

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 2 NOVEMBER 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
56	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 142

62-63 Old Steine And 3 Palace Place

BH2022/01855



Brighton & Hove
City Council

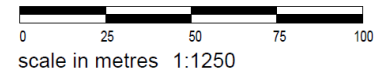
Application Description

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

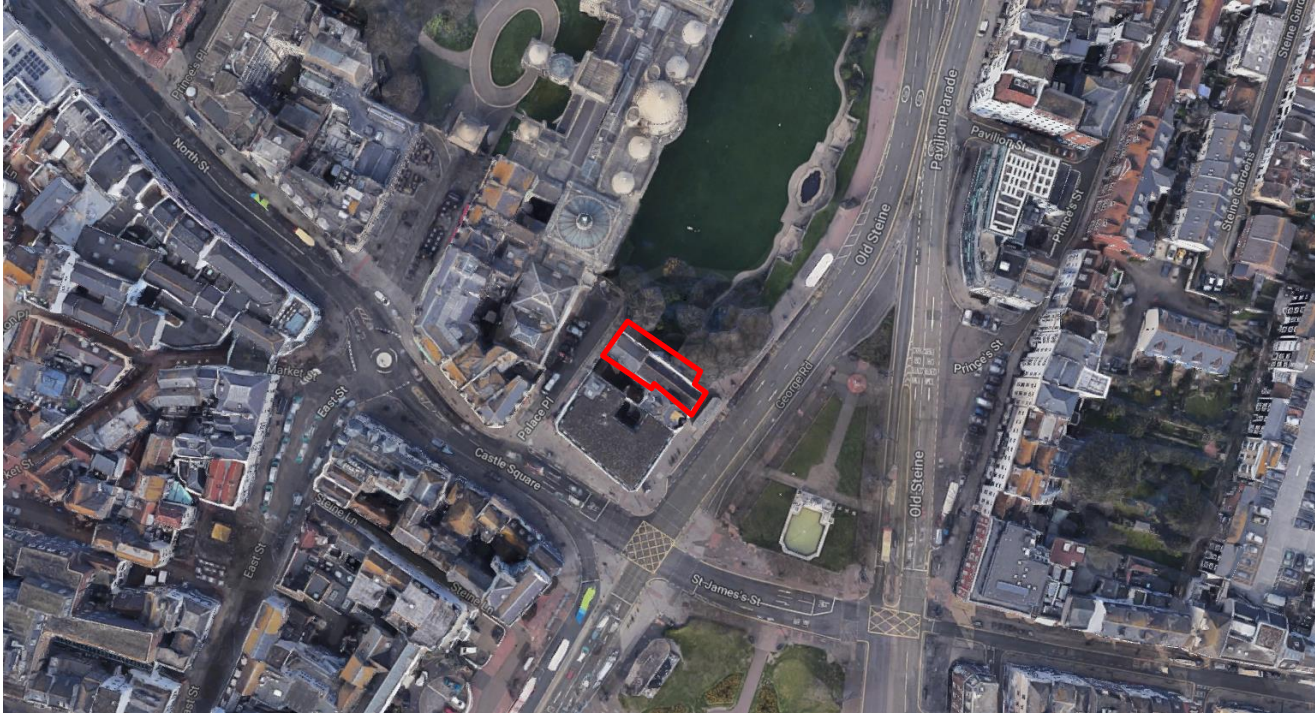
Existing / proposed Location Plan



Location Plan 1:1250



Aerial photo(s) of site



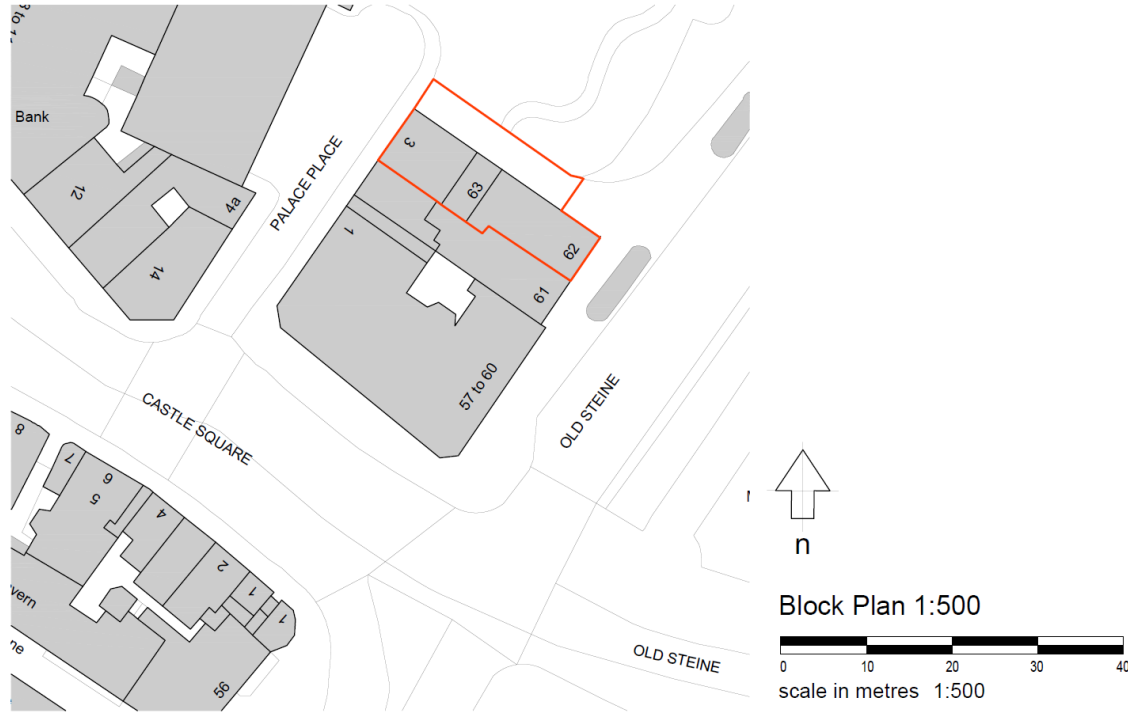
3D Aerial photo of site



Front /side (north) elevation fronting The Steine



Existing / proposed Block Plan



Number of units / uses

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

Existing Front Elevation



East Elevation

0570.EXG.002

Proposed Front Elevation



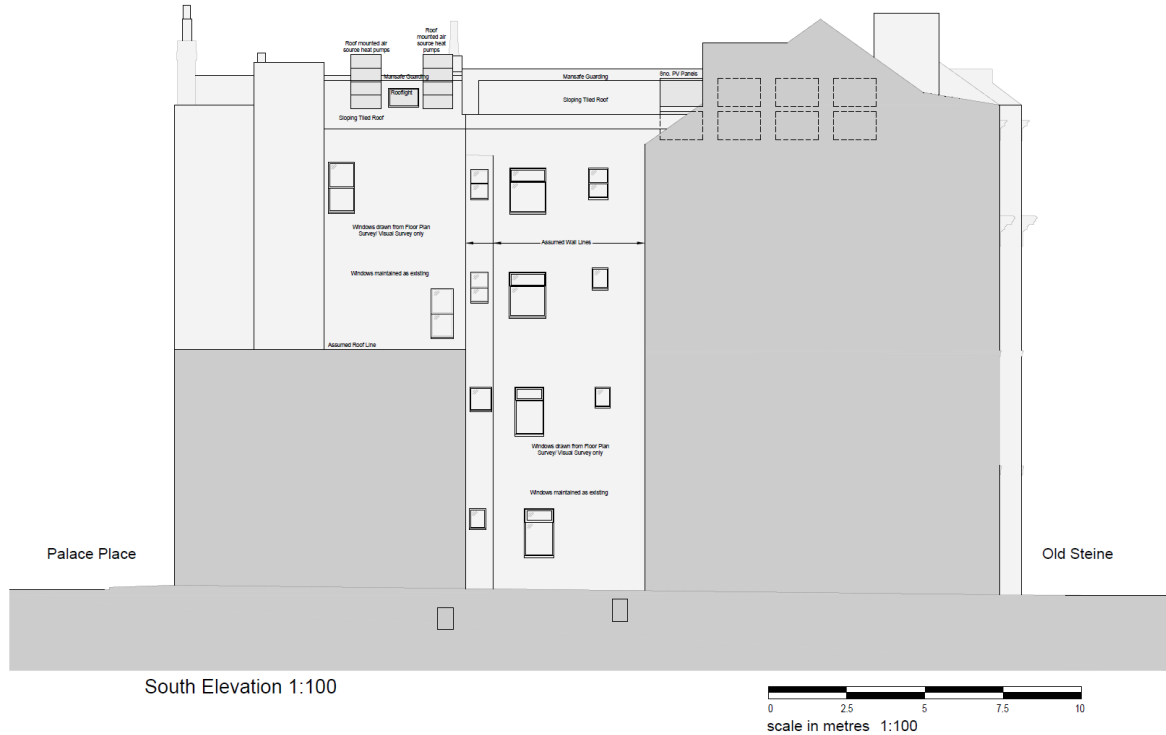
East Elevation

Existing South Elevation



0570.EXG.002

Proposed South Elevation



Existing North Elevation



North Elevation 1:100

0 2.5 5 7.5 10
scale in metres 1:100

Proposed North Elevation

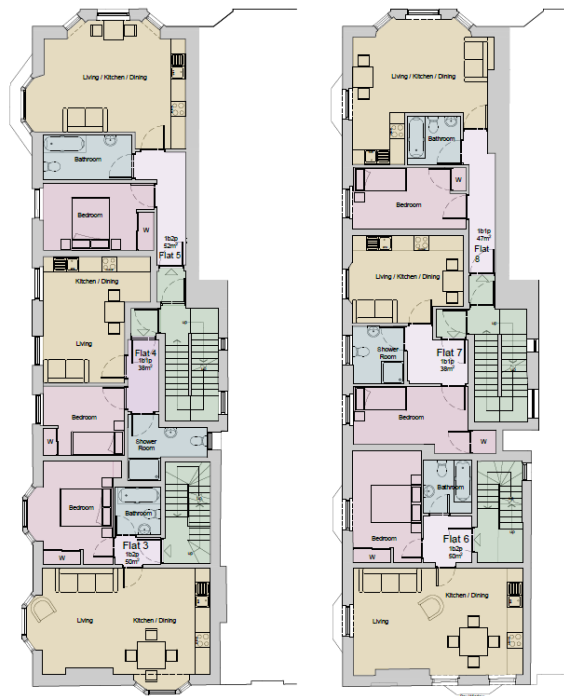


0570.PL.002

Basement / ground proposed floor plans



First / second proposed floor plans



First Floor Plan 1:100

Second Floor Plan 1:100

Proposed third storey floor plan and roof plan



Third Floor Plan 1:100

Roof 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.

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Kings House, Grand Avenue BH2020/03583



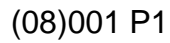
Brighton & Hove
City Council

Application Description

To consider a request to vary the Heads of Terms of the Section 106 Agreement dated 5 April 2019 in connection with planning permission BH2020/03583 to allow amendments to the affordable housing provision. The development includes 72 affordable homes secured with Homes England funding in addition to the 28 affordable homes originally secured by obligation and will ultimately provide for 60% affordable housing overall. As such it is considered reasonable to allow the following amended terms:

- The removal of the requirement to undertake a review of viability;
- The removal of the requirement to pay a commuted sum of £265,492 towards affordable housing.

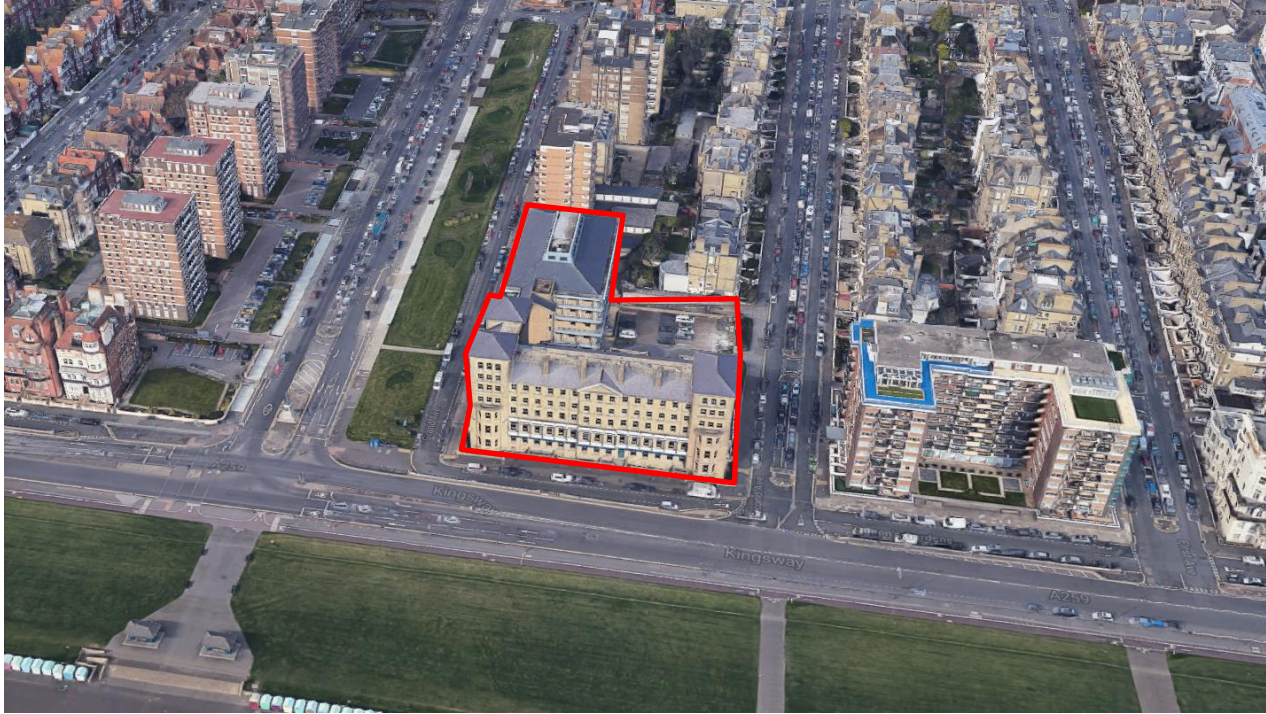
23



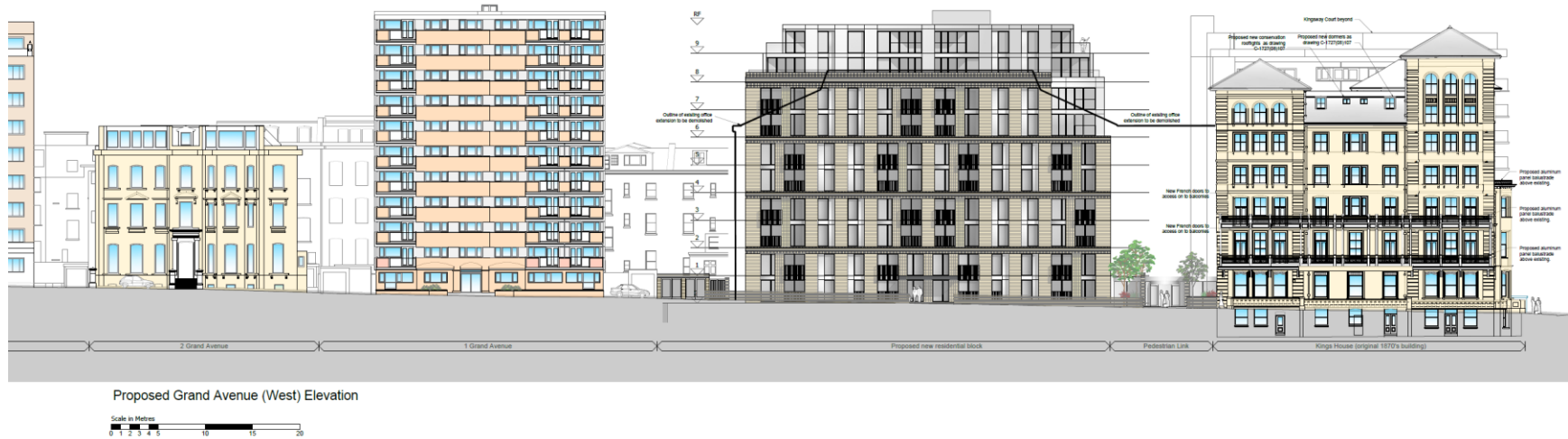
Aerial photo(s) of site



3D Aerial photo of site



Proposed Front Elevation



Proposed Rear Elevation



Affordable housing details

- 28 affordable homes secured within the existing s106 agreement include the following:
 - 15 Affordable Rent (13 x 1 bed and 2 x 2 bed)
 - 13 Shared Ownership (13 x 2 bed)
- The 72 additional affordable homes secured by Homes England funding are made up of the following:
 - 59 Shared ownership (21 x 1 bed and 38 x 2 bed)
 - 13 Affordable Rent (3 x 1 bed and 10 x 2 bed)

Proposal

- The removal of the requirement to undertake a review of viability;
- The removal of the requirement to pay a commuted sum of £265,492 towards affordable housing.

Conclusion and Planning Balance

- The overall scheme, including the Homes England funded affordable housing would provide 60% affordable housing;
- This is over and above the 40% affordable housing required in policy CP20;
- As such, there are no policy grounds to require a review of viability or the additional commuted sum figure of £265,492 for affordable housing,
- The recommendation is to approve.

Whitehawk Clinic, Whitehawk Road

BH2017/01665 & BH2020/03619



Brighton & Hove
City Council

Application Description

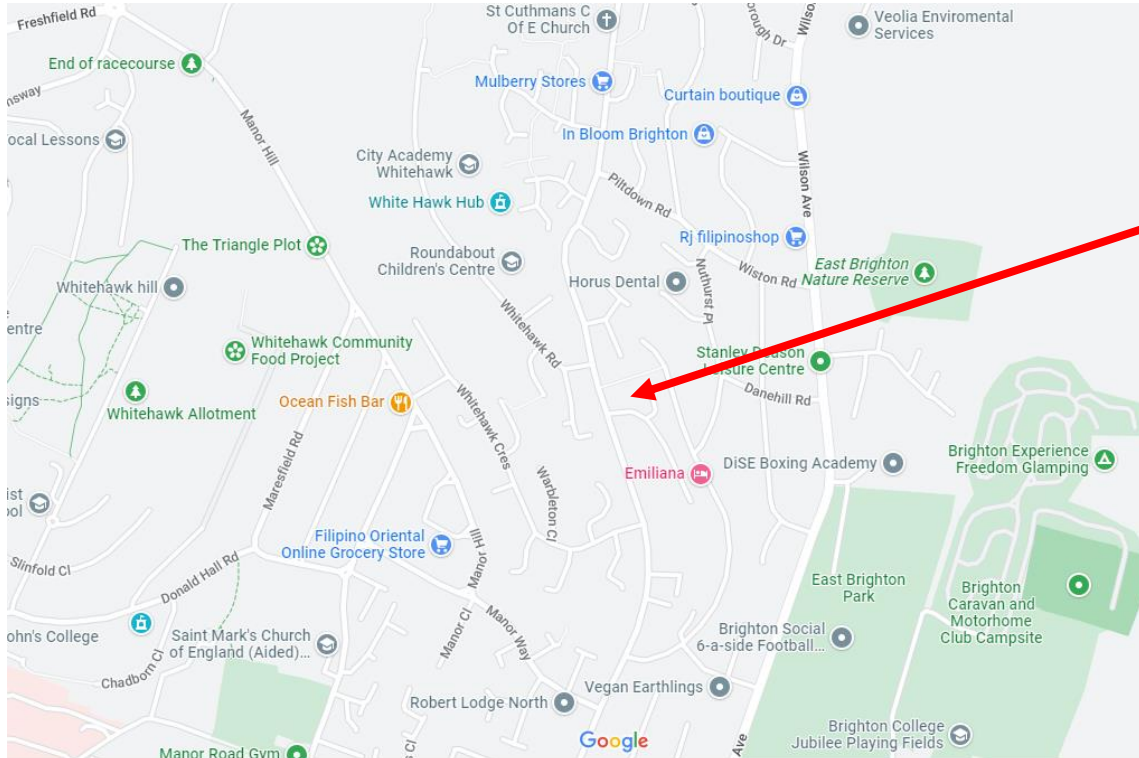
To consider a request to vary one of the Heads of Terms of Section 106 Agreement dated 19 July 2018 in connection with planning permission BH2017/01665, as amended by BH2020/03619. This required the following:

“40% affordable housing (8 units for affordable rent and 7 properties for shared ownership sale, comprising 5x one-bedroom units, 7x two bedroom units and 3x three-bedroom units.)”

A Deed of Variation is sought to provide:

- Ten affordable housing units on site (21%), with the size and tenure to remain flexible;
- A commuted sum of £56,664.
- A clause that should they be unable to secure the interest of a Registered Provider, a further commuted sum would be provided instead of affordable housing on site.

Map of application site



Site

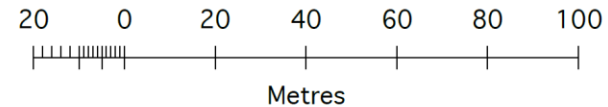


Brighton & Hove
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Existing Location Plan



LOCATION PLAN SCALE 1:1250



Aerial photo(s) of site

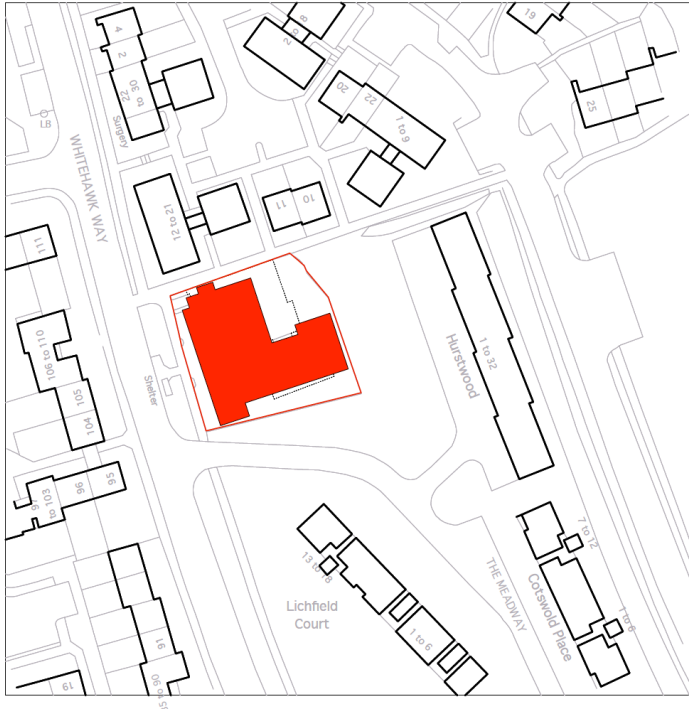


Brighton & Hove
City Council

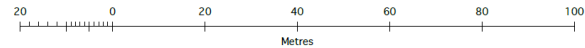
3D Aerial photo of site



Existing Block Plan



BLOCK PLAN SCALE 1:500



Brighton & Hove
City Council

Approved Contextual Front Elevation



Visualisation



View looking north east on the corner of Whitehawk Way and Meadway

Proposal

Amend Heads of Terms from:

- 40% affordable housing 15 units)

to:

- 21% affordable housing (10 units) plus commuted sum of £56,664;
- Size and tenure to be flexible;
- Commuted sum if a Registered Provider cannot be secured;
- Review mechanism to ensure viability still stacks up.

DVS agrees with conclusions regarding viability.
Housing Team raise no objections.

Conclusion and Planning Balance

41 Considered that the applicant's proposal to vary the legal agreement to provide ten affordable housing units on site, plus a sum of £56,664, rather than the 15 originally approved is acceptable and accords with Policy CP20 of City Plan Part 1.

Recommend: Approval

Madeira Terrace

BH2022/02577 and BH2022/02578



**Brighton & Hove
City Council**

Application Description

- BH2022/02577 (Full Planning application)

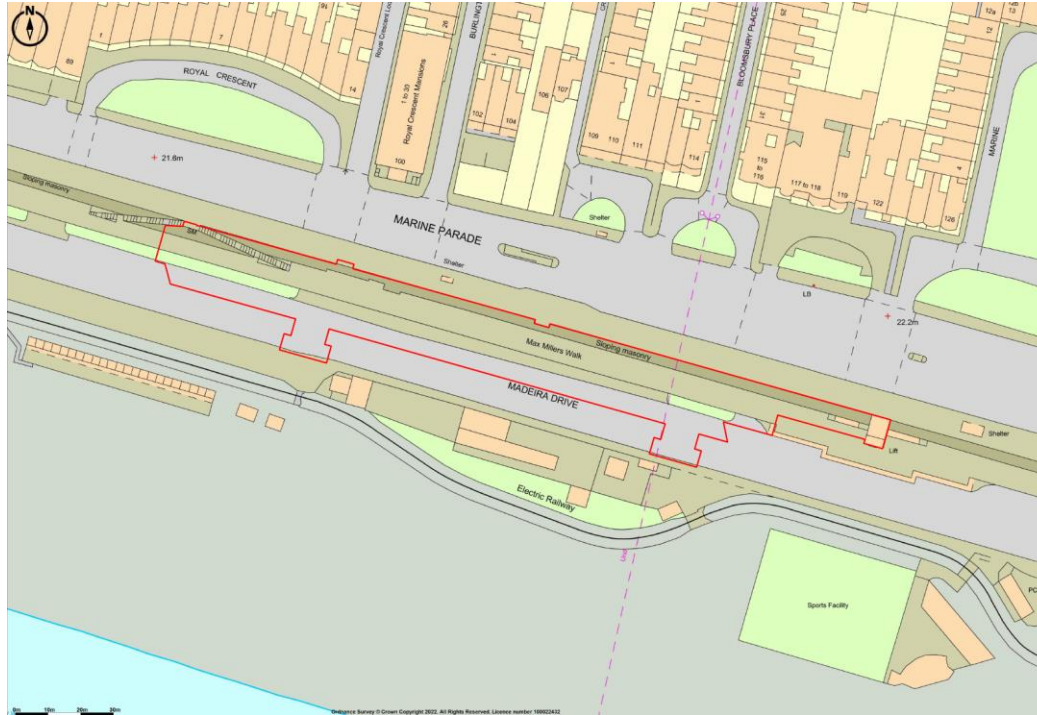
Part Restoration of the Grade II* listed Madeira Terrace (Phase 1 - consisting of the 40 arches between the Royal Crescent Steps in the west to Shelter Hall in the east), erection of a new full height single car lift, general repairs to existing Shelter Hall Lift structure and operational upgrade to Shelter hall Lift car carriage and doors together with temporary means of access at deck level, new staircase from deck level linking with Madeira Drive, permanent planting, landscaping and seating at deck level, fixings for temporary seasonal canopies at deck level, cliff wall interventions and general repair (including physical works of protection for the Green Wall), works to laundry arch, and improvements to public realm and heritage setting upon Madeira Drive including removal of 22 existing parking spaces, provision of new planted verges, wayfinding signage, pedestrian crossings, cycle parking and associated drainage.

- BH2022/02578 - Listed Building Consent (for same development)

Map of application site



Existing Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Phase 1 Madeira Terrace site

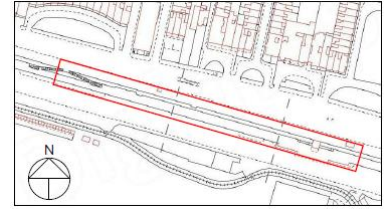
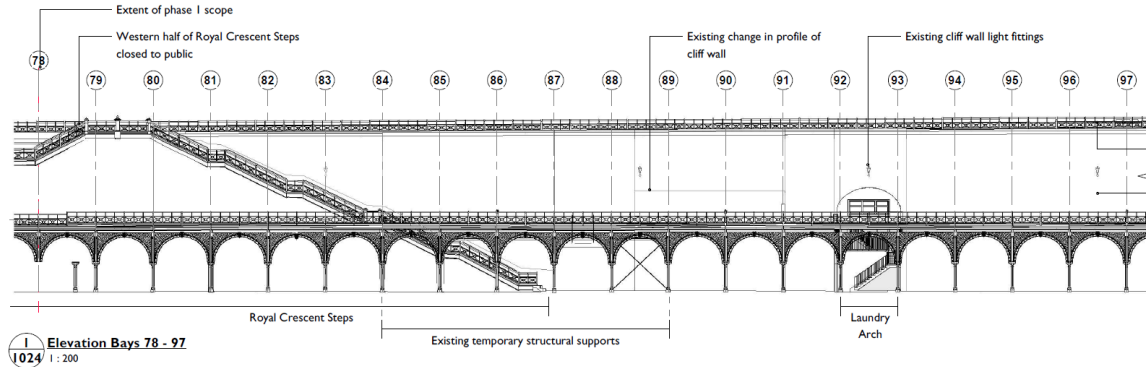
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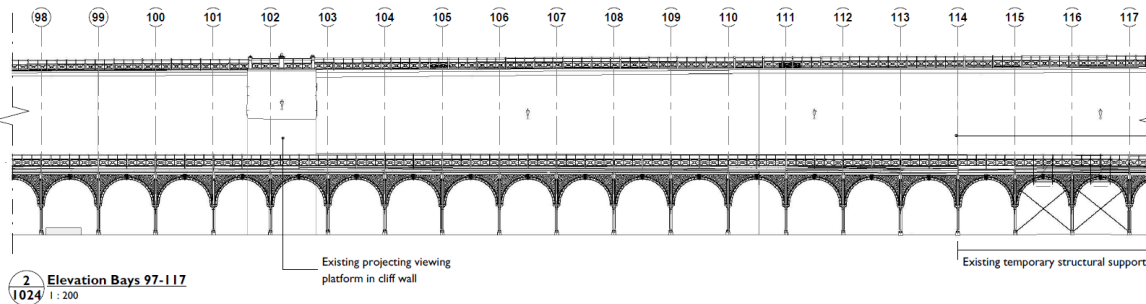


Existing Elevations



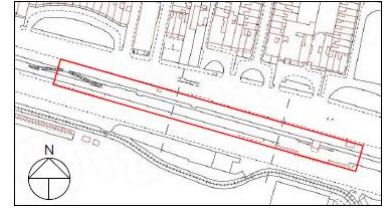
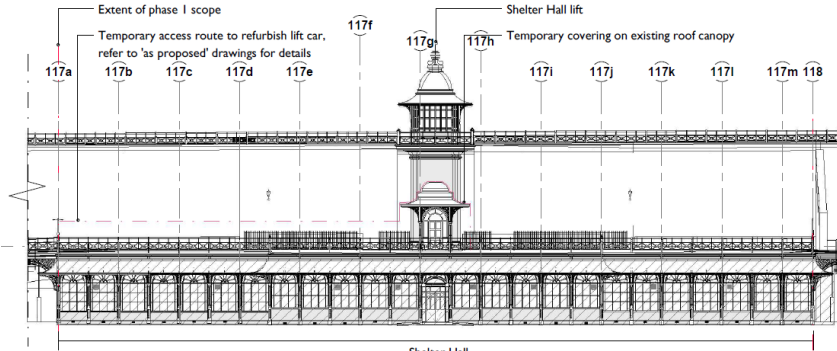
Balustrade at Marine Parade level excluded from scope, retained in-situ

Cliff wall (highways maintained structure complete with historic spindle planting in some areas. Refer to Landscape Architects/SE's drawings for information.

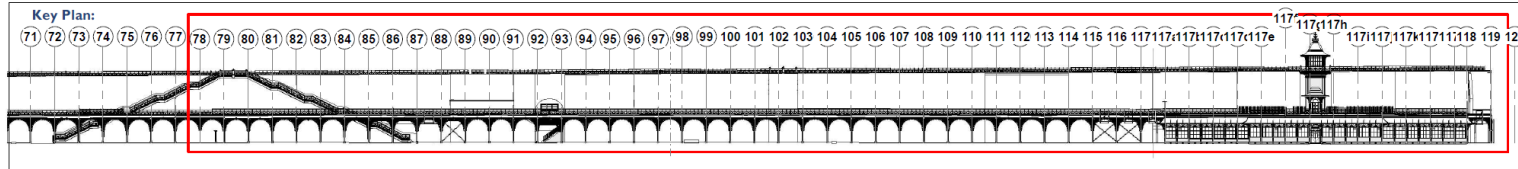


Existing vertical joints in cliff wall. 1970's re-facing shown indicatively

Existing Elevations



3 Elevation Bays Shelter Hall
 1024/ I : 200
 No external fabric repairs to Shelter Hall, Deck, Lift or Cliff
 Wall in this phase of works, except where otherwise noted.
 Refer to 'as proposed' drawings for details



Lower Walkway Promenade



Promenade Deck Level

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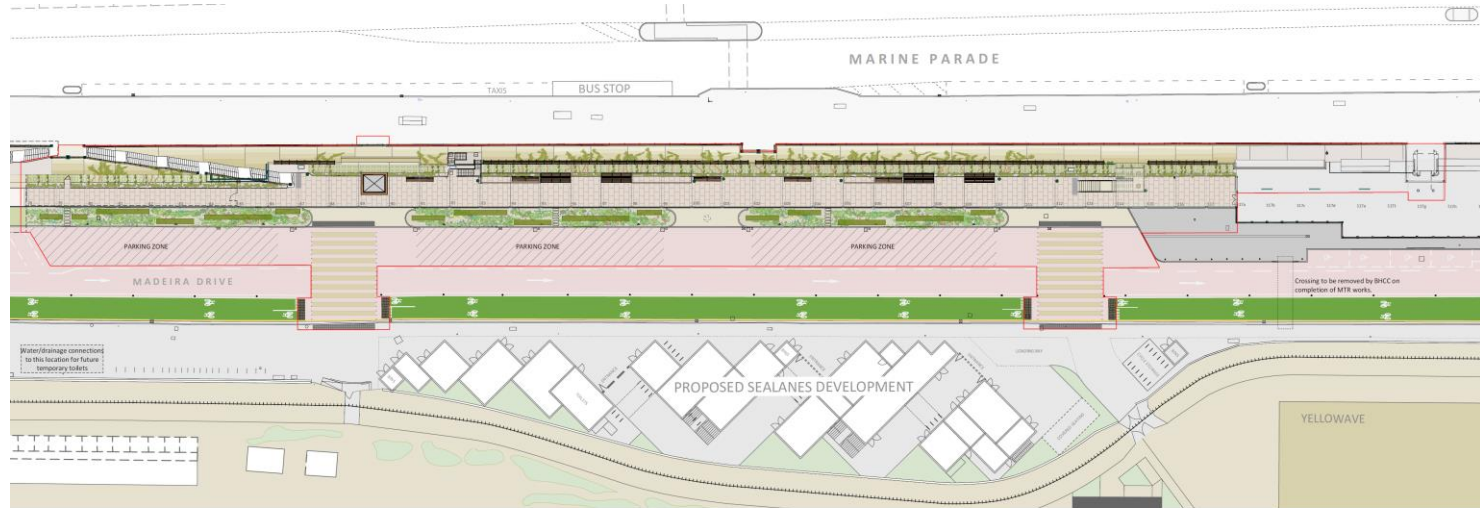
Shelter Hall Lift



View East of Deck Level from Royal Crescent Steps



Existing Block Plan



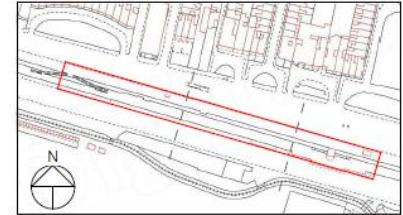
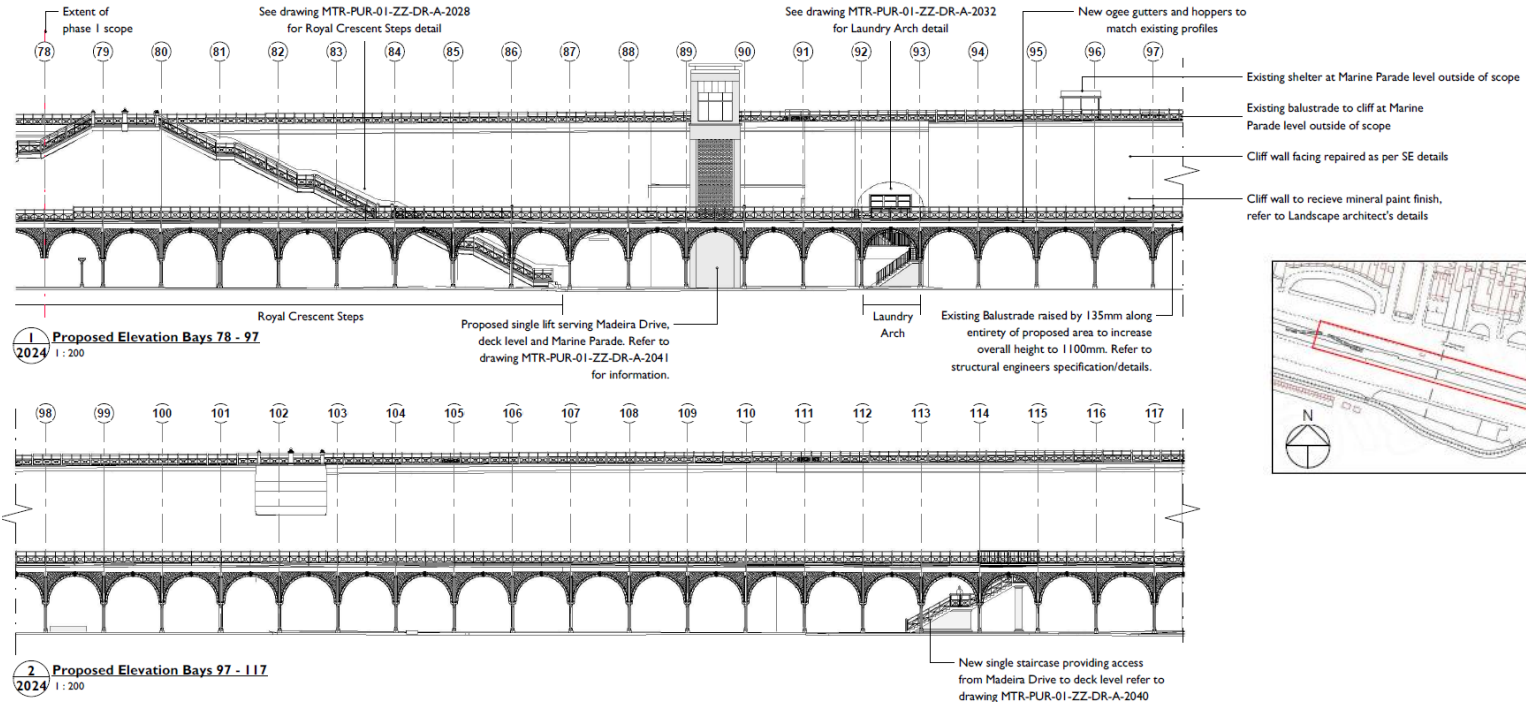
1:300 RED LINE PLAN WITH LOWER WALKWAY

For information only, see Puncell drawing for Site Location plan.

— 0.42 hectares red line boundary

Indicative area to accommodate car parking. See drawing 503-LP-KK-01-DR-1-0051 for indicative layout. Detailed layout to be determined in conjunction with BHCC Highways and Accessibility Consultant at Stage 4.

Proposed Elevation

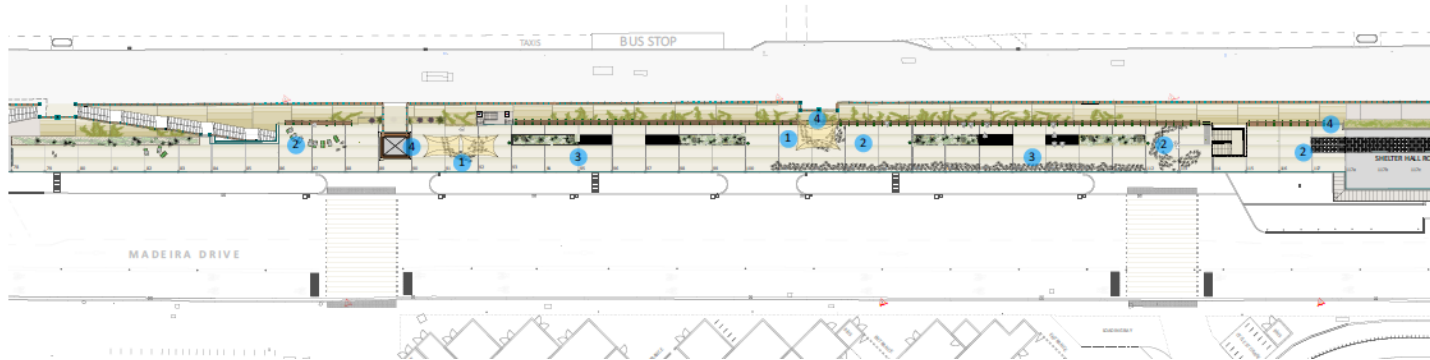


Proposed Lower Walkway



JANIS P *Mudlark Turtleneck Renovation*

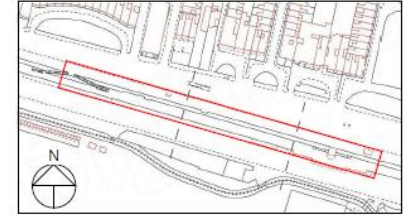
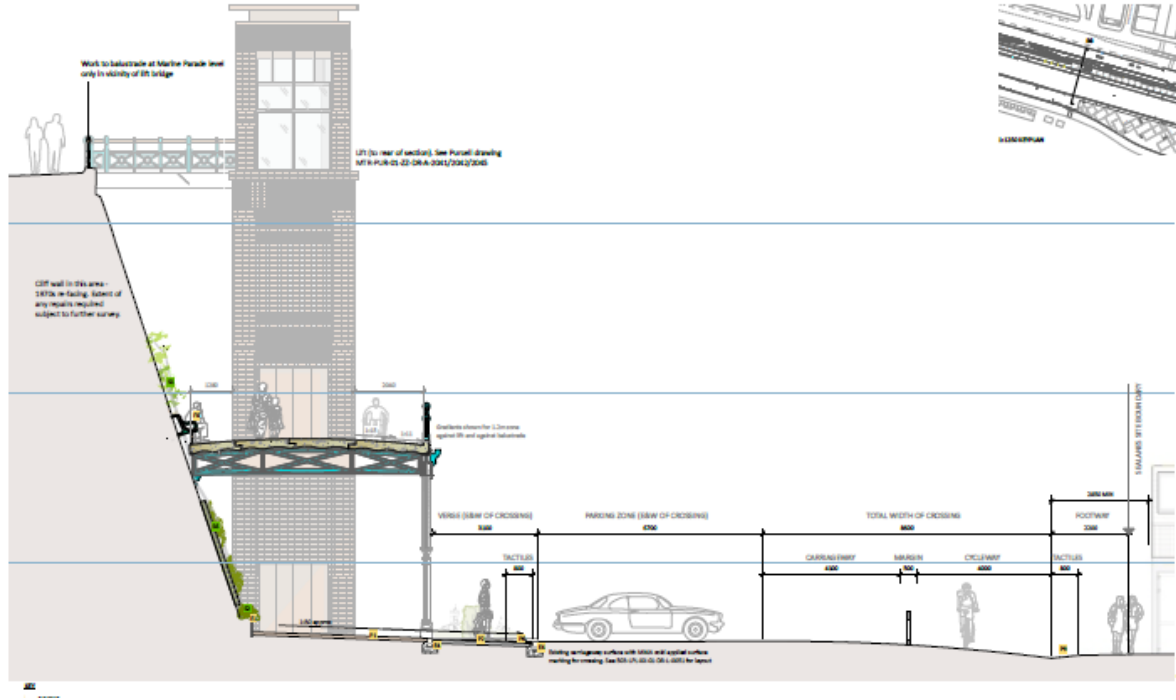
Proposed Upper Deck Level



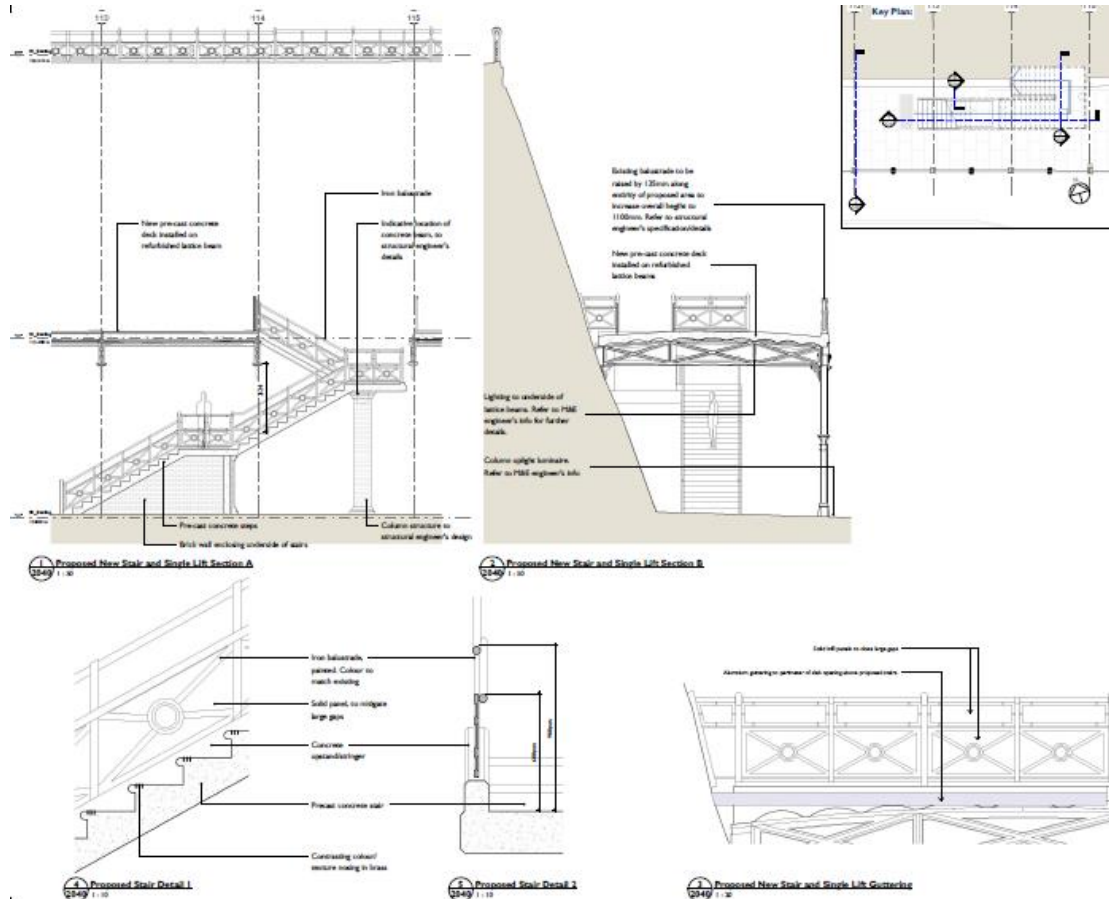
HB VPI RD 210314B-01: 100% Building elevation
HB VPI RD 210314B-02: 100% Building elevation
HB VPI RD 210314B-03: 100% Building elevation
HB VPI RD 210314B-04: 100% Building elevation

Landscapeprojects

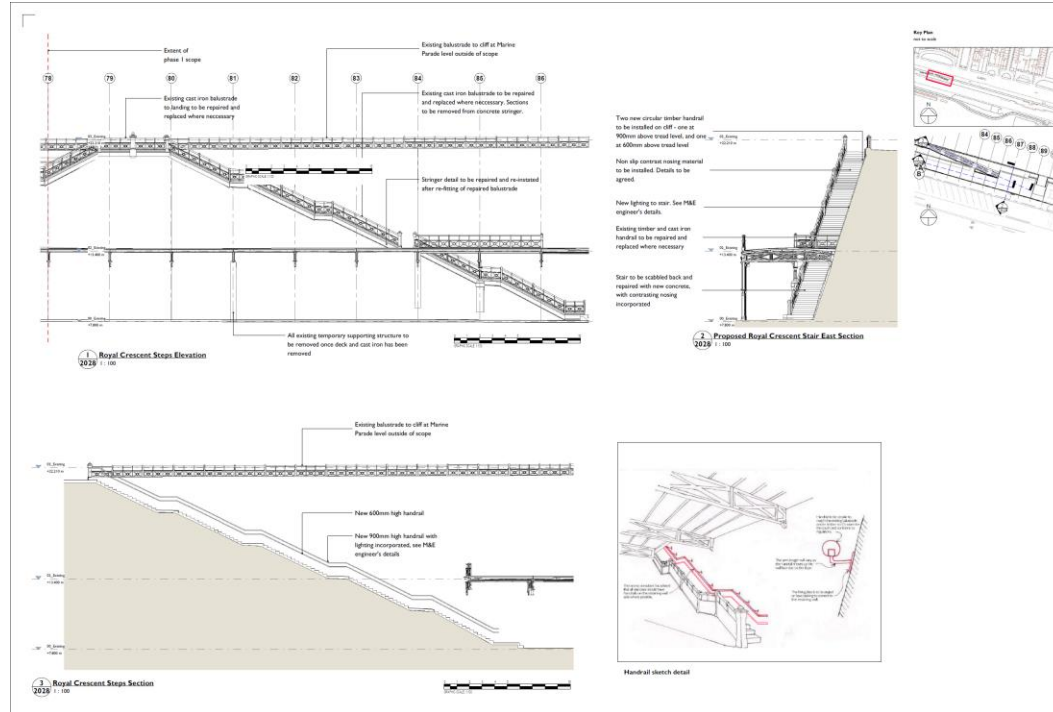
Proposed Section Bay 88 & Crossing



Proposed New Stair



Proposed Royal Crescent Stairs East



Artist's impression of the final lift design, as viewed from Madeira Drive



Artist's impression of the final lift design, as viewed from Marine Parade



Artist's impression of the proposed new lift shown in the context of the existing lift



Key Considerations in Full Planning application BH2022/02577

- Principle of development
- Impact on the visual amenities of the listed structure, the street scene and the wider conservation area, as well as the setting of heritage assets within the locality of the site.
- Public realm/landscaping
- The impact on highways and access
- Ecology
- Neighbouring amenity
- Sustainable drainage.

Conclusion and Planning Balance

- Given the historic presence of the site being used for communal activities and events, the proposals to increase activity levels and footfall are welcomed. The application proposal would align with the broader regeneration aspirations of the emerging Eastern Seafront Plan.
- The proposed restoration of the Madeira terrace structure would optimise retention of the original components where possible for heritage purposes, but also reduce carbon footprint. Historic England welcome this first phase of work which would start a process to repair and restore Madeira Terrace and bring it back into use so that it can be enjoyed by the public once more.
- The proposed new lift and restoration of the existing Shelter Hall lift would be welcomed improvements to the accessibility through the site and the connectivity to the wider seafront public realm and residential areas to the north. The Heritage Team fully support the proposals, subject to further detail to be submitted by condition. Historic England support the significant heritage benefits associated with the restoration, which is considered to outweigh the low level of harm of the proposed lift intervention. The scheme is considered acceptable in terms of any heritage impact to the historic fabric and environment including the listed assets and the identified Conservation Areas. Any adverse impact is considered to be outweighed against the significant public gain of bringing this part of the terrace back into use, as well as the heritage gain of ensuring the future of the historic structure through its repair.
- The green wall and the historic spindle plants (*Euonymus japonicus*) are to be protected during the works and will feature strongly in the completed scheme. The proposed development, through a robust method strategy, would ensure that the Japanese Spindle and lower-level planting can flourish in an improved environment.
- Improvements to the public realm in this section of the seafront are welcomed. The proposal represents an opportunity to enhance the present situation in respect of the designated heritage assets and the surrounding public realm with landscaping and planting on dual levels, as well as improving on the connectivity around the site. The Highway Authority has no objection subject to recommended conditions.
- The design details of the proposal required by condition are necessary to ensure the acceptability of the scheme., Details of management and future maintenance of the scheme are required by condition.

Recommend: Approve Full Planning application BH2022/02577 and Listed Building Consent application BH2022/02578

13 Hailsham Avenue

BH2022/02324

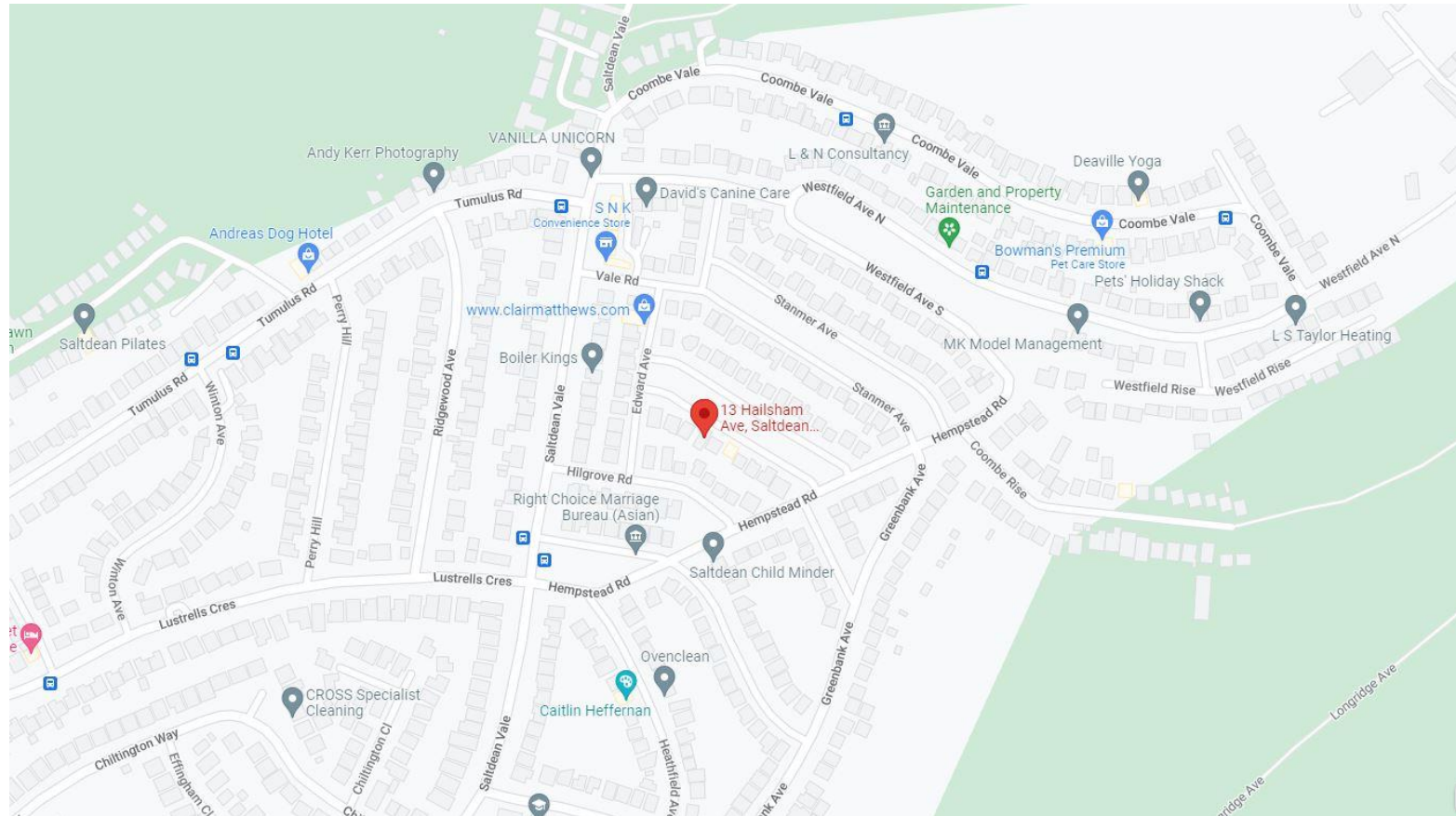


**Brighton & Hove
City Council**

Application Description

- Roof alterations incorporating double hip to gable extensions, three front rooflights and one rear dormer with Juliet balconies. New roof tiles and alterations to fenestration are also proposed.

Map of application site



Location Plan



0 50
Metres

TQRQM22193140652250

Aerial photo(s) of site



3D Aerial photo of site



Street photo of site – No.13 Front



Street photo of site - No.15 to right



Street photo of site – No.11 to Left



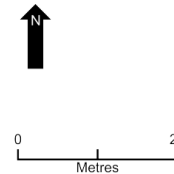
Street photo context



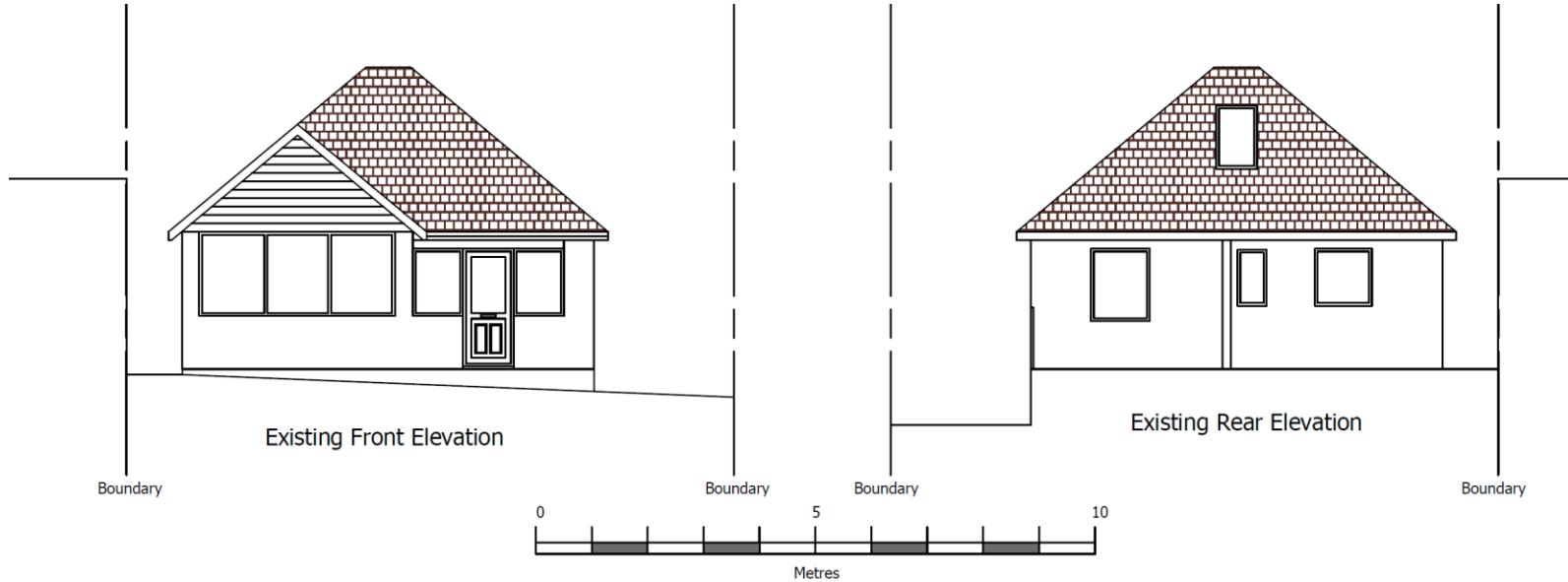
Rear Elevation



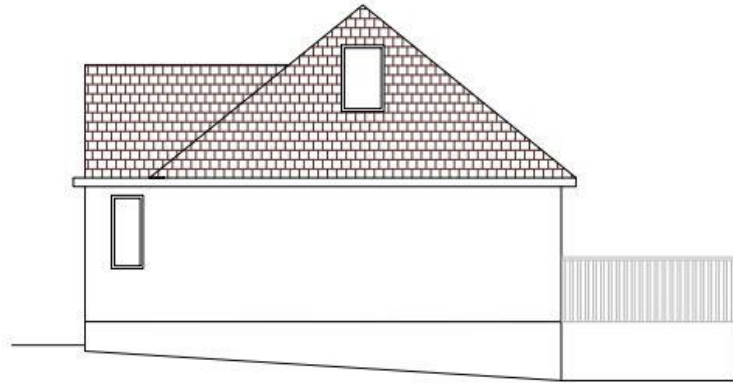
Existing and Proposed Block Plan



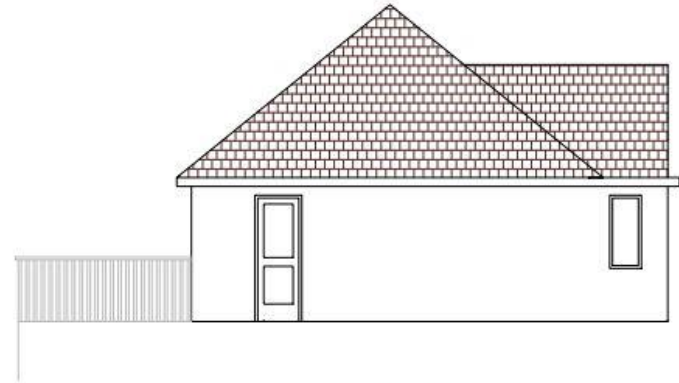
Existing Front and Rear Elevations



Existing Side Elevations

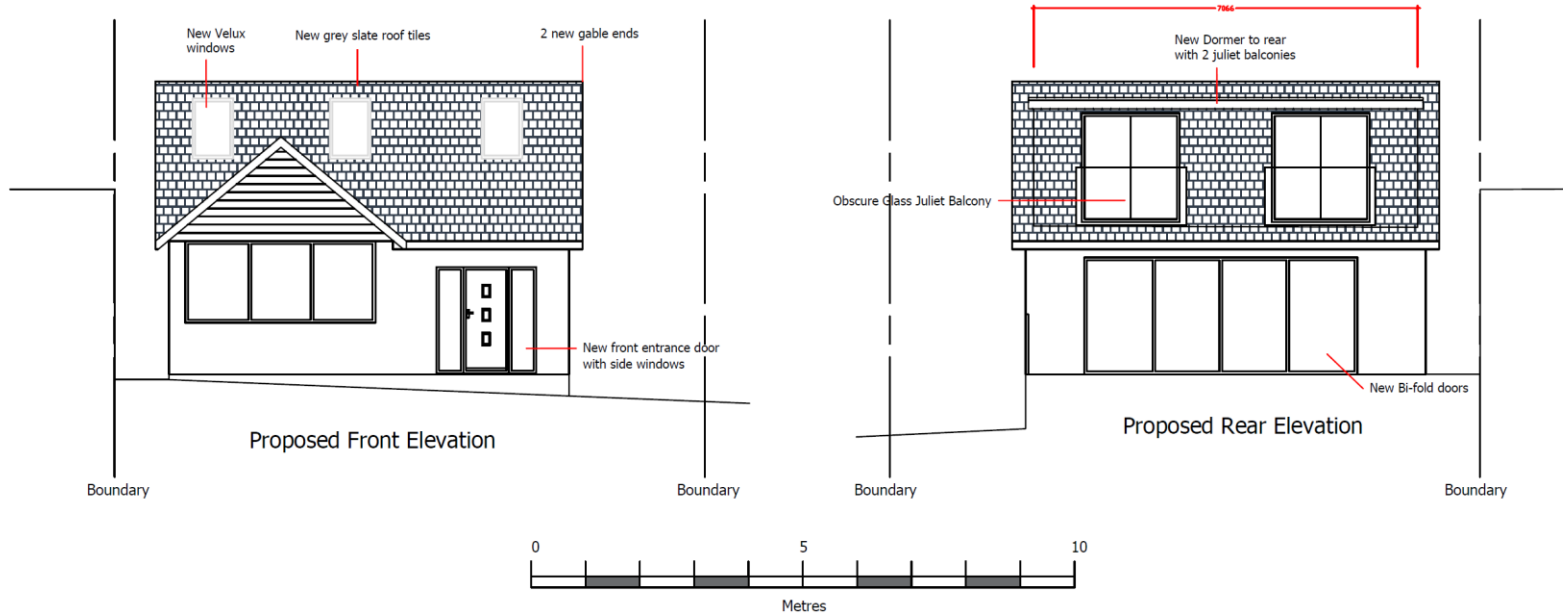


Existing Flank Elevation

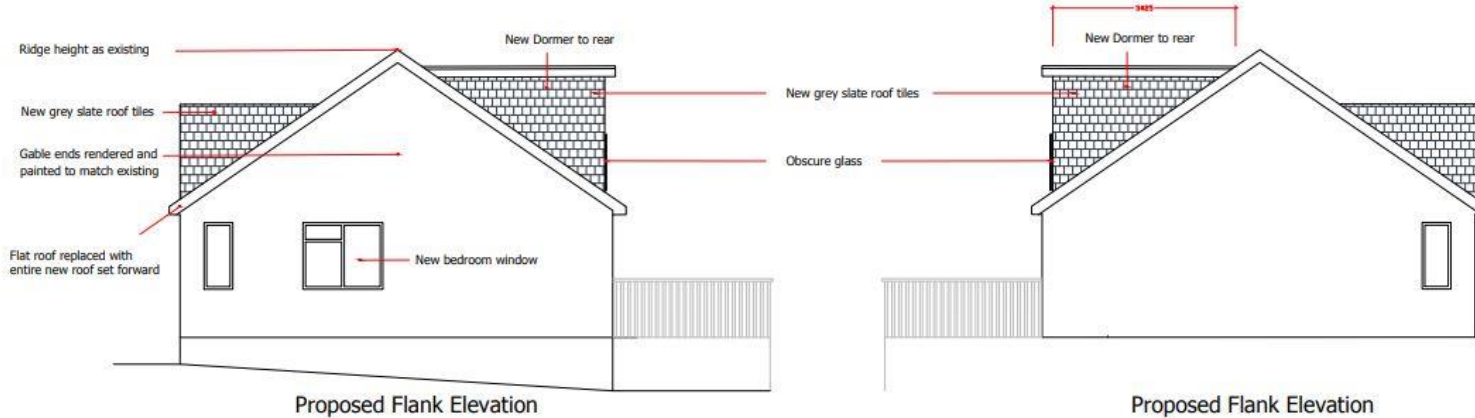


Existing Flank Elevation

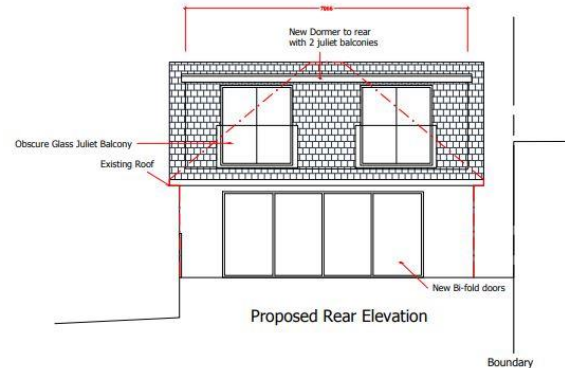
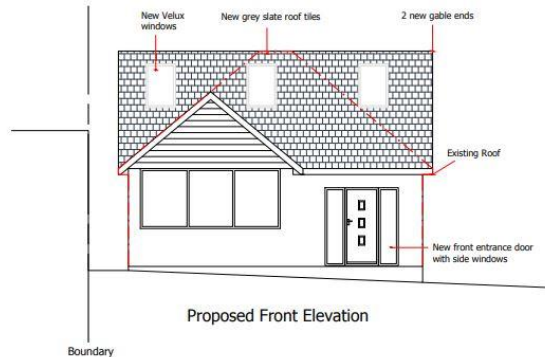
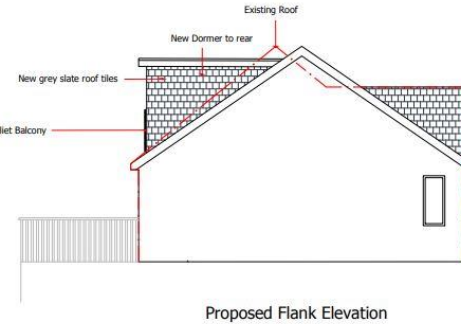
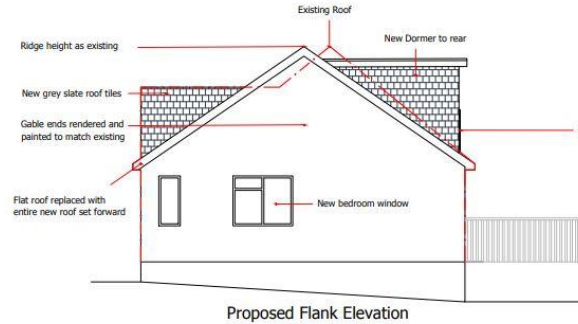
Proposed Front and Rear Elevations



Proposed side Elevations



Proposed elevations overlayed existing



Key Considerations in the Application

- Impact on appearance and character of existing property and wider area, and
- Impact on amenities of adjacent occupiers.

Conclusion and Planning Balance

- Proposal considered not to be adversely harmful to character and appearance of the host property or wider streetscene
- No significant adverse harm to neighbouring amenity.
- **Recommendation: Approve**

Brighton And Hove High School, Montpelier Road

BH2022/01505



Brighton & Hove
City Council

Application Description

Installation of commemorative blue plaque to east boundary wall to replace existing commemorative stone plaque.

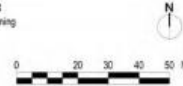
Location Plan



- Site Ownership Boundary
- Development Area

Rev Date
28.04.22

Amendment
Issued for Planning

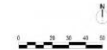


WALTERS
& COHEN
ARCHITECTS

GDST Brighton Girls School

Scale
1:1250 @A3

Date Drawn
04.08.20



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Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Dimensions: Existing Stone



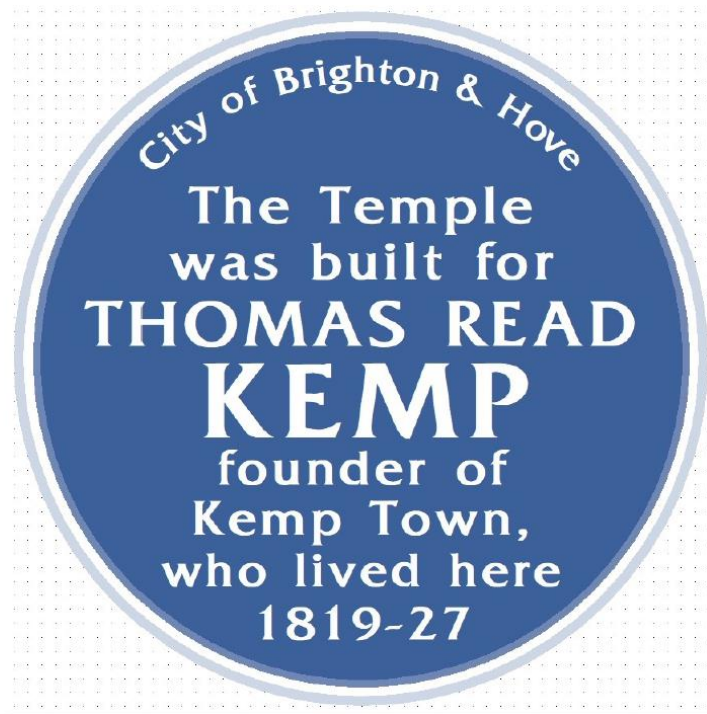
Dimensions: Existing Stone



Dimensions: Proposed blue plaque



Proposed blue plaque



Key Considerations in the Application

- The preservation of the listed building, its setting and its architectural features.
- The preservation of the character and appearance of the Montpelier and Clifton Hill Conservation Area.

Conclusion and Planning Balance

- The plaque would provide public benefits by way of its increased visibility and by clearly indicating the position of a heritage asset.
- These public benefits outweigh the less than substantial harm cause by the addition of the plaque.

Brighton Dome

BH2022/02872



**Brighton & Hove
City Council**

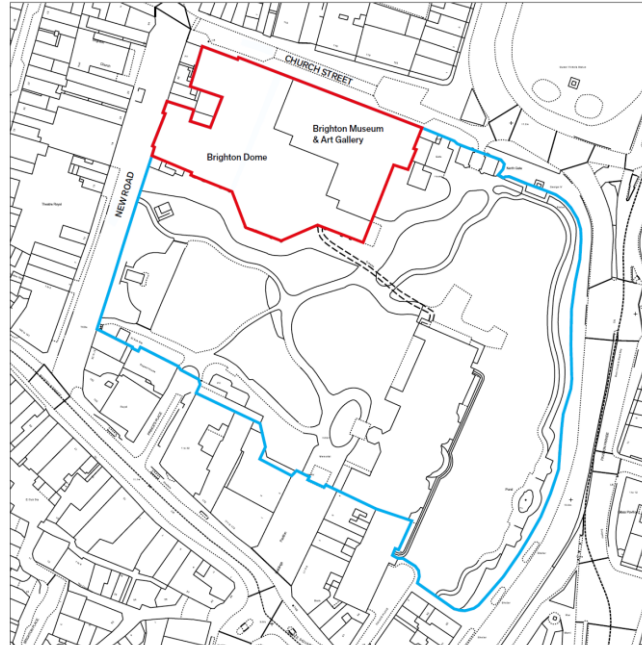
Application Description

- Display of 7no non-illuminated banner signs, 2no externally illuminated banner signs, 2no non-illuminated hanging logo signs, 2no externally illuminated building identification fascia signs, 1no externally illuminated vinyl lettering fascia sign, 1no non-illuminated wall mounted map sign, 2no non-illuminated wall mounted panel signs, 10no externally illuminated poster frame signs, 5no non-illuminated operational signs, 2no externally illuminated brand identifier fascia signs and 2no non-illuminated information panel menu board signs.

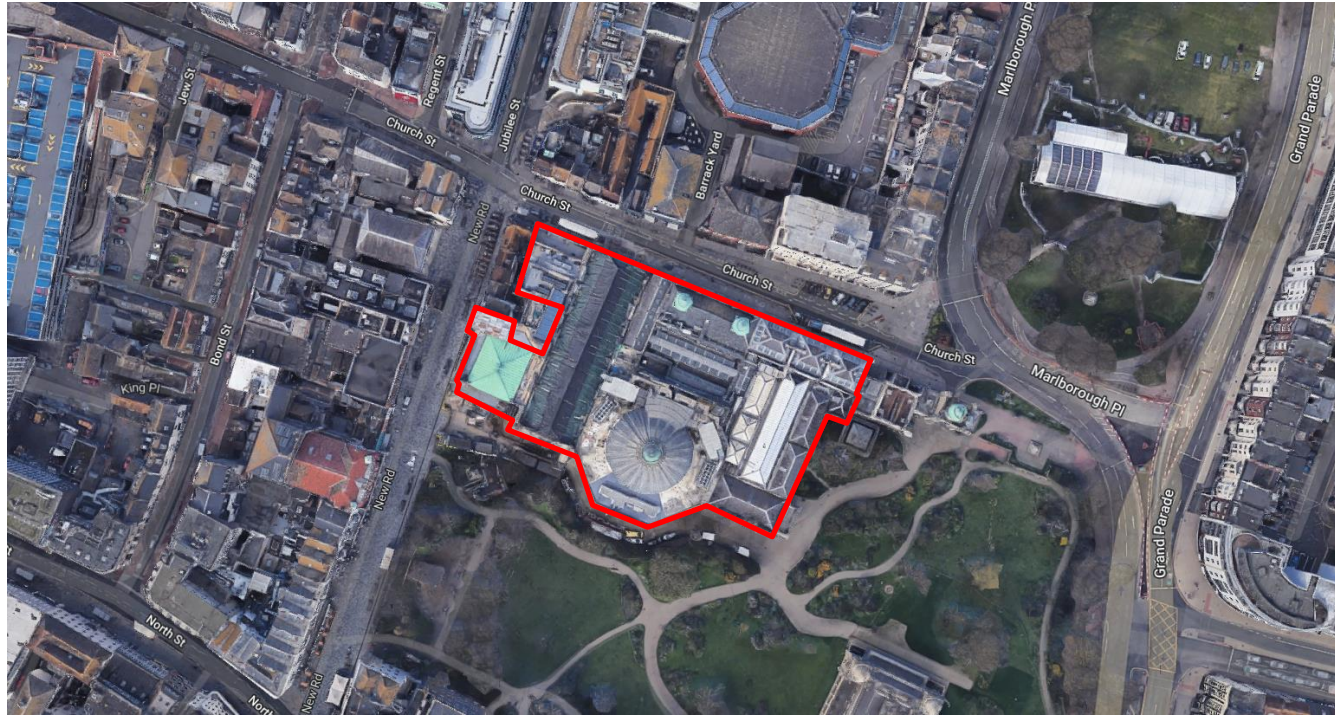
Map of application site



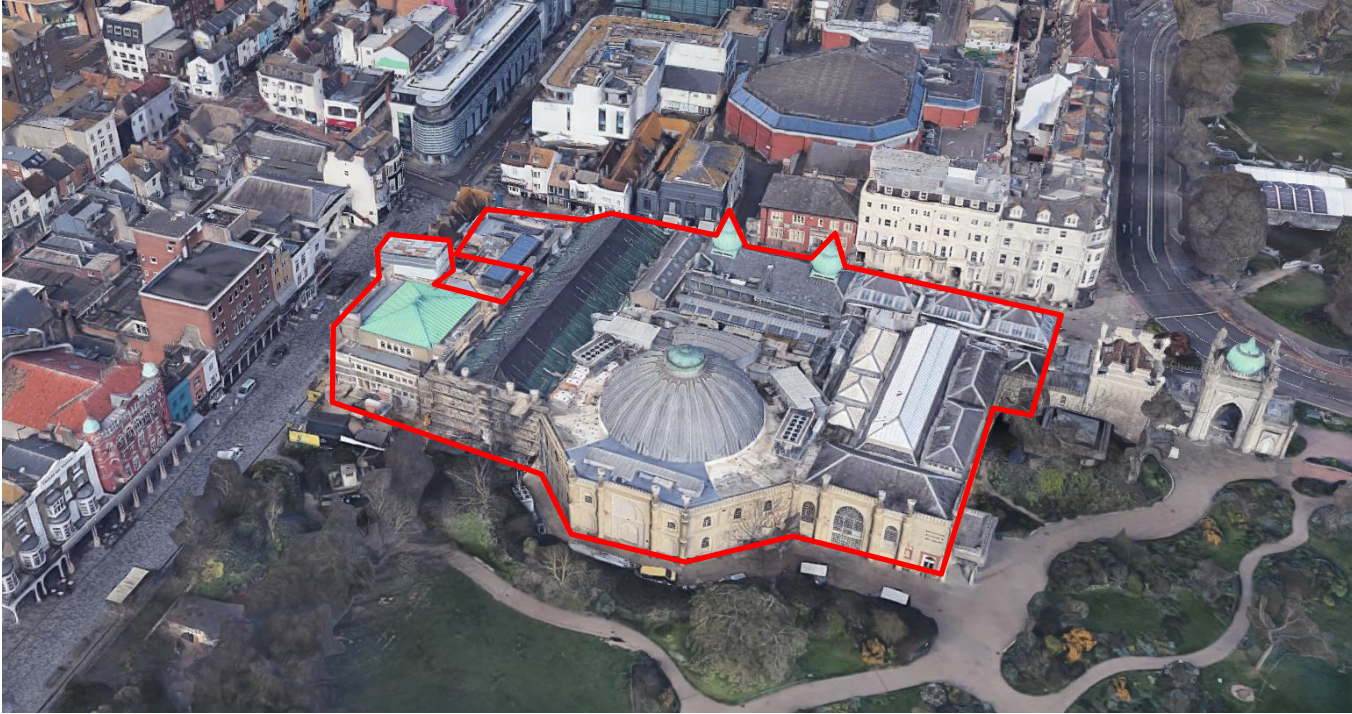
Existing Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site – Church Street



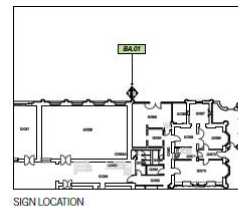
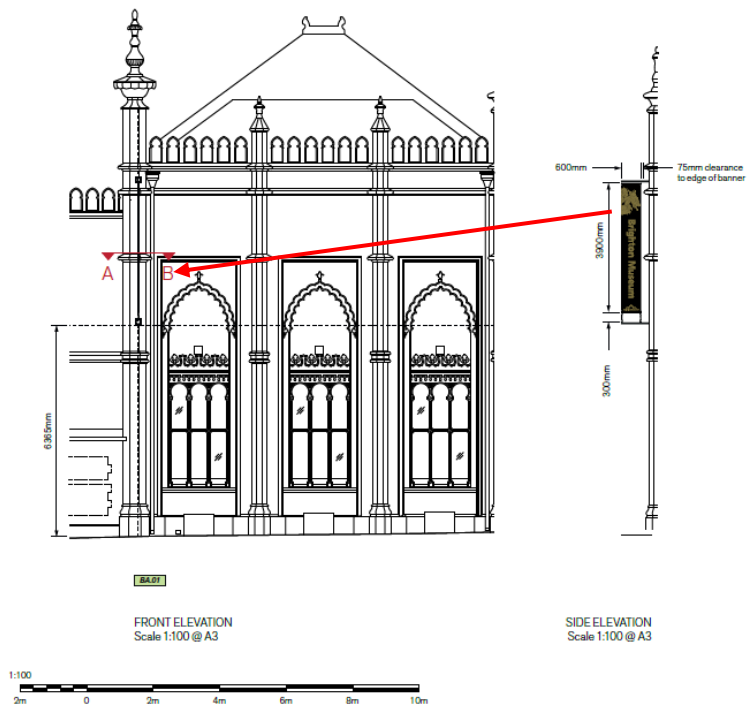
Other photo(s) of site – New Road



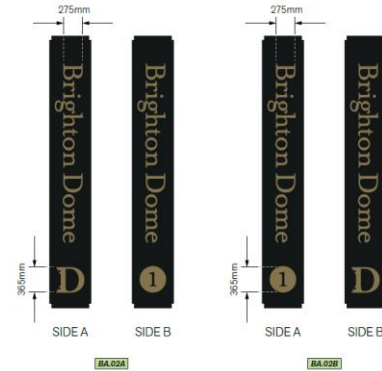
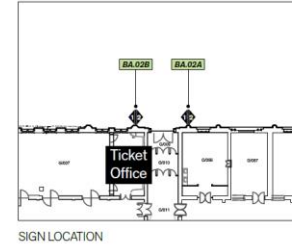
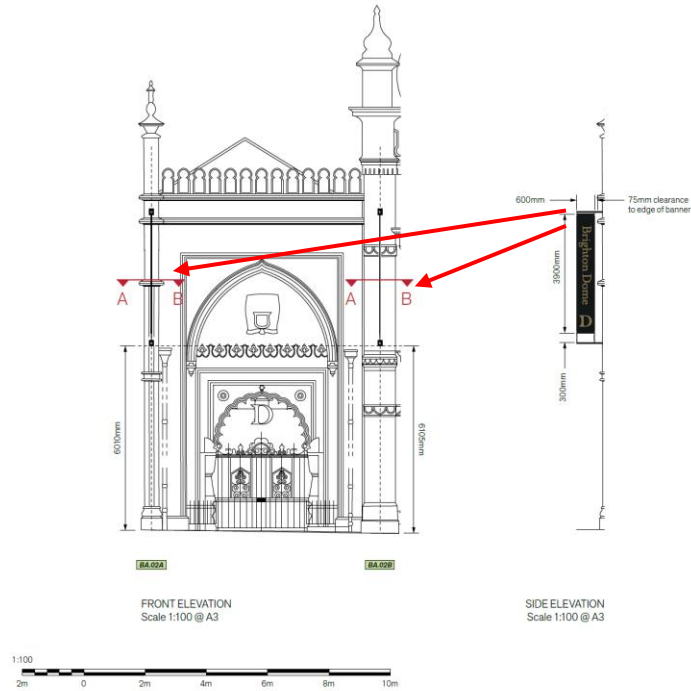
111



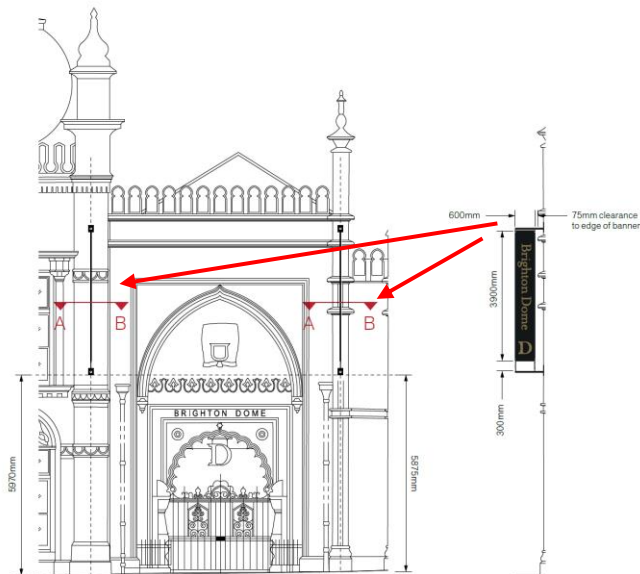
External Banner Location – Church St



External Banner Location – Church St

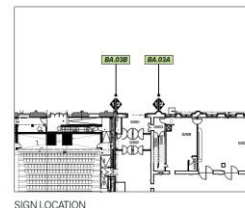


External Banner Location – Church St

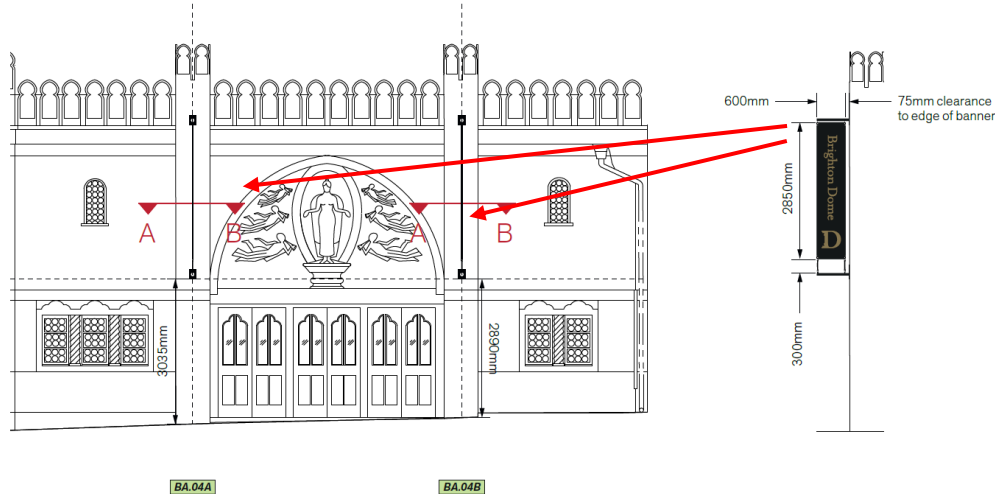


FRONT ELEVATION
Scale 1:100 @ A3

SIDE ELEVATION
Scale 1:100 @ A3

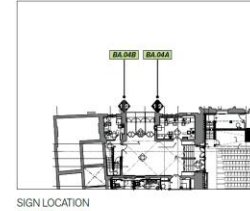
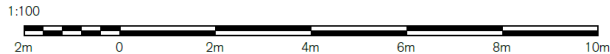


External Banner Location – Church St



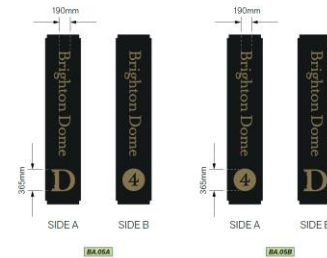
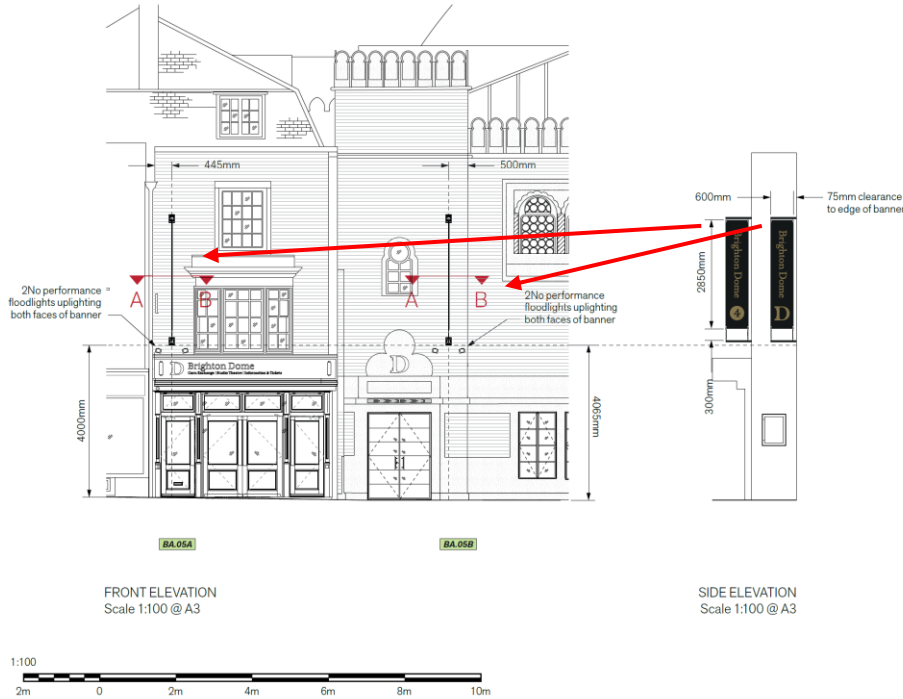
FRONT ELEVATION
Scale 1:100 @ A3

SIDE ELEVATION
Scale 1:100 @ A3

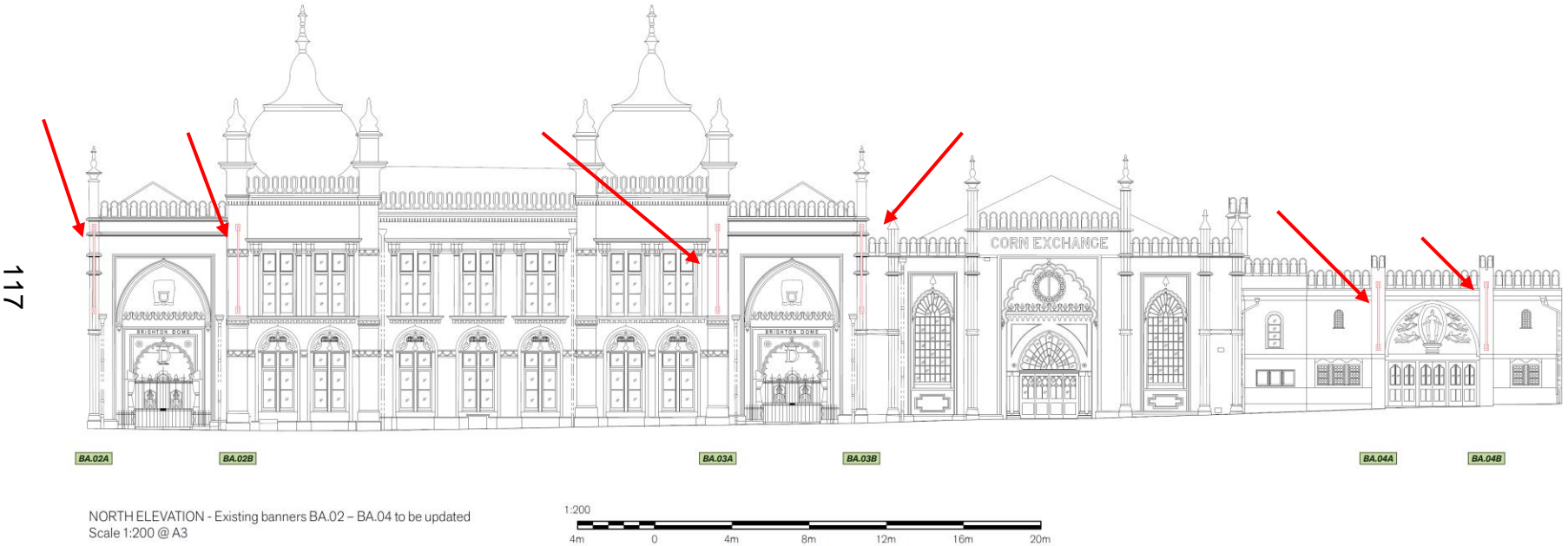


External Banner Location – New Road

116

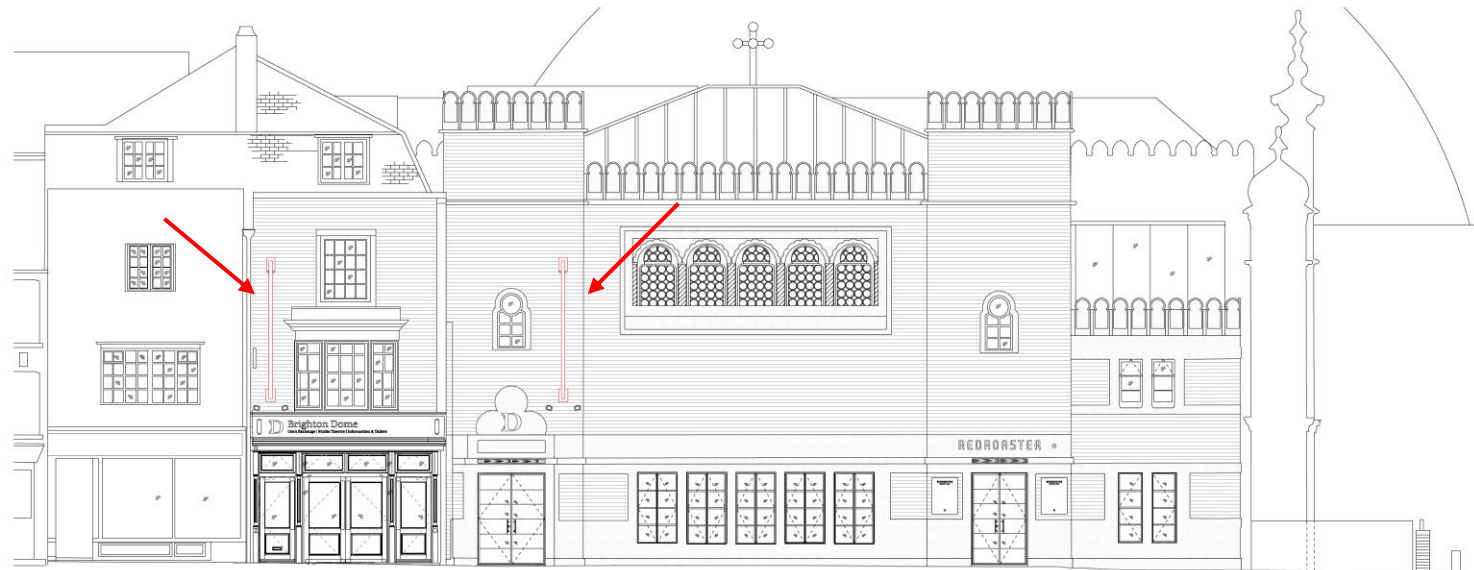


North Elevation Banner Locations – Church St



BA.02 – BA.04

West Elevation Banner Locations – New Road

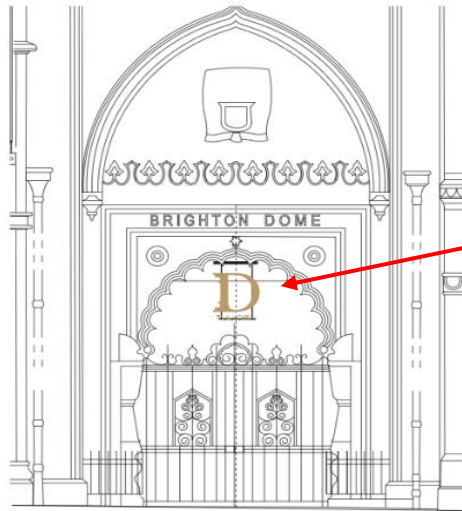


WEST ELEVATION - Additional banner locations
Scale 1:100 @ A3



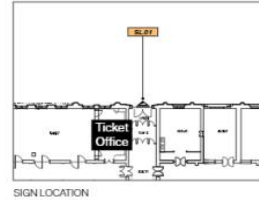
Signage Details – Church St

Suspended Logo SL.01



SL.01

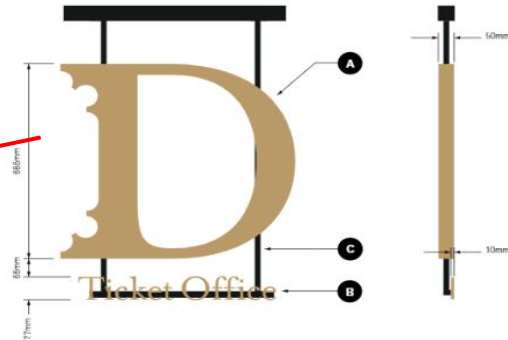
FRONT ELEVATION
Scale 1:50 @ A3



SIGN LOCATION



CONTEXT



Specification

A 685mm (h) x 50mm (d) fabricated aluminium 'D' stove enamelled gold on all sides to match Pantone 871C, satin finish.

B 77mm (h) x 10mm (d) laser cut aluminium lettering stove enamelled gold to match Pantone 871C, satin finish.

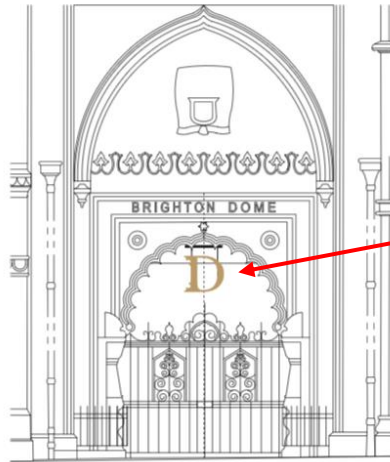
C Square section aluminium rails stove enamelled 100% black, satin finish. Square section suspension rods stove enamelled 100% black satin finish.

Ceiling fitting bolted to suspension fibreglass ceiling. Fitting allows suspension rods to be removed.

Quantity: 1
Scale 1:10 @ A3

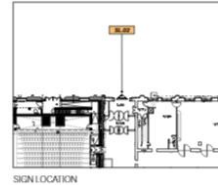
Signage Details – Church St

Suspended Logo SL.02



SL.02

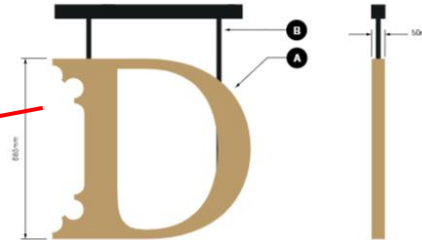
FRONT ELEVATION
Scale 1:50 @ A3



SIGN LOCATION



CONTEXT



Specification

A 685mm (h) x 50mm (d) fabricated aluminium 'D' shape enamelled gold on all sides to match Pantone 671C, satin finish.

B Square section aluminium rails shape enamelled 100% black, satin finish. Square section suspension rods shape enamelled 100% black satin finish.

Casting fitting bolted to suspension fiberglass ceiling. Fitting allows suspension rods to be removed.

Quantity: 1
Scale 1:10 @ A3

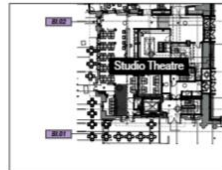
Signage Details – New Road

Building Identification BI.01

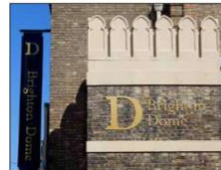


BI.01

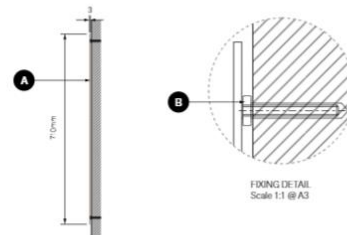
FRONT ELEVATION
Scale 1:50 @ A3



SIGN LOCATION



CONTEXT



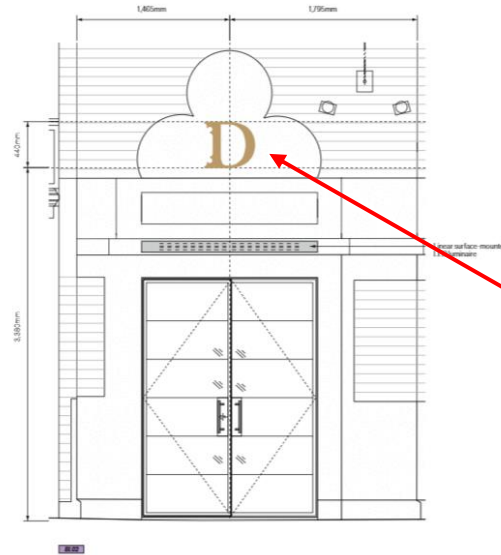
Specification

- A** 3mm thick aluminium letters stove enamelled gold to match Pantone 871C, satin finish.
- B** Letters fitted with M4 welded studs to rear for grouting into existing stone background. 5mm thick rubber washers to be fitted over the rear studs to take up any gaps between the uneven surface when applying.
- C** Lettering to be remotely illuminated by Kalypso RGB HD IP67 linear surface mounted LED luminaire. Please refer to Appendix B for full specification.

SIDE ELEVATION
Scale 1:10 @ A3

Signage Details – New Road

Building Identification BI.02



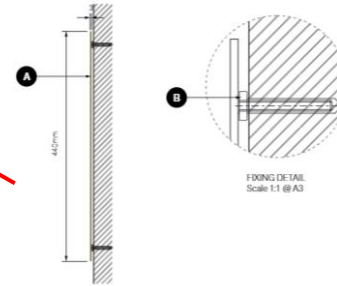
FRONT ELEVATION
Scale 1:25 @ A3



SIGN LOCATION



CONTEXT

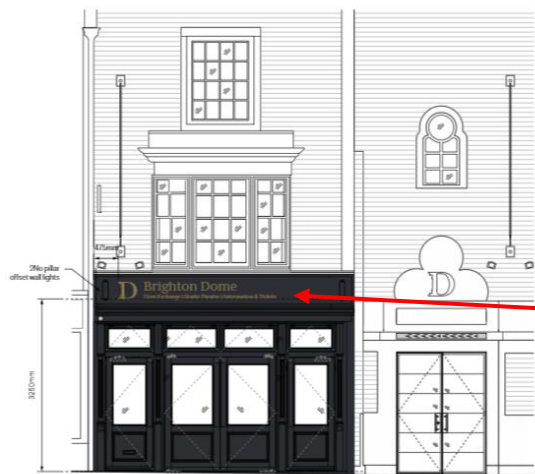


- Specification**
- A** 3mm thick aluminium letters slotted enamelled gold to match Pantone 871C, satin finish.
 - B** Letters fitted with M4 welded studs to rear for grouting into existing stone background. 5mm thick rubber washers to be fitted over the rear studs to take up any gaps between the uneven surface when applying.
 - C** Lettering to be remotely illuminated by Kalypso RGB140 IP67 linear surface mounted LED luminaires. Please refer to Appendix D for full specification.

SIDE ELEVATION
Scale 1:10 @ A3

Signage Details – New Road

Vinyl Lettering VL.01



VL.01

FRONT ELEVATION
Scale 1:50 @ A3



SIGN LOCATION



CONTEXT



A

Specification

Multi sealed printed vinyl (external grade) to match MacLac 98/99-00, surface applied to facade.

B

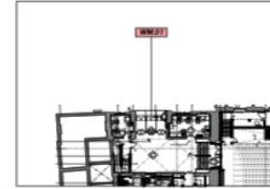
Lettering remotely lit by 2No Davy pillar offset wall lights. Please refer to Appendix C for full specification.

Quantity: 1
Scale 1:20 @ A3

Signage Details – Church St

Wall Mounted Map WM.01

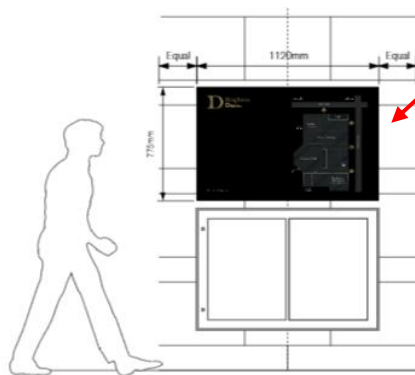
MAP GRAPHICS
INDICATIVE ONLY



SIGN LOCATION

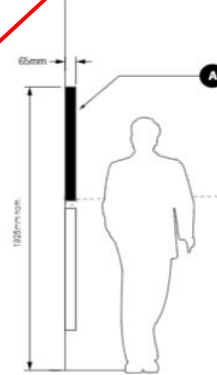


CONTEXT



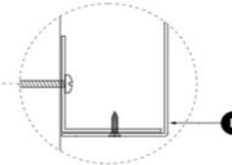
WM.01

FRONT ELEVATION
Scale 1:20 @ A3



SIDE ELEVATION
Scale 1:20 @ A3

FIXING DETAIL
Scale 1:2 @ A3



Specification

- A** 1,120mm (w) x 775mm (h) x 65mm (d) folded aluminium tray/slope enamelled black (100%).
- B** Tray to sleeve over 65mm x 65mm concealed fixing rails along top and bottom edges, mechanically secured with bumper proof countersunk fixings.
- C** 1,120mm (w) x 775mm 7-10 year life, external grade vinyl graphics surface applied to face.

Quantity: 1

Signage Details – Private Road/South Elevation

Wall Mounted Panel WP.01



SIGN LOCATION



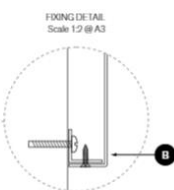
CONTEXT



WP.01

FRONT ELEVATION
Scale 1:20 @ A3

SIDE ELEVATION
Scale 1:20 @ A3

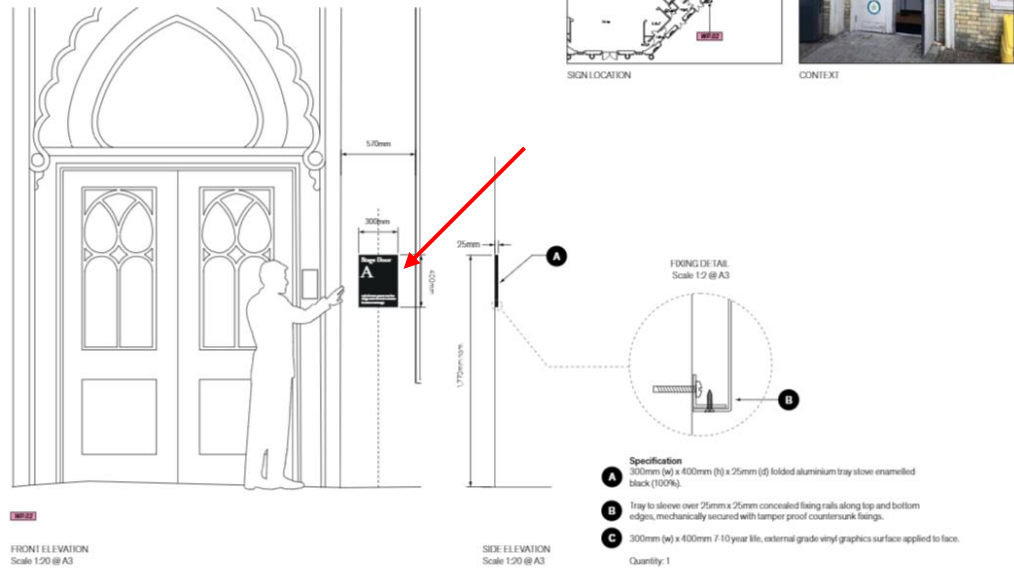


FRONT DETAIL
Scale 1:2 @ A3

- Specification**
- A** 300mm (w) x 400mm (h) x 25mm (d) folded aluminium tray stove enamelled black (100%).
 - B** Tray to sleeve over 25mm x 25mm concealed fixing rails along top and bottom edges, mechanically secured with tamper proof countersunk fixings.
 - C** 300mm (w) x 400mm (h) 7-10 year life, external grade vinyl graphics surface applied to face.
- Quantity: 1

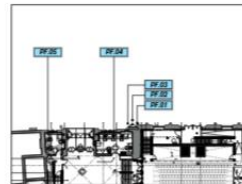
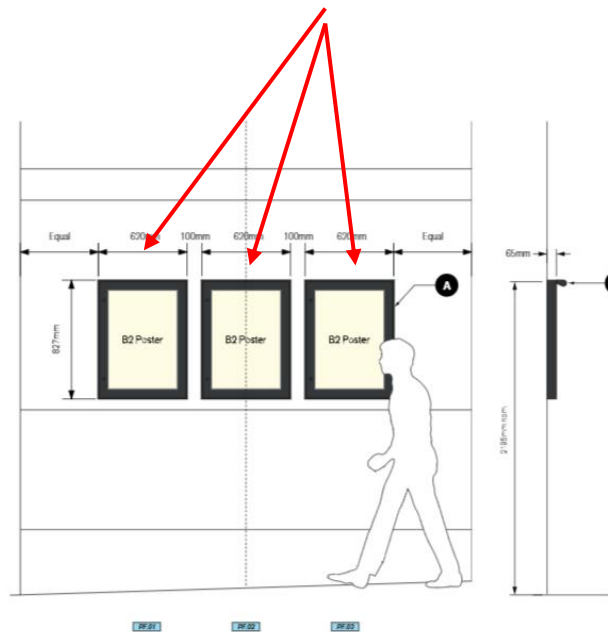
Signage Details - Private Road/South Elevation

Wall Mounted Panel WP.02



Signage Details – Church St

Poster Frame PF.01–PF.03



SIGN LOCATION

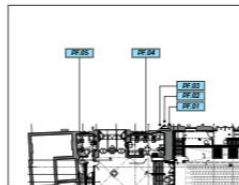


CONTEXT

- Specification**
- A** 620mm (w) x 827mm (h) x 65mm (d) fabricated aluminium poster frame cabinet with side hinged toughened glass covers. Colour to match RAL 7016 semi gloss. Wall mounted to brickwork through internal back plate using concealed screw fixings.
 - B** Solar Boom top light illumination, mounted to frame using concealed screw fixings. Colour to match RAL 7016 anodised. Please refer to Appendix D for full specification.
- Quantity: 3

Signage Details – Church St

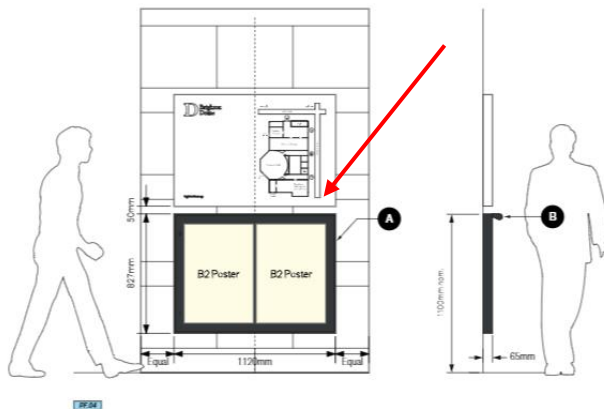
Poster Frame PF.04



SIGN LOCATION



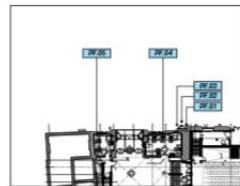
CONTEXT



- Specification**
- A** 1120mm (w) x 827mm (h) x 65mm (d) fabricated aluminium poster frame cabinet with side hinged toughened glass covers. Colour to match RAL 7016 semi gloss. Wall mounted to brickwork through internal back plate using concealed screw fixings.
 - B** Solar Room top II illumination, mounted to frame using concealed screw fixings. Colour to match RAL 7016 anodised. Please refer to Appendix D for full specification.
- Quantity: 1

Signage Details – Church St

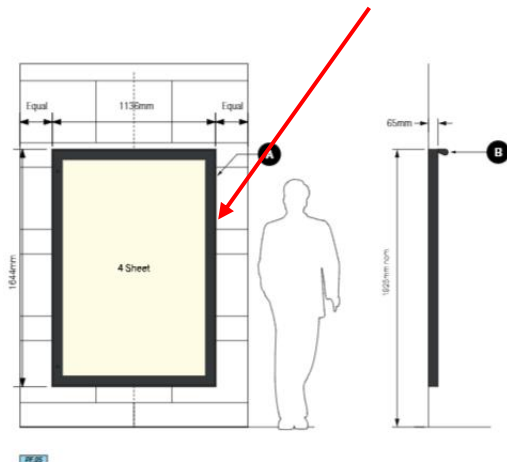
Poster Frame PF.05



SIGN LOCATION



CONTEXT



Specification

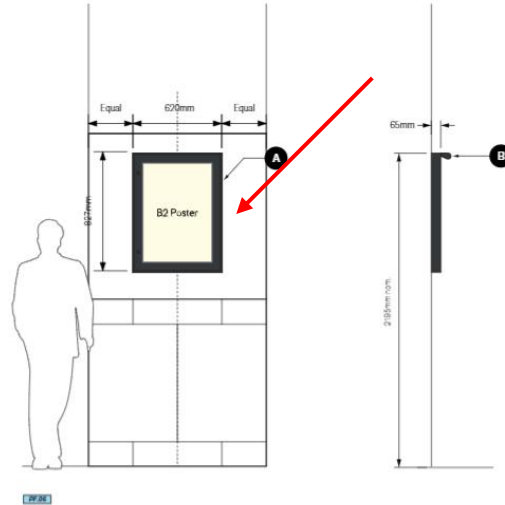
A 1139mm (a) x 1644mm (b) x 65mm (d) fabricated aluminium poster frame cabinet with side hinged toughened glass covers. Colour to match RAL 7016 semi gloss. Wall mounted to brickwork through internal back plate using concealed screw fixings.

B Solar Boom top light illumination, mounted to frame using concealed screw fixings. Colour to match RAL 7016 anodised. Please refer to Appendix D for full specification.

Quantity: 1

Signage Details – New Road

Poster Frame PF.06



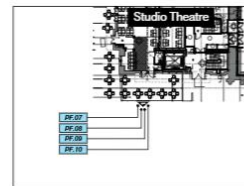
Specification

- A** 620mm (w) x 1827mm (h) x 65mm (d) fabricated aluminium poster frame cabinet with side hinged toughened glass covers. Colour to match RAL 7016 semi gloss. Wall mounted to brickwork through internal back plate using concealed screw fixings.
- B** Solar Boom top lit illumination, mounted to frame using concealed screw fixings. Colour to match RAL 7016 anodised. Please refer to Appendix D for full specification.

Quantity: 1

Signage Details – Private Road/South Elevation

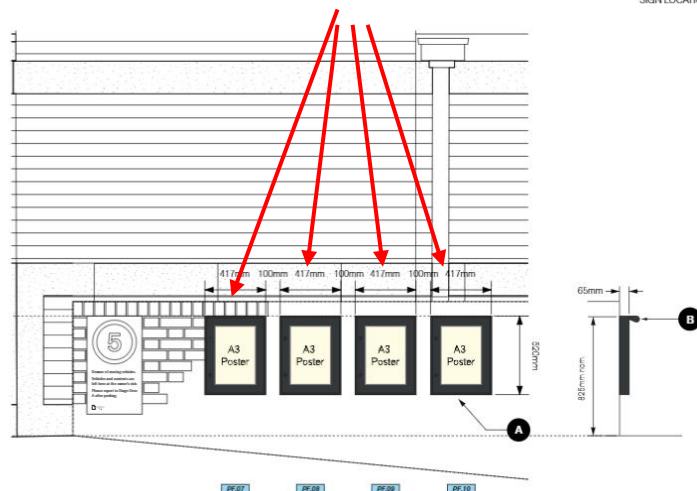
Poster Frame PF.07 – PF.10



SIGN LOCATION



CONTEXT



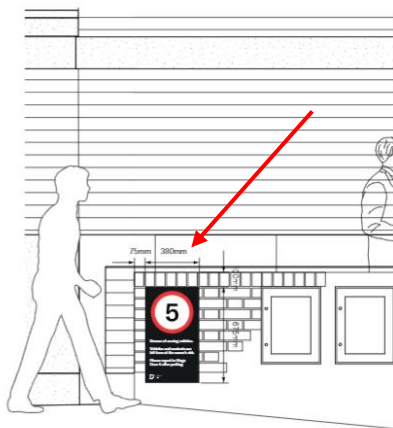
Specification

- A** 417mm (w) x 520mm (h) x 65mm (d) fabricated aluminium poster frame cabinet with side hinged toughened glass covers. Colour to match RAL 7016 semi gloss. Wall mounted to brickwork through internal back plate using concealed screw fixings.
- B** Solar Boom top fit illumination, mounted to frame using concealed screw fixings. Colour to match RAL 7016 anodised. Please refer to Appendix D for full specification.

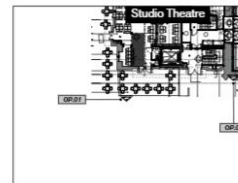
Quantity: 4

Signage Details – Private Road/South Elevation

Operational Sign OP.01



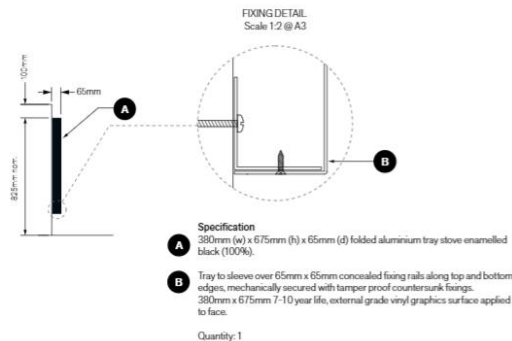
OP.01



SIGN LOCATION

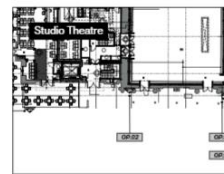


CONTEXT



Signage Details – Private Road/South Elevation

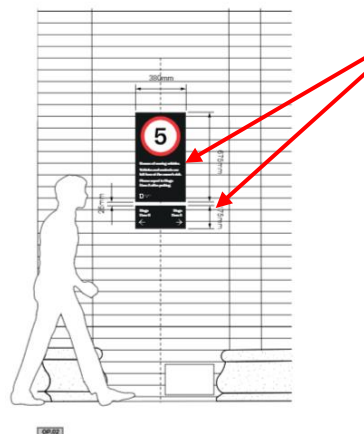
Operational Sign OP.02



SIGN LOCATION

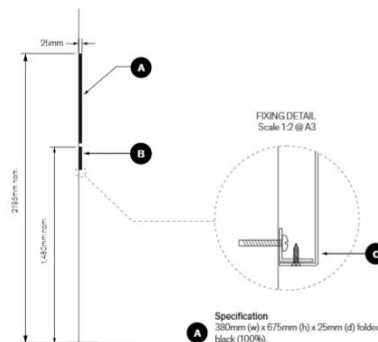


CONTEXT



OP.02

FRONT ELEVATION
Scale 1:20 @ A3



SIDE ELEVATION
Scale 1:20 @ A3

Specification

- A** 380mm (w) x 675mm (h) x 25mm (d) folded aluminium tray stove enamelled black (100%).
- B** 380mm (w) x 175mm (h) x 25mm (d) folded aluminium tray stove enamelled black (100%).
- C** Tray to sleeve over 25mm x 25mm concealed fixing rails along top and bottom edges, mechanically secured with tamper proof countersunk fixings. 7-10 year life, external grade vinyl graphics surface applied to face.

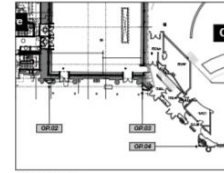
Quantity: 1 of each



Brighton & Hove
City Council

Signage Details – Private Road/South Elevation

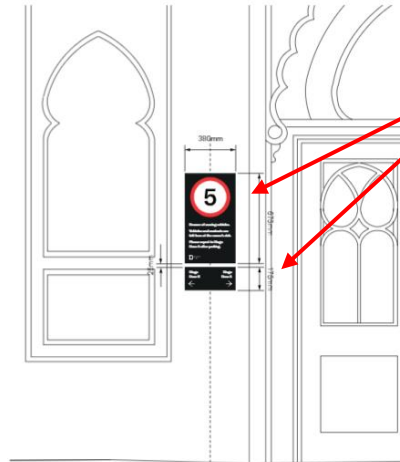
Operational Sign **OP.03**



SIGN LOCATION

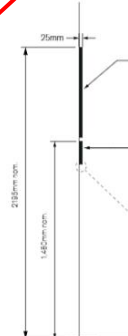


CONTEXT

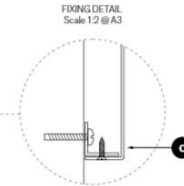


FRONT

FRONT ELEVATION
Scale 1:20 @ A3



SIDE ELEVATION
Scale 1:20 @ A3



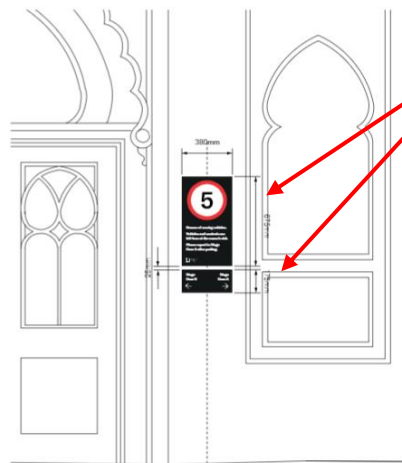
FIXING DETAIL
Scale 1:2 @ A3

- Specification**
- A** 380mm (w) x 675mm (h) x 25mm (d) folded aluminium tray stove enamelled black (100%).
 - B** 380mm (w) x 175mm (h) x 25mm (d) folded aluminium tray stove enamelled black (100%).
 - C** Tray to sleeve over 25mm x 25mm concealed fixing rails along top and bottom edges, mechanically secured with tamper proof countersunk fixings. 7-10 year life, external grade vinyl graphics surface applied to face.

Quantity: 1 of each

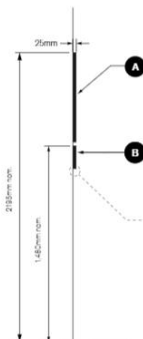
Signage Details - Private Road/South Elevation

Operational Sign **OP.04**

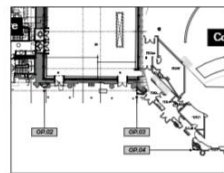


OP.04

FRONT ELEVATION
Scale 1:20 @ A3



SIDE ELEVATION
Scale 1:20 @ A3

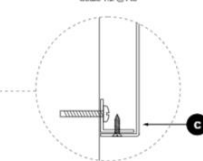


SIGN LOCATION



CONTEXT

FIXING DETAIL
Scale 1:2 @ A3

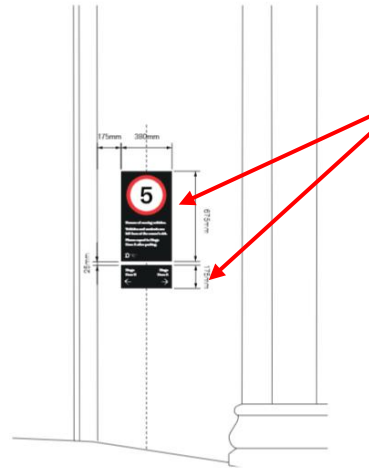


- Specification**
- A** 380mm (a) x 675mm (b) x 25mm (d) folded aluminium tray stove enamelled black (100%).
 - B** 380mm (a) x 175mm (b) x 25mm (d) folded aluminium tray stove enamelled black (100%).
 - C** Tray to sleeve over 25mm x 25mm concealed fixing rails along top and bottom edges, mechanically secured with tamper proof countersunk fixings. 7-10 year life, external grade vinyl graphics surface applied to face.

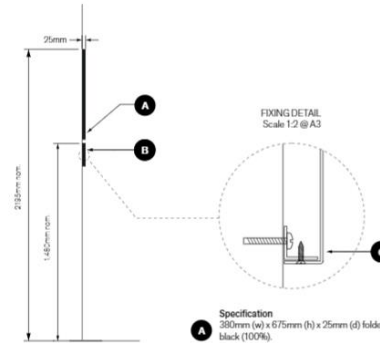
Quantity: 1 of each

Signage Details - Private Road/South Elevation

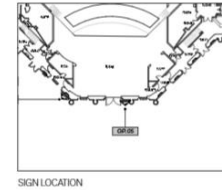
Operational Sign **OP.05**



OP.05
FRONT ELEVATION
Scale 1:20 @ A3



SIDE ELEVATION
Scale 1:20 @ A3



SIGN LOCATION



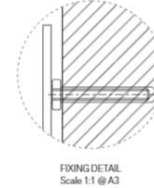
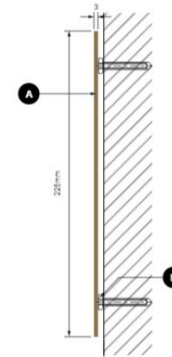
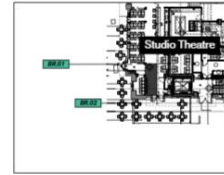
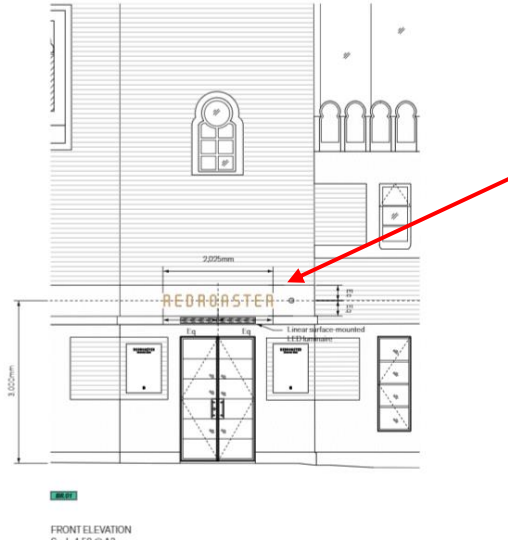
CONTEXT

- Specification**
- A** 380mm (w) x 675mm (h) x 25mm (d) folded aluminium tray stove enamelled black (100%).
 - B** 380mm (w) x 175mm (h) x 25mm (d) folded aluminium tray stove enamelled black (100%).
 - C** Tray to sleeve over 25mm x 25mm concealed fixing rails along top and bottom edges, mechanically secured with tamper proof countersunk fixings. 7-10 year life, external grade vinyl graphics surface applied to face.

Quantity: 1 of each

Signage Details – New Road

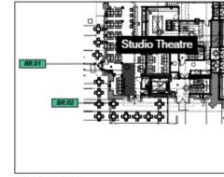
Brand Identifier BR.01



- Specification**
- A** 3mm thick aluminium letters stove enamelled gold to match Pantone 871C, satin finish.
 - B** Letters fitted with M4 welded studs to rear for grouting into existing stone background. 5mm thick rubber washers to be fitted over the rear studs to take up any gaps between the uneven surface when applying.
 - C** Lettering to be remotely illuminated by Kalypro RGB HD IP67 linear surface-mounted LED luminaire. Please refer to Appendix B for full specification.

Signage Details – New Road

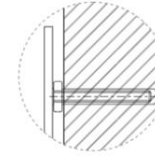
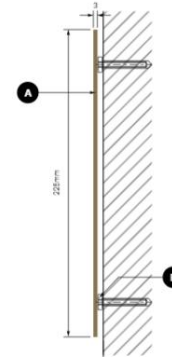
Brand Identifier BR.02



SIGN LOCATION



CONTEXT

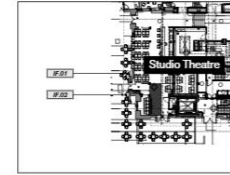


FIXING DETAIL
Scale 1:1 @ A3

- A** Specification
3mm thick aluminium letters stove enamelled gold to match Pantone 871C, satin finish.
- B** Letters fitted with M4 welded studs to rear for grouting into existing stone background. 5mm thick rubber washers to be fitted over the rear studs to take up any gaps between the uneven surface when applying.
- C** Lettering to be remotely illuminated by Kalyso RGB HD IP67 linear surface mounted LED luminaire. Please refer to Appendix D for full specification.

Signage Details – New Road

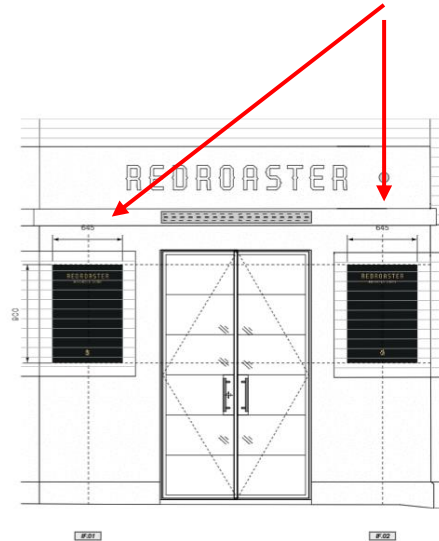
Information Panel IF.01 – IF.02



SIGN LOCATION



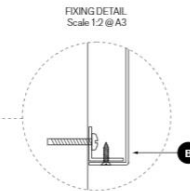
CONTEXT



FRONT ELEVATION
Scale 1:25 @ A3



SIDE ELEVATION
Scale 1:20 @ A3



- Specification**
 2No 645mm (w) x 900mm (h) x 25mm (d) folded aluminium tray stove enamelled Black (100%).
 Tray to sleeve over 25mm x 25mm concealed fixing rails along top and bottom edges, mechanically secured with tamper proof countersunk fixings.
 645mm (w) x 900mm 7-10 year life, external grade vinyl graphics surface applied to face.
 Quantity: 1

Key Considerations in the Application

- Design and appearance of the proposed signage/banners
- Impact on Royal Pavilion Gardens
- Impact on Grade I and Grade II listed buildings
- Impact on Valley Gardens conservation area.

Conclusion and Planning Balance

- The high-level banners would mark the grand entrances of the building, with sympathetic colour and design in accordance with policies.
- Although some concern is raised regarding the number of poster frame signs proposed, they will replace pre-existing signs, improving the visual impact.
- Overall, the proposed banners are well scaled and will not harm the appearance of the building or the wider conservation area.
- While the advertisements will cause some harm to the Listed Building and surrounding area, the impact is mitigated considering the benefit of a coherent and integrated approach to wayfaring and promotion of the historic public venue.
- Heritage comments support the justifications for the works and conclude that there will be no harm to the appearance of the conservation area or to the Listed Building.
- The proposal is therefore recommended for approval.

