

Brighton Hippodrome

BH2022/02443



**Brighton & Hove
City Council**

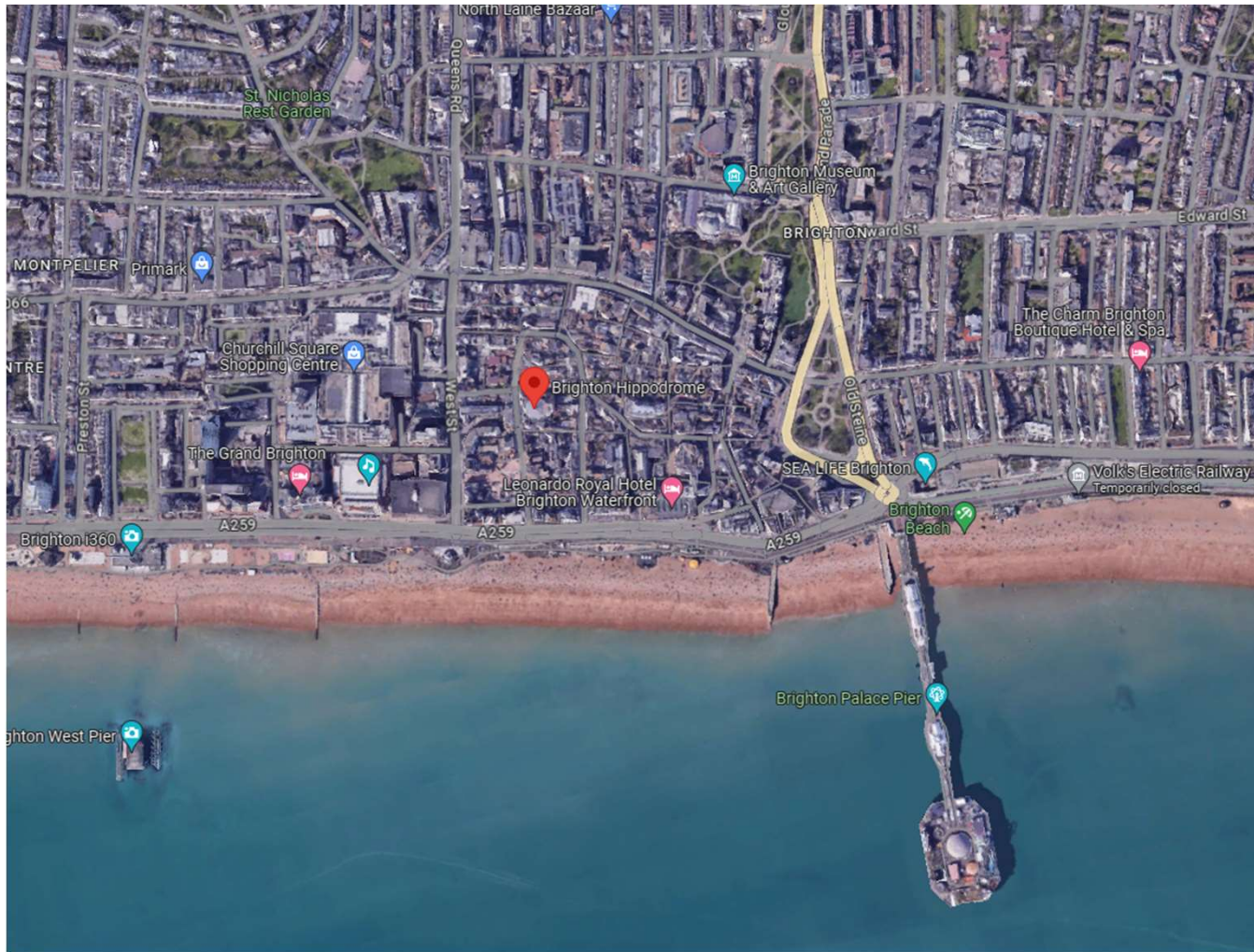
Application Description

- ***Restoration, renovation, part-demolition works and extensions to The Hippodrome to create a new mixed use development including multi-format performance space (Sui Generis), and apart-hotel (C1), restaurant/café (E) with rooftop bar and terrace (Sui Generis) including; erection of new apart-hotel building fronting Ship Street of 3 to 7 storeys with retail (E) at ground floor, conversion of existing Hippodrome Fly Tower to create additional rehearsal/performance space, conversion of Hippodrome House to provide bar, members club with external terrace and apart-hotel, and other associated works.***
- **BH2022/02443 (FP) & BH2022/02444 (LBC)**

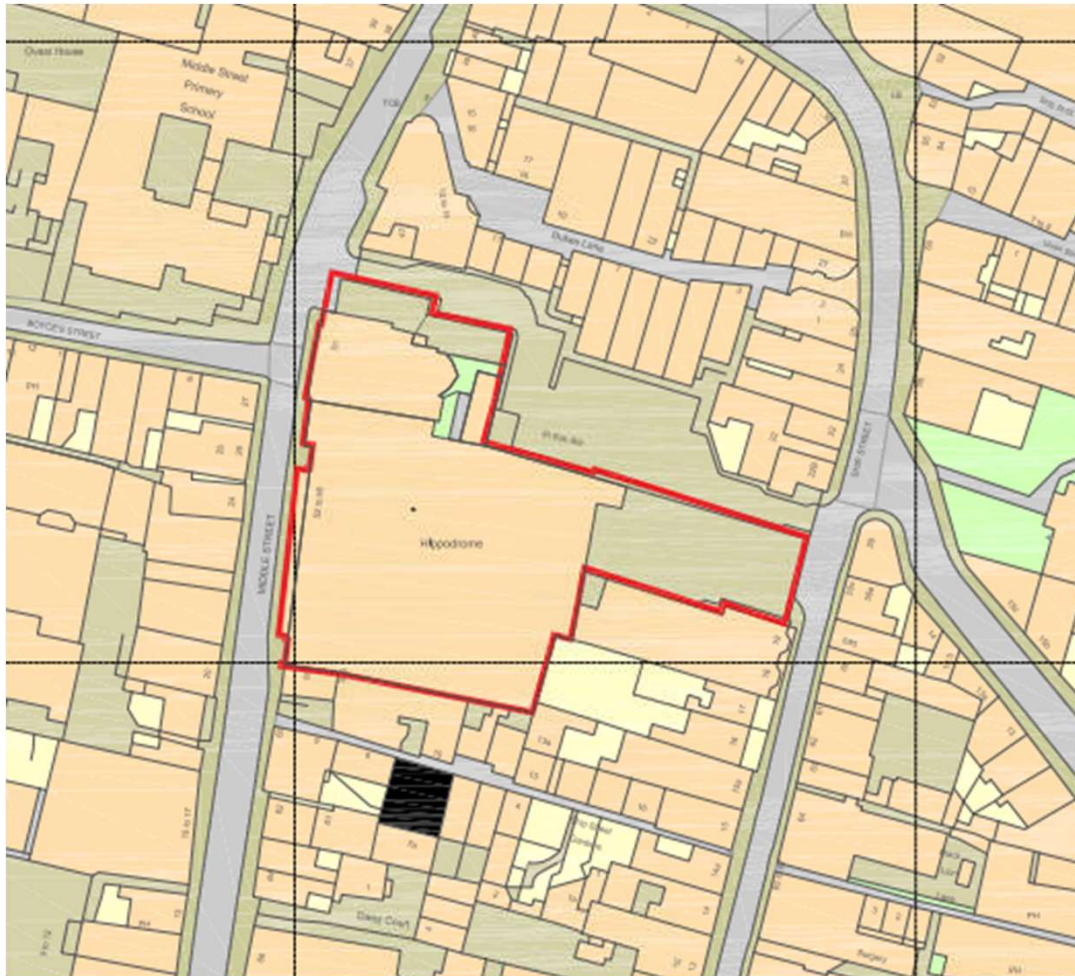
Proposal Overview

- Restoration, renovation, part-demolition works and extensions to The Hippodrome
- Proposed multi-format flexible performance space in auditorium
- New “foyer bar”, internal bar areas, member club and roof terrace/s
- Erection of new 3-7 storey “apart-hotel” on existing rear service yard fronting Ship Street with retail at ground floor

Location



Site Location Plan



Aerial photo(s) of site (view NE)



Aerial photo(s) of site (view W)



Hippodrome Auditorium Street Frontage (52-58 Middle Street)



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Hippodrome House 51 Middle Street (adjoining)



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Rear of Hippodrome Fly Tower from Ship Street (rear car park)



Ship Street frontage in context



History of the building

- Built as **ice skating rink** in 1897
- Converted to **circus** 1901 (Frank Matcham)
 - **Variety Theatre** 1902
- **Variety Theatre / Concert Hall / Cinema** 1928 – 1964
 - **TV Studio** 1966
 - **Bingo Hall** 1967 – 2006
 - **Vacant** 2006 - Present

Historical photos of the interior



57: The auditorium from the rear of the circle (1902)



59: Detail of the balcony front (1987)



60: Detail of the balcony front (1987)



HIPPODROME

THEATRE OF VARIETIES.
MIDDLE STREET, BRIGHTON.
 Proprietors . . . Messrs. BARRASFORD & SMITH
 Managing Director . . . Mr. THOS. BARRASFORD

MONDAY, DEC. 5th, 1904, and during the week
TWO PERFORMANCES NIGHTLY
 At 6.50 and 9 o'clock.
 MATINEES—WEDNESDAY AND SATURDAY at 2.30

THE ORIGINAL! NOT A COPY! THE ORIGINAL!
HOUDINI
 The Jail Breaker and Handcuff King of the World. Winner of the Great Handcuff Contest as Challenged by the "London Daily Illustrated Mirror." All other shows of this order are copies of the above. His Bars no Act or Performer.
 HOUDINI forfeits £100 to anyone who can open and escape from the Regulation Handcuffs used in his performance.

BERT LESLIE DORA MARTINE
 Refined Comedian. Graceful and Daring Gymnast.

THE ILFORDS
 Novelty Gymnasts.

CARINA SISTERS THE CABIACS
 Artistic Musical Melange. Aerobats.

MIDDLE FLORA LUMIERE
 "The Human Butterfly." Kaleidoscopic Serpentine and Fire Dancer.

J. W. BRAY ANIMATED PICTURES
 Comedian. Of all the latest subjects.

BERGOTTI AND KING LUIS

DELRINA DELFINO'S
 RESIDENT SUMMER REVUE

WINIFRED ATWELL
 IN "The BIG SHOW"
 WITH **DAVID NIXON**
HIPPODROME BRIGHTON
 PROGRAMME PRICE 5/-

ONEDAY ONLY
HIPPODROME BRIGHTON
 Sunday 2nd June at 6.15 and 8.30 p.m.

THE BEATLES **GERRY AND THE PACEMAKERS**
 "PLEASE PLEASE ME" "FROM ME TO YOU"
DAVID MACBETH "HIT RECORDS OF 'A VERY GOOD YEAR FOR GIL'"
TONY MARSH **TERRY YOUNG SIX**
ERKEY GRANT **IAN CRAWFORD** **LOUISE CORDET** "THE LOVELY FILM AND RECORDING STARS"
ROY ORBISON "FROM THE U.S.A." "ONLY THE LONELY" "DREAM BABY" "RUNNING SCARED" "IN DREAMS"
 Seats: 10/6 9/6 8/6 5/-

Hippodrome BRIGHTON
 6.15 MONDAY, OCTOBER 27th 8.30

SHIRLEY BASSEY
 THE PROVOCATIVE, SCINTILLATING
LANE TWINS
BILLY O'SULLIVAN
BOB & MARION KONYOT
WINTERS & FIELDING
HOWARD JONES & REGGIE ARNOLD
EVA MAY WONG

Hippodrome BRIGHTON
 One Week Only MON., MAY 26
 BRIGHTON'S OWN **MAX MILLER**
 CHEEKY CHAPPE 6.15 TWICE NIGHTLY 8.30

PAULA COUTTS **CLAYTON & WARD** **HARRY WORTH**
TWO CONDONS **NEWS OF THE WORLD DISCOVERY**
CLIFFORD STANTON **GWEN LIDDLE** **SEVEN VOLANTS**
BILLY CHESHIRE "THE SECRET SINGERS?" "POWERED BY THE NEWS OF THE WORLD"
 "REHEARSING ON PARADE" "ON THE ACCORDION" "WINDMILL AERONAUTS"

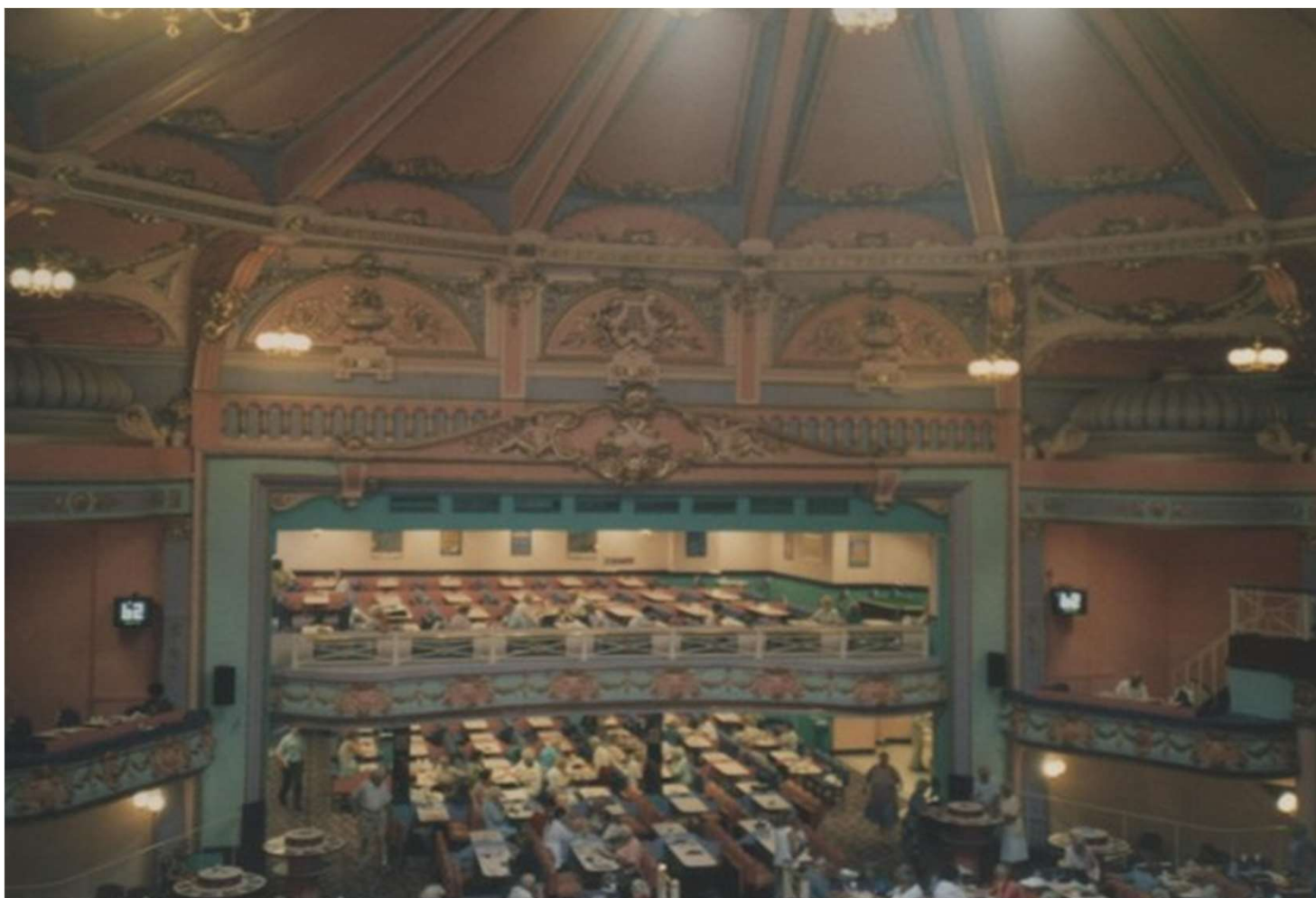
HIPPODROME BRIGHTON MARCH 27 For ONE WEEK
 6-15 TWICE NIGHTLY 8-30
BERNARD DELFONT presents
TONY HANCOCK
 IN PERSON
 AND COLOSSAL CAST IN
THE HANCOCK SHOW
 EXTRAVAGANT **AUDREY JEANS** **LEO BASSI** **SENSATIONAL SKYLONS**
ALBERT & LES WARD
THEE THREE **DELIRINA**
 "LEG DREW'S DANCING LOVELIES" "THE OPERATIONAL" "THE SENSATIONAL" "THEY JUST A BABY GIRL"

ONE NIGHT ONLY **HIPPODROME BRIGHTON** 6 P.M. AND 8 P.M.
 SUNDAY 16TH. FEBRUARY

GERRY AND THE PACEMAKERS
 "Don't Let the Sun Catch the Coward" "Tummy Cross the Water"
THE BEACH BOYS "Don't Worry Baby" "I Get Around"
THE FOUR SEASONS "Rag Doll" "Down"
 "Little Children"
BILLY J KRAMER and the DAKOTAS "Bad To Me"
THE SEARCHERS "Don't Throw Your Love Away" "Needles and Pins"
DUSTY SPRINGFIELD "Wishin' and Hopin' "
PETER AND GORDON "A World Without Love" "I Go To Pieces"

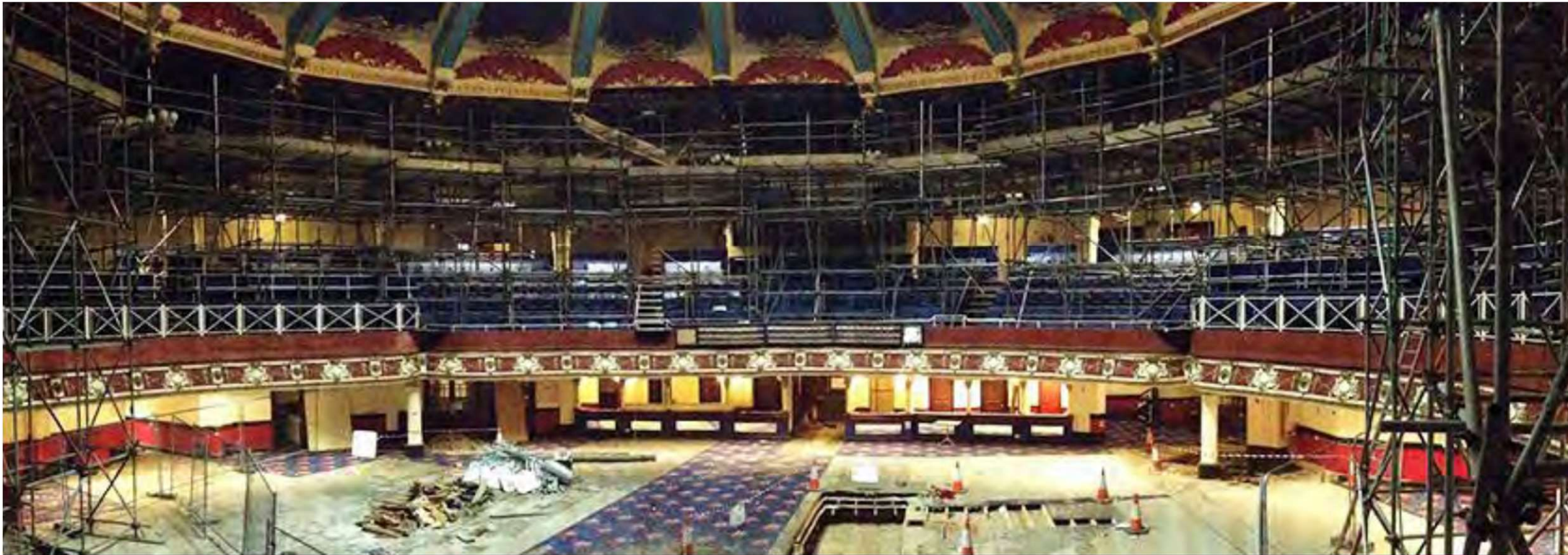
HIPPODROME - BRIGHTON
 6.00 SUNDAY, JULY 19 8.30
 ERIC EASTON presents
THE SENSATIONAL ROLLING STONES
THE ECHOES **KEVIN SCOTT and The KINSMEN**
 PYE RECORDING **HILLIE GRANT**
KENNY LYNCH
 2/6 10/6 7/6

Mecca Bingo 1967 - 2006



Brighton & Hove
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Condition post Mecca Bingo



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Rear equestrian/elephant ramp



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Grand Master Lighting Control Panel



Brighton & Hove
City Council

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Existing western elevation

27



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Proposed western elevation



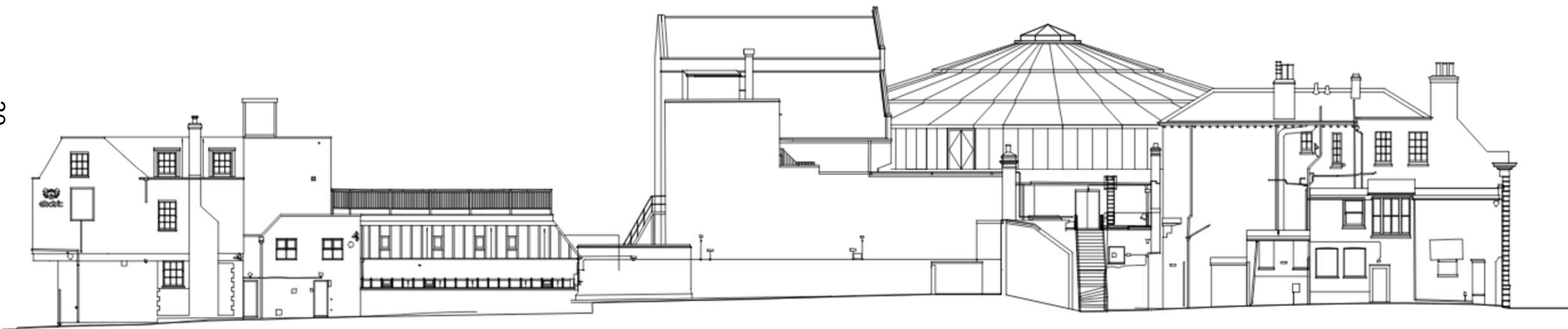
Proposed eastern elevation (Ship St)



29

Existing northern elevation

30



North elevation

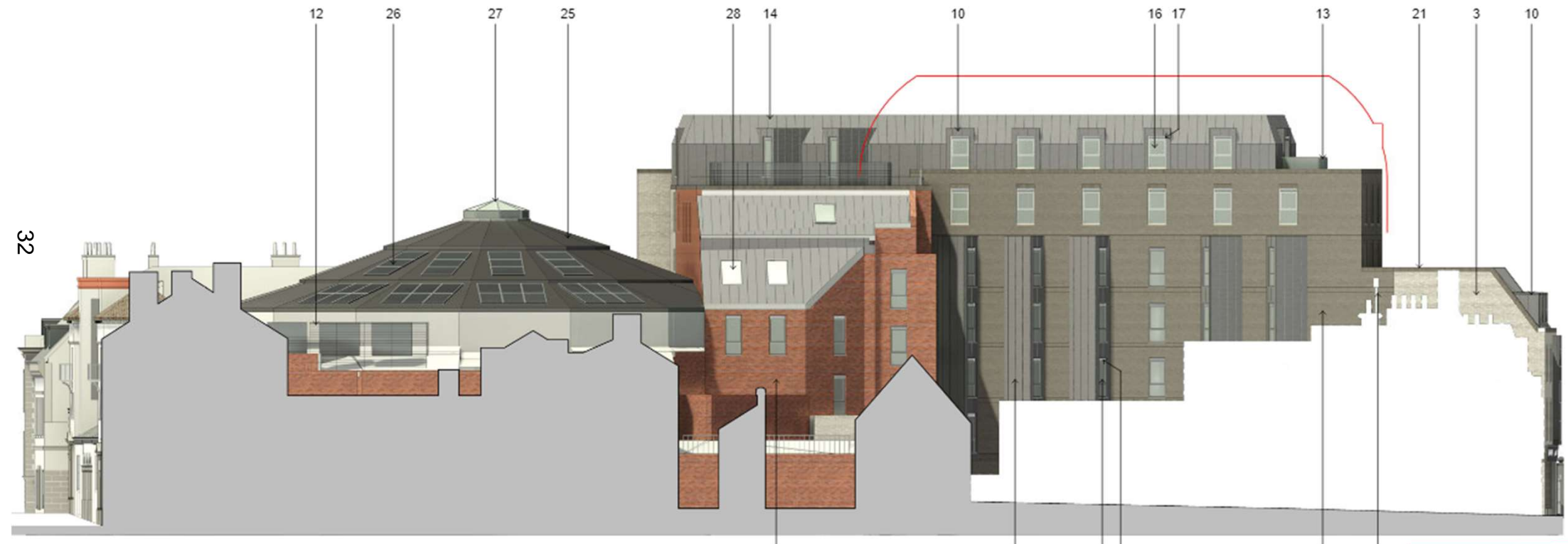


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Proposed northern elevation



Proposed southern elevation



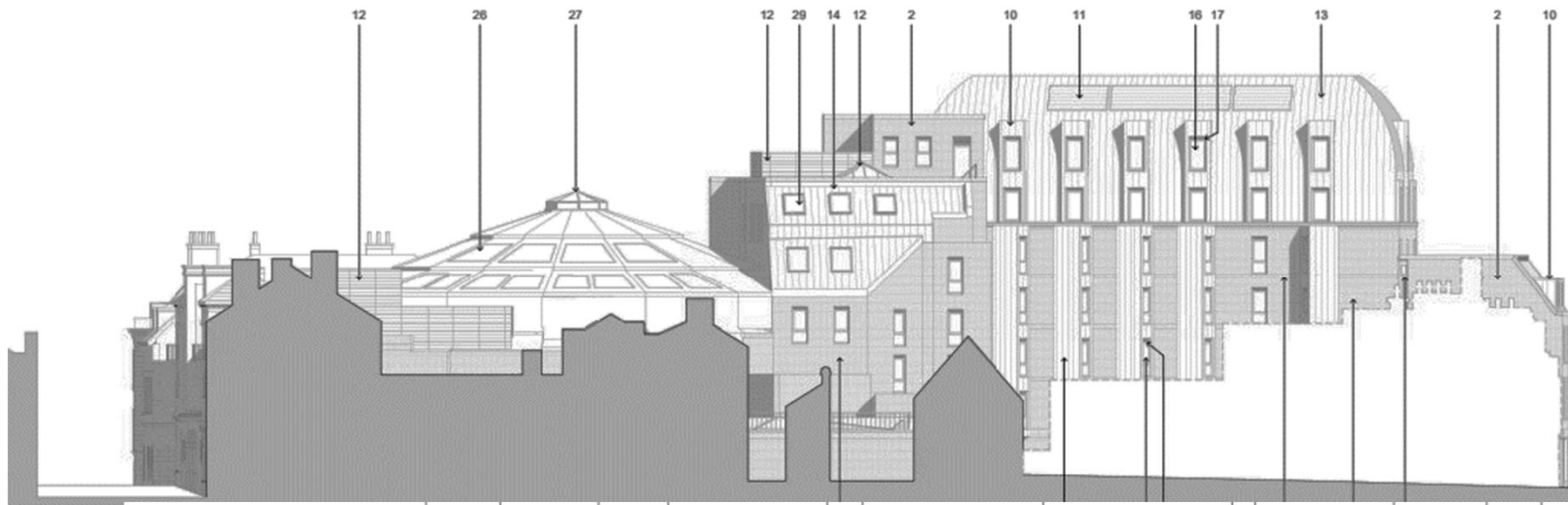
Proposed western elevation



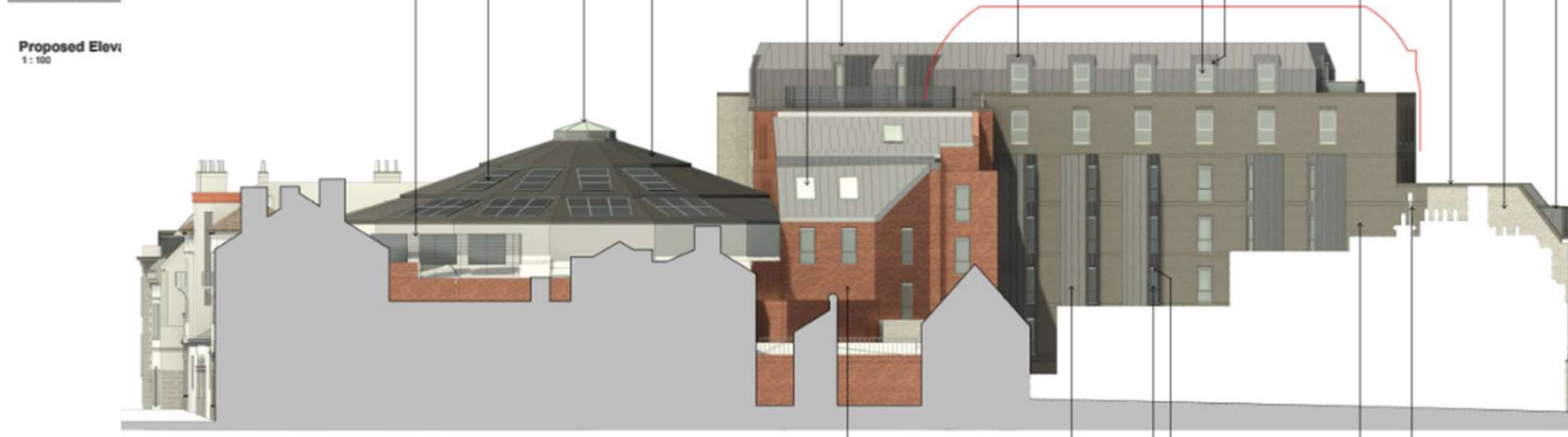
As originally submitted

As amended

Proposed southern elevation

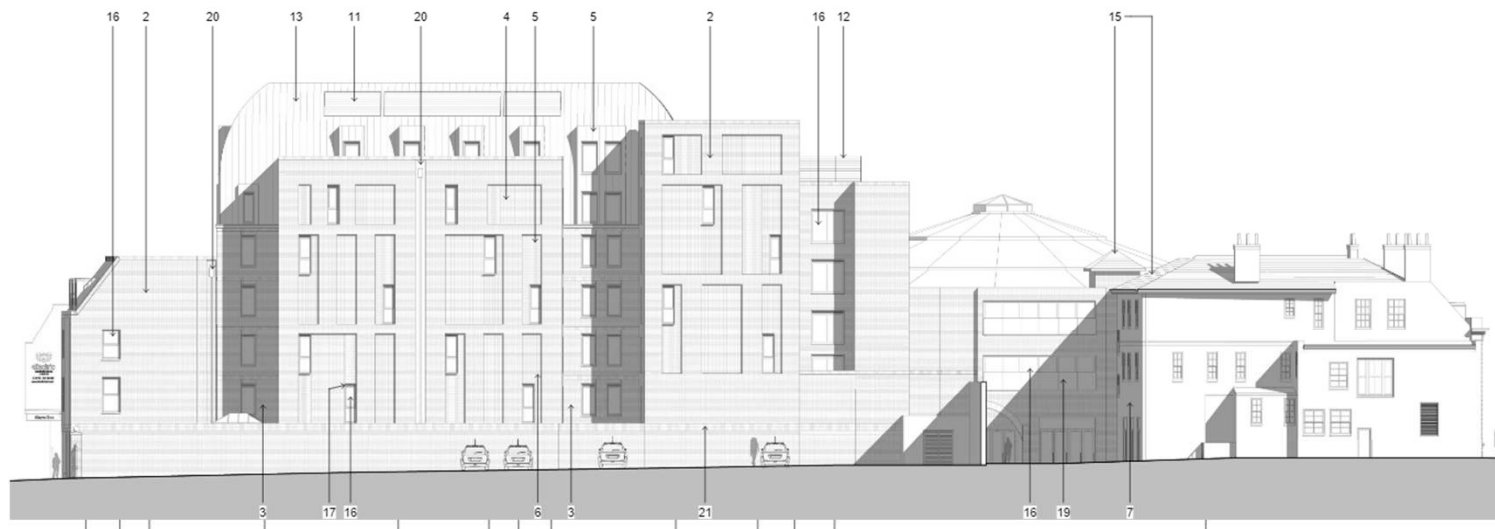


As originally submitted



As amended

Proposed northern elevation



As originally submitted



As amended

3D – View south (original proposal for scale)

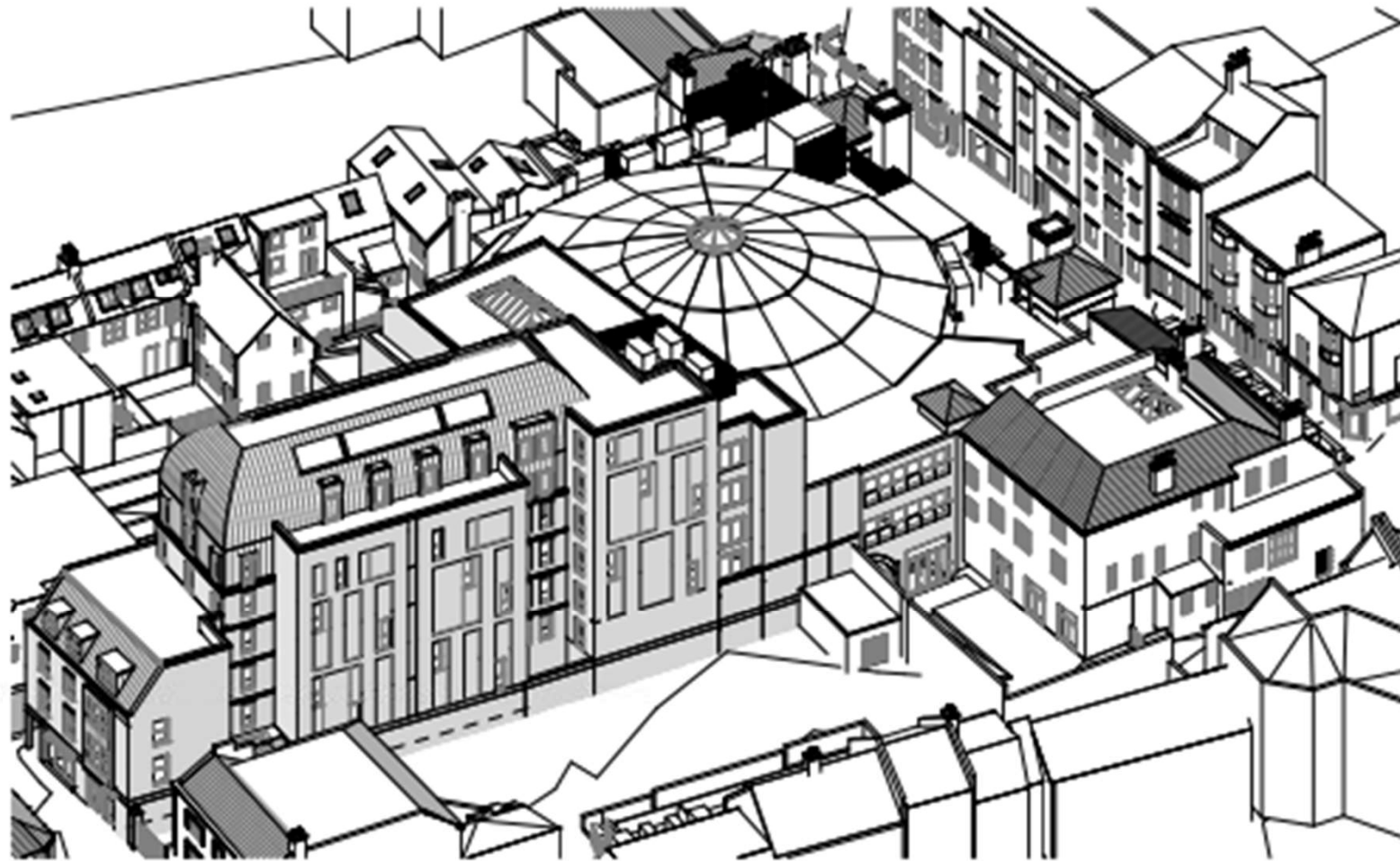
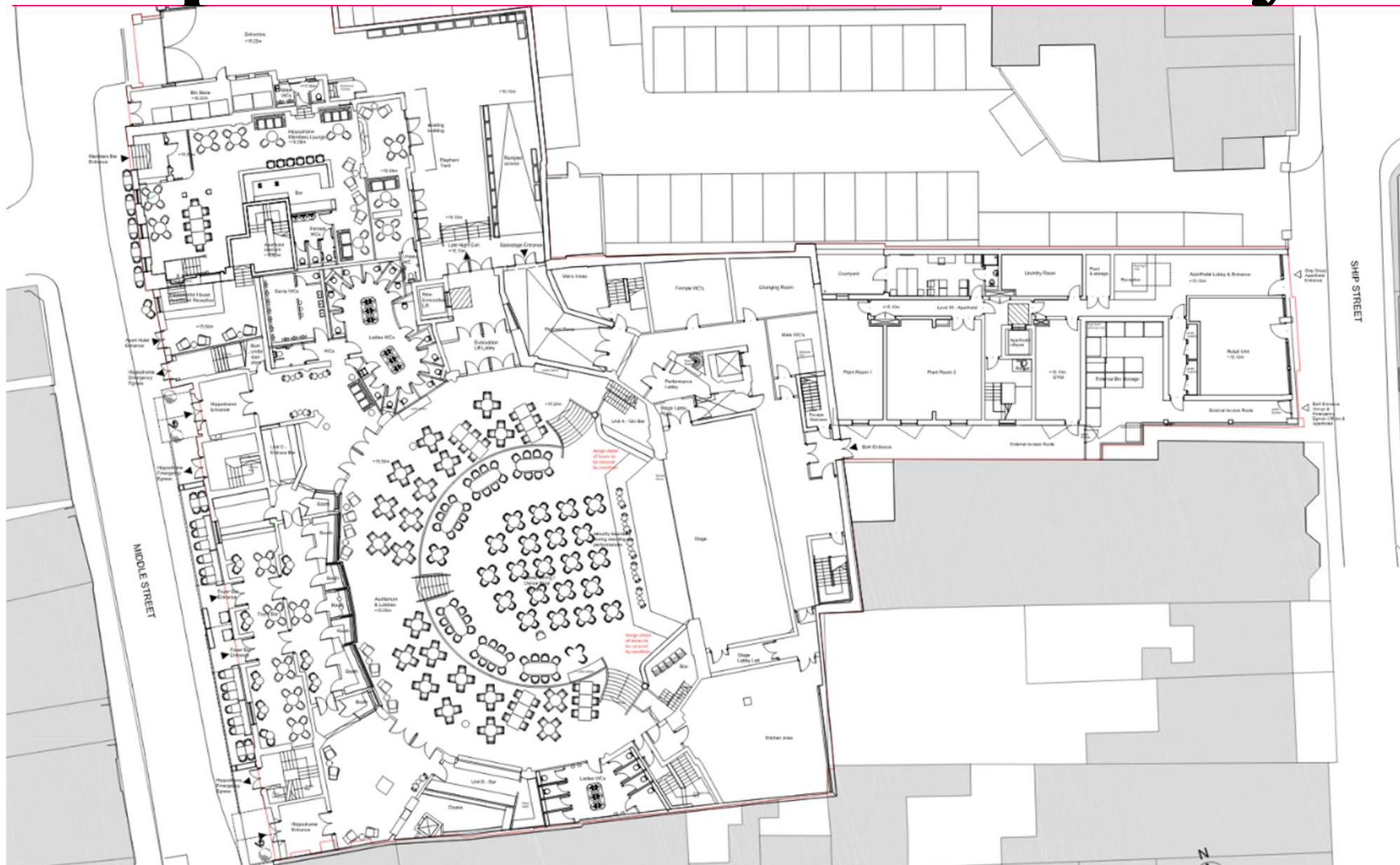
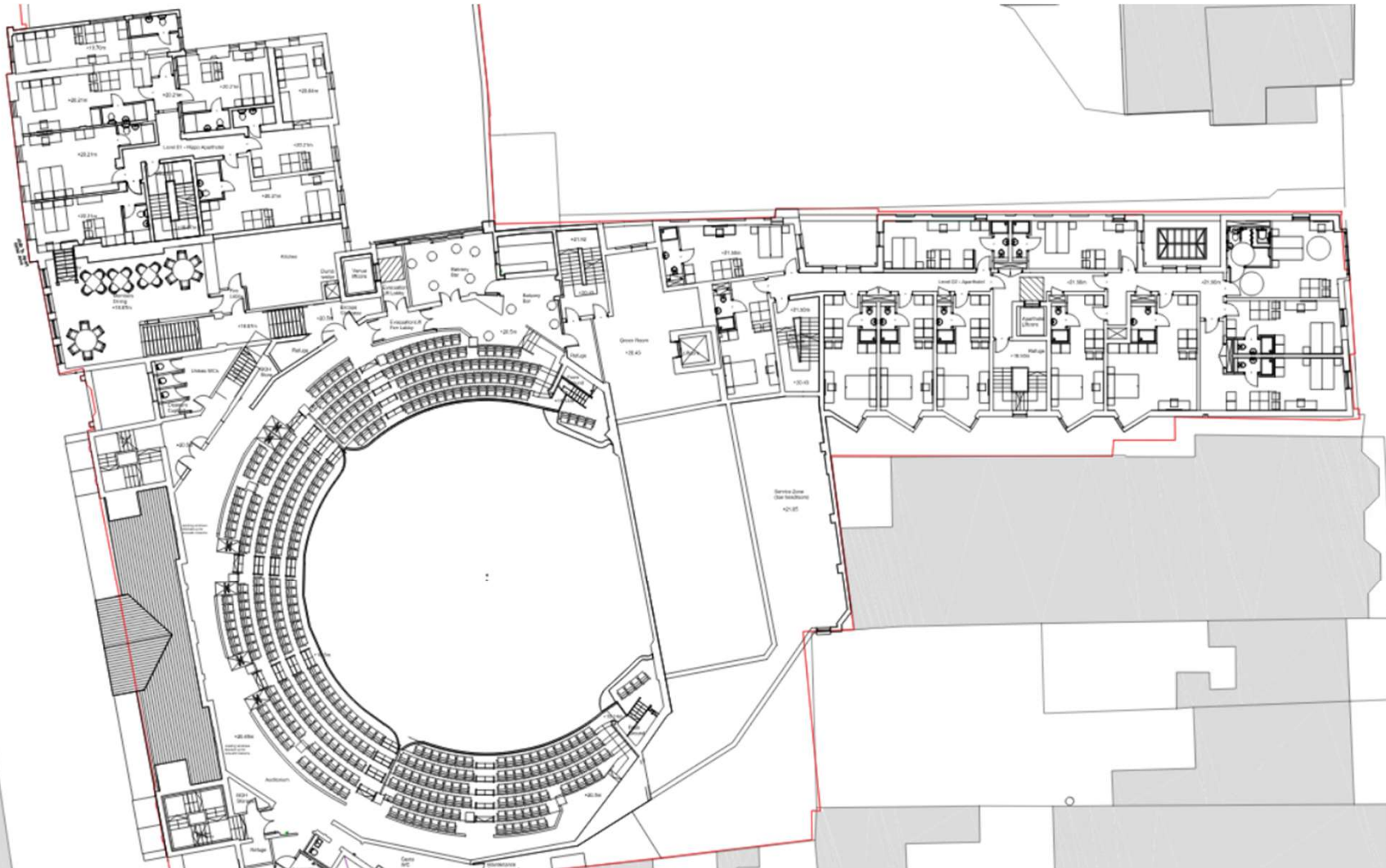


fig. 41 Proposed Aerial View - North East

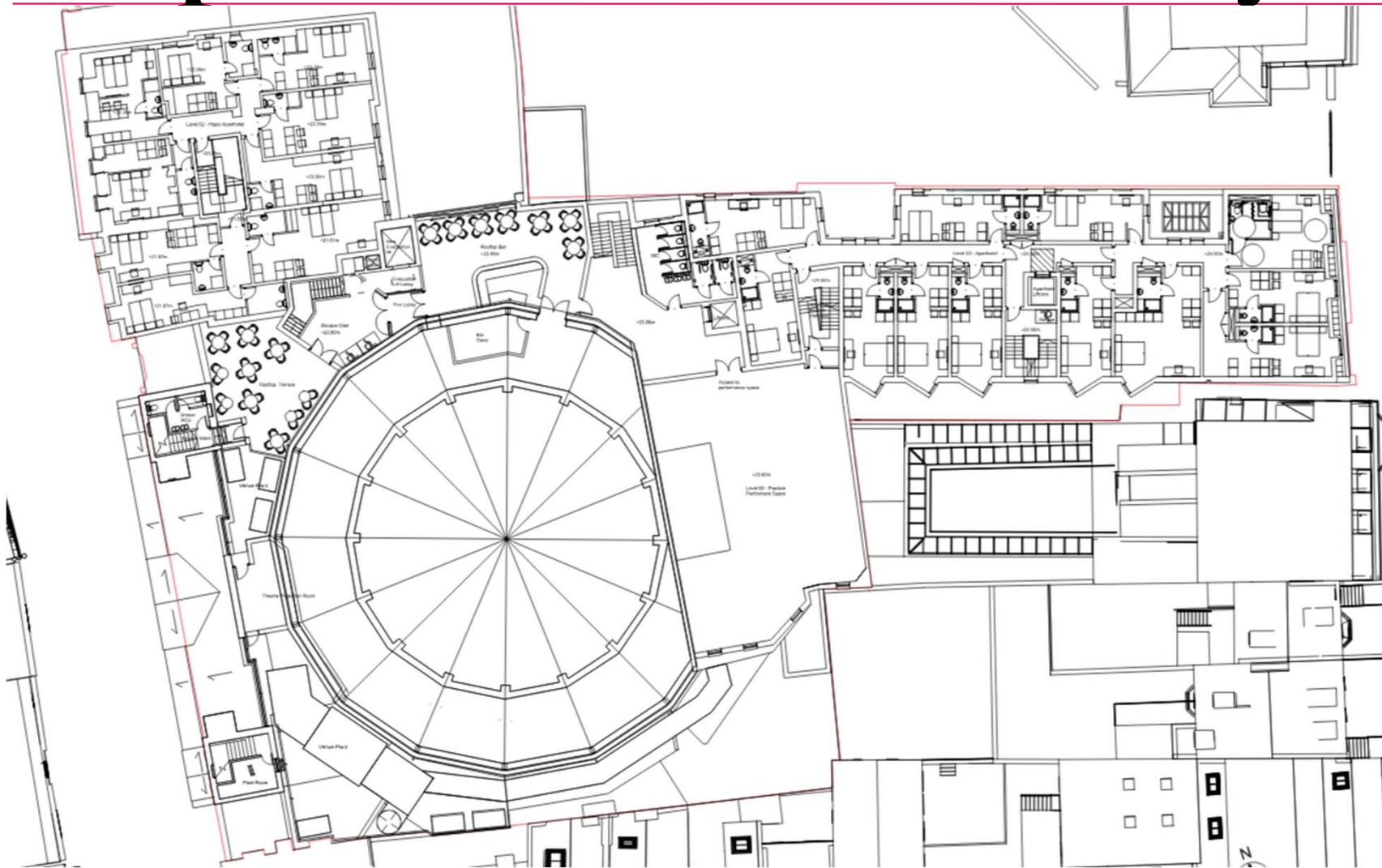
Proposed Ground Floor Layout



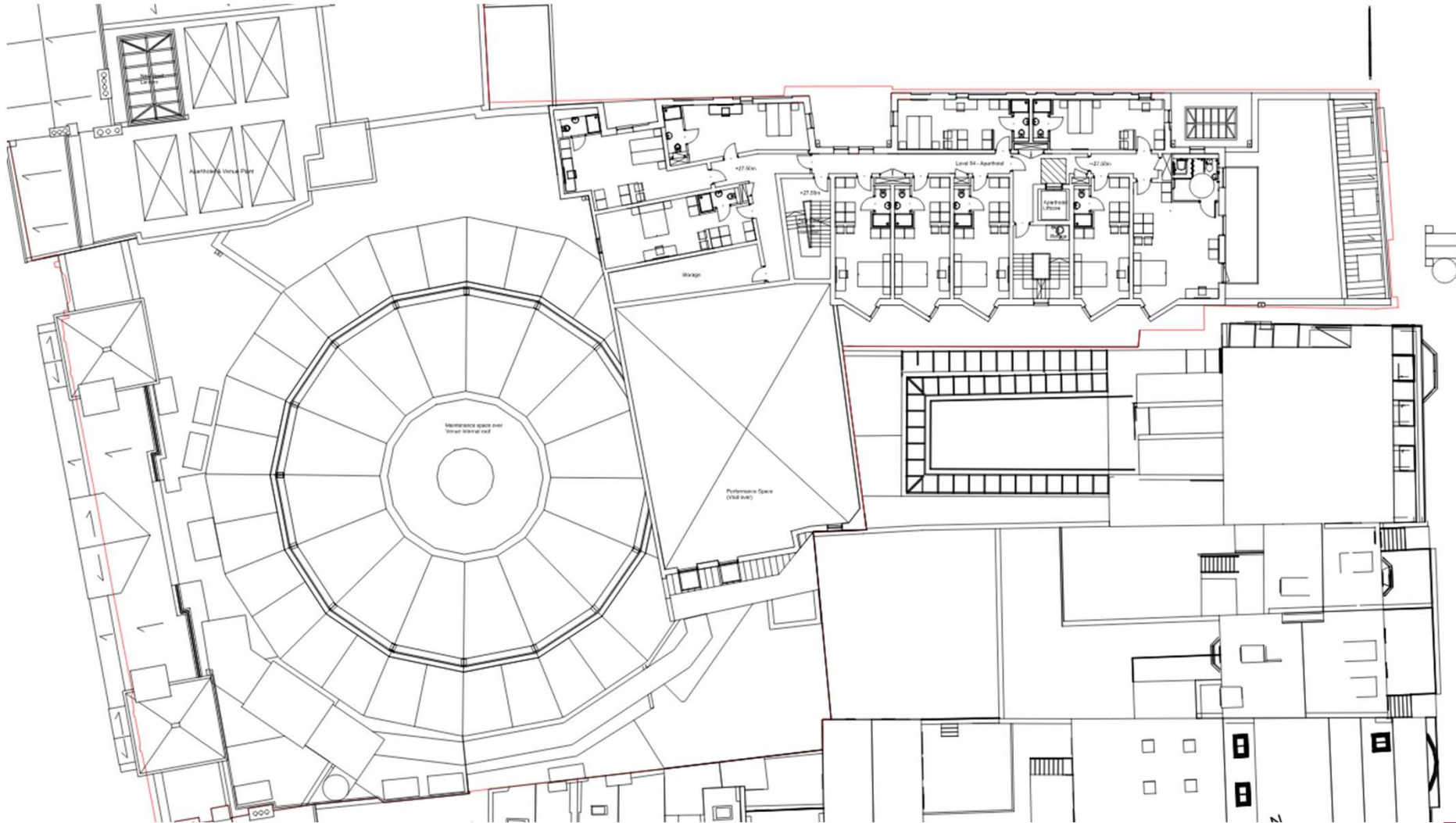
Proposed First Floor Layout



Proposed Second Floor Layout



Proposed Floor Layout (level 03)



Representations (objection summary)

- Adverse impact on listed building
- Adversely affects Conservation Area
- Apart Hotel would harm character of the street
- Apart Hotel would be overly dominant, oppressive / excessive bulk
- Additional traffic and concerns on road capacity
- Detrimental impact on property value
- Inappropriate Height of Development
- Overdevelopment
- Overshadowing
- Loss of outlook
- Overbearing
- Poor design
- Impact on Brighton skyline
- Would create enclosing impact
- Hotel too close to residential properties
- Impacts on security from crowds
- Noise, disturbance and vibration from venue
- Out of keeping
- Loss of privacy from hotel windows
- Roof-terrace to Apart Hotel too close to boundary
- Concerns of noise from rooftop bar
- Rooftop bars should close 9pm weekday and 10pm on weekends
- Loss of privacy from offices / fly tower conversion
- Disruptive and detrimental to peaceful enjoyment of Quakers Meeting House and Gardens
- Would block light to gardens of Quakers Meeting house
- Harm to trees of Quakers Meeting House
- Loss of area at rear would prevent large scale theatre
- No sufficient space for deliveries and performance equipment
- Rear yard should be retained
- Early morning deliveries should be restricted
- Concerns of noise from crowds
- Concerns of dust and noise from construction
- Would set dangerous precedent for future development in the Conservation Area
- Severe loss of light to residential properties
- Inappropriate siting of refuse storage for Apart Hotel
- Restriction of view
- Impact on parking in area
- Concern on table and chairs on Middle St
- Potential for anti-social behaviour
- Lack of historic detail
- Poor management of the site currently
- Poor quality of workmanship of current repairs
- Inaccuracies in Heritage Statement
- Urgent works not completed
- Would harm views from outside the site
- Hotel façade is inappropriate design
- Fly tower must be retained and operational
- Concerns that the site will be subdivided without benefits being achieved

Representations (support summary)

- In keeping with Listed Building
- Respects and protects the Heritage asset
- Flexibility beneficial for the venue
- Cultural benefits from restoration for the public use
- Brighton needs venue to attract high class acts
- Variety and higher quality performances in new space
- Quality venue needed to provide quality entertainment
- Assist in regeneration
- Beneficial to the city
- Would be a great asset culturally
- Beneficial to local business
- High end venue is what the city needs

Key Considerations in the Application

- Optimal Viable Use
- Public Benefit vs Harms
- Impact on Heritage Assets
- Impact on residential amenity
- Highways Impacts
- Sustainability Impacts
- Accessibility Impacts

Harms vs Benefits

- Harm to significance of Hippodrome and Hippodrome House
- Harms to Conservation Area
- Some harms to residential amenity
- Restoration of Grade II* Listed Building
- Auditorium back into use as a single volume capable of performance use
- Heritage improvements to public realm
- Active frontage onto Ship Street

S106 table

- Employment and Training Strategy
- Contribution of £70,800 for Employment and Skills Training
- Contribution for monitoring obligations (Events Management Plan)
- Contribution for monitoring obligations (Delivery and Servicing Management Plan)
- Contribution for monitoring obligations (Travel Plan)

Conclusion and Planning Balance

- Considered to sustain and enhance both the architectural and historic significance of the buildings
- Use proposed is considered to be suitably viable and consistent with the history of the site and the ongoing conservation of this at risk Grade II* Listed Building
- Securing what can be considered as the Optimal Viable Use.
- The proposed development would contribute to the re-generation and vitality of this part of the Old Town Conservation Area and would also improve the public realm and make a positive contribution to local character and distinctiveness.

Conclusion and Planning Balance

Subject to an appropriate phasing agreement and suitable planning conditions it is considered that the public benefits of the proposal would be secured and realised.

Matters relating to Highways impacts, sustainability and archaeology are considered acceptable and can be suitably controlled through appropriately worded conditions.

On balance the development proposal is considered to be in accordance with the NPPF, national and local guidance and locally adopted planning policies of the Brighton and Hove City Plan Part One and Part Two.

