

# 23 Trafalgar Street

**BH2020/00215**



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City Council**

# Application Description

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Planning permission is sought for the change of use of the basement and ground floors from retail (Use Class A1) to a mixed use of retail and drinking establishment (Use Classes A1 and A4).

This would involve the installation of a new shopfront incorporating a separate entrance to the existing upper floor maisonette, the installation of external stairs and seating to the rear, revised fenestration to the rear, new ramped access to the front and the reinstatement of a front lightwell.



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# Existing Location Plan



# Map of application site

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# Aerial photo of site

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# 3D Aerial photo of site

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**NORTH**  
↑



# Street photos of site

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# Other photos of site



View north east from rear patio towards rear of 22 Trafalgar Street



Rear elevation of building



View of north west corner of rear patio





# Other photos of site



View of south east corner of rear patio



View of south west corner of rear patio



# Other photos of site



View east from rear patio towards rear of 24 Sydney Street



View north east from rear patio towards rear of 21 & 22 Trafalgar Street



View north east from rear patio towards rear of 22 Trafalgar Street



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# Other photos of site



View west from rear patio towards side windows of 24 Trafalgar Street



View south from rear patio towards rear wall of 29 Tidy Street

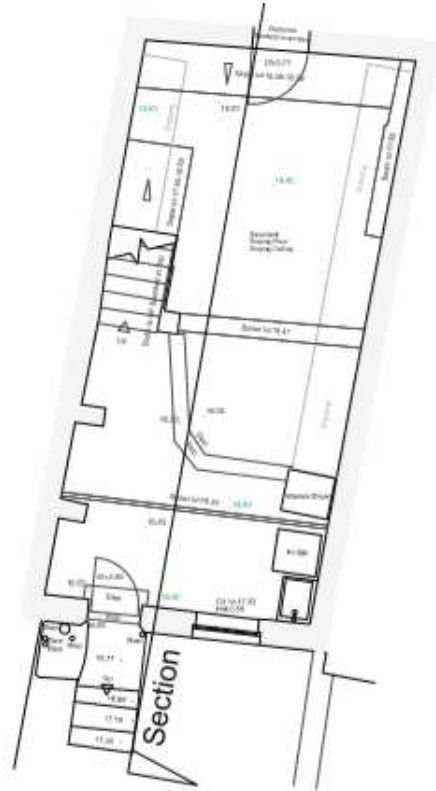


# Existing Block Plan

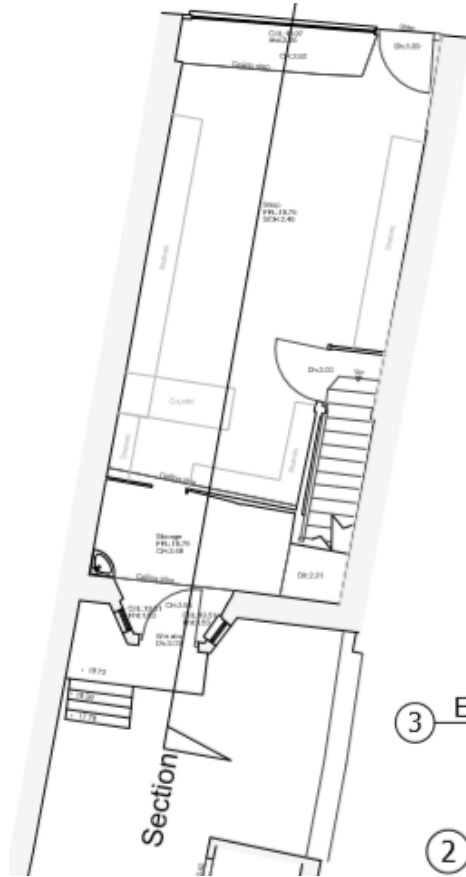
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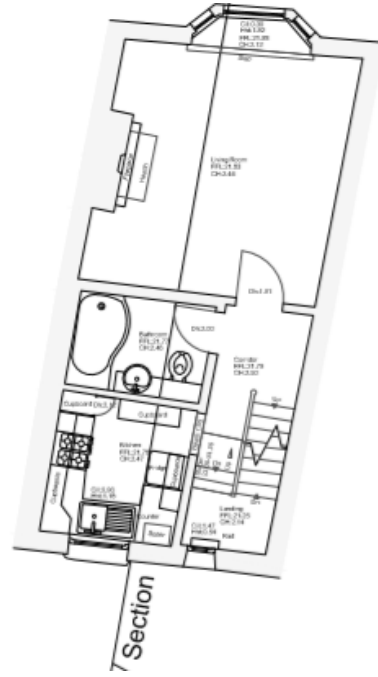
# Existing Floor Plans



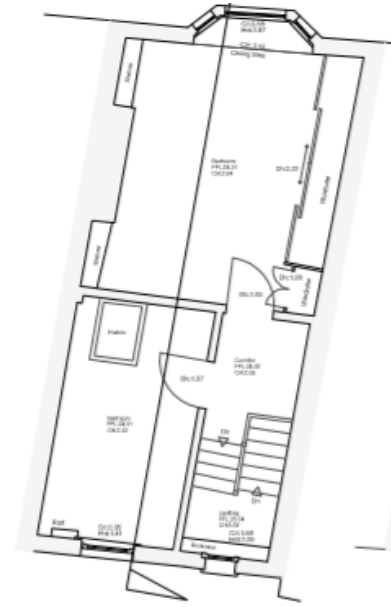
1 Existing Basement Plan  
Scale: 1:50@A1



2 Existing Ground Floor Plan  
Scale: 1:50@A1



3 Existing First Floor Plan  
Scale: 1:50@A1

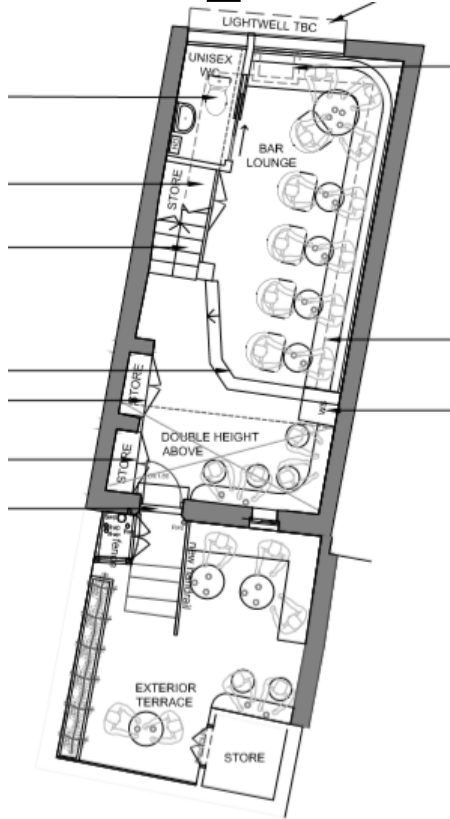


4 Existing Second Floor Plan  
Scale: 1:50@A1

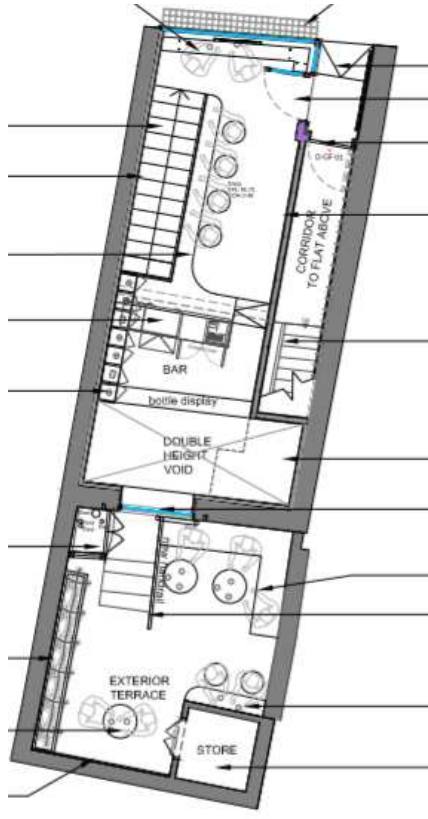


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# Proposed Floor Plans



Basement Floor (Shop/ Bar)  
Scale: 1:50



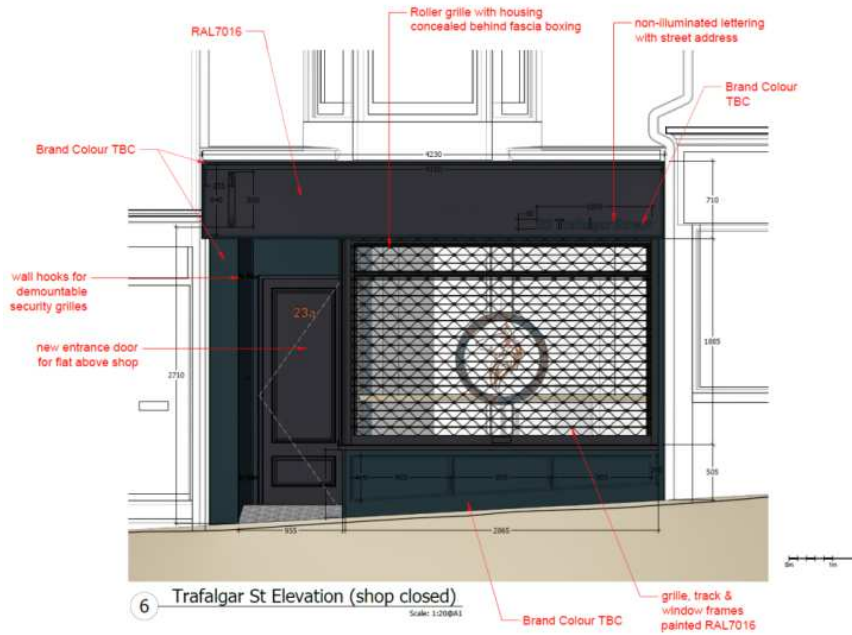
Ground Floor (Shop/ Bar)



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# Proposed Front Elevation

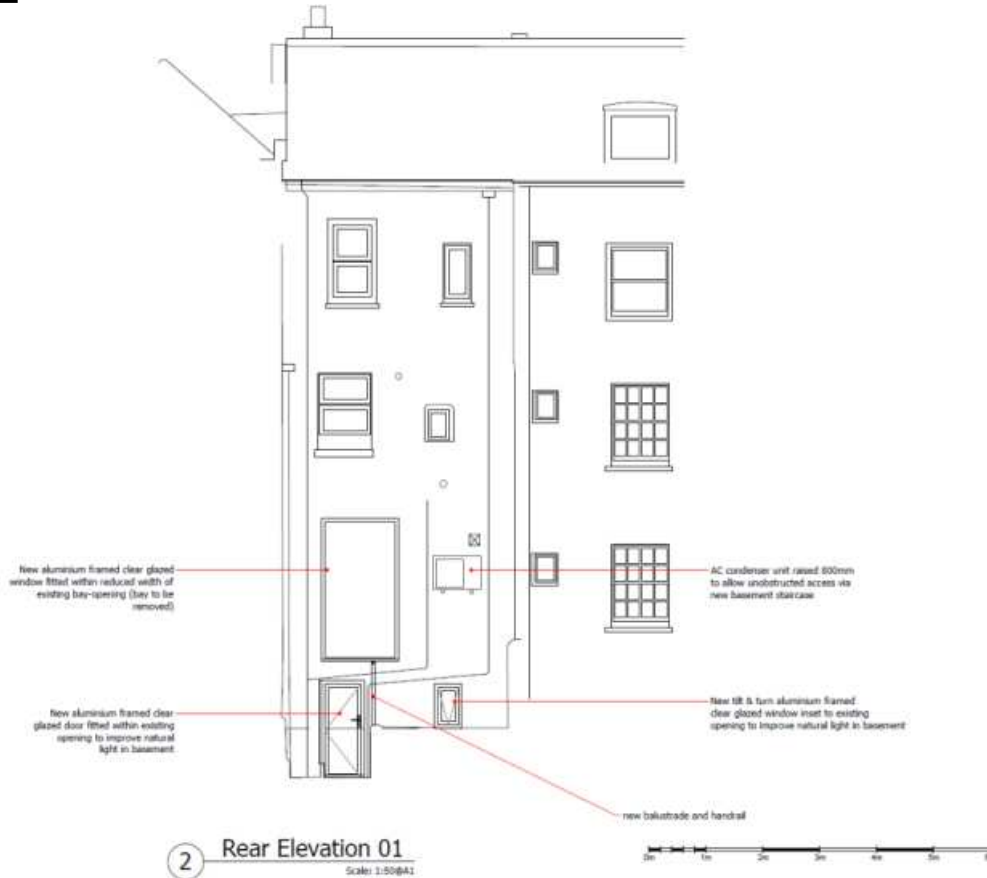
81



09-01 B



# Proposed Rear Elevation



09-03 B



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# Contextual Front Elevation



1 Trafalgar St Elevation (shop trading)  
Scale: 1:50@A1

09-01 B

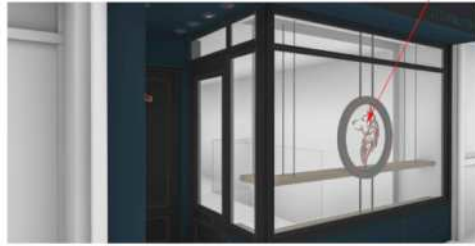


# Proposed Visuals

Signage behind the glass is indicative of position only. Design, shape and size TBC and will be submitted as part of a separate Advertisement Consent application where required

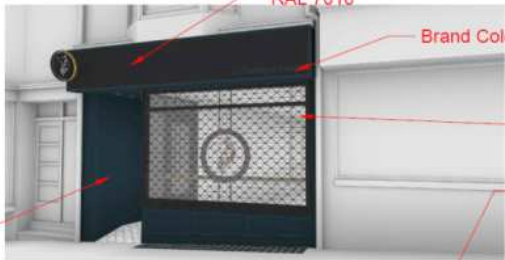


new tiled entrance recess



1 Shop Front Views (trading and closed)

grille, track & window frames painted RAL7016.



RAL 7016

Brand Colour TBC

new fascia boxing grille, track & window frames painted RAL7016

Brand Colour TBC

1 Shop Front Views (trading and closed)

09-02 B



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# Key Considerations in the Application

- The principle of introducing an A4 use to the premises
- The design of the shopfront, shop shutters and other alterations, and their impact on the character and appearance of the conservation area
- The impact of the A4 element of the proposal on the amenity of neighbouring properties with regards to noise and general disturbance
- The impact on highways



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# Conclusion and Planning Balance

- The introduction of the A4 element provides a night-time economy use, encourages combined trips and attracts pedestrian activity.
- The shopfront, shop shutters and other alterations are an improvement on the existing situation and would therefore enhance the special character and appearance of the conservation area.
- Following amendments, the rear external area would only be open to 18:00 and the impact on neighbours can be controlled by conditions regarding opening hours, music and soundproofing.
- The proposal would not lead to significantly increased traffic generation or parking stress and no cycle parking is required.
- As such, the development is considered to be acceptable and is recommended for approval.



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