

Brunswick Town Conservation Area Character Statement

Summary of Consultation Responses

Abbreviations: CAG= Conservation Area Group, BTA= Brunswick Town Association, RTH= Regency Town House

Source	Comment	Response	Change/ Amend	Section of Character Statement
CAG/BTA	The Group welcomes the Brunswick Town Conservation Area Strategy Document. It is outstanding in its understanding, empathy and appreciation of the importance of Brunswick Town to the City of Brighton and Hove.	Comment is noted and welcomed.	No	N/A
CAG/BTA	The use of maps to identify the different characteristics of the area are particularly helpful, especially as a reference document when considering applications.	Comment is noted and welcomed.	No	N/A
CAG/BTA	We particularly welcome the very strong guidance given to monitoring alterations to buildings and that ad hoc alterations need to be strictly monitored. Also the suggestion that internal alterations in the grand terraces should be pursued.	Comment is noted and welcomed.	No	N/A
CAG/BTA	We welcome the in-depth study of the Mews Buildings in Farm Road, giving guidance on possible developments. These Mews need to be added to the Local List, if not to Listed Buildings.	Comment is noted and welcomed.	No	N/A
CAG/BTA	There is strong supporting evidence for the maintenance of the facades of Western Road, particularly the south side.	Comment is noted and welcomed.	No	N/A
CAG/BTA	We commend and welcome the document in its entirety and wish to thank Brighton and Hove Council for commissioning this and we look forward to its implementation.	Comment is noted and welcomed.	No	N/A
CAG/BTA	Page 6 - seek to have the gardens registered.	Local community groups can explore this possibility.	Yes	Section 6, Table 6.1
CAG/BTA	Page 7 - include reference and photo of the Amber Cup.	Image of Amber cup inserted in Section 4 of report.	Amend	Section 4

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CAG/BTA	Page 7 - include more on the TPOs in the area.	TPOs are discussed in the statement, with a description of the two TPOs on page 7.	No	N/A
CAG/BTA	Page 17 - suggest wording on the panels of the Peace Statue be inserted.	Wording of the panels on the Peace Statue has now been added.	Amend	Section 5, Character Area 1
CAG/BTA	Page 22 - Insert the fact that the Waterloo Street Arch was formerly a rubbish tip and a garden has been created by the residents.	Wording to this effect has been added under 'Landscape and Key Views', Character Area 2.	Amend	Section 5, Character Area 2
CAG/BTA	Page 27 - Suggest photographs of the lighting columns in Brunswick Square and Palmeira Square.	Representative images have now been included.	Amend	Section 5, Character Area 2
CAG/BTA	Page 27 - Suggest upgrade listing of lighting columns in Palmeira Square to match those in Adelaide Crescent.	Local community groups can explore this possibility.	Amend	Section 6, Table 6.1
CAG/BTA	Page 48 - Include Lansdowne Area Residents Association (LARA).	Link and reference to LARA added to Section 7 of the report.	Amend	Section 7
Local resident	A painting order is in place on 13-23 Lansdowne Place.	The painting order is noted in the Action Plan and shown on Drawing 4. Specific references have been added to Article 4 directions in Section 5.	Amend	Sections 5, Character Area 2
Local Resident	Figure 15a incorrectly states that it shows properties 22-33, it actually shows 23-33.	Caption to the figure has been amended. Note that figure numbering has changed in the final report.	Amend	Section 5 Figure 16a (Formerly 15a)
Local Resident	13-23 [Lansdowne Place] have very rare pagoda roofs.	Additional description of the roofs to 13-23 Lansdowne Place added to Section 5.	Amend	Section 5, Character Area 2

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Consultation Portal 1	Think that the council should take its own recommendations seriously. There are numerous houses of multiple occupation that are run by the council, which are very poorly monitored generally, but specifically in this context of maintaining historical integrity. 68 Brunswick Place is a prime example.	Comment is noted. The issue of HMOs is commented on in Section 6 of the character statement. It is not the role of the Character Statement to change planning policy on land uses.	No	N/A
Consultation Portal 2	How is someone supposed to respond to this survey. Any chance of a summary or key points?	The comment is noted. The draft character statement, incorporating a summary and key points in Section 1 of the report, was provided as part of the consultation.	No	N/A
Consultation Portal 3	Not enough priority is being given to 4.8 - management of fairs and events. This should read HIGH not medium. Over the years The Lawns has been left to deteriorate into a dreadful state by the council. There are now huge gaps where railings have been damaged and not replaced. A lot of damage has been caused by the numerous events which are staged there throughout the summer. We are assured that organisers are charged for any damage their events may cause - but there is little evidence of any money spent to rectify damage after an event. Residents suspect the money (if collected at all) is used in other parts of the council's budget. It is time the council gave the Lawns some priority for the first time in DECADES.	Comment is noted. The council's events and seafront officers have been consulted on the wording and have confirmed that this is appropriate.	No	N/A

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Consultation Portal 4	<p>The view north over Brunswick Square from Hove Lawns is completely marred by the 5 large communal bins immediately outside the southern gates of Brunswick Square gardens. These huge black ugly bins make it impossible to view the beauty of all the grade 1 architecture and the gardens from Hove Lawns and the promenade.</p> <p>Brighton and Hove are fortunate to have such architectural gems and the view north of the grade 1 area should be protected in the same way as the already protected vista from Western Road down to the sea overlooking Brunswick Square gardens.</p>	Comment is noted. The issue of the communal bins is raised at relevant sections of the document and addressed under 'The Public Realm' in Section 6 of the Statement.	No	N/A
Consultation Portal 5	Some way of ensuring council look after their areas. This is particularly noticeable in the Hove lawns area where structures have been allowed to decay and be used by homeless including as toilets. Joined up thinking required as area has been allowed to become shabby and lack of maintenance has accelerated deterioration of structures. Also graffiti left for ages.	Comment is noted. The issue of vandalism, antisocial behaviour and maintenance is raised within the document and addressed under 'The Public Realm' in Section 6 of the Statement.	Amend	A new action 4.8 has been added to table 6.1 to complement action 4.10.
Consultation Portal 6	Ability to change windows in order to insulate homes.	Comment is noted. It is not the role of the character statement to set planning policy for alterations to buildings. A Supplementary Planning Document is already in place covering this.	No	N/A
Hove Civic Society	The draft statement is a very professional piece of work.	Comment is noted and welcomed.	No	N/A

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Hove Civic Society	Only comment that not enough is made of the gradual deterioration of many of the features in the conservation area that are so critical to an overall impression of a coherent CA. I am referring to rusting lamps, vandalised shelters, destroyed seafront promenade seats, lack of trees etc. I think it needs more than an action schedule to put this right. Perhaps the report could finish with suggestions for some key interventions that the local authority can do immediately together with local communities to improve the area. Perhaps even as an early bid for CIL funds.	Comment is noted. The issue of vandalism, antisocial behaviour and maintenance is noted at relevant sections of the document and addressed under 'The Public Realm' in Section 6 of the Statement.	Amend	A new action 4.8 has been added to table 6.1 to complement action 4.10. Reference to CIL funding has been added under action 3.1.
RTH	A little concerned about the quality of the introduction to the statement. Comments were offered in a reviewed copy of the character statement, with suggested amendments to Sections 1-4.	We are grateful for the comments received. The suggested wording has been reviewed and incorporated into Sections 1-4 of the character statement where relevant.	Yes	Sections 1-4
RTH	Omission: Initial Brunswick Town plan and differences with what built.	The initial Brunswick Town Plan is discussed in Section 4 of the report. Reference is made to some of the key differences between the initial plan and what was subsequently built. Further reading for those interested in gaining additional insight into the differences between the original plan and the final form of Brunswick Town is signposted in Section 7.	No	N/A

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RTH	Omission: The Great Stop and the financial/economic issues that ensue, including the early buildings North of Western Rd, failure of Brunswick Terrace West, etc.	It is not appropriate for the character statement to go into this level of detail for the historic background.	No	N/A
RTH	Omission: Developments in glass manufacturing technology and consequent changes in window design. Also surviving remnants evidencing evolution of designs within the estate.	Additional reference has been made to the transition in window design, replacement and loss of shutters in the relevant sections of the report.	Yes	Section 4, Section 5, Character Area 2
RTH	Omission: Nos. 7, 12, 47 and 53 in Brunswick Town [Square?], past understanding and actual issues relating to development.	This comment is noted; however, it is beyond the scope of statement and straying into individual building assessments at expense of the rest of the conservation area.	No	N/A
RTH)	Omission: John Soane and the 'volumetric' re east and west sides to north of Brunswick Square.	This comment is noted; however, it is beyond the scope of statement and straying into individual building assessments at expense of the rest of the conservation area.	No	N/A
RTH	Omission: 3rd floor development and servant provision.	Reference to the provision of accommodation for servants has been noted in Section 4 of the character statement.	Yes	Section 4

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RTH	Omission: Brunswick Square historic and recent planting issues.	An overview of the historic planting within Brunswick Square and loss of trees is noted in Section 4 of the character statement and Section 5, Character Area 2.	No	N/A
RTH	Omission: Early provision of gas, gas pipe routes through the estate, early option to supply individual properties, possible reuse of the pipe route today for services, etc.	Beyond the scope of the assessment. Straying into practical issues that impact on statutory regulations.	No	N/A
RTH	Omission: Brick and the No. 32 issue, brick sources, etc.	This comment is noted; however, it is beyond the scope of statement and straying into individual building assessments at expense of the rest of the conservation area.	No	N/A
RTH	Omission: Original Brunswick Town colour scheme, alt. to the scheme in the 1930s and options for today, tomorrow, including contrasts to the approach taken in Bath, York, Edinburgh, etc.	Information on the original colour scheme for Brunswick Town and changes over time culminating in the current colour scheme have been included.	Yes	Section 4, Section 5 Character Area 2
RTH	Omission: Low poor rate contributions in Hove, etc, advantageous to Charles Busby and Scutt's scheme, etc.	Reference has been made to the advantages of Hove for Busby and Scutt's scheme in Section 4 of the report.	Yes	Section 4
RTH	Omission: Brunswick Town with timber internal construction (the last of a type), Palmeira Square and Adelaide Crescent with masonry.	Reference to internal construction has been included in Section 4 of the report.	Yes	Section 4

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RTH	Omission: Lost lamp irons, poor and inappropriate replacements to much of estate, original irons, etc.	The comment is noted, but no change is proposed as this is too detailed a matter for this document.	No	N/A
RTH	Omission: Key residents, Charles Busby and Scutt, especially, including architect's home / office, garden separating Busby's home from the property intended for Scutt, etc.	Reference to Busby's home and office has been added to Section 5, Character Area 2. Other notable residents are commemorated by blue plaques and readers are signposted to extensive studies of former residents in Section 7 of the character statement.	Yes	Section 5, Character Area 2
RTH	Omission: Paving stone history, issues and challenges.	The comment is noted, but no change is proposed.	No	N/A
RTH	Clarification: The professed unity of design for Brunswick Town and Adelaide Crescent/Palmeira Square etc.	The comment is noted, and text checked for consistency throughout.	Yes	All Sections

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RTH	Clarification: Brunswick Town and the rest of the Conservation Area, which are mashed together, they need to be untangled.	The evolution of the conservation area as a whole is discussed in detail in Section 4 of the character statement. Drawing 5 provides a visual representation of the area's phasing. Additional text has been added to the introduction of Character Area 2, Section 5 of the report, to clarify which streets comprise the original extent of Brunswick Town.	Yes	Section 5, Character Area 2
RTH	Inadequate Treatment: Issues regarding the 'working areas' in Brunswick Town, especially the original 'stables' located in Brunswick Street East and West.	The comment is noted, but no change is proposed.	No	N/A
RTH	Inadequate Treatment: Bow front usage in Brunswick Town re. sea and promenade views, to compliment garden views, (e.g. use of mirrors and 'long' windows) etc	Further reference to the use of bow fronts has been included in the historical background in Section 4 of the character statement.	Yes	Section 4
RTH	Inadequate Treatment: Railing issues, inc. Daisy Nixon photo not used, height, use of aluminium, galvanised, resin, etc.	The comment is noted. It is a matter that is too detailed for the character statement and goes beyond the geographic boundaries of Brunswick Town.	No	N/A

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RTH	Inadequate Treatment: Recent 3rd floor development	It is unclear what this refers to but appears to be outside the scope of the character statement.	No	N/A
RTH	Inadequate Treatment: Call for changes to 'protection' legislation to better care for parts of the historic estate.	This comment is noted; however, it is beyond the scope of statement	No	N/A