts have been adapted and traditional features altered or obscured.

### Converting shops to houses

- .103 Some shops have been reconverted back into dwellings. Poorly designed conversions have resulted in the loss of traditional shopfront features without the reinstating traditional characteristics of houses in the area. The harm is compounded by a failure to reinstate the front boundaries and gates."

### Fixtures and fittings

#### Alarms and Boiler flues

- .104 Attachments such as boiler flues and burglar alarms on the front elevations of buildings can have a negative impact on their appearance. This is especially true when these attachments are prominently positioned and disrupt valuable features such as door surrounds. Such attachments should be carefully considered and placed in less conspicuous locations to avoid detracting from the overall visual appeal of the building.

#### Satellite dishes

- .105 Satellite dishes attached to front elevations have a negative impact on the appearance.

# Appendix 4: Conservation area extensions

## NPPF

- .106 When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its
- .107 special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.<sup>3</sup>

## Current boundaries

- .108 The Round Hill Conservation Area Boundary has not been reviewed or revised since the area was designated in 1977.
- .109 Committee approved Valley Gardens Conservation Area study and enhancement plan on 13 September 1995.
- .110 Preston Park was designated in 1970 and extended in 1977, 1980 and 1981. It was split from Preston Village in 1988 and further expanded in 1995.
- .111 This appraisal is based on a 1km square study area centred on the existing Round Hill Conservation Area. This has allowed consideration of potential new or extended conservation areas, including extending the adjacent Preston Park and Valley Gardens conservation areas.

## Possible extensions

### Ditchling Road (west side) (area 1)

- .112 The c.1860-75 Italianate semi-detached villas on the west side of Ditchling Road have a considerable presence, help to frame the street and views along
- .113 the road to the sea, and respond appropriately to the scale of the post-regency semi-detached villas on the east side of the road

(80-90 Ditchling). They include the former vicarage of St Saviour's Church.

- .114 Typically stucco-fronted two-storey (plus semi-basement) with two-storey canted bay windows capped by balustrading. Projecting raised ground floor sills
- .115 with brackets Stucco quoins. Bracketed eaves with front dormer windows with triangular or cambered pediments set into hipped shallow-pitched roofs (some retain Welsh slates). Some dormers were rebuilt to inappropriate designs, proportions and details and arched doorways/porches with Corinthian capitals to pilasters. Timber box sash windows.
- .116 Dwarf stucco front boundary walls with pyramidal copings iron railings removed).
- .117 The buildings help frame views south along Ditchling Road towards St Peter's Church (Grade II\*), The Level/ Steine and the sea.
- .118 The Stanford family held the land on the west side of the road. The architectural approach compares with the most impressive villas and avenues of the wider Preston Park estate north of the railway (such as Florence Road) than the higher density development in the streets behind and to the west (Vere Road, Warleigh Road).
- .119 This sub-area holds special architectural and historic interest justifying conservation area status. Designation as an extension of the Round Hill conservation area would add to the special interest.

### Florence Place (area 2)

- .120 Florence place lies at the heart of a small cluster of designated and non-designated heritage assets, including the nationally listed Jewish Cemetery building ('ohel'), walls and lamp post. Downs School, the locally listed Jolly Brewers public house and the former fire station (unlisted). The cemetery grounds are locally listed and an archaeological notifica-

3 NPPF Paragraph 191.





**Figure 11.** Potential areas to be added to existing conservation areas or separately designated

- |  |  |
|--|--|
| 1. Junction of Princes Road with Ditchling Road      | 5. Junction of Prince's Crescent with Crescent Road                    |
| 2. Junction of Prince's Crescent with Ditchling Road | 6. Junction of Prince's Crescent with Wakefield Road and Richmond Road |
| 3. Junction of Bromley Road with Ditchling Road      | 7. Cats Creep Steps  |
| 4. Junction of Wakefield Road with Upper Lewes Road  | 8. Junction of Round Hill Crescent with Upper Lewes Road               |
|  | 9. Junction of Richmond Road with                                      |

tion area.

- .121 Florence place is a surviving, detached part of Hollingdean Road, which dates to at least 1780 and may be part of a much earlier driveway from Lewes and Ovingdean to Preston Village.
- .122 The brick and flint cottage to the cemetery's south may date to 1820 or earlier and once faced the street. It is unlisted.
- .123 This sub-area holds special architectural and historic interest justifying conservation area status. The cluster is probably too detached to be added to the Roundhill Conservation Area. The sub-area would form a logical extension of the Preston Park conservation area and add to the special interest.

#### Tree lines (area 3)

- .124 A bank of large canopy trees along the north boundary of the conservation area, just outside the designated area.
- .125 The trees are not subject to Tree Preservation Orders (TPOs) and lie outside the conservation area means there is no control over felling.
- .126 The trees help to frame and enclose the area whilst screening otherwise harmful views of large industrial areas beyond.
- .127 The trees contribute to long-distance views into the area and help frame views out of the area.
- .128 These areas have shared amenity, environmental and ecological value.
- .129 The sub-areas enhance the special architectural and historic interest. Future uncontrolled tree felling would result in significant harm to the area.
- .130 Designating this area would bring the eastern railway tunnel portal within the conservation area and help protect this heritage asset associated with the scheme of engineer Rastrick for the Brighton, Lewes and Hastings Railway.

#### Tree lines and pickle factory (areas 10)

- .131 Banks of large canopy trees adjacent to D'aubigny Road and rear of Richmond Road along

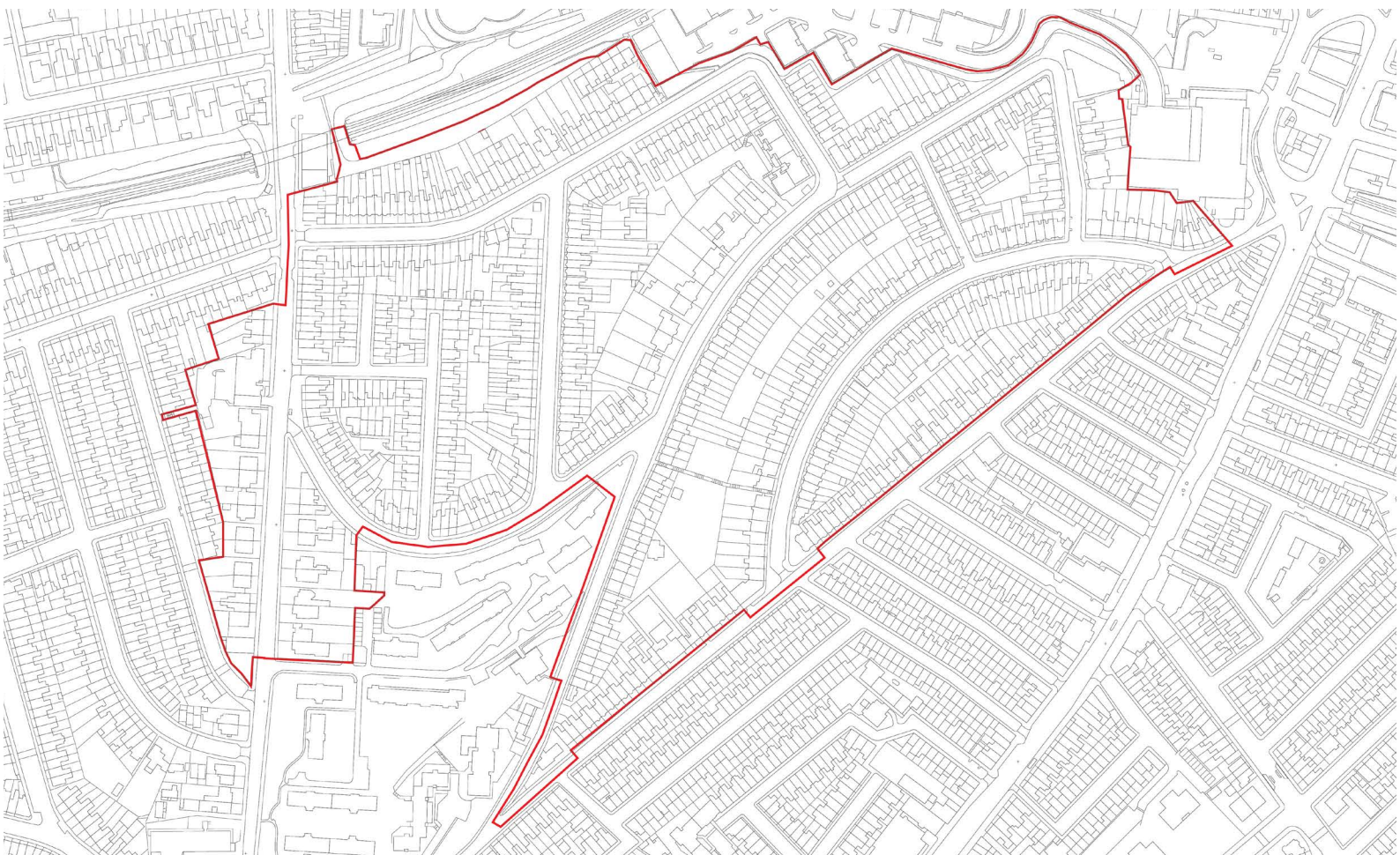
the north eastern boundary of the conservation area, just outside the designated area.

- .132 The trees are not subject to Tree Preservation Orders (TPOs) and lie outside the conservation area means there is no control over felling.
- .133 The trees help to frame and enclose the area whilst screening otherwise harmful views of large industrial areas beyond.
- .134 The trees contribute to long-distance views into the area and help frame views out of the area.
- .135 The area has shared amenity, environmental and ecological value.
- .136 The sub-areas enhance the special architectural and historic interest. Future uncontrolled tree felling would result in significant harm to the area.
- .137 The proposed extension includes Richmond House on Mayo Road. This is the site of the former Lewes Road rail station. Potential redevelopment of this site, as previously submitted, would potentially have a significant effect on the character and appearance of the area. Extending the conservation area to include this site would emphasise that it is an intrinsic part of the Round Hill neighbourhood and conservation area. And detached from the industrial areas below to the east and at a lower level.

#### Ditchling Road/ Rose Hill (area 4)

- .138 Includes the Dispensary, 4-8 Ditchling Road diagonally opposite the former Diocesan Training College and boundary walls (Nationally listed Grade II).
- .139 Ditchling Terrace is a coherent terrace of post-regency buildings with Tuscan doorways and corniced parapets linked to a cluster of villas and buildings at the corner of Ditchling Road with Union (within the Valley Gardens conservation area).
- .140 Rose Hill dates to at least 1826 but with significant alteration and rebuilding. Two pairs of semi-detached two-storey cottages with projecting first-floor balconies survive from this period.
- .141 This sub-area holds some special architec-





**Figure 12.** Proposed amended Round Hill Conservation Area boundary

tural and historic interest, possibly justifying conservation area status and would form extensions of the Valley Gardens conservation area.

#### Park Crescent (east side) (area 5)

- .142 This crescent mirrors the curve of Park Crescent. It is broken by post-war redevelopment adjacent to the Park Tavern.
- .143 The special interest arises from the paired recessed porches with stucco details. Each pair adopts a similar form with Corinthian pilasters, but with varying (mannerist), elements channelled/rusticated stucco
- .144 Forms the setting of the listed Park Crescent.
- .145 This sub-area holds special architectural and historic interest and forms the setting of the nationally listed Park Crescent. This would constitute an appropriate extension of the Valley Gardens conservation area."

#### Sylvan Hall Estate (area 6)

- .146 This assessment draws upon EH guidance.<sup>4</sup>
- .147 The Sylvan Hall Estate is a notable example of post-war public housing development in Brighton. Its design likely had a strong local influence, as it was one of the earliest of its kind in the area. The estate has retained its original architectural features. The estate is characterized by a park-like setting, generous planning, and elegant detailing, which sets it apart from later developments.
- .148 The landscape setting was an innovative approach to spatial planning, with low-rise flats nestled into the hillside and communal spaces. The phased development approach, with villas retained temporarily, distinguishes it from earlier slum clearance and comprehensive post-war development.
- .149 The blocks have a simple but well-detailed elevational treatment, with a high quality of architectural detailing. Despite new glazing, the overall design

4 Domestic 4: The Modern House and Housing Listing Selection Guide  
Published 4 December 2017 -Post-war housing (page 19)

remains impactful.

#### Wakefield Road (area 7)

.150 The north west side of Wakefield Road is bounded by a tall ‘bungaroosh’ wall that formerly enclosed the villas of Rose Hill Park (now the Sylvan Hall estate). The wall is a reminder of an earlier pattern of development.

.151 The mature trees and ribbons of green space above and behind the wall help to frame views down Wakefield Road to the nationally listed St Peter’s Church, The Steine and the sea.

.152 The area also has open space amenity, environmental and ecological value.

.153 The current conservation area boundary travels down the middle of the road so that the wall and trees on the west side enjoy no direct heritage protection or control over felling (control over development affecting the setting of the conservation may prove insufficient to protect the wall and trees). Extending the boundary to the west would establish a coherent boundary for the conservation area.

#### Upper Lewes Road (area 8 area 9)

.154 These terraces comprise some of the earliest developments associated with the suburban growth of Round Hill and the Conservation Land Society master plan of 1853.

.155 These sub-areas hold special architectural and historic interest justifying conservation area status. Designation as an extension of the Round Hill conservation area would add to the special interest.

#### Gladstone Terrace Lewes Road Wellington Road (area 11)

.156 Gladstone Terrace was developed following an ambitious town planning scheme to landscape the Level and widen and plant Elm Grove. The terrace has an impressive effect on Lew3s Road and forms the setting of the nationally listed St Martin’s Church.

.157 Wellington Road is lined with impressive detached and semi-detached Italianate villas in generous gardens (including the villa at the junction of Wellington Road with Lewes Road that has been partly but harmfully encapsu-

lated by later development.

.158 This sub-area holds special architectural and historic interest and forms the setting of nationally listed

.159 St Martins’ and St Joseph’s churches. This would form an appropriate extension of the Valley Gardens conservation area or possibly a separate new area.”

.160





# . Appendix 5: Glossary

Classical: A movement rooted in ancient Greece and Rome, characterised by symmetrical and carefully proportioned composition and use of classical orders (such as Tuscan, Doric, Ionic and Corinthian).

Console: A console is a piece applied to the structure that does not carry the weight of something above. It is typically a “S”-shaped scroll bracket in the classical tradition.

Coping: the capping or covering of a wall of pillar (such as gate posts).

Corbel A corbel is a type of bracket such as a structural piece of stone, wood or metal jutting from a wall that carries a weight from above.

Dentil: A small block used as a repeating ornament set into a cornice.

Eaves Bracket: A simple or ornate bracket often seen underneath a projecting eave.

Eaves: The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the walls of the building.

Modillion: An ornate bracket often seen underneath a cornice which it helps to support.

Neoclassical: Architecture styles that began in the mid-18th century characterized by grandeur of scale, simplicity of geometric forms, Greek—especially Doric (see order)—or Roman detail, dramatic use of columns, and a preference for blank walls. This aimed to return to a purer and more authentic classical style, adapted to modern purpose

Tuscan Order: One of original three styles of Greek architecture distinguished by the type of column and entablature used or a style developed from the original three by the

Romans. Tuscan columns resemble the Doric order but without a fluted shaft.

## Acronyms

.161

NPPF: The National Planning Policy Framework (July 2021)





