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62-63 Old Steine And 3 Palace Place

BH2022/01855



Brighton & Hove
City Council

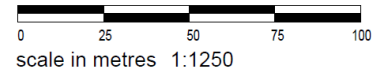
Application Description

Conversion from office (Class E) to residential (Class C3) incorporating amendments to internal layout to create 11 no. flats, with associated alterations.

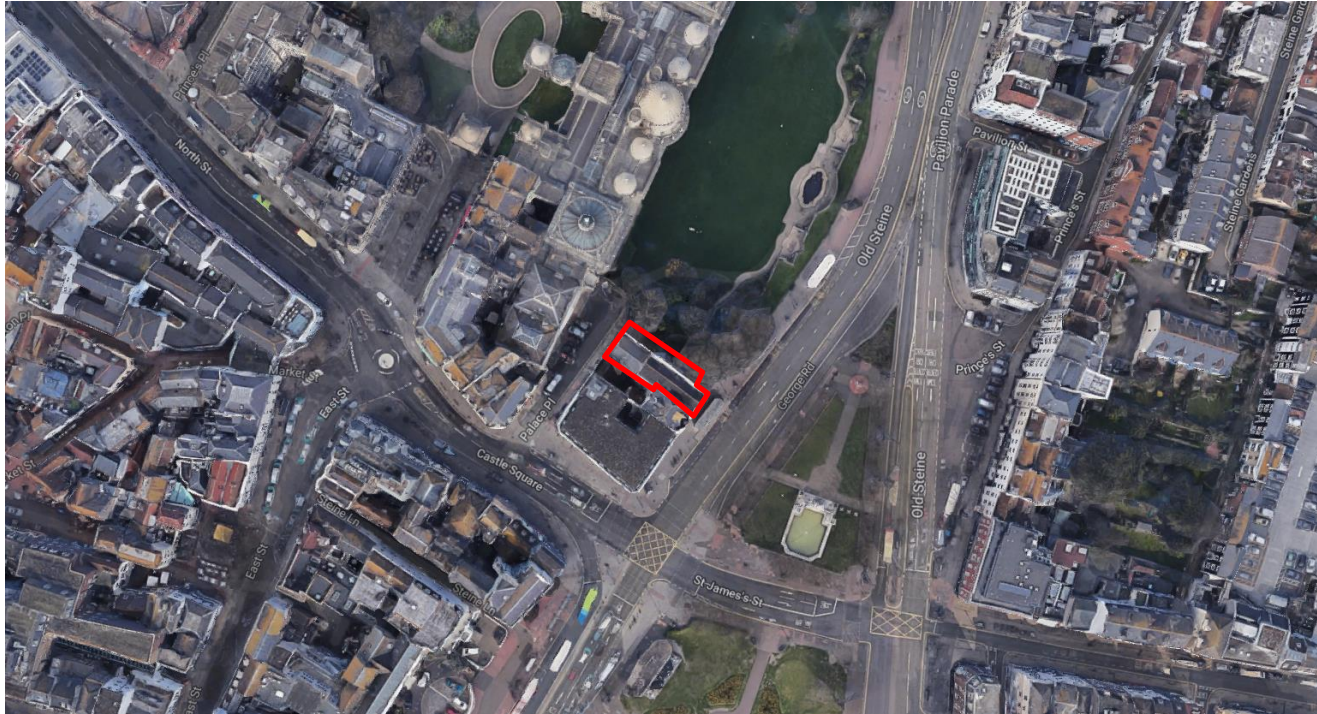
Existing / proposed Location Plan



Location Plan 1:1250



Aerial photo(s) of site



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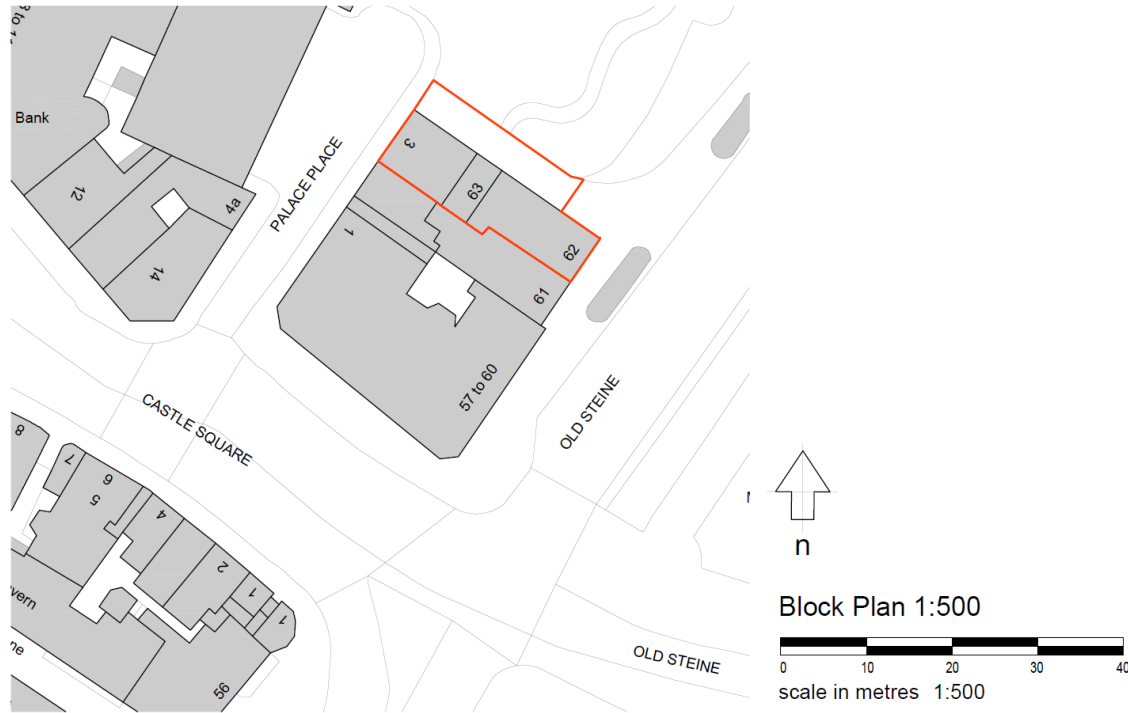
3D Aerial photo of site



Front /side (north) elevation fronting The Steine



Existing / proposed Block Plan



0570.EXG.001

Number of units / uses

- 11 one bedroom units,
- Cycle storage in the basement

Existing Front Elevation



East Elevation

0570.EXG.002

Proposed Front Elevation



East Elevation

10

ID

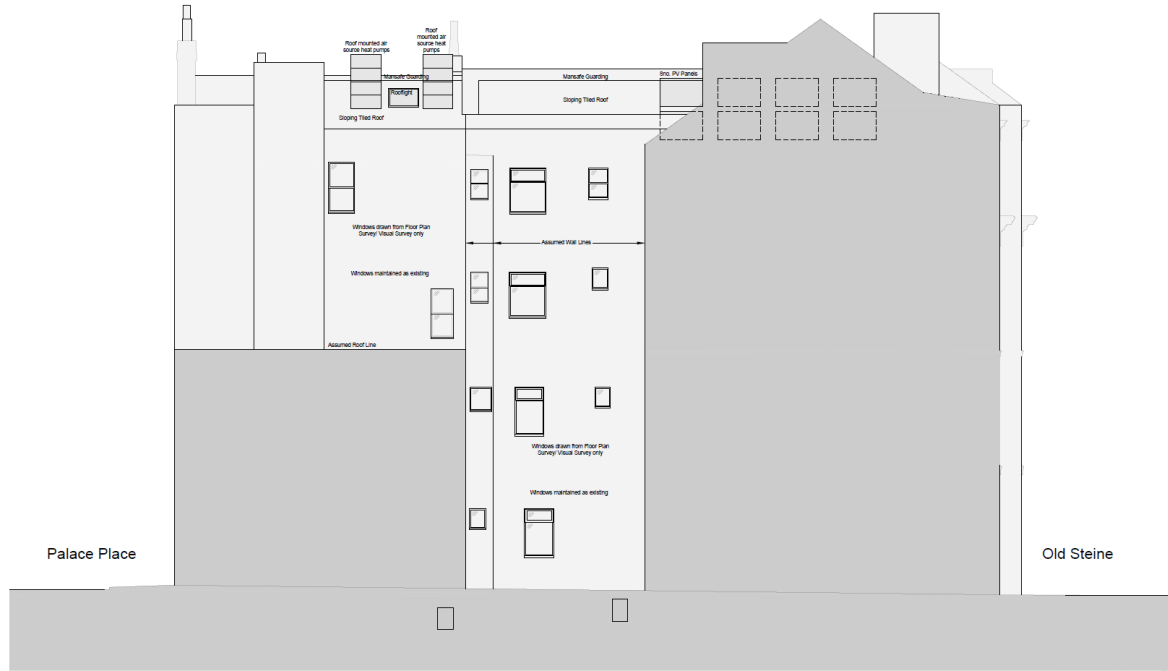
Existing South Elevation



South Elevation 1:100

0 2.5 5 7.5 10
scale in metres 1:100

Proposed South Elevation



South Elevation 1:100



scale in metres 1:100

Palace Place

Old Steine

12

Existing North Elevation



North Elevation 1:100

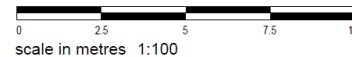


scale in metres 1:100

Proposed North Elevation



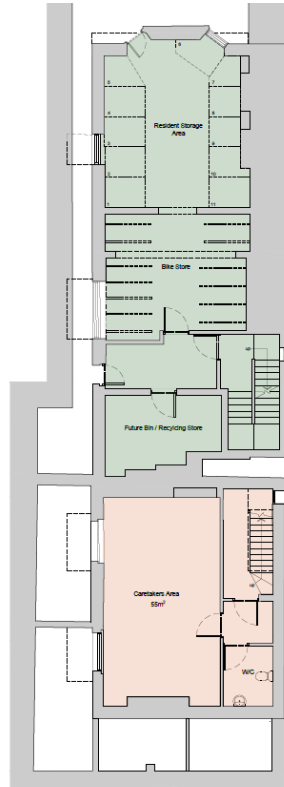
North Elevation 1:100



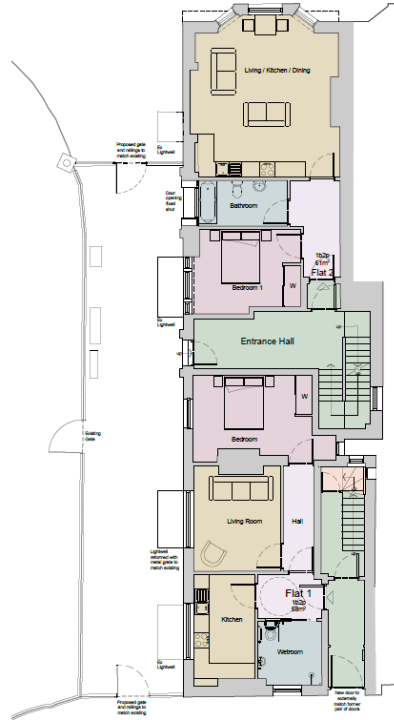
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Basement / ground proposed floor plans

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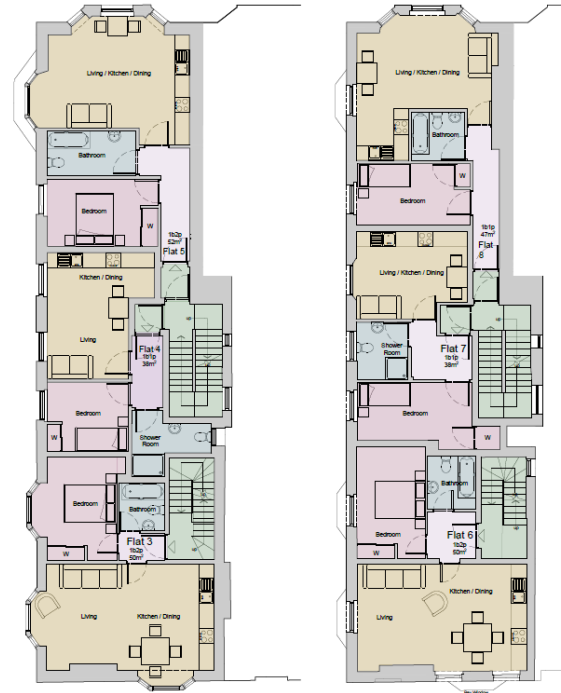


Basement Floor Plan 1:100



Ground Floor Plan 1:100

First / second proposed floor plans



First Floor Plan 1:100

Second Floor Plan 1:100

Key Considerations in the Application

- Principle of the loss of the office floorspace,
- Quality of the proposed accommodation,
- Provision of affordable housing,
- Impact upon the historic building and the Valley Gardens Conservation Area,
- Amenity impacts of the scheme.

S106 table – Heads of Terms

Affordable Housing

- On-site provision of 3 Affordable Units (30%).

Employment Strategy

- A contribution of £3,300 and an Employment and Training Strategy.

Conclusion and Planning Balance

- The redundancy of the premises for employment uses has not been fully demonstrated through a period of commercial marketing. However, the constraints of the building, refurbishment costs and policy support for lost office space to be used for housing, particularly affordable housing, are all noted and this weighs heavily in favour of the scheme,
- The development would bring the historic buildings back into use and provide 11 new dwellings for the City, of a good size and standard. The units would contribute towards the City Plan housing target and five-year housing land supply and would also help address the city's substantial affordable housing needs, by providing 100% local authority affordable housing for people on the housing register. There are no significant amenity or highways issues.
- The scheme is recommended for approval.