



PROPERTY VALUATION & MARKET REPORT

Brighton Youth Centre, 64 Edward Street,
Brighton, BN2 0JR

Prepared for Brighton Youth Centre

Prepared by **Chris Oakley** MRICS

18th January 2023

oakleyproperty.com

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18th January 2023

Our ref: CO

Private & Confidential

Mr M Roe
Brighton Youth Centre
64 Edward Street
Brighton
East Sussex
BN2 0JR

Dear Sirs,

BRIGHTON YOUTH CENTRE, 64 EDWARD STREET, BRIGHTON, EAST SUSSEX, BN2 0JR

INTRODUCTION

In accordance with your instructions, as confirmed in our email dated 16th January 2023, we have now inspected the above property and are therefore in a position to advise you as to our opinion of the current Market Value of the freehold interest of the property in its existing condition.

We have also been instructed to advise you as to our opinion of the current Market Value of the property following receipt of planning permission and the subsequent re-build of the property, in accordance with the design brief produced by your architects and to comment upon the potential of the site for alternative development. We understand that this advice is required for internal purposes and to assist you with discussions with the local authority in relation to grants to support the proposed re-build of the site.

The date of our valuations is the date of this report and we have valued the property upon the assumption of vacant possession.

We would confirm that our valuations and report have not been prepared in accordance with the Royal Institution of Chartered Surveyors Red Book Global Standards and are provided in anticipation of agency services. This report has been prepared by Christopher Oakley MRICS, He has relevant qualifications and experience in valuing properties of this type. Mr Oakley is a Chartered Surveyor and Registered Valuer under the RICS Registered Valuers' scheme. The property was inspected on Monday 16th January 2023 by Mr Oakley.

1 SITUATION

- 1.1 As indicated on the attached Ordnance Survey Extract contained within **Appendix 1**, the subject property is situated on the northern side of Edward Street, Brighton, on the corner of Grosvenor Street.
- 1.2 Brighton Youth Centre is a substantial building believed to have been constructed in the 1950's, as a purpose built youth centre and essentially offers a rectangular shaped site extending to 0.25 acres, located in central Brighton and to the immediate east of the main city centre. The site occupies an established residential location and the parcel of land the buildings sit upon fronts a large 1960's council housing development, made up of two large residential apartment blocks of 14 storeys in height and to the immediate east adjoins another residential block which is four storeys in height.
- 1.3 The city's main shopping area and shopping centre, Churchill Square, lie approximately 0.5 miles to the west of the subject property. The seafront and associated leisure facilities and Brighton Palace Pier, lie approximately 500 metres to the south.
- 1.4 The subject property lies approximately 0.2 miles to the west of the A23 Brighton to London link road, which provides access to towns north of Brighton and its junction with the A27 east-west link road, approximately 3.4 miles to the north.
- 1.5 The immediate surrounding area is predominantly residential in nature, with interspersed commercial uses, which are more prevalent to the immediate west of the property. There are a number of purpose built office and institutional buildings in Edward Street close by and the city's main hospital is also located close by to the east on Eastern Road, the continuation of Edward Street.
- 1.6 The area is well served by public transport and Brighton mainline railway station, lies approximately 0.5 miles to the west, providing mainline connections direct to London in approximately one hour.

2 DESCRIPTION

- 2.1 The subject property comprises a substantial block of property originally constructed in the 1950's as a youth centre. The buildings are arranged around a principle main building located on the eastern side of the site and fronting Edward Street, which offers a multi-sport facility within a two storey concrete frame building, which is the equivalent in height of four domestic storeys. The ground floor is used as a multi-sport facility with a high ceiling height of circa 4.5m and there is a first floor roof space, which benefits from a concrete floor which has in recent years been adapted to provide an indoor skate park. This building has a pitched steel sheet clad roof.

- 2.2 The remaining buildings offer ancillary office, classroom and communal facilities and are of traditional construction being arranged as two and three storey annexed buildings of brick construction with flat roofs. There are external areas which provide parking for approximately 7 cars.
- 2.3 Internally, the ancillary areas to the main building are currently arranged as a series of rooms, over ground floor, first floor, second floor. More generally, the accommodation has not undergone maintenance in recent years and requires significant upgrading, currently looking tired and in need of modernisation.

3 ACCOMMODATION

- 3.1 We have not carried out a measured survey of the building, but your Architects have carried out a detailed measured site survey and have provided us with floor areas. They have confirmed the following net internal areas, we understand measured in accordance with the RICS Code of Measuring Practice (2nd Edition).

Ground Floor

Main Hall	2,648 sq ft	(246.0 m ²)
Ancillary Areas	3,843 sq ft	(357.0 m ²)

First Floor

Ancillary Areas	2,131 sq ft	(198.0 m ²)
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Second Floor

Ancillary Areas	3,875 sq ft	(360.0 m ²)
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Third Floor

Ancillary Areas	<u>3,875</u> sq ft	<u>(360.0)</u> m ²
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Total	16,372 sq ft	(1,521.0 m²)
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4 SERVICES

- 4.1 We have not made a detailed examination of the existing drainage, electrical, heating or plumbing services, as this was beyond the scope of our instructions.
- 4.2 For valuation purposes, we have therefore assumed that the subject property is connected to the main supplies, that it conforms to the necessary regulations and that there are no outstanding notices against any of the service suppliers.

- 4.3 Our valuation inspection revealed that the property appears to be connected to all mains supplies, benefiting from gas fired central heating throughout, via radiators.
- 4.4 We have not had sight of an Energy Performance Certificate (EPC) in relation to this property and have therefore assumed that it would have an appropriate rating for its type and location. Currently the EPC Register is not showing that an EPC exists for the property. It should be noted that from April 2023, it will be illegal to rent, sell or market any property that has an EPC rating of at least an E. For the avoidance of doubt and for the purpose of our advice, we have therefore assumed that as at the date of our valuations, the property had an EPC rating of no lower than an E.

5 CONDITION

- 5.1 We have not carried out a building survey, nor have we inspected those parts of the property which are unexposed or inaccessible, and such parts are assumed to be in good repair and condition.
- 5.2 Our valuation inspection revealed that the property appears to be in need of maintenance and upgrading both internally and externally and will likely need to be significantly improved if it is to meet the new EPC standards that will be required from April 2023. For the purpose of our valuations, we have therefore assumed that this is the case and that the building is structurally sound.
- 5.3 As detailed above, internally, the property is presented as needing repair, decoration and upgrading throughout.
- 5.4 As local authorities do not give verbal advice regarding contamination, no formal enquiries have been made and we have therefore relied on our valuation inspection, to identify whether the subject property, or any neighbouring land, is likely to be contaminated, or has been, or is being put to any potentially contaminative use.
- 5.5 Our valuation inspection has provided no evidence that there is a significant risk of contamination in respect of the property, having regard to the current use.
- 5.6 Other than as referred to above, we have not made any investigations to establish whether there is any contamination, or potential for any contamination of the subject property. A purchaser in the market might, in practice, undertake further investigations than those undertaken by us. However, if it is established subsequently that contamination exists, or that the property has been put to contaminative use, this may reduce the values now reported.
- 5.7 We have established from the Environment Agency website, that the subject property is described as being in an area which is at very low risk of flooding.

6 TENURE

- 6.1 We understand that you hold the freehold interest in this property as a charitable organisation.
- 6.2 We have not had sight of the current Title Deeds in relation to the freehold interest of the property and have therefore assumed that they contain no unusual or onerous restrictions, covenants or any encumbrances. Our valuation is on the basis that this information is correct and that there are no undisclosed matters which may affect title or the value of this property.
- 6.3 For the purposes of our valuation, we have assumed that the area outlined in red on the attached Ordnance Survey Extract, comprises the full extent of the freehold interest in the property.
- 6.4 Should any of the above assumptions prove to be incorrect then we would wish to reconsider our opinion of value.

7 BUSINESS RATES

- 7.1 We have noted a rating assessment of the property as a whole, on the Valuation Office Agency Rating List at £45,500.
- 7.2 For the purpose of our advice, we have assumed that the property will have a suitable rating assessment for its type and use.

8 PLANNING AND HIGHWAY

- 8.1 We understand from Brighton and Hove online planning register, that there are no recent or relevant planning applications on this property.
- 8.2 We have therefore assumed that unrestricted planning consent is in place, for the current use and layout of the subject property and for it to be used within Class E (d) of the Town and Country Planning (Use Classes) Order 1987, as amended.
- 8.3 The new E Class use category (Commercial, Business and Service) was introduced on 1st September 2020 and includes a broad and diverse range of uses which principally serve the needs of visiting members of the public and or are suitable for a town centre area. Class E allows for a mix of uses which recognises that a building may be in several different uses concurrently or be used for different uses at different times of the day. Within use class E there are sub use classes and this building would fall into sub class E (D) which covers indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public.

- 8.4 Should any of the above assumptions prove to be incorrect, then we would wish to reconsider our opinion of value.

9 PROPOSED DEVELOPMENT

- 9.1 We understand that Brighton Youth Centre are seeking funding to redevelop the site in order to substantially refurbish and extend the property in order to create a state of the art facility for the city. This is presented in a vision statement prepared by your architects, Alter & Company and is included within this report at **Appendix 2**.
- 9.2 The plan is to replace the old building and make full use of the spaces by bringing the building up to the same level across the whole site. Our understanding of the proposed scheme is that the fabrics of the existing buildings will be re-used and extended, rather than being wholly demolished. The new building will have four floors and will be fully accessible including lifts. The design of the building enables multiple projects to run separately and does not require the whole building to be open to use any single part of it. The new building is fully accessible including lifts to all floors. The design significantly increases the usable space in the building enabling multiple activities and groups to use the building simultaneously. The new building will also generate increased income to support the Youth Work programme.
- 9.3 The vision document includes floor plans for the proposed scheme and also the existing building. We understand from your architect that on a net internal basis, following completion of the works, that the new building will offer the following accommodation and demonstrate an increase in size of approaching 11,000 sq.ft. (1,021 sq.m.):-

Ground Floor

Main Hall	9,182 sq ft	(853.0 m ²)
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First Floor

Ancillary Areas	3,402 sq ft	(316.0 m ²)
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Second Floor

Ancillary Areas	6,921 sq ft	(643.0 m ²)
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Third Floor

Ancillary Areas	<u>7,610</u> sq ft	<u>(707.0m²)</u>
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Total	27,115 sq ft	(2,519.0 m²)
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10 VALUATION CONSIDERATIONS

- 10.1 In arriving at our opinion of value, we have had regard to the fact that the subject property comprises a purpose built youth centre, comprising a substantial complex of buildings that occupy a relatively prime city centre site, originally constructed approximately 70 years ago.
- 10.2 The property appears to have been well maintained in the past, but in recent years has not seen any investment and is in need of significant refurbishment in order to comply with the modern occupation standard requirements of a building in public use. We have therefore valued it on the basis that this is the case and that it is structurally sound.
- 10.3 In arriving at our opinion of value using comparable based methodologies, we have had regard to rental levels and corresponding freehold sale prices being achieved for similar accommodation, in the immediate and surrounding area.
- 10.4 The building is used as a youth centre and we have been instructed to value the property on this basis and ignore the significant development potential offered by the site, which in normal market circumstances would result in a significant level of 'Hope Value' being paid for the site, over and above the Existing Use Value. We have though been asked to comment on the potential of the site in the open market for development use, should the owning charity release any relevant control of the freehold interest and allow the property to fall into alternative use. This is dealt with in greater detail below.
- 10.5 Benefiting from the E Class planning use, in its existing condition, it is our view that ignoring development potential the site would appeal in the market to a variety of purchaser types who would likely acquire the property for owner occupier use, without the need to seek further planning permission. This could potentially include community uses, health and fitness, medial use, religious use and other leisure uses. Buildings of this nature are in good demand across the city and very difficult to procure, largely because owner occupiers would more likely be out bid by developers looking to acquire such properties for comprehensive redevelopment to alternative uses.
- 10.6 Rental evidence is generally limited within the immediate area, but we have had regard to several buildings we have recently let in the city, that benefit from the E Class use and specifically have been let or are controlled in planning terms to Used Class E (d) or the old D1 and D2 leisure and assembly and non-residential institutional uses. In this regard the evidence available to use demonstrates rents for newly developed properties are achieving values that are in effect discounted from the alternative of office uses, which are currently securing rents in the region of £20 to £30 per sq.ft., plus. However, the former D1 and D2 uses are securing rents in the region of £15 to £18 per sq.ft., dependent on the size, quality and location of the property. Lower quality re-purposed or second hand accommodation secures rental values at the lower level of circa £10 to £14 per sq.ft., again depending upon size, quality and location.

- 10.7 We have also taken into account the opportunity to re-purpose the property to a wider range of uses, at the bequest of the owning charity, both in its current condition and following the proposed development works. This would readily allow the property to be converted to alternative and more valuable uses, such as offices. Indeed, following the proposed development, the property would be taken to an institutionally acceptable standard and could provide for the delivery of business space that could be very appealing to the office sector, particularly with the unusual main building that offers high ceiling accommodation, which could make for an interesting working environment. As such, this potential could greatly broaden the market appeal of the property if the owning charity were able to allow alternative uses, over and above the existing use, within category E (d).
- 10.8 As mentioned above, there is good demand for this type of accommodation, which occupiers find difficult to source in the market and this interest comes from both institutional, community and commercial operators. In particular, these organisations often require to be able to secure freehold properties and recent examples we have dealt with in this regard have included: -
- The British Engineerium in Hove, where we sold this historic facility to an operator, which offered around 33,000 sq.ft. of buildings, including some 15,000 sq.ft. of more modern available vacant space for new potential uses in the same use class category as the subject property. The sale of this site in 2022 demonstrated a freehold value of circa £125 per sq.ft.
 - We also recently sold the former St Agnes Church building in Newtown Road, Hove. This building was acquired to be used as a gym and consulting rooms, again in a similar use class category and offered 6,500 sq.ft., demonstrating a freehold value of circa £200 per sq.ft.
 - We are currently marketing the former Ebenezer Chapel in Richmond Parade, Brighton and this building is under offer on a sale basis offering around 4,500 sq.ft. and demonstrating a virtual freehold sale price of circa £250 per sq.ft.
- 10.9 In order to arrive at our opinion of Market Value, we have therefore primarily, had regard to general market trends in this respect and our knowledge of the local market.
- 10.10 Our advice is based upon all of the facts, circumstances and market conditions known at the date of this report. Changes in market sentiment can occur without warning brought about by any number of external factors affecting confidence about stability or affordability, or fears about more prolonged market falls or even deeper recession. It therefore may be prudent to update opinions of value at the precise point that commitments are to be entered into or at a relevant decision date.
- 10.11 In addition, whilst the above valuation figures have regard to sale prices currently being achieved for similar commercial property, they have been arrived at on the assumption that a further significant downturn in the commercial property market does not occur, in particular, as a result of the current Cost of Living Crisis and war in Ukraine.

10.12 All of the above factors have been reflected in the following valuation figures.

11 VALUATION

11.1 The definition of Market Rent and Market Value used in this report, are in accordance with the Royal Institution of Chartered Surveyors Red Book, but we would caution that this report does not constitute a formal valuation and is provided in anticipation of agency services.

11.2 Subject to the foregoing, we are of the opinion that the Market Value of the freehold interest in the above property, subject to vacant possession and in its current condition is:

£1,750,000

(One Million Seven Hundred & Fifty Thousand Pounds)

11.3 Subject to the foregoing, we are of the opinion that the Market Value of the freehold interest in the above property, subject to vacant possession and following the extension and refurbishment of the existing buildings is:

£4,250,000

(Four Million Two Hundred & Fifty Thousand Pounds)

11.4 Allowances have been made for normal development and sale expenses, on realisation of the premises, but no allowances have been made for taxation, which may arise from the sale or development.

12 DEVELOPMENT POTENTIAL

12.1 You have also instructed us to comment on the potential of the site for development in alternative uses, in the event that the property was to be sold by the owning charity in the market, without restriction on use. As mentioned above, our valuation of the property reported above assumes that it would be sold in the market for the existing use, restricted to Class E (d). Offering the property within the wider E Class use would certainly broaden the market appeal of the property and would likely result in the value reported above being potentially exceeded.

12.2 However, this site is an obvious development opportunity and is potentially of a significant enough size to offer a 'place making' development opportunity if it were offered in the open market, without restrictions on use. There would certainly be significant developer interest in the property for a range of uses to include residential apartment development, student housing, co-living development and the build to rent sector. Bearing in mind the close location to the hospital, medical use is a valuable use that could also broaden the market and value of the property. There is significant

demand and competition within the city from developers looking to secure sites for these various uses.

- 12.3 In terms of the planning potential of the site, it is surrounded by tall buildings and also located within the city's area of 'Special Planning Guidance' as having potential for tall buildings. Our conservative estimate of the potential of the site for residential development is that it has the potential to secure planning permission for in the region of 60 to 100 apartments, which subject to satisfying local planning policies would suggest that the site could generate a significant land value subject to securing planning permission for residential or similar use. We have recently sold sites in the city of a similar size and nature which have demonstrated land values per approved apartment of in the region of £75,000 to £100,000 per plot, which would suggest the site has potential to demonstrate a land value in the region of £5m, plus on our conservative estimate of its potential.
- 12.4 We would however strongly caveat that we would need to do further investigation into the capacity potential of the site and planning background before you rely on these reported value levels. However, if offered in the market it would be our experience that interested parties would bid for the site on both an unconditional and subject to planning basis and reflect the aforementioned values in their offers to reflect development potential, as such it is likely that any unconditional offers for the site would reflect a strong level of 'Hope Value' for development and place the value of the property in the market well above our Existing Use Value reported above.

13 CONFIDENTIALITY

- 13.1 This report is confidential to and for the sole use of the addressee for the purposes to which it refers, and no liability to any third parties is accepted in respect of the whole or any part of its contents. The report may be disclosed to professional advisors in assisting in respect of the purpose of the report.
- 13.2 Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular, or statement, or published in any way without the valuer's written approval of the form and context in which it may appear.

Yours faithfully



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Executive Chairman
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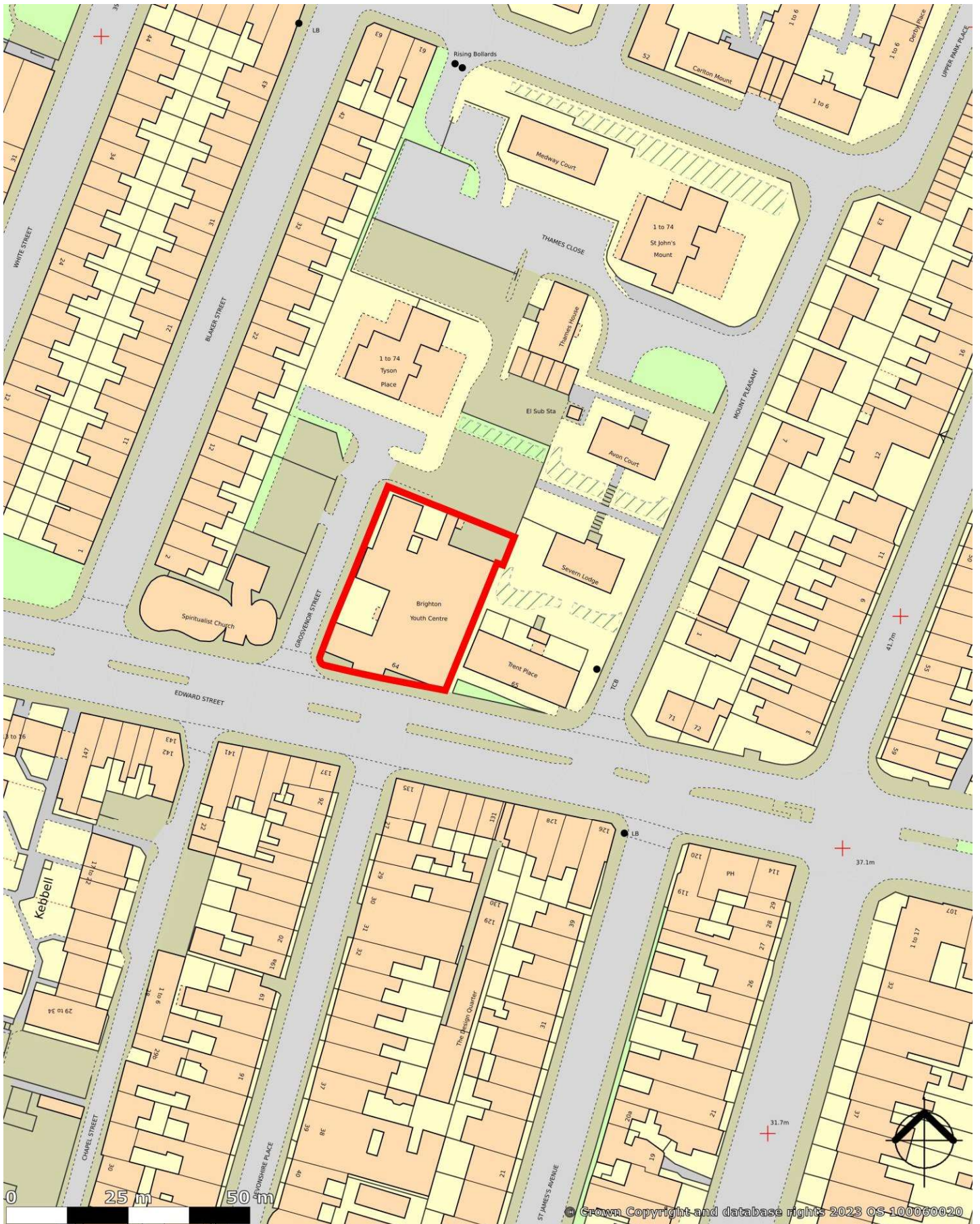
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Appendix 1





Appendix 2

REBUILD BRIGHTON YOUTH CENTRE

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AUGUST 2022

01. PROJECT BACKGROUND: BRIGHTON YOUTH CENTRE

02. PREVIOUS PROJECTS: PREVIOUS SCHEMES

03. SITE & FEASIBILITY APPRAISAL: CONTEXTUAL RESPONSE

04. DESIGN TEAM MEMBERS: ROLES & APPOINTMENTS

05. DESIGN PROCESS: WORKSHOPS & REVIEWS

06. SUSTAINABLE STRATEGY: FOCUS ON ENVIRONMENT

07. DESIGN TEAM: CLIENT APPOINTMENTS

08-12. BRIGHTON YOUTH CENTRE: THE NEW BUILDING PLANS

APPENDIX 01: EXISTING & PROPOSED DRAWINGS

01. PROJECT BACKGROUND: BRIGHTON YOUTH CENTRE

A New Brighton Youth Centre

Established in 1917, Brighton Youth Centre is Brighton's leading youth work project, with a 100 year history of delivering services in the city. It's a thriving hub of activity, providing a central hub for the city's youth projects and attracting over 2000 young people every year from across the city. Brighton Youth Centre is a safe space where young people have the freedom to be themselves, come together, learn from each other and challenge themselves to make a difference in their own lives and the lives of their community. We place their voices, aspirations and concerns at the heart of everything we do because we believe all children and young people deserve to be taken seriously.

We are looking to raise 6.2m to rebuild the centre with funding from the Youth Investment fund (3.9m) and BHCC (2.3m).

Strengths and issues of existing building

The current Brighton youth centre building was built in the late 1950s as a youth centre, the site and building is owned by the charity. It is a concrete and brick structure building based around an indoor gym with large stage and two more floors with large rooms mainly designed around physical activity. The building also includes a three-bedroom flat which originally would have been for the caretaker and several other smaller rooms.

On the ground floor there are large changing room and shower areas along with three toilets. On the middle floor there are two more toilets along with the club youth club room and two more large rooms useful for various activities. The top floor was originally open and covered in netting and used for football and other team games in the mid 1980s a metal roof enclosed the top floor and it continued to be used for a variety of sporting games, six years ago the top floor was converted to a skate park.

The location of the building is central to Brighton, attracting young people from across the city with easy transport links cycle paths and bus stop outside BYC provide easy access. Based in the Queens Park ward of Brighton and Hove an area of high multiple deprivation the building is based in an area of need. The main strength of the building is its capacity to simultaneously run a variety of activities for young people including events, arts and sports activities whilst also having social space available for open youth club means a dynamic and diverse range of young people attend.

The size of the building means we can accommodate other groups and organisations. This is critical to our ability to run a broad programme delivery, generate income and support the development of new youth groups and organisations. Many well known youth organisations that have now developed into their own spaces started by using space at BYC including Audio Active, Brighton Table Tennis Club, Street Funk. We have also supported many organisations working with Young People who do not attending mains stream school including Self Managed Learning College, Russell Martin Foundation and Homewood College. The income from rental of space is central to our income model, this allows us to maintain a consistent service regardless of grant income which can be volatile from year to year.

As the building is owned by the charity and the charity's purpose is to work with young people particularly those aged 13 to 19 (up to 25 with additional needs) it means the look and feel of the building does not have to be compromised for other age groups.

This is not to say that we do not work with wider age groups, with attendees as young as five years old. BYC carries out projects for retired people and others diverse groups use the building spaces. Ultimately it just means that the needs of teenager's are the first priority in this building. Issues with the building are linked with its age, condition and accessibility. There is a need to replace the heating and electrical systems, windows, large flat roof areas. The brickwork skin and concrete structural frame also need essential work.

Accessibility is a critical issue for the existing building, the gym is the only part of the building that is fully accessible via an adjacent corridor with one disabled toilet. Every other area of the building is only accessible by staircases, this is exacerbated by parts of the building that have been added on over the years meaning the building operates across different levels and it is accessed by relatively narrow staircases. The use of space in the building is also sub optimal many parts of the building are not usable for youth work activity or lettings.



Existing Brighton Youth Centre



A place for you people, BYC Young People



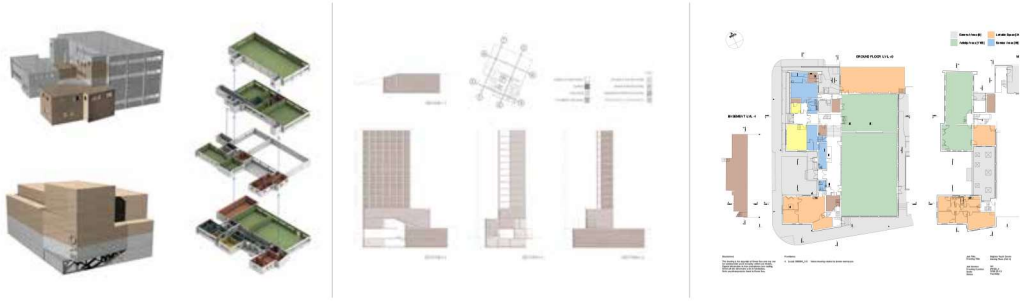
A place for activity, BYC exiting skate park

02. PREVIOUS PROJECTS: PREVIOUS SCHEMES

Brighton Youth Centre has undertaken a number of different development studies, the purpose of these studies were to understand a viable solution for a new youth centre. Examples of these schemes are listed below.

- Extending and renovating the existing building was explored through a large ground and first floor extension. Whilst changes to the façades had depicted a new image for the youth centre.
- A scheme was explored that kept a new youth centre at the bottom of a residential eleven storey tower block. It was felt by BYC/trustees that the notion of positioning a youth centre under the physical and psychological stress of a residential block was suppressive and over bearing.
- A new youth centre was explored on the site, various scales of youth centre were undertaken to refine the over all strategy of the site and building.

Through out the design process we have developed a scheme along side young people, staff and trustees of BYC as part of a design team.



Previous Schemes Testing & Development

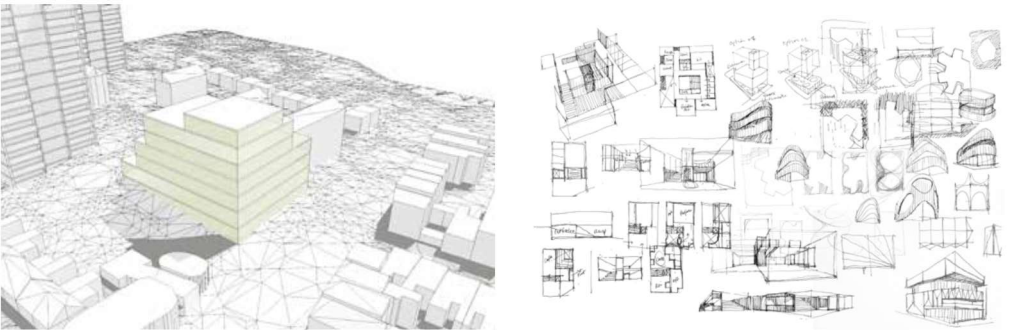
03. SITE & FEASIBILITY APPRAISAL: CONTEXTUAL RESPONSE

We have set out a number of site responses that identify use and potential site restrictions. These elements are formed with the following points and developed report diagrams;

- The land mass is constrained – potential requirement to stack the proposed building up.
- Residential three storey block close to the east of the site, stepped mass of the proposed building.
- Active frontage to the corner of the site.
- Potential for defensible balconies, roof terraces and gardens over different levels.
- Restrictions and constraints with parking, refuse entry to the rear of the site.
- Restrictions and rights of light issues with over looking to properties to the east.
- Potential to have stepped building mass highest point corner of Edward street.

Feasibility studies have been carried out on the site through diagrams, plans, sections and hand drawn elevations massing and design drawings.

We have looked at a number of different plan options that tested design, concept, structure and viability - whilst exploring the different and best fit spatial arrangements of youth centre on the site.



Site Appraisals: Potential Proposed Building Mass

Feasibility Studies

04. DESIGN TEAM MEMBERS: ROLES & APPOINTMENTS

The design team was organized and appointed by the BYC trustee board independently. As part of the initial planning design process the design team has explored an outline proposal working together to enable a high quality piece of architectural design and engineering undertaking design, engineering and costings.

The following consultants were appointed to carry out the various roles at RIBA stage 0-1-2.

- Architect: Alter & Company
- Planning: CMK Planning
- Structural Engineers: Heyne Tillett Steel
- Quantity Surveyor: Cheesman Consulting

ALTER & COMPANY
ARCHITECTS



Design Team Members

CMK PLANNING
PLANNING



HEYNE TILLET STU
ENGINEERS



CHEESMAN
CONSULTING
QS



05. DESIGN PROCESS: WORKSHOPS & REVIEWS

The objectives of the design workshops/reviews has been to understand the context and community of the new building and explore the vision and concept potential of the youth centre. Points below outline the key drivers/statements in the development and design of the building.

- A new BYC that is a living tapestry.
- A youth centre that is Big, Dynamic, Bold, Bright and Exciting.
- A place of discovery and exploration, with spaces of versatility, flexibility and togetherness.
- A centrally orientated youth centre with corners.
- A place that young people feel safe in.
- Spaces and places that can evolve and develop, grow, change by young people.
- A place to view the world from.
- A place assessable to all.
- A youth centre that is open whilst providing privacy.
- There is a need for small out door spaces, balconies, steps and ramps.
- A potential to bring a street gallery and cafe into the centre.
- Work with polar relationships of spaces, gig space (to) gallery space.
- Circles of activity, circles of people moving around one another connecting.

A proposed design concept is focused around neighbourhood, scales and proportions relevant to human habitation. Each building uses a stepped rear courtyard to enable dual aspects and greater quality of light. A sense of stepped masses – proportioned against the regency street scene.



Design Workshops Members

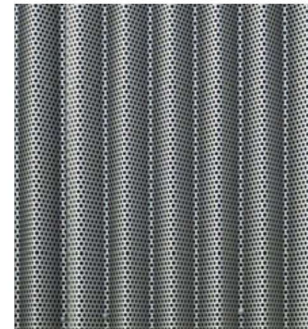
06. SUSTAINABLE STRATEGY: FOCUS ON ENVIRONMENT

The initial sustainable target looked at reuse, renewal and energy:

- Increase the amount of public amenity; gardens, terraces and balconies – green roofs.
- Reuse and recycle a great deal of the existing building.
- Provide a higher value of human centred design – occupants connected to nature / gardens.
- Look use solar power, air source plant and smart technologies.
- Produce a more energy efficient building, use modern materials and building technology.
- Work with modular construction, off site – better management.

Environmental Statement

The new Brighton Youth Centre shall be a state-of-the-art facility, central to this vision is the creation of a democratic and malleable building that responds to the altering demands of its occupants. The design endeavours to camouflage the programme into one sculptural and engaging building form, wrapping the parts in a continuous perforated skin with anodised aluminium. In contrast to the profiled anodised aluminium outer shell, timber forms the basis for the structure and surface finish of the building sitting alongside a small amount of the existing concrete structural frame. Passive venting is formed through the vibrant central space, crafted from cross laminated timber panels. Passive venting shall ensure clean air is flowing throughout the building – improving air quality. CLT is used throughout the new building to provide a sustainable renewable material with the lowest carbon content of any commercially available building material. Energy in the form of solar PV shall be located on the roof this shall reduce carbon emissions, offsets the need to purchase peak time electricity from the grid, and helps to insulate the centre from future electricity price fluctuations. Environment and energy have been designed together thinking about the life circle and usability of this facility.



Metal Perforated Cladding Example



Solar Panels Example



CLT Example

THE NEW BUILDING

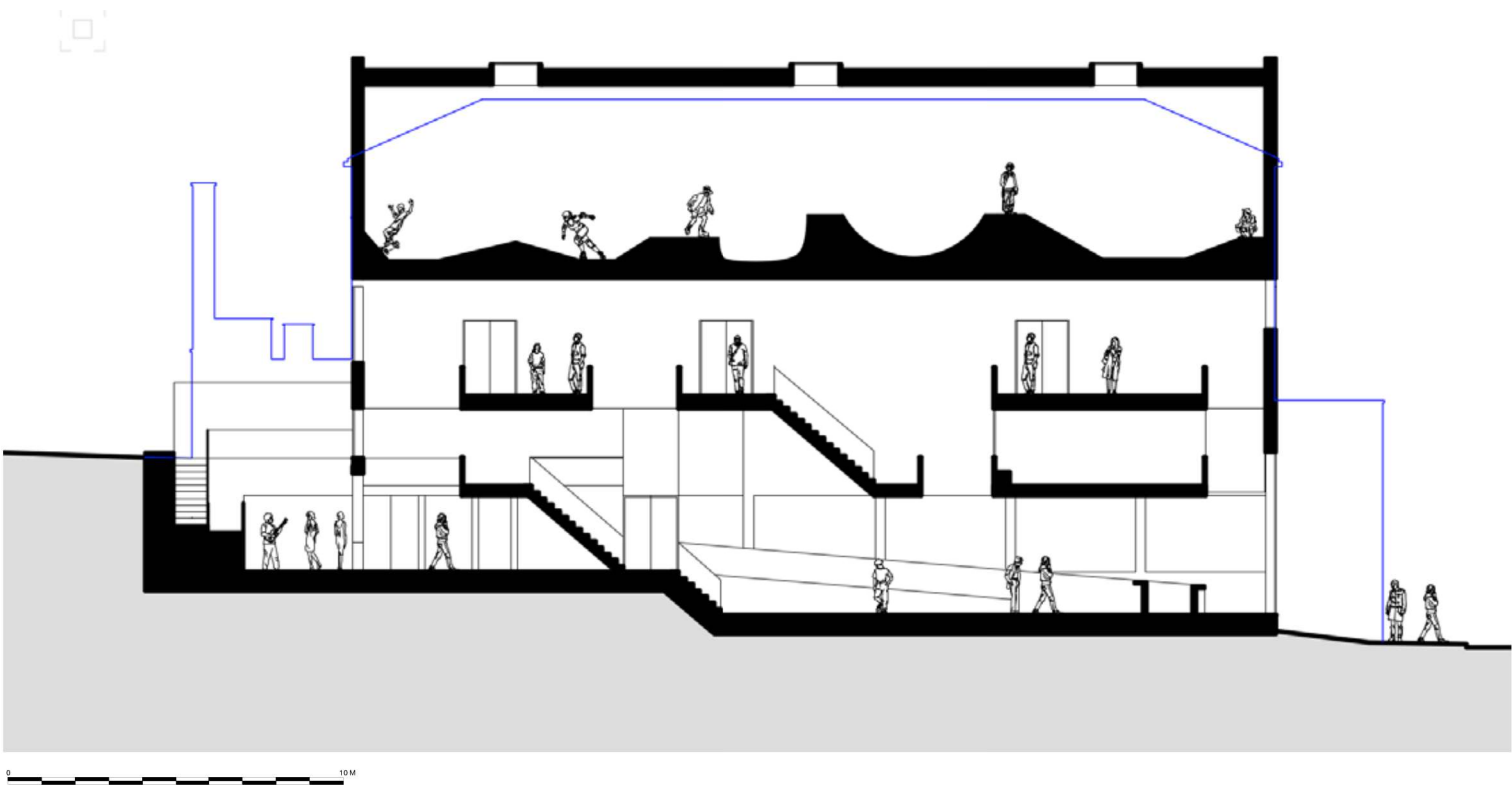
A BYC FOR FUTURE GENERATIONS

08. BRIGHTON YOUTH CENTRE: THE NEW BUILDING

The new building

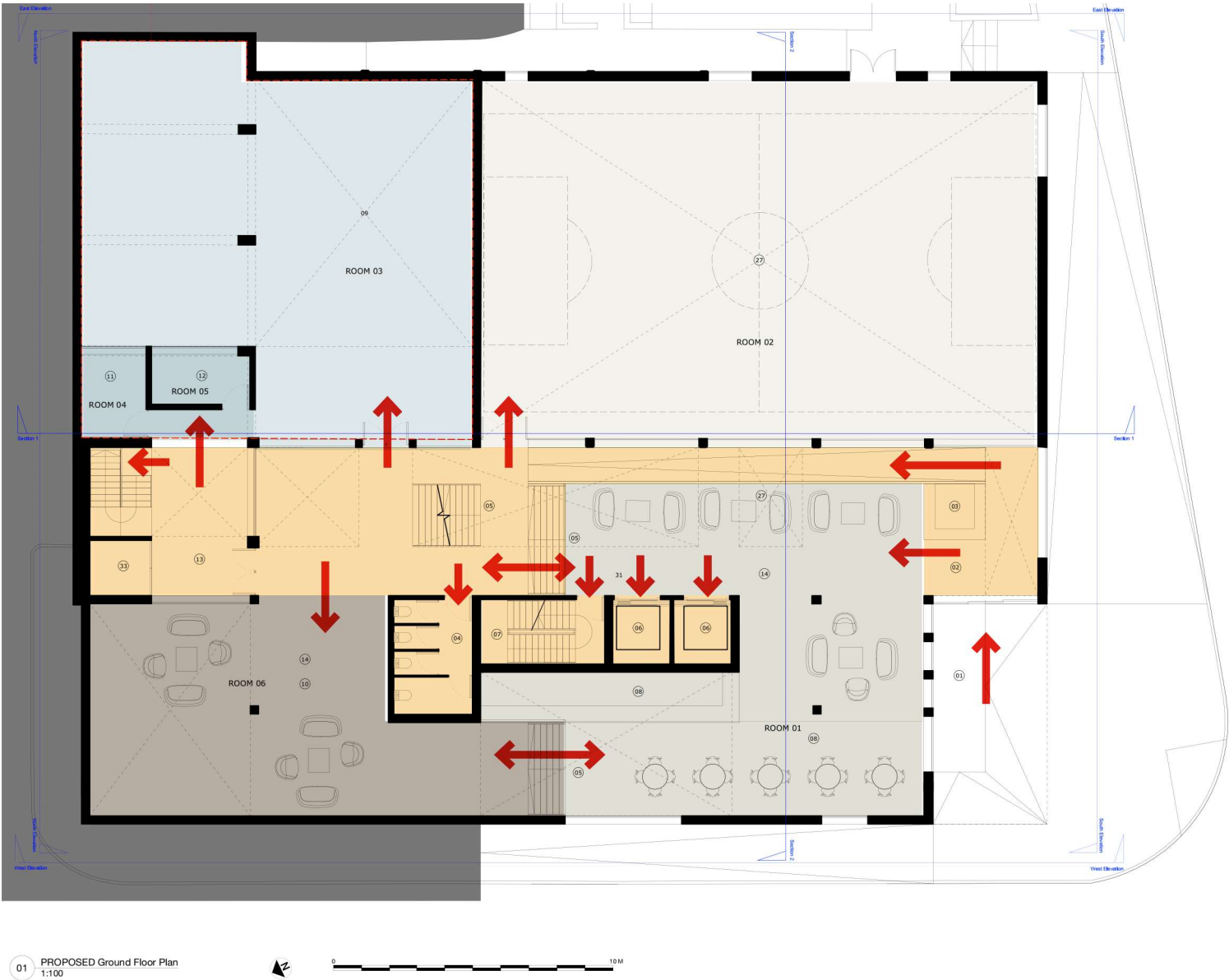
The plan is to replace the old building and make full use of the spaces by bringing the building up to the same level across the whole site. The new building will have four floors and will be fully accessible including lifts. The design of the building enables multiple projects to run separately and does not require the whole building to be open to use any single part of it.

The new building is fully accessible including lifts to all floors. The design significantly increases the usable space in the building enabling multiple activities and groups to use the building simultaneously. The new building will also generate increased income to support the Youth Work programme.



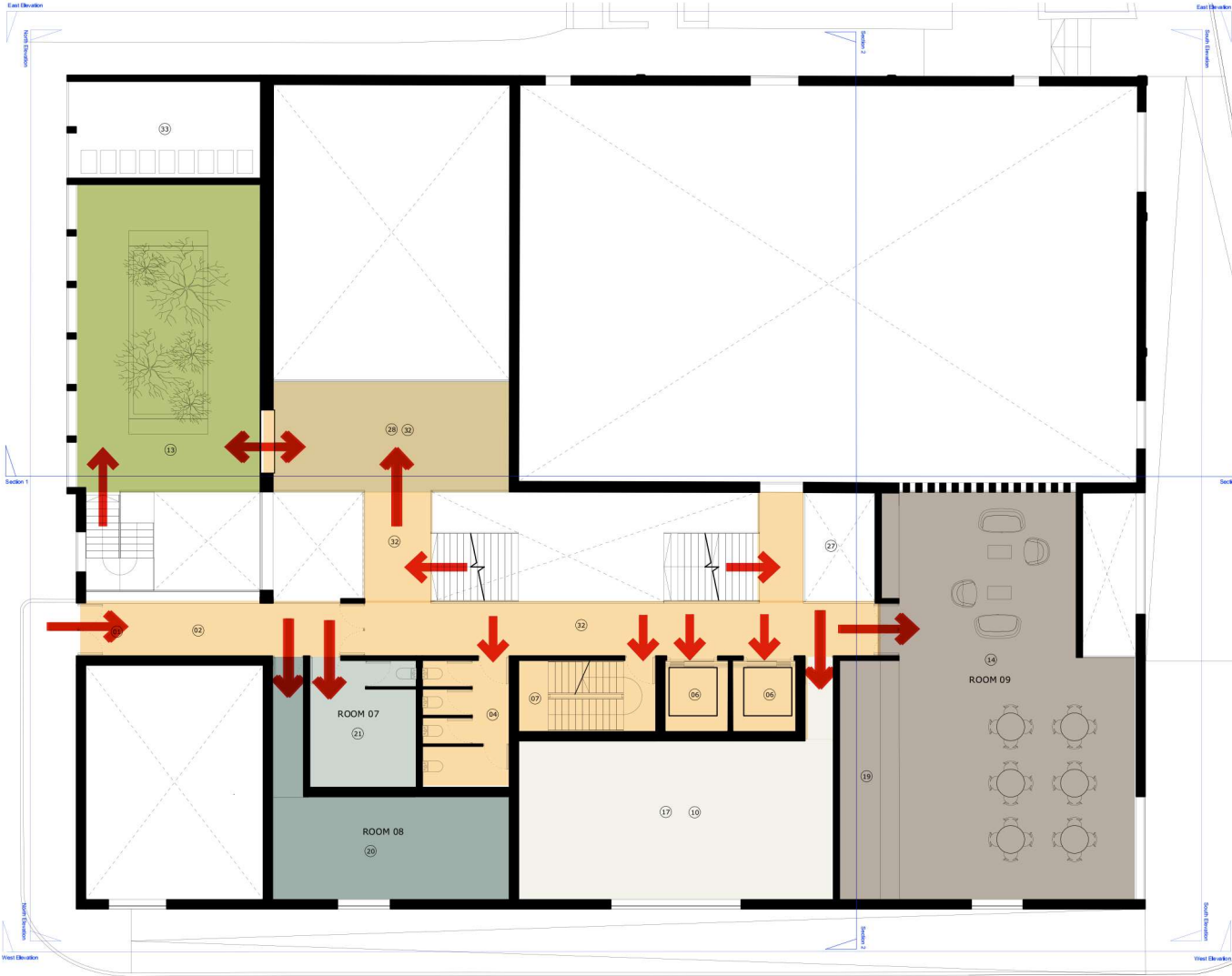
09. THE NEW BUILDING: GROUND FLOOR PLAN CIRCULATION & SPACES

The ground floor is designed to provide the primary youth club and drop in space and includes a café. This floor also contains existing gym space for five a side football basketball aerial circus skills. Towards the rear of the floor is a performance/theatre with its own seating area outside to allow for socialising and access to the first floor garden. This means that on this floor people can play football socialise or be part of a music event and operate independently or together as required.



10. THE NEW BUILDING: FIRST FLOOR PLAN CIRCULATION & SPACES

The first floor provides an additional youth club area with canteen allowing for specific groups such as Mascot, BMEYPP and Exploring Senses to be able to run youth groups targeting specific young people simultaneously with open youth club on the ground floor. Currently we do not have the space to run open youth club and specific groups at the same time. The floor also contains space for an arts workshop that can be opened into the youth club space or used separately. At the rear of the floor are counselling and clinic rooms that can be accessed by a separate door at the rear of the building. We expect these spaces will be used by services including YPC, YAC and be part of the family hub development. We will also look to develop new health work including social prescribing that will use the range of activities available to help support young people and health workers.



01 PROPOSED First Floor Plan
1:100



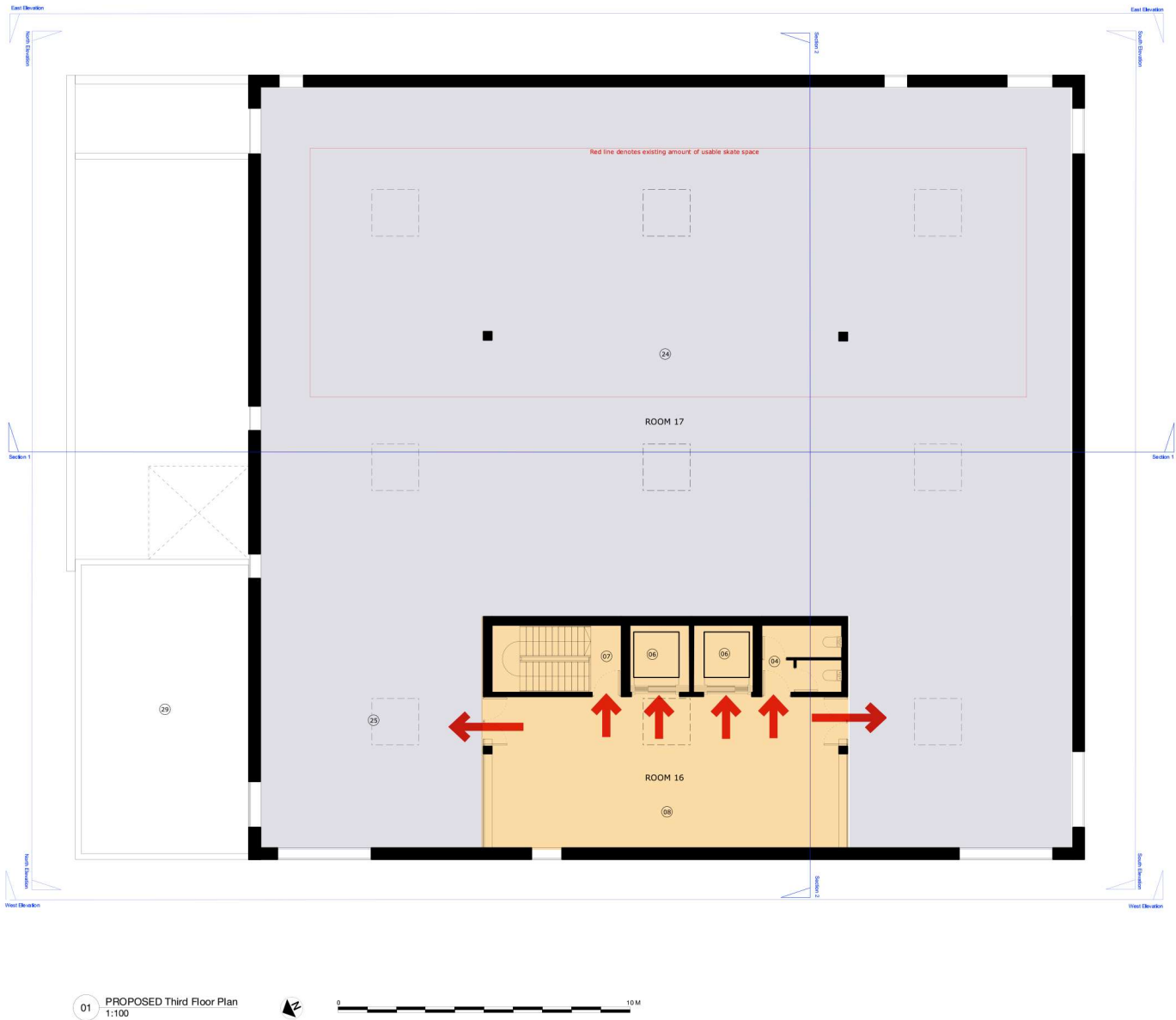
11. THE NEW BUILDING: SECOND FLOOR PLAN CIRCULATION & SPACES

The third floor will include space to let to other organisations for offices and/or delivery. This will include current hires such as Windmill Theatre and Blockbuilders as well as new hirers. The floor will also include staff offices and workshop rooms for training, meetings and digital activities. The layout of this floor is not fixed at this time as we will be looking at the needs of perspective tenants. The hallways have also been designed to create small quieter meeting spaces that can be used informally.



12. THE NEW BUILDING: THIRD FLOOR PLAN CIRCULATION & SPACES

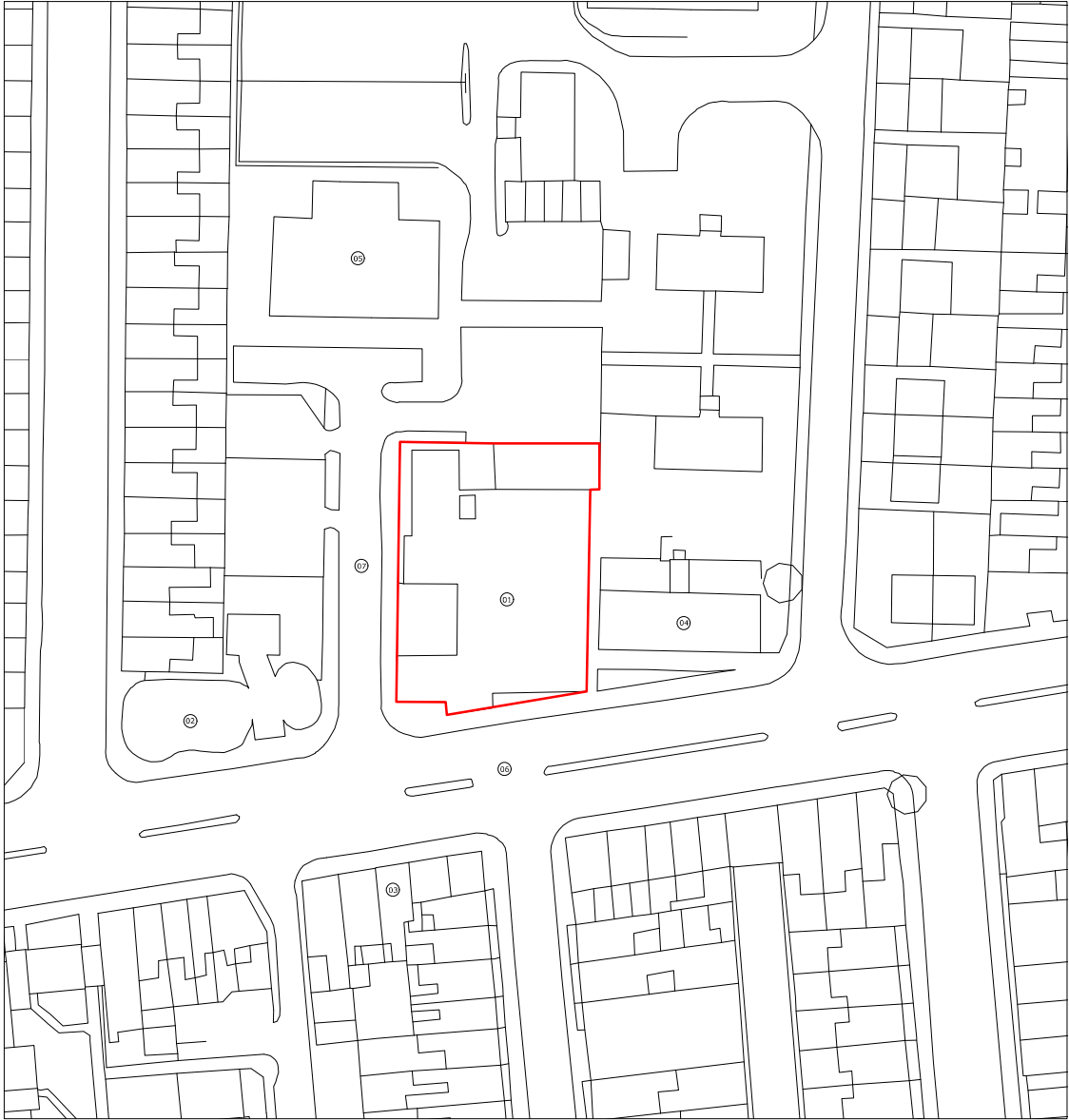
The top floor will remain as the indoor skate park that will double in size increasing capacity and the quality of the facility. The increase in size will allow for events to take place and provide a significantly larger viewing area. Lifts will mean the skatepark will become fully accessible.



APPENDIX 01: EXISTING & PROPOSED DRAWINGS



01 EXISTING Site Location Plan
1:1250



02 EXISTING Site Block Plan
1:500



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Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

Key

- 01 64 Edward Street BYC
- 02 62 Edward Street Church
- 03 138 Edward Street
- 04 55-65 Edward Street
- 05 Grosvenor Centre Apartments
- 06 Edward Street
- 07 Grosvenor Street

Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

-  = 12,26m
-  = 12,25m
-  = 12,24m
-  = 11,11m
-  = 11,25m

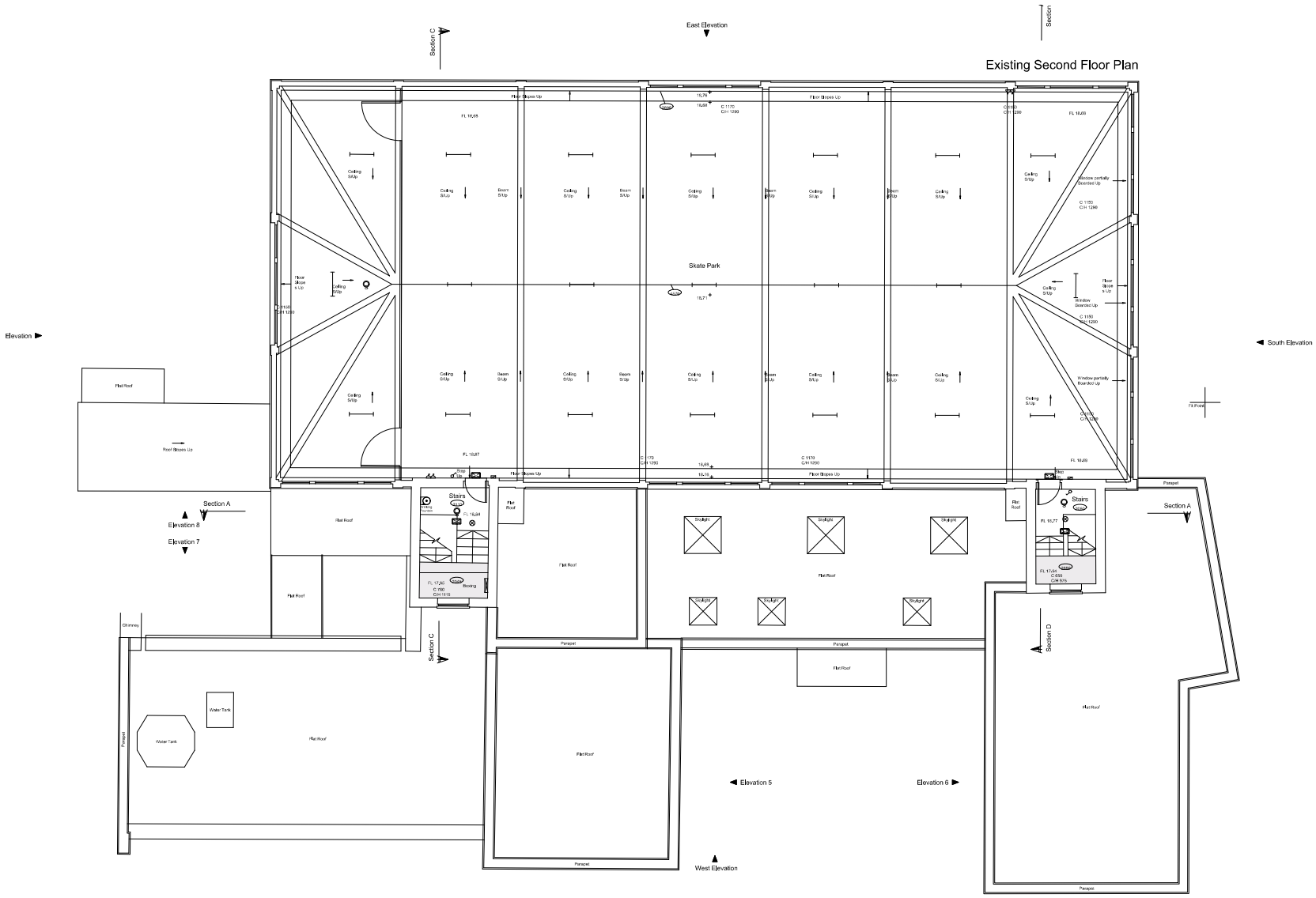


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Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

- FL
- 10.27m
 - 11.28m (1.01m)

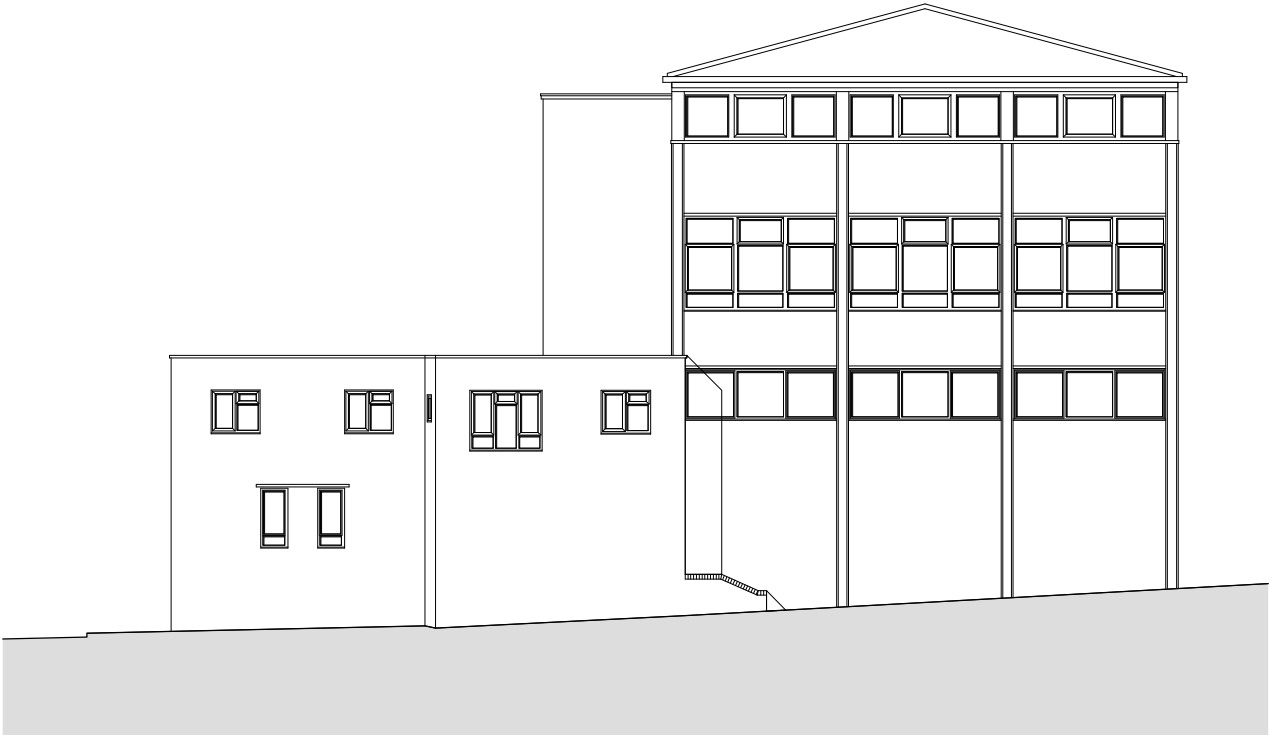
122



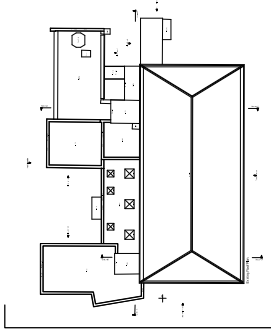
5 EXISTING Third Floor Plan
1:100





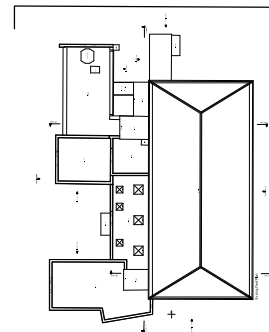


01 EXISTING Front Elevation
1:100



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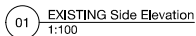
Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

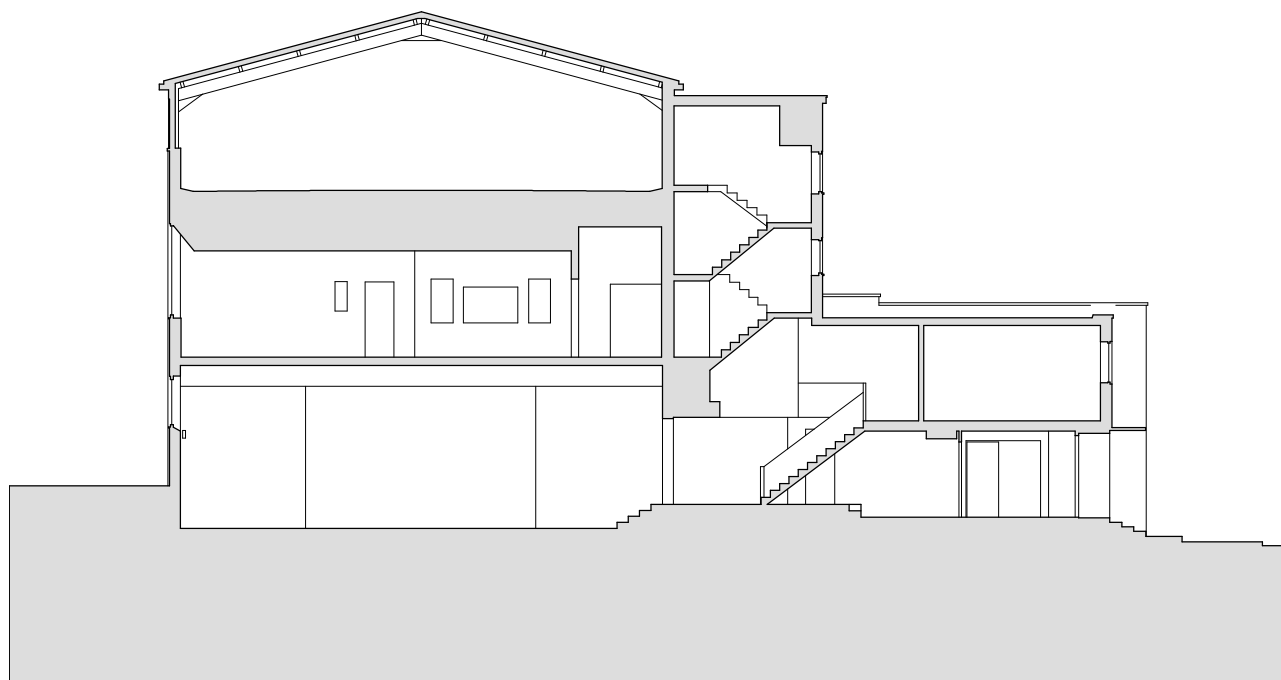
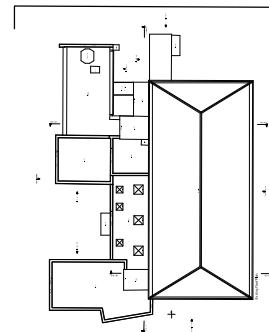


01 EXISTING Rear Elevation
1:100



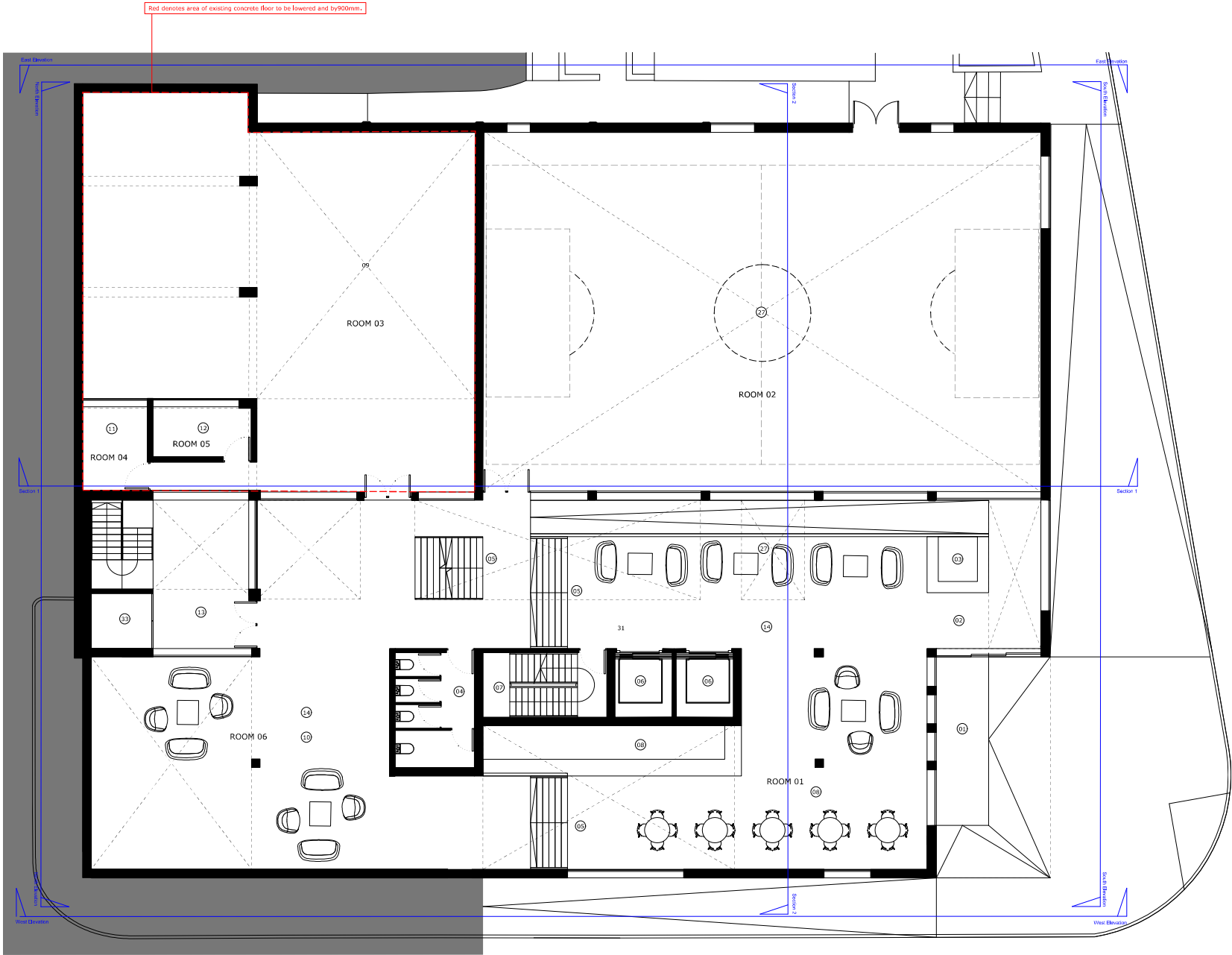






01 EXISTING Cross Section
1:100





01 PROPOSED Ground Floor Plan
1:100

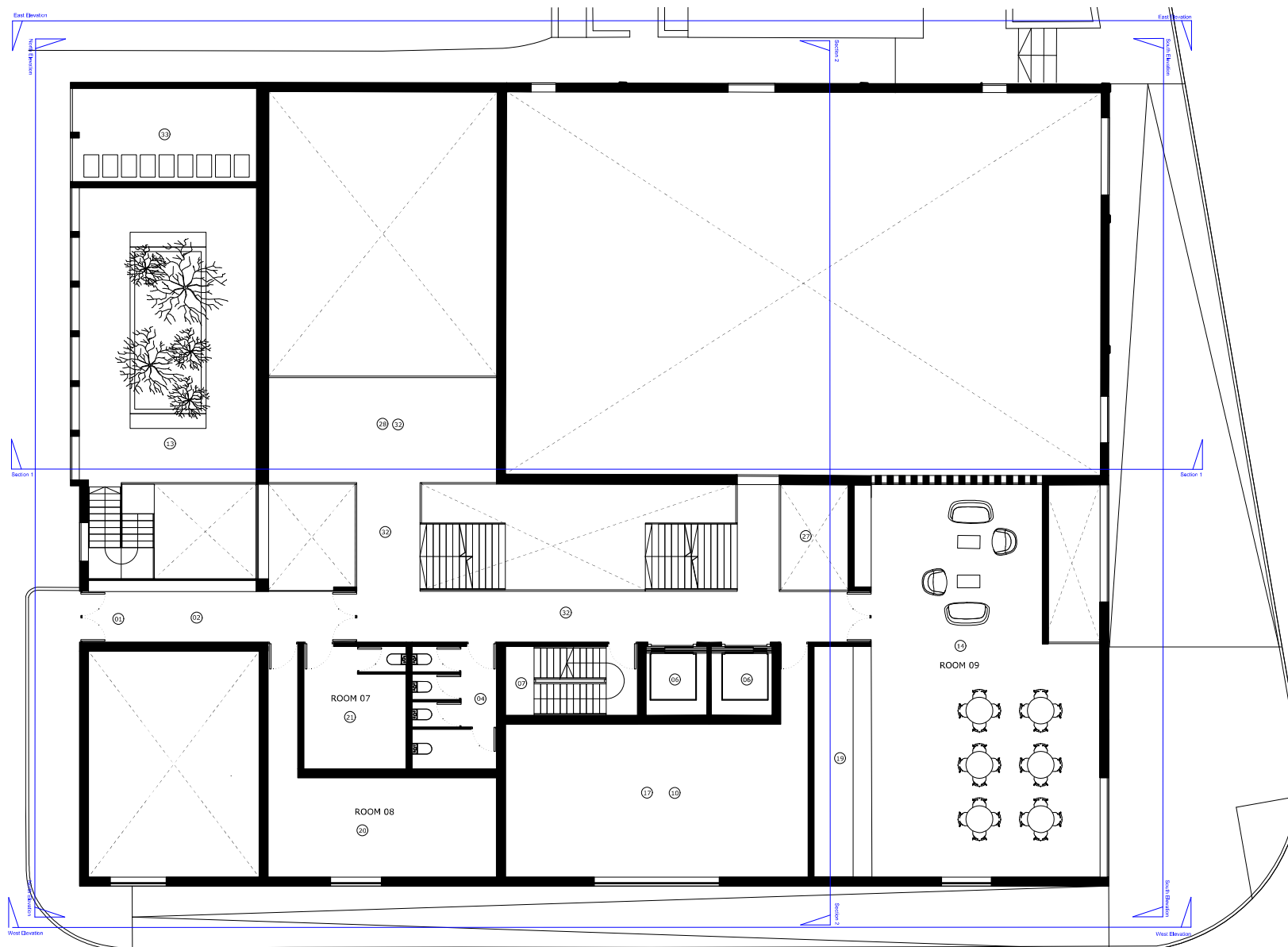


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Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

Key

- 01 Entrance
- 02 Lobby
- 03 Reception
- 04 WC
- 05 Amphitheater Stairs
- 06 Lifts
- 07 Secondary Stairs
- 08 Cafe
- 09 Performance Venue
- 10 Exhibition/Art Space
- 11 Music Studio Control Room
- 12 Music Studio Live Room
- 13 Outdoor Amenity
- 14 Youth Club Shared Space
- 15 Meeting Room
- 16 Staff Room
- 17 Art Room
- 18 Storage
- 19 Commercial Kitchen
- 20 Clinical Room
- 21 Counselling Room
- 22 Workshop
- 23 Computer Room
- 24 Skate Park
- 25 Skate Venue
- 26 Climbing Wall
- 27 Sports Hall
- 28 Balcony
- 29 Green Roof
- 30 Plant Room
- 31 Hallway/Circulation
- 32 Gallery
- 33 Refuse Storage



01 PROPOSED First Floor Plan
1:100

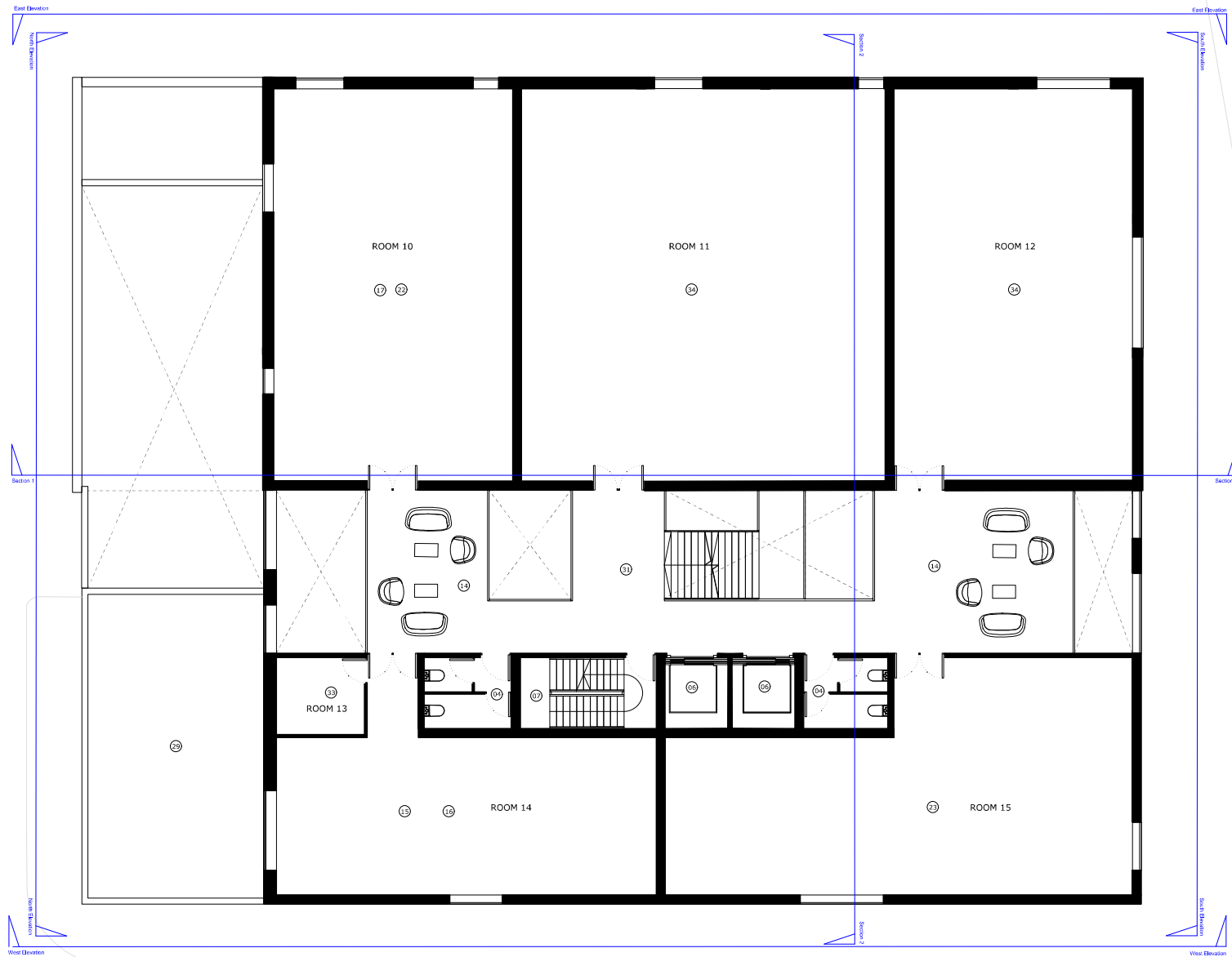


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- 19 Commercial Kitchen
- 20 Clinical Room
- 21 Counselling Room
- 22 Workshop
- 23 Computer Room
- 24 Skate Park
- 25 Skate Venue
- 26 Climbing Wall
- 27 Sports Hall
- 28 Balcony
- 29 Green Roof
- 30 Plant Room
- 31 Hallway/Circulation
- 32 Gallery
- 33 Refuse Storage
- 34 Other Rentable Space



01 PROPOSED Second Floor Plan
1:100



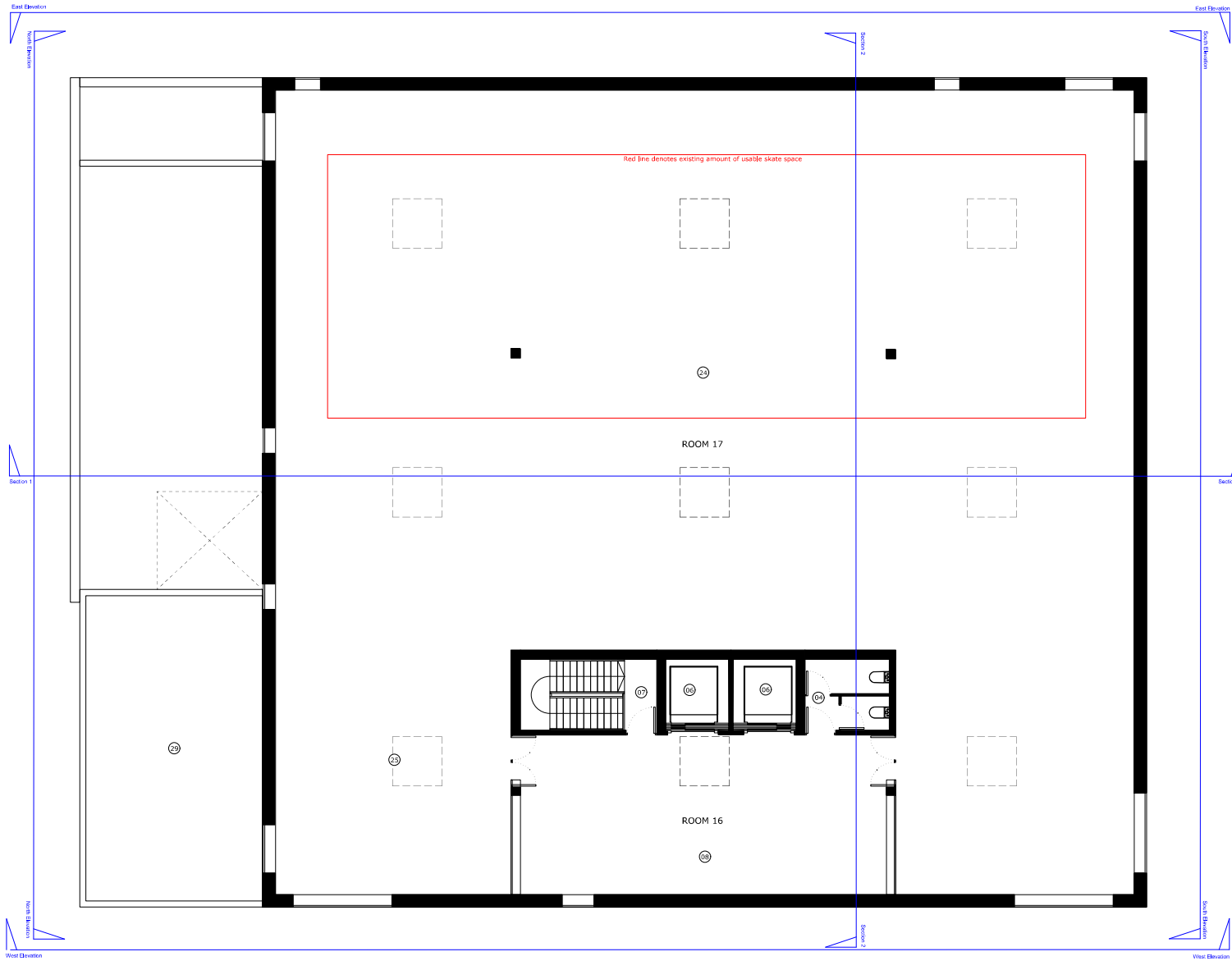
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Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

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- 33 Refuse Storage



01 PROPOSED Third Floor Plan
1:100



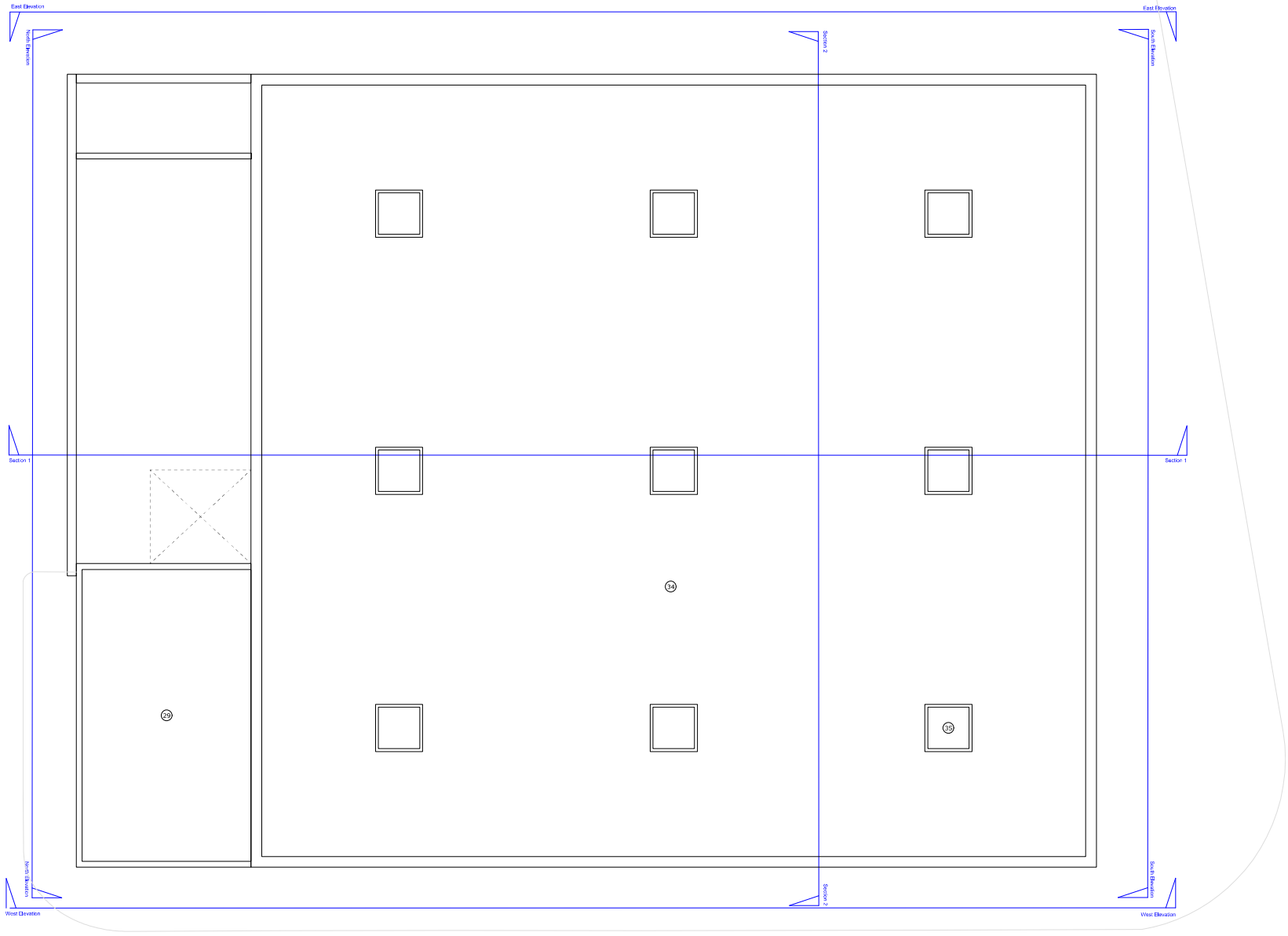
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Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

Key

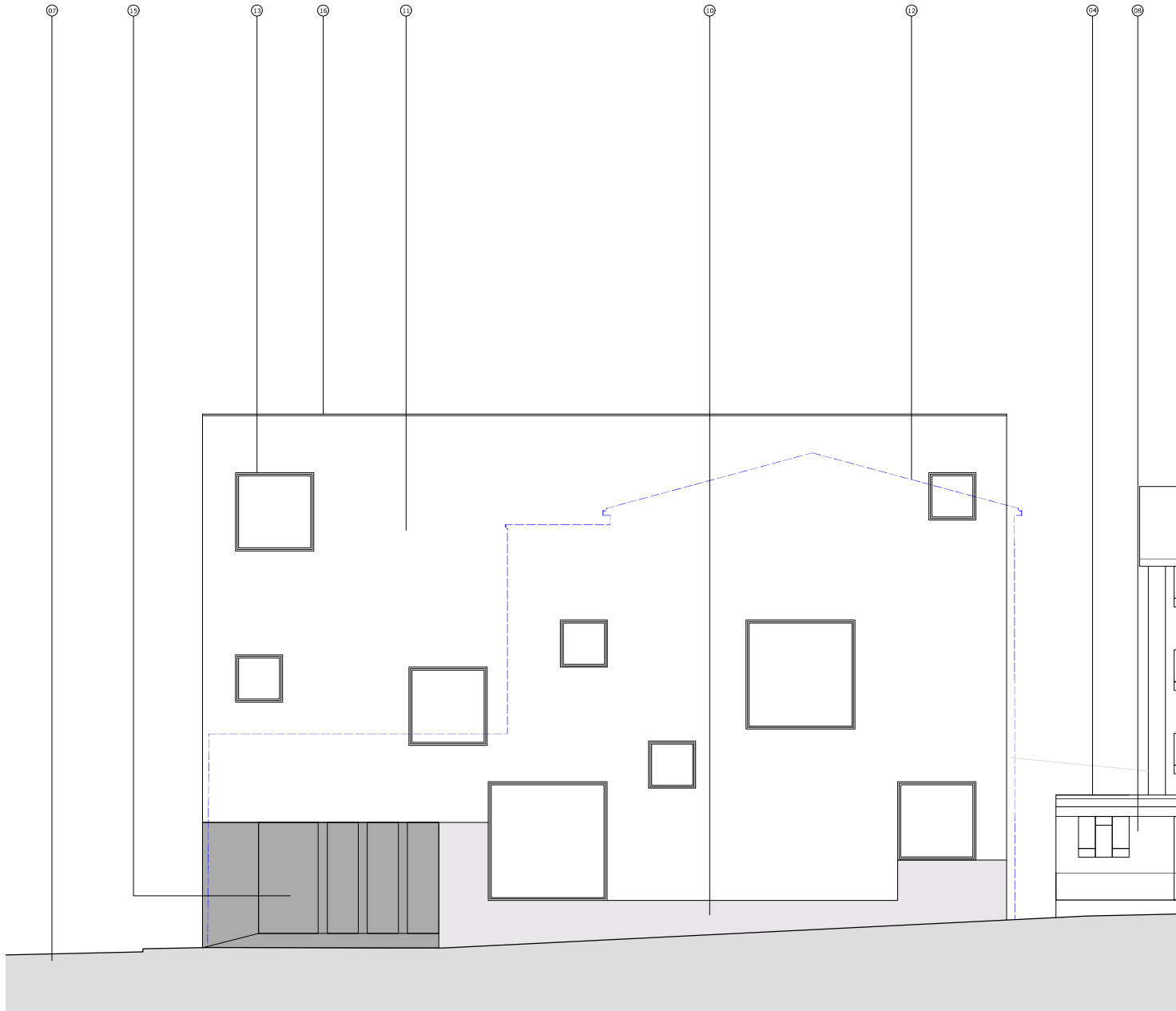
- 01 Entrance
- 02 Lobby
- 03 Reception
- 04 WC
- 05 Amphitheater Stairs
- 06 Lifts
- 07 Secondary Stairs
- 08 Cafe
- 09 Performance Venue
- 10 Exhibition/Art Space
- 11 Music Studio Control Room
- 12 Music Studio Live Room
- 13 Outdoor Amenity
- 14 Youth Club Shared Space
- 15 Meeting Room
- 16 Staff Room
- 17 Art Room
- 18 Storage
- 19 Commercial Kitchen
- 20 Clinical Room
- 21 Counselling Room
- 22 Workshop
- 23 Computer Room
- 24 Skate Park
- 25 Skate Venue
- 26 Climbing Wall
- 27 Sports Hall
- 28 Balcony
- 29 Green Roof
- 30 Plant Room
- 31 Hallway/Circulation
- 32 Gallery
- 33 Refuse Storage
- 34 Grey Roof
- 35 Roof Light



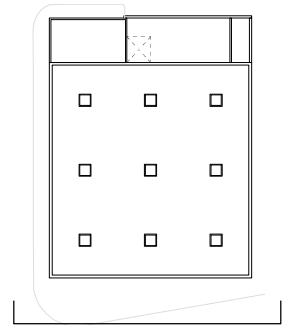
01 PROPOSED Roof Plan
1:100



02/05/2022			7
Rev	Drawn	Project	Project
ALTER & COMPANY			
Address: Studio 10, 10 Ave Road, Brighton, BN1 1AT			
Email: info@alterandcompany.com			
Website: www.alterandcompany.com			
Project: 04 Edward Street Brighton, BN2 3JA			
Client: Brighton Youth Centre			
Drawing: 01 PROPOSED Roof Plan			
Scale: 1:100 @ A2	Date: APRIL 2022		Rev:
Drawn: JAMES KIDWELL	Rev:		Rev:
Scale: P.000000	Drawing number: PR0217		



01 PROPOSED Front Elevation
1:100



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structural strategy.

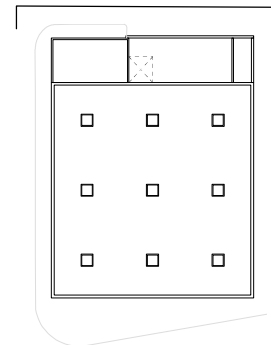
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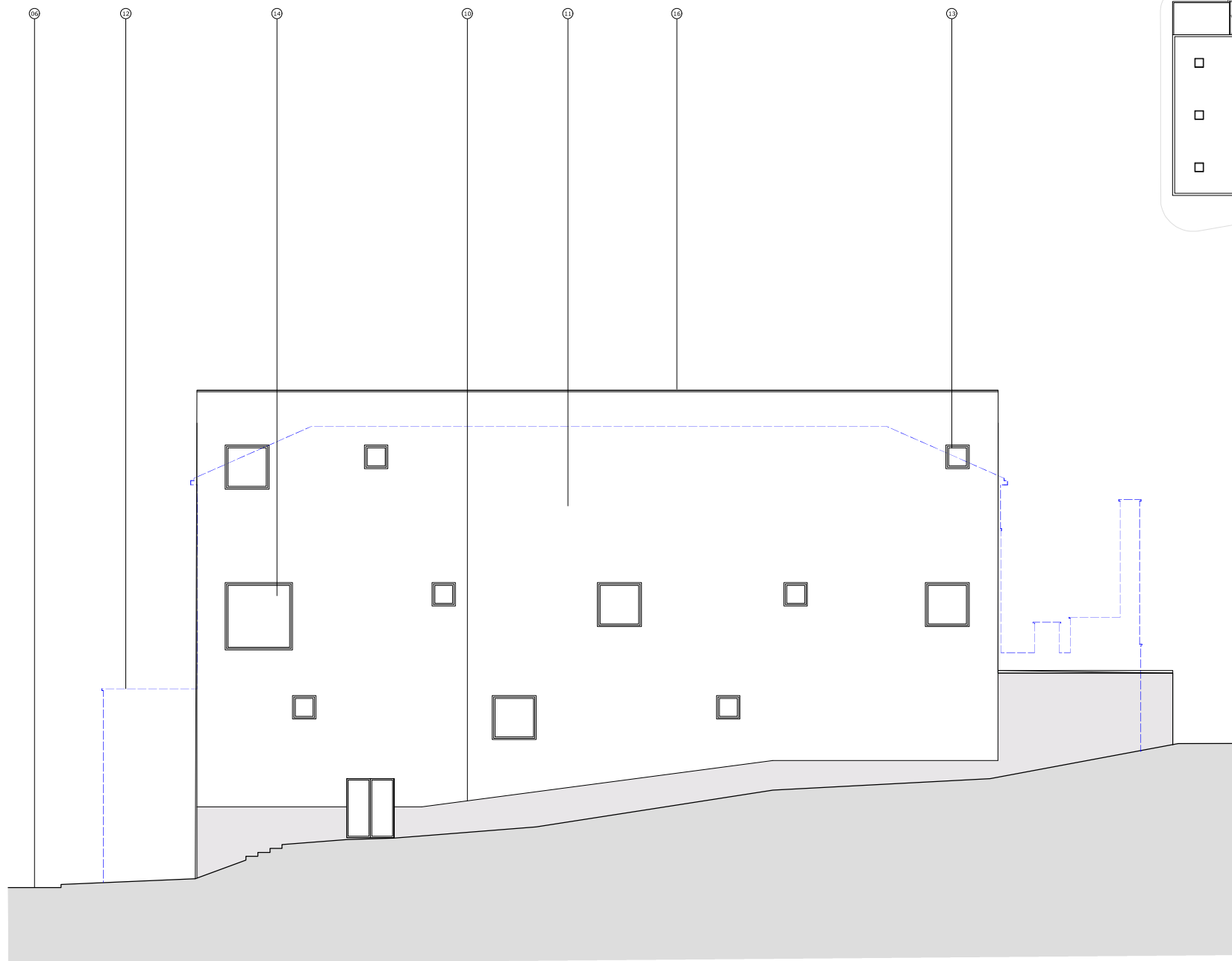
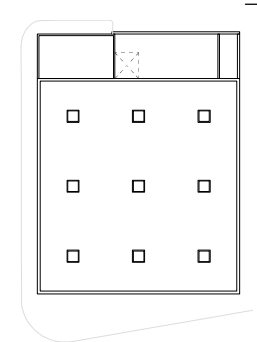
01 64 Edward Street BYC
02 62 Edward Street Church
03 138 Edward Street
04 55-65 Edward Street
05 Grosvenor Centre Apartments
06 Edward Street
07 Grosvenor Street
08 Existing Brick Finish
09 Existing Concrete Panel Finish
10 New Concrete Panel Finish
11 New Aluminum Expo-Panel Finish
12 Existing Building Line
13 High-level Windows
14 Aluminum Glazed Windows/Doors
15 Slopped Raised Entrance
16 Flat Roof
17 High-level Gallery Windows
18 Rear Entrance
19 Rear Amenity Space

01	PROPOSED Front Elevation	1:100
02	PROPOSED Rear Elevation	1:100
03	PROPOSED Side Elevation	1:100
04	PROPOSED Section	1:100
05	PROPOSED Section	1:100
06	PROPOSED Section	1:100
07	PROPOSED Section	1:100
08	PROPOSED Section	1:100
09	PROPOSED Section	1:100
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16	PROPOSED Section	1:100
17	PROPOSED Section	1:100
18	PROPOSED Section	1:100
19	PROPOSED Section	1:100

ALTER & COMPANY

Address: Studio 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 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01 PROPOSED Side Elevation
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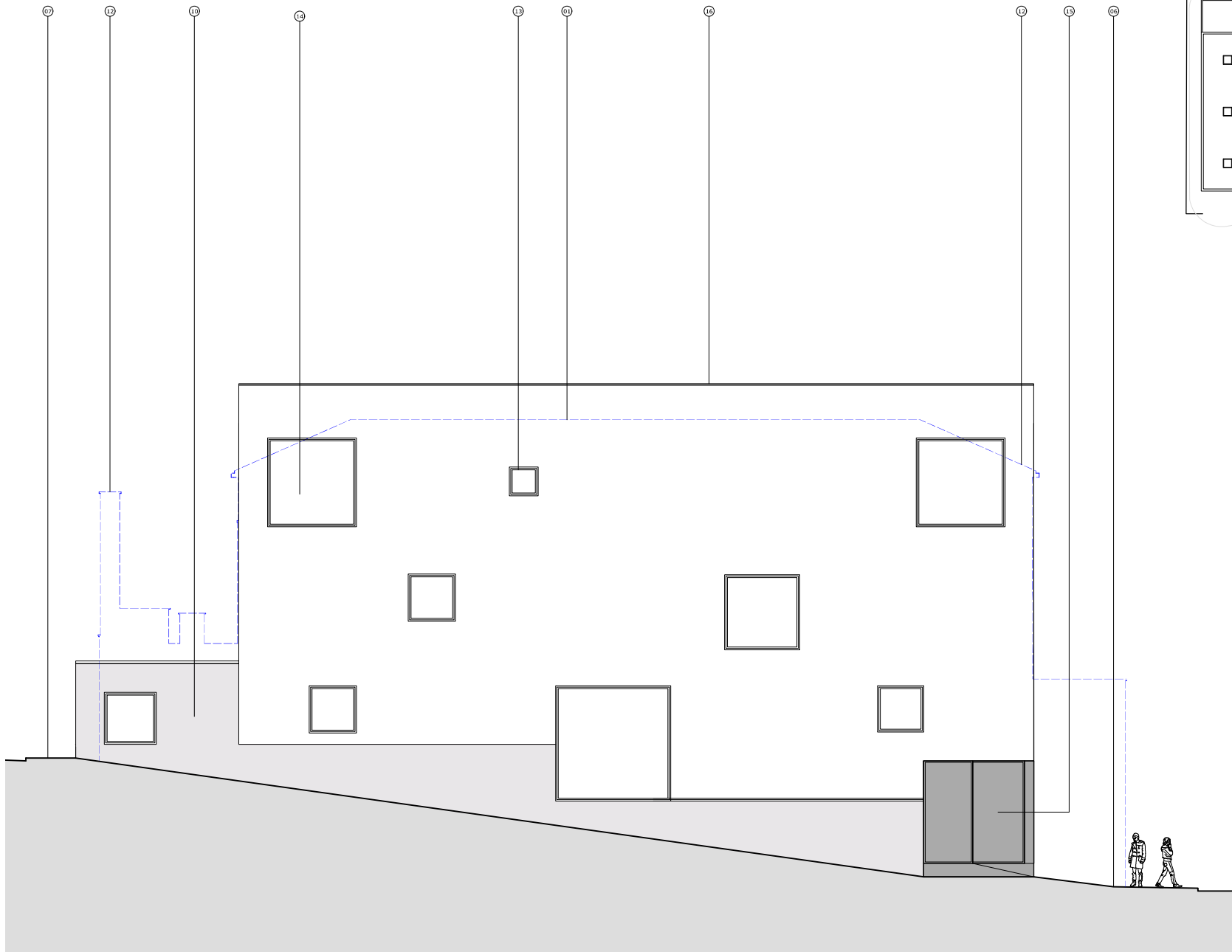
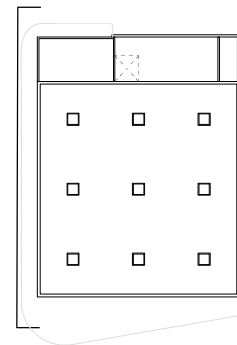


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Structural information is for illustrative
purposes please refer to structural
engineer drawings for comprehensive
structural strategy.

Key

- 01 64 Edward Street BYC
- 02 62 Edward Street Church
- 03 138 Edward Street
- 04 55-65 Edward Street
- 05 Grosvenor Centre Apartments
- 06 Edward Street
- 07 Grosvenor Street
- 08 Existing Brick Finish
- 09 Existing Concrete Panel Finish
- 10 New Concrete Panel Finish
- 11 New Aluminum Expo-Panel Finish
- 12 Existing Building Line
- 13 High-level Windows
- 14 Aluminum Glazed Windows/Doors
- 15 Stopped Raised Entrance
- 16 Flat Roof
- 17 High-level Gallery Windows
- 18 Rear Entrance
- 19 Rear Amenity Space



01 PROPOSED Side Elevation
1:100

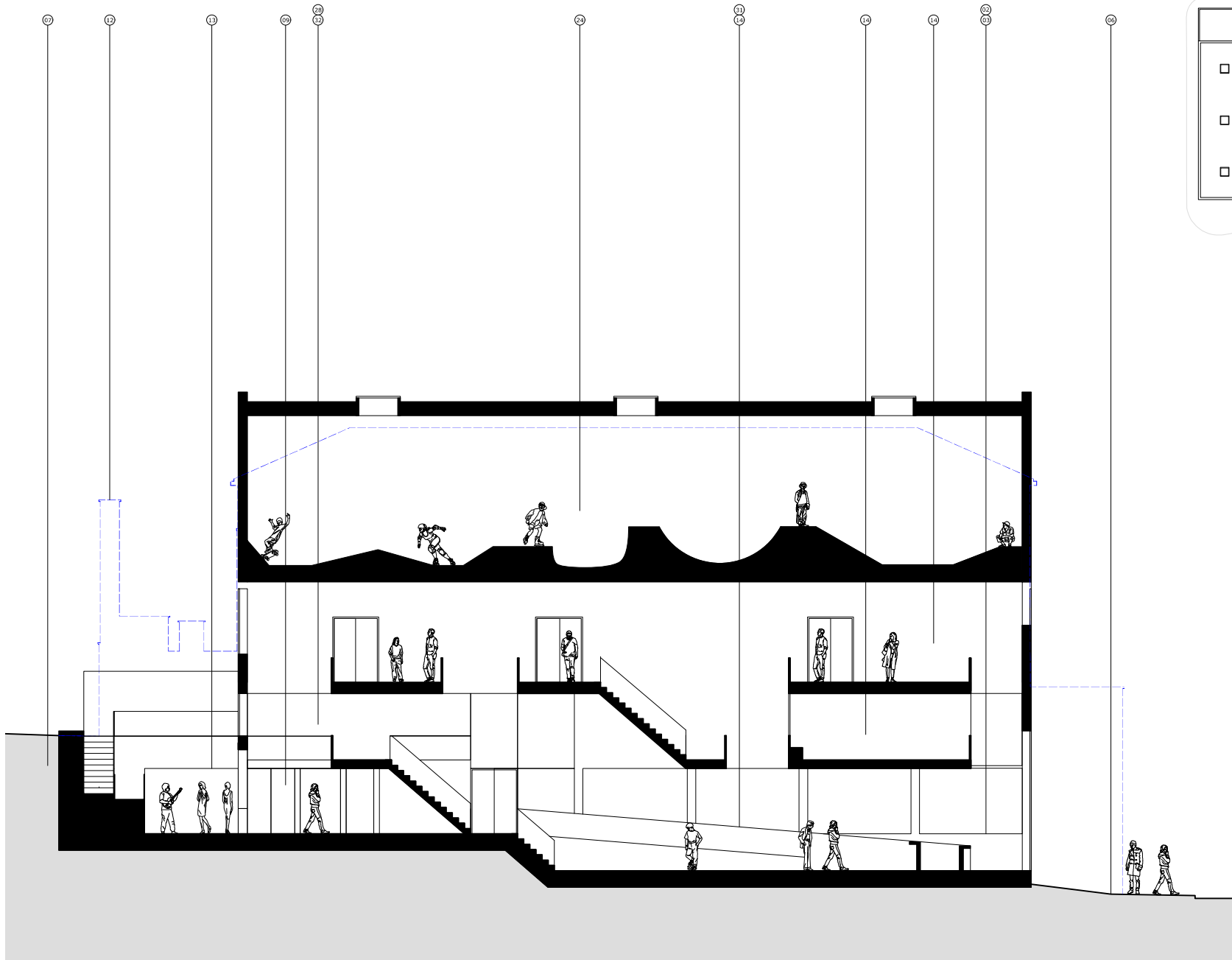
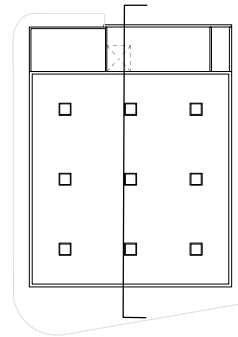


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Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

Key

- 01 Entrance
- 02 Lobby
- 03 Reception
- 04 WC
- 05 Amphitheater Stairs
- 06 Lifts
- 07 Secondary Stairs
- 08 Cafe
- 09 Performance Venue
- 10 Exhibition/Art Space
- 11 Music Studio Control Room
- 12 Music Studio Live Room
- 13 Outdoor Amenity
- 14 Youth Club Shared Space
- 15 Meeting Room
- 16 Staff Room
- 17 Art Room
- 18 Storage
- 19 Commercial Kitchen
- 20 Clinical Room
- 21 Counselling Room
- 22 Workshop
- 23 Computer Room
- 24 Skate Park
- 25 Skate Venue
- 26 Climbing Wall
- 27 Sports Hall
- 28 Balcony
- 29 Green Roof
- 30 Plant Room
- 31 Hallway/Circulation
- 32 Gallery
- 33 Refuse Storage
- 34 Other Rentable Space



01 PROPOSED Long Section
1:100



