

VALUATION REPORT

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



Prepared for: Brighton & Hove City Council
5 June 2023

VALUATION REPORT

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

Executive summary	
Property	
Type	Youth centre, workshop, residential flat, and ancillary office building.
Location	Brighton city centre
Description	Multi-storey mixed use building of 16,316 sq ft (1,516 sq m)
Approximate age	1970
Condition	Poor
Tenure	Freehold
Tenancies	N/A
Gross rental income	N/A
Demand	Reasonable
Valuation	
Purpose of valuation	Valuation to support cover for grant funding
Date of valuation	9 May 2023
Issues affecting valuation	Poor condition, youth centre and ancillary uses, potential for redevelopment.
Market Rent	£165,000 pa in existing layout
Market Value (subject to vacant possession)	£1,600,000
Market Value (post-refurbishment)	£4,500,000
Valuation certainty	Higher level of valuation uncertainty due to the effects of the Coronavirus pandemic which has had an adverse effect on both global and UK economies; rising inflation and recent interest rate increases; conflict in Ukraine.

Note: The above is a brief summary of the valuation and forms a constituent part of the valuation which should not be read in isolation.

VALUATION REPORT

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

Contents

1. Location	1
2. Description.....	4
3. Accommodation	5
4. Condition	7
5. Services.....	7
6. Statutory Enquiries	8
7. Legislation.....	8
8. Environmental Issues.....	9
9. Site and Ground Conditions.....	10
10. Tenure.....	10
11. Occupational Leases and Other Agreements	10
12. Development Considerations	10
13. Market Trends and General Comments	12
14. Market Rent.....	13
15. Market Rent Analysis and Comparable Evidence.....	13
16. Market Value	15
17. Market Value Analysis	15
18. Market Value Comparable Evidence	15
19. Valuation Certainty.....	16
20. Conditions, Assumptions, and Extent of Investigations	17
APPENDIX 1 - Additional Photographs.....	20
APPENDIX 2 - Existing and Proposed floor plans	21
APPENDIX 3 - Architect's Proposals	22

Our ref: **HM/va/22687**

Your ref:

For the attention of Vanessa Williams MRICS – Senior Estates Surveyor

Brighton & Hove City Council Estates Team
Property and Design
Hove Town Hall
Church Road
Hove
BN3 4AH

22 London Road
Horsham
West Sussex
RH12 1AY

T: 01403 264259

F: 01403 270222

crickmay.co.uk

*Also at Brighton & Hove
and Haywards Heath*

Date: 5 June 2023

Dear Madam,

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

Further to your recent instructions confirmed by email on 25 April 2023 to value the freehold interest in the above property in relation to grant funding matching purposes, where the refurbishment, improvement and extensions of the buildings on site are intended. The property was inspected on Tuesday 9 May 2023 by Hugh McShane BSc MRICS who is an RICS Registered Valuer and has the relevant knowledge, skills, and understanding to undertake this valuation competently. This valuation has been undertaken in accordance with the *RICS Valuation - Global Standards (incorporating the IVSC International Valuation Standards)* together with *RICS Valuation – Global Standards 2017 UK national supplement* collectively known as the RICS Red Book Global.

We have not had any previous involvement with the property and consider we have no conflict of interest in undertaking this valuation.

All advice given in this report is given for and on behalf of Crickmay Chartered Surveyors and is not provided in an individual capacity. None of our employees, directors or consultants individually has a contract with you or any other users of the report and does not owe either you or them a duty of care or personal responsibility. In using and relying on the contents of this valuation report you and any other user agree that you/they will not bring any claim against such individuals personally.

Having now made all our necessary enquiries we have pleasure to report:

1. Location

- 1.1. The property is situated just east of the centre of Brighton on the norther side of Edward Street at its junction with Grosvenor Street. Edward Street links the town centre to the Kemp Town district to the east, where Edward Street continues into Eastern Road, leading to the City's main hospital. Edward Street contains a number of commercial buildings and more recently developed mixed residential and office buildings. The Law Courts and police station are also nearby.

- 1.2. Immediately adjacent are two large Local Authority 14-storey blocks of flats with other older private and Local Authority housing nearby to the north.
- 1.3. We enclose an extract from the street map and a more detailed site plan showing the property and its boundaries, as we understand them, edged in red.

Extract from the road map



Extract from the street map



Extract from the Land Registry Plan



2. Description

- 2.1. The property comprises a multi-storey concrete framed block to the east of the site interconnecting with lower single-storey and two-storey elements to the eastern side of the site. The original buildings appear to date from around 1970 with the larger multi-storey building having probably been extended with a profile metal sheet roof in more recent times.
- 2.2. The main multi-storey building is of concrete frame construction with infill cavity brickwork walls, under what appears to be a steel frame extension and a pitched and hipped profile metal clad roof. The other lower parts of the building are of apparently brick face cavity construction with flat asphalt and mineral felt roofing.
- 2.3. Many of the windows are metal framed, single glazed units with most of the first floor windows having been replaced with more modern PVC double-glazed units (see planning history). There is a small courtyard parking area to the rear via a shared accessway and to the west of the site, off Grosvenor Street, which in total accommodate approximately seven cars.
- 2.4. From our computer mapping software, we calculate that the property sits in a site area of approximately 0.11 hectare (0.27 acres).

External photographs



Main Edward Street frontage



Rear and east elevation

2.5. Additional photographs are included as an appendix to this report.

3. Accommodation

3.1. From measurements taken on site and in accordance with the RICS Property Measurement 2nd Edition (January 2018), we calculate that the building has the following floor areas measured on the basis of gross internal area (GIA).

Description	Metric (sq m)	Imperial (sq ft)
Ground Floor		
Entrance lobby		
Entrance hall		
Main stairwell and corridor		
Staff room	26.7	
Caretaker's room	4.8	
Changing room	20.4	
Shower room	7.8	
Karate gym	75.4	
Small hall	110	
Large hall	246	
Builders' workshop (not inspected)	62.4	672

TOTAL	553.5	5,958
Basement		
Stores and rehearsal rooms	66.7	718
Staff and public WCs		
First Floor/Middle Floor		
Woodwork and art room	70.8	
Room 4	23	
Room 5	34.8	
Sub-Total	128.6	1,384
Three bedroom flat over builder's workshop (not inspected) comprising lounge, kitchen, three bedrooms, bathroom (bath, basin, WC), separated WC and wash hand basin	73.3	790
SUB-TOTAL FIRST FLOOR	2,892	
Second Floor		
Games room, computer room, office, kitchen, TV room, live lounge,	333.8	3,593
Separate WCs		
Third Floor		
Skate park area	359.7	3,872
TOTAL BUILDING EXCLUDING BASEMENT	1,516	16,315
Externally		
Small flank and rear car parking areas.		

- 3.2. Measurements carried out on site have been taken using a laser measuring device. The measurements have been taken in metres and where applicable conversion factors of 3.281 for converting metres to feet and 10.764 for converting square metres to square feet adopted.

Internal photographs



Ground floor music stage



Top floor skate board area

3.3. Additional photographs are included as an appendix to this report.

4. Condition

4.1. The property is in need of modernisation and upgrading, having been neglected from a maintenance point of view for some time.

- The flat roofing to the property is poor, with ponding noted to several areas.
- The brickwork to many areas including the pointing, is in poor order, having been the subject of frost attack.
- The windows, apart from the modern replacements, are in need of repair and replacement.
- The whole of the interior and exterior could bear redecoration.
- The service media to the property is of some age and requires wholesale upgrading or replacement.

4.2. In the preparation of this Report we have inspected the property for the purpose of our valuation only and did not carry out a Building Survey, nor test the services as this was outside the scope of our instruction. It must therefore not be assumed that if defects are not mentioned in this Report that all parts of the building are free from defects.

5. Services

- 5.1. Mains electricity, gas, water, and drainage are connected to the subject property. There is no complete centralised central heating system. There is a fire alarm system installed at the property.
- 5.2. At the time of inspection none of the services were tested. Some of the services appear dated and service media will require upgrading.

6. Statutory Enquiries

6.1. Rating

According to the Valuation Office Agency website the property has the following description and Rateable Value within the current 2023 Rating List:

Description: Youth Centre and premises
Rateable Value: £45,500

6.2. Council Tax

According to the Valuation Office Agency website the property is assessed in Council Tax Band A.

6.3. Planning

We have researched the online planning records provided by Brighton & Hove City Council which cover the period from April 1997 to date. These are summarised herewith:

Reference	Description	Status
BH2007/03098	Replace 16 windows at first floor.	Approved
92/0384FP	Amendments to 1991 application.	
91/0123/FP	New rear access platform hoist disabled toilet block and wheelchair ramp from Grosvenor Street. CON/APP	

The property is used as a youth club and youth centre with some ancillary space including a three bedroom flat and builder's workshop. This indicates the permitted uses are within Business Class E and part C3 residential.

The property is not listed nor is it in a conservation area.

We will discuss the proposals in relation to the property below.

6.4. Highways

Edward Street and Grosvenor Street are adopted highways and maintainable at public expense. There is a shared piece of access to the rear car park, which we assume is equitably dealt with legally.

7. Legislation

7.1. The Regulatory Reform (Fire Safety) Order 2005 requires a responsible person (usually the employer, owner or occupier) to carry out a fire safety risk assessment, implement appropriate fire precautionary and protection measures, and maintain a fire management plan. We have not been advised whether this legislation has been complied with and, if not, then you are advised that you will need to undertake a specialist survey to assess risks and implement appropriate measures and maintain a fire management plan. We assume for the purpose of our Report that any fire risk assessment would not contain anything that would deter potential tenants or purchasers of the property.

7.2. The building has a mains wired fire alarm system installed.

- 7.3. The Equality Act 2010 which came into force in October 2010 consolidates earlier legislation that places a duty on employers or businesses which provide a service to the public to make reasonable changes to practices and procedures to remove or alter any physical feature, allow disabled employees to do their jobs, and allow disabled members of the public to make use of the services provided. We have not been provided with a copy of any Access Audit and, for the purpose of our Report, have assumed that compliance with this Act could be readily achieved with minimal effect on the property.
- 7.4. Wheelchair access to part of the property only is available. There is no DDA compliant WC or lift currently in situ.

8. Environmental Issues

8.1. Contamination

We are not aware of any environmental issues surrounding this property and have not been provided with copies of any specific report on contamination that may or may not exist. From our limited enquiries and general knowledge of the area we have no reason to believe that contamination should be an issue on this property.

Our valuation is based on the assumption that there is no contamination at the property. However, should it be established subsequently that contamination does exist at the subject property, or on any neighbouring land, or that the premises have been or are being put to a contaminative use, then this might alter the values now reported.

8.2. Flood

The Government flood risk website indicates the subject property is in a very low risk area of flooding from rivers/sea and from surface water. To understand in greater detail the risks from flooding on the property, you or your solicitors can obtain a more comprehensive report from specialist providers that will provide information on the risks.

Our valuation is made on the assumption that insurance is available for both property damage and business interruption in the event of flooding at reasonable cost.

8.3. Asbestos

The property is of an age where asbestos containing materials may have been used in construction or any subsequent alteration, repair, or improvement works. We have not been provided with any copies of an Asbestos Survey Report for the property which we believe would be required under the Control of Asbestos Regulations 2012. We assume, for the purpose of our Report, that any Asbestos Survey Report would not contain anything that would deter potential tenants or purchasers of the property.

8.4. Radon

The map on the Radon reference website of the Health Protection Agency shows that the maximum radon potential is 3-5%. The Health Protection Agency recommends that Radon levels should be reduced in homes where the average is more than 200 Becquerels per cubic metre, and this recommendation is endorsed by the Government. The action level refers to the annual average concentration of Radon in a home. A Radon Risk Report can be purchased from the Health Protection Agency on any address in the UK with a valid postcode and the Report will state the estimated probability of the particular address being above the action level for Radon.

8.5. **Energy Performance Certificate**

We have not been provided with an up to date EPC rating for this property and, as such, our valuation is based on the assumption that the subject property will meet the minimum requirements laid down by the legislation and that there will be no adverse impact on value and marketability. It is advisable to obtain an EPC assessor's opinion to advise whether an EPC should be commissioned and if the building is likely to meet with the legislative requirements. The matter should be referred back to us for further consideration should it subsequently transpire that the property fails to meet the minimum acceptable energy performance standard for the purposes of this Act as this may well affect the values reported.

9. **Site and Ground Conditions**

- 9.1. The building occupies most of the site, which slopes northwards from Edward Street. There are limited external areas to the property. These are hard paved and used for parking.
- 9.2. We have not been provided with or undertaken any site investigation, geographical, or geophysical survey to establish the ground conditions, and have assumed for the purpose of our report that the ground has sufficient load-bearing strength to support the existing structures and/or any structure which may be erected in the future.
- 9.3. During the course of our inspection we have only undertaken a cursory inspection of any grounds or gardens and have not undertaken any form of survey to establish whether there exist on the subject property any invasive plants such as Japanese Knotweed. Invasive plants have the ability to spread causing damage to the environment, the economy, and health. Where found, landowners have specific legal responsibilities to prevent it spreading into the wild or causing a nuisance.
- 9.4. No evidence of Japanese Knotweed was noted within the curtilage of the property.

10. **Tenure**

- 10.1. We understand that the property is held freehold and assume that there are no unusual onerous or restrictive covenants with the freehold title which could detract from value.

11. **Occupational Leases and Other Agreements**

- 11.1. We understand that you wish us to consider the value of the property with vacant possession and as such, we have not had sight nor taken into consideration any sub-lettings, such as the builder's workshop, flat or other charitable lettings within the building. Our valuations assume vacant possession.

12. **Development Considerations**

- 12.1. We understand that the Youth Centre are applying for grant funding to redevelop the site to substantially refurbish and extend the buildings in order to create a state-of-the-art youth facility for the City. A copy of the existing and proposed floor plans are attached to the rear of our report at Appendix 2.
- 12.2. The plan is to completely re-use and extend the existing buildings. The new building will have four floors and be fully accessible, with a design to enable multiple occupiers to operate within the building separately. The design significantly increased the usable space in the building, enabling multiple groups and activities to use the building at the same time.

- 12.3. The architect's vision document also shows the finished design to be a large, cuboidal structure with a green roof above the third floor and east and south facing green roof above first floor, a west facing garden balcony and large main south face entrance lobby space. A copy of these proposals and designs are attached to the rear of our report in Appendix 3.
- 12.4. We understand from the architect's drawings that on a net internal basis, following completion of the works, that the new building will offer the following accommodation and increase the size of the property by over 1,000 sq m (11,000 sq ft). We understand the floor areas will be as follows:

Description	Metric (sq m)	Imperial (sq ft)
Ground Floor		
Main hall	853	9,182
First Floor		
Ancillary areas	316	3,402
Second Floor		
Ancillary areas	643	6,921
Third Floor		
	707	7,610
TOTAL	2,519	27,115

- 12.5. The property, a short distance to the west of the Edward Street Quarter development, is approximately 15 minutes' walk to Brighton's mainline railway station. This and some nearby sites have been redeveloped for mostly mixed use developments but with a high percentage of residential space.
- 12.6. The nearby Edward Street Quarter development, The Merchant, has been completed and is operational, comprising 168 units with one, two and three bedroomed apartments available, with a private gym and shared work space, with rentals starting from £1,495 per calendar month. The development is pet friendly with a concierge service, social events and shared spaces such as a dining room, well-being studio, lounge, etc.
- 12.7. The larger, 2.4 acre Circus Street site to the north, was home to the municipal fruit and vegetable market and university annex building and now has been transformed into a newly developed innovation quarter with new office, residential and creative spaces, with construction finishing in July 2022. The development produced 142 new homes, 450 student bedrooms, 3,000 sq ft of office accommodation and a new state-of-the-art dance space.

- 12.8. The subject property, though much smaller in scale, could produce, subject to planning, a scheme such as that presented by the current owner's architects or the current owner's architects plans for a large sub-class E (D), which covers indoor sport recreation and fitness, not involving motorised vehicles or firearms, principally to visiting members of the public to a much larger development, which would result in a significant level of hope value being paid for the site over and above its existing use value.
- 12.9. Simply with its E Class planning use, if an alternative use within that Class were allowed, the potential development at the site would appeal to a variety of owner occupiers including community uses, religious uses and other office or storage users, especially where developers are looking to acquire such properties for comprehensive redevelopment.
- 12.10. We consider the existing use value and the value around the proposal to increase the floor space for a similar existing use within, say, Class E, that the site would engender a potentially higher level of value as a significant development opportunity if offered in the open market without any restrictions on use.
- 12.11. Certainly, this would open the interest to significant developers to re-purpose the site to include residential apartment development, student housing, social rental or retirement block or perhaps a mixed-use, bearing in mind its location. We understand that Brighton shows an 18% increase in the 75+ population over the next 10 years, alongside a strong wealth profile in the City. Other demographics include a strong wealth profile in the age bracket 45-64, which would support the viability of a senior living scheme close to the town centre and seafront.
- 12.12. The site falls within the tall building zone and is situated in a good accessible location, close to the City centre and local amenities. Nearby blocks, as can be seen in photographic schedule, are up to 14 storeys. A review of City Plan Part 1 2016 is due to take place and targeted for 2025. Over recent years the Council have fallen short of their housing delivery targets.

13. Market Trends and General Comments

- 13.1. The property provides dated youth centre space, with a workshop and flat.
- 13.2. Although close to the City centre, the use is somewhat out of character with the mostly residential use in the locality, with a high percentage of purpose-built Local Authority flats and housing and with some other institutional and commercial users to the west. On street parking in the locality is heavily restricted and there is limited parking available with the property.
- 13.3. The property is valued on the assumption of vacant possession. It is most likely to appeal, with its existing use, to an owner occupier, even with the benefit of planning for the extension or refurbishment. Rental evidence for Use Class E (D) or the old D1/D2 Leisure and Assembly Uses are usually lower than that for alternative office users where rents are in the range of £20/£30 per sq ft with a former D1 and D2 uses securing lower rents around £15/£17.50 per sq ft, with poorer quality space at lower levels again of circa £10/£15 per sq ft, or even below, depending on size, quality and location.
- 13.4. The RICS Q4 2022 Commercial Property Market Survey shows further deterioration in overall market conditions in the quarter. 83% of respondents consider the market to be in a downturn phase. Occupier demand is down in all sectors, particularly offices. Leasable space for office and retail continues to increase, but has fallen slightly for industrial. Investor demand is diminished. It is becoming clear that interest rate rises are having a significant impact on capital values.

- 13.5. The latest Market Surveys produced by the RICS or other sources are of course historic, based on data from previous months and therefore may not be a completely true reflection of current market conditions.
- 13.6. The Bank of England has successively increased interest rates in an attempt to control inflation. Economic uncertainty and increased costs of borrowing are factors that can result in volatility in the property market, making the use of historic transactions to support values less reliable.

14. Market Rent

- 14.1. On the assumption of a 5 year effectively fully repairing and insuring lease, we assess the market rent to be £165,000 per annum.
- 14.2. *Market Rent is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

15. Market Rent Analysis and Comparable Evidence

- 15.1. Our advised rent of £165,000 per annum equates to an overall rate of £10 per sq ft to try to take into account the range of available space at the property. Tenant demand would be limited and a longer than average marketing period should be anticipated to secure and tenant or tenancies for all or part of the property.
- 15.2. We are aware of the following comparables:

Address	Description	Transaction
1 Marlborough Place Brighton	City centre office occupied by language school. 6,191 sq ft over basement, ground and four upper floors. No parking. Older building.	October 2022 rent review agreed at £92,000 per annum equating to £14.86 per sq ft.
47 Cromwell Road Hove	Large, converted Period property of 7,315 sq ft over four floors. No parking. Considerable refurbishment works required.	10 year lease from May 2022 with rent rising from £66,000 to £128,000 per annum averaging £109,800 per annum to the end of year 5 analysing to approximately £14.17 per sq ft or towards £10 per sq ft taking account of the Landlord's contribution to refurbishment works.
2 Frederick Terrace Brighton	Terraced, purpose-built 1980s office building. 2,054 sq ft. City centre location, close to station.	Terms agreed for new 5 year FRI lease in the region of £41,000 per annum, equating to £20 per sq ft.

Address	Description	Transaction
Kemp Town House 72 Carlton Hill Brighton	Recently built ground floor office suite in Kemp Town district. Much smaller space.	Let to therapist under 10 year FRI lease from June 2019 at £15,000 per annum. £21.43 per sq ft. Slightly historic but close to subject property.
Princes House Queens Road Brighton	Purpose-built ground and first floor offices. 5,331 sq ft and 5,665 sq ft. Lift, raised floors, nine parking spaces.	Rent review agreed June 2020. Both parties represented. Agreed at £27.25 per sq ft.
93/94 Queens Road Brighton	Purpose-built first floor offices. Good specification. 1,868 sq ft. Two parking spaces.	June 2020 rent review agreed at £24.13 per sq ft.
69 Middle Street Brighton	Converted office suite let February 2021, five years with tenant break end of year 3 circa 2,500 sq ft.	Rental £60,000 per annum with three months' rent review, close to £24 per sq ft.
Brighton Table Tennis Club Upper Bedford Street Brighton	Former diocesan halls, kitchen, and WC in Upper Bedford Street. With 4 car parking spaces.	RPI-indexed 12 year lease on stepped rental. Rent currently passing equates to circa £5.00 per sq ft. This allows for tenant's improvements. Property in poor condition when let.
Lower Ground Floor The Friars 40 – 42 Friars Walk Lewes	Lower ground floor gym facility. Under converted modern flat building in centre of county town.	Open market letting September 2019, equating to £10.00 per sq ft on 3,750 sq ft space.
Chapel Royal Vaults 164 North Street Brighton	Basement gym in town centre location forming part of period church building.	Open market letting 10 year lease from April 2019, reflecting £14.70 per sq ft.
Unit 4D Burrell Road Haywards Heath	Freehold gym fitness studio of 3,707 sq ft in industrial location.	Gym let at £45,000 pa, equating to £12.14 per sq ft overall in 2021.
Unit 11 Mid Sussex Business Park Ditchling Common	Gym and converted industrial premises.	Open market letting October 2020. 5 year FRI lease. Rent equates to £9.32 per sq ft.

Address	Description	Transaction
South Road Haywards Heath	New gym letting on 15 year FRI lease on former Woolworths on ground and first floors, with capped service charge, schedule of landlord's works, and 6 months rent-free. 10 months then at half rent. Total floor area 13,553 sq ft.	Circa £11.00 per sq ft headline rent but with analysis of all incentives rent equates to just sub-£10.00 per sq ft.

16. Market Value

- 16.1. Taking into consideration all the above factors, we are of the opinion that the freehold interest described above, and assessed in accordance with the RICS Red Book Global, including the International Valuation Standards, subject to vacant possession and subject to its existing use, has a market value as at 9 May 2023 that can be fairly stated to be in the sum of:

£1,600,000 (one million, six hundred thousand pounds)

- 16.2. Subject to the special assumption of the market value of the freehold interest subject to vacant possession following its extension and refurbishment as per the plans provided of the existing buildings, would be fairly represented in the sum of:

£4,500,000 (four million, five hundred thousand pounds)

- 16.3. *Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

17. Market Value Analysis

- 17.1. In reaching our valuation figure we have adopted both the income and comparable approaches to valuation, using both the investment method which requires the capitalisation of the market rent at an appropriate yield to produce the resultant capital value and comparable sales making allowances for such factors as condition, size, accommodation, location, etc.
- 17.2. We assess the existing use value market value at £1,650,000 equating to £100 per sq ft or a gross yield of 9% deferred for a longer than average marketing period, with allowances for costs.
- 17.3. We assess the market value post refurbishment with a more open potential Class E use to be £4,500,000, which equates to £167 per sq ft on the much larger floor area of just over 27,000 sq ft.

18. Market Value Comparable Evidence

- 18.1. We are aware of the following comparables:

Address	Description	Transaction
HCS Building Wellington Road Portslade	Large, multi-storey, poor condition storage building.	Sold. Two stage sale end 2022 at £3,000,000. 27,000 sq ft equates to £111 per sq ft.

Address	Description	Transaction
British Engineerium Hove	Large, historic waterworks facility comprising 18,000 sq ft historic building and 15,000 sq ft of vacant space with potential uses within Class E.	Sold 2022 for £4.125 million freehold, reflecting £125 per sq ft.
Former St Agnes Church New Town Road Hove	Former church building acquired as gymnasium and consulting rooms. Similar Use Class category as subject.	Sold late 2022 for £1,300,000 reflecting circa £200 per sq ft.
Oakley Motor Unit Edward Street Brighton	Long leasehold 4 storey split level showroom workshop building just east of subject. 5,773 sq ft.	Long leasehold surrendered with 53 years remaining to freeholder late 2019 at £550,000 reflecting £95 per sq ft.
Lower Ground Floor The Friars 40 – 42 Friars Walk Lewes	Basement fitted gymnasium on 10 year lease at a rental of £37,500 per annum.	Long leasehold investment available currently at £425,000, reflecting a gross yield of 8.8%.
3 George Street Hove	Small restaurant and ancillary accommodation investment in central Hove on FRI lease at £22,000 per annum.	Sold April 2023, reflecting a gross yield of 7.92%. Much smaller lot size.
59 – 61 George Street Hove	Freehold Boots Pharmacy investment let on 10 year lease from September 2019. Income £98,500 per annum.	Sold 6 April 2022 for £1.54 million, reflecting a gross yield of 6.4%.
Industrial investment Unit A Rudford Industrial Estate Ford	Long let freehold industrial investment with index-linked reviews.	Under offer currently at circa £4.7 million, reflecting a reversionary yield of 8%.

19. Valuation Certainty

- 19.1. A valuation is not a statement of fact but is an estimate based on our professional opinion on a stated basis, together with appropriate assumptions and/or special assumptions. As such, the degree of certainty (that being the probability that our opinion of market value will match the price achieved were there to be an actual sale of the property at the date of valuation) is inevitably dependent upon a wide range of differing circumstances that exist at the time of valuation.
- 19.2. The UK economy is suffering a slowdown in growth and economists are predicting further contractions this year. Sterling has been on a downward trend against the US Dollar and the cost of living crisis is yet to reach its peak. The war in Ukraine and subsequent supply chain problems and energy price spikes have compounded inflation, which is running at a multi-decade high.

- 19.3. The outbreak at the beginning of 2020 of the Novel Coronavirus (COVID-19) was declared by the World Health Organisation as a “Pandemic” on 11 March 2020 and impacted global financial markets. International and national travel restrictions were implemented by many countries but were gradually lifted and subsequently suspended in the UK.

20. Conditions, Assumptions, and Extent of Investigations

- 20.1. The content of this report is to be confidential to the party to whom it is addressed. Unless provided otherwise by law or regulation, we owe no duty of care and have no liability to any third party for the whole or any part of our valuation. The report is for the use of the party to whom it is addressed and should only be used within the context of the instructions under which it is prepared. It may be disclosed to other professional advisers assisting in respect of that purpose.
- 20.2. In the making of our report, unless commented separately above, we have made the following assumptions:
- (a) that except for any defects specifically noted in our report, the property is in good condition.
 - (b) that the property complies with all planning and building regulations and that there are no local authority planning or highway proposals that might involve the use of compulsory purchase powers or otherwise directly affect the property.
 - (c) that no construction materials have been used that are deleterious, or likely to give rise to structural defects.
 - (d) that no hazardous materials are present.
 - (e) that all relevant statutory requirements relating to use or construction have been complied with.
 - (f) that any services, together with any associated computer hardware and software, are fully operational and free from impending breakdown or malfunction.
 - (g) that the inspection of those parts which have not been inspected would reveal neither material defects nor cause a surveyor to alter the valuation materially.
 - (h) that the site is physically capable of development or redevelopment, when appropriate, and that no special or unusual costs will be incurred in providing foundations and infrastructure.
 - (i) that there are no archaeological remains on or under the land which could adversely impact on value.
 - (j) that the property is not adversely affected by any form of pollution or contamination.
 - (k) that there is no abnormal risk of flooding.
 - (l) that if the property is in an area liable to flooding, insurance is available for property damage and, in the case of commercial premises business interruption, in the event of flooding at reasonable cost.
 - (m) that the freeholder has not elected to register the property for VAT, and therefore the rental and capital figures stated do not include VAT.
 - (n) that there has been no deterioration or alteration of the property between the date of inspection and the date of the report.
 - (o) that in the case of new build/converted properties we assume that there exists the necessary certification in order for them to be easily mortgaged/sold in the open market.

- (p) that those items of plant and equipment normally considered to be part of the service installations to a building will pass with the property.
- (q) that all items of process plant and machinery and equipment, together with their special foundations and supports, furniture and furnishings, vehicles, stock and loose tools, and tenants' fixtures and fittings will not pass with the property.
- (r) that the property and its value is unaffected by any matters which would be revealed by a local search or replies to the usual enquiries or by statutory notice including fire precautions and Health and Safety at Work and Disability Discrimination or other appropriate acts, and that neither the property nor its condition nor its use nor its intended use is or will be unlawful.

20.3. In the making of our report we will generally have undertaken the following enquiries and investigations:

- (a) We shall rely upon information provided by you, your customer or your solicitor relating to title, boundaries and related matters. We will not commission a formal legal search and will assume the information provided to be accurate, up-to-date and complete.
- (b) Where subject to a letting we will reflect our general understanding of a tenant's status in our valuation. However, we will make no detailed enquiries about the financial status of tenant(s) and will assume that appropriate enquiries were made when leases were originally exchanged, or when consent was granted to any assignment or underletting.
- (c) We shall make enquiries of the websites of local planning and highway authorities and also rely on information that is publicly published or available free of charge. Any information obtained will be assumed to be correct. No local searches will be instigated. Except where stated to the contrary, we shall assume that there are no local authority planning or highway proposals that might involve the use of compulsory purchase powers or otherwise directly affect the property.
- (d) Energy Performance Certificate (EPC) – We will make enquiries of the website of the Domestic & Non-domestic EPC Registers and undertake a postcode search and report whether the property has an EPC and if so its asset rating.
- (e) Flood – We will make enquiries of the flood maps on the website of the Environmental Agency website and report whether the property is in an area liable to flooding from River or Sea.
- (f) Contamination - We will not make any enquiries into environmental issues affecting the property.
- (g) Asbestos – We will not undertake any investigations to identify if any asbestos containing materials are present, although will comment on whether the property is considered to be of an age where asbestos containing materials may have been used in construction and also on the contents of any Asbestos Survey Report that we are supplied with.

20.4. We trust that this report and valuation covers all matters upon which you wish to be advised, but should you have any queries please do not hesitate to contact us.

Yours faithfully,

Signed for and on behalf of Crickmay Chartered Surveyors:

.....

Hugh McShane BSc MRICS
RICS Registered Valuer
RICS No: 0081150
Director
Crickmay Chartered Surveyors
D: 01273 427650
E: hm@crickmay.co.uk

Counter-signed by

Simon Browne MRICS
RICS Registered Valuer
RICS No: 1126834
Surveyor
Crickmay Chartered Surveyors
T: 01273 413420
E: scb@crickmay.co.uk

APPENDIX 1 - Additional Photographs



Rear and eastern elevations



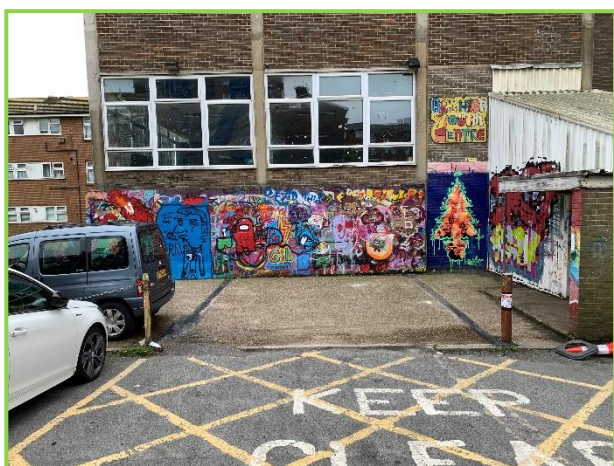
West elevations



Flank parking and workshop



Poor flat roofing over flat and builder's workshop



Small rear car park



Rear and adjacent multi-storey flat block



Street views looking east



Street viewed looking west



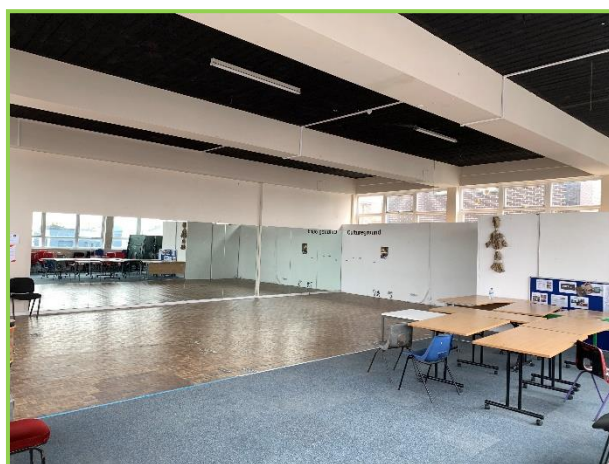
Basement rehearsal room 1



Basement rehearsal room 2



Art room



Dance studio



Top floor skate park changing area

APPENDIX 2 - Existing and Proposed floor plans

Structural information is for illustrative purposes only. It is not intended to be used for engineering drawings or for commercial or structural analysis.

Key

- 01 64 Edward Street B/C
- 02 64 Edward Street Church
- 03 64 Edward Street
- 04 55-65 Edward Street
- 05 64-66 Edward Street
- 06 64-66 Edward Street
- 07 Grosvenor Street

Map of the study area in the City of Toronto, showing the locations of 11 study sites. The map includes a key with site numbers 01 through 07, a north arrow, and a scale bar. The sites are located in the downtown core, primarily between the University Avenue and Bay Street corridors. The map also shows major roads, the waterfront, and the locations of various landmarks and businesses.

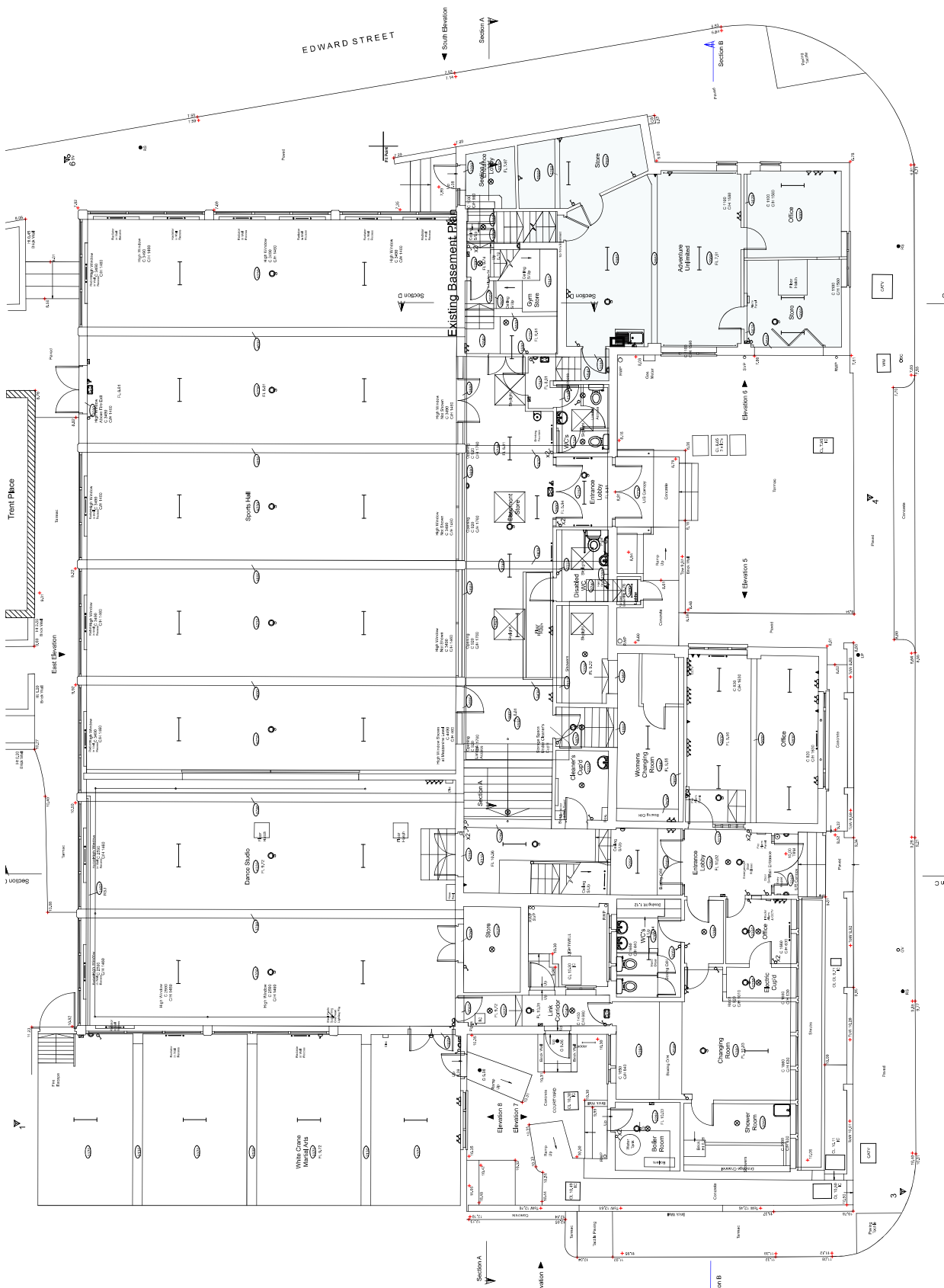


169



Ref	Date	Reason	Person
ALTER & COMPANY			
Address: Studio 1C, 11 Jew Street, Brighton, BN1 1UT Email: info@alterandcompany.co.uk Website: www.alterandcompany.co.uk			
Client:	BTC	64 Edward Street, Brighton BN2 0LR	
Project:	Garage	Young Centre	
Drawing:	1:10 (BUILDING)	Basement 1 floor plan	
Scale:	1:500 @ A2	Date:	April 2023
Project number:	AC006	Ref:	
Status:	PENDING	Drawing number:	B500

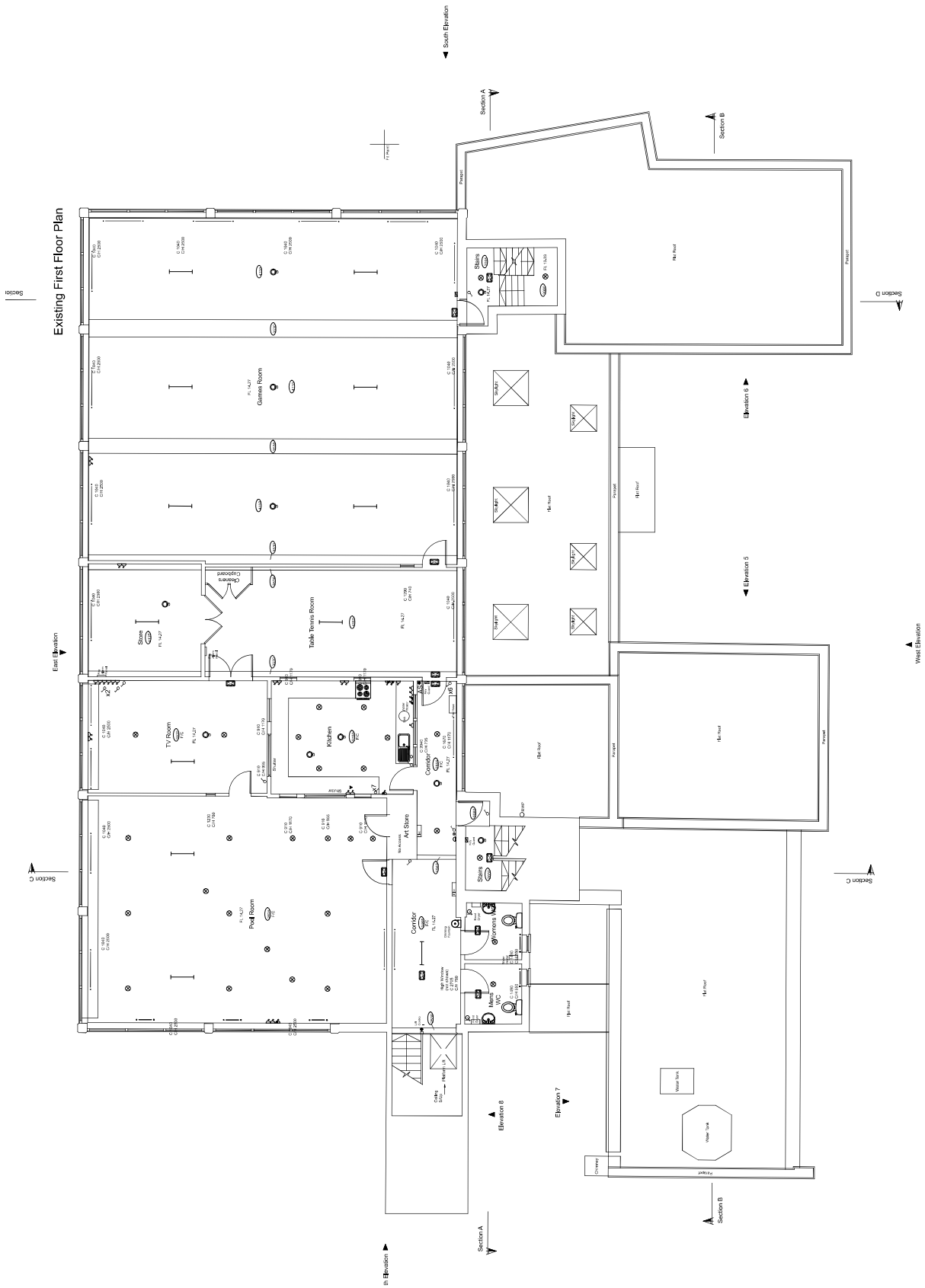
<p>This drawing and design is copyright © 2014 by Walter & Company, Inc. All rights reserved. It is to be used for the specific project and not to be used for any other project without the written consent of Walter & Company, Inc. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written permission of Walter & Company, Inc.</p>		<p>1 2 3 4 5 6 7 8 9 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 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 80</p>
--	--	---

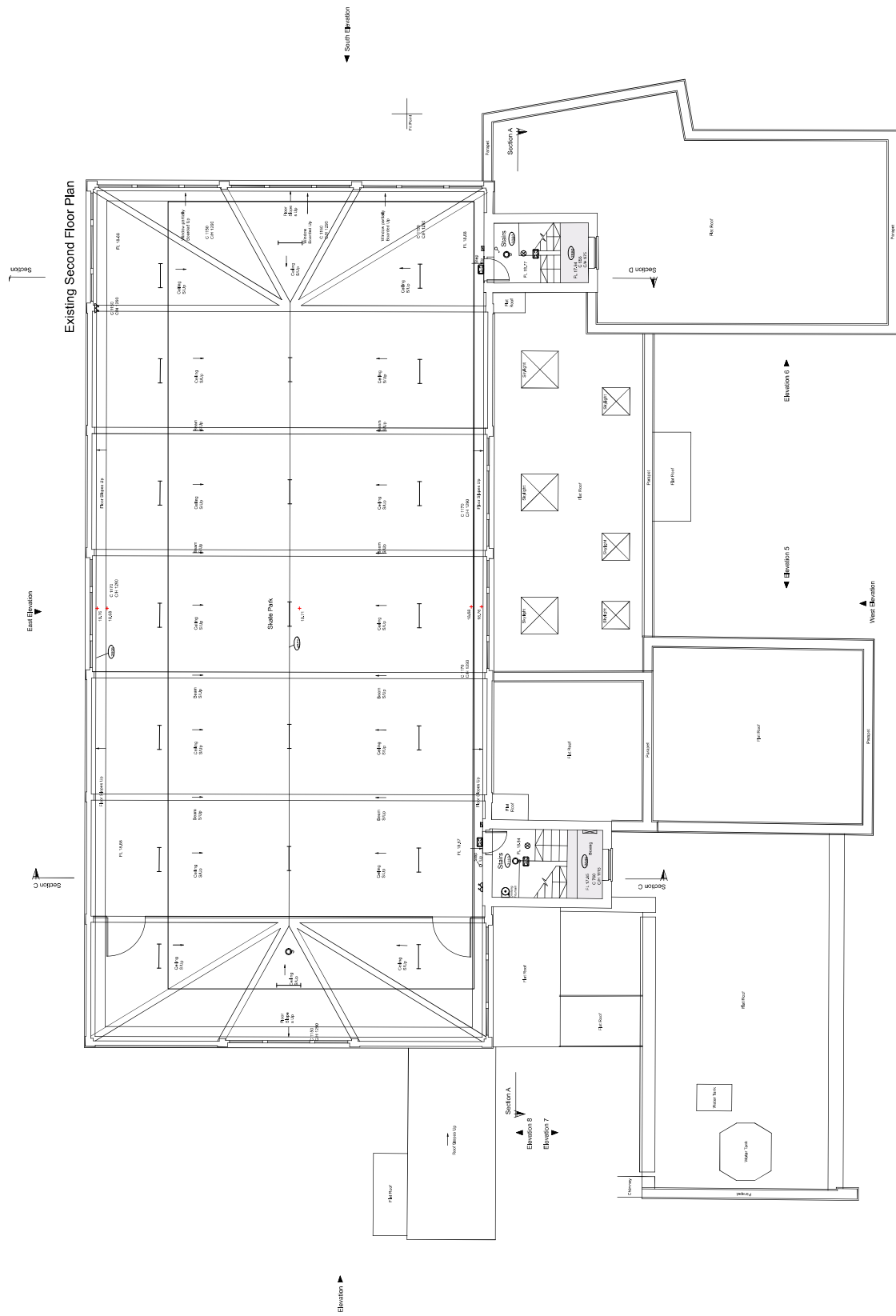


01 EXISTING Ground Floor Plan
1:100



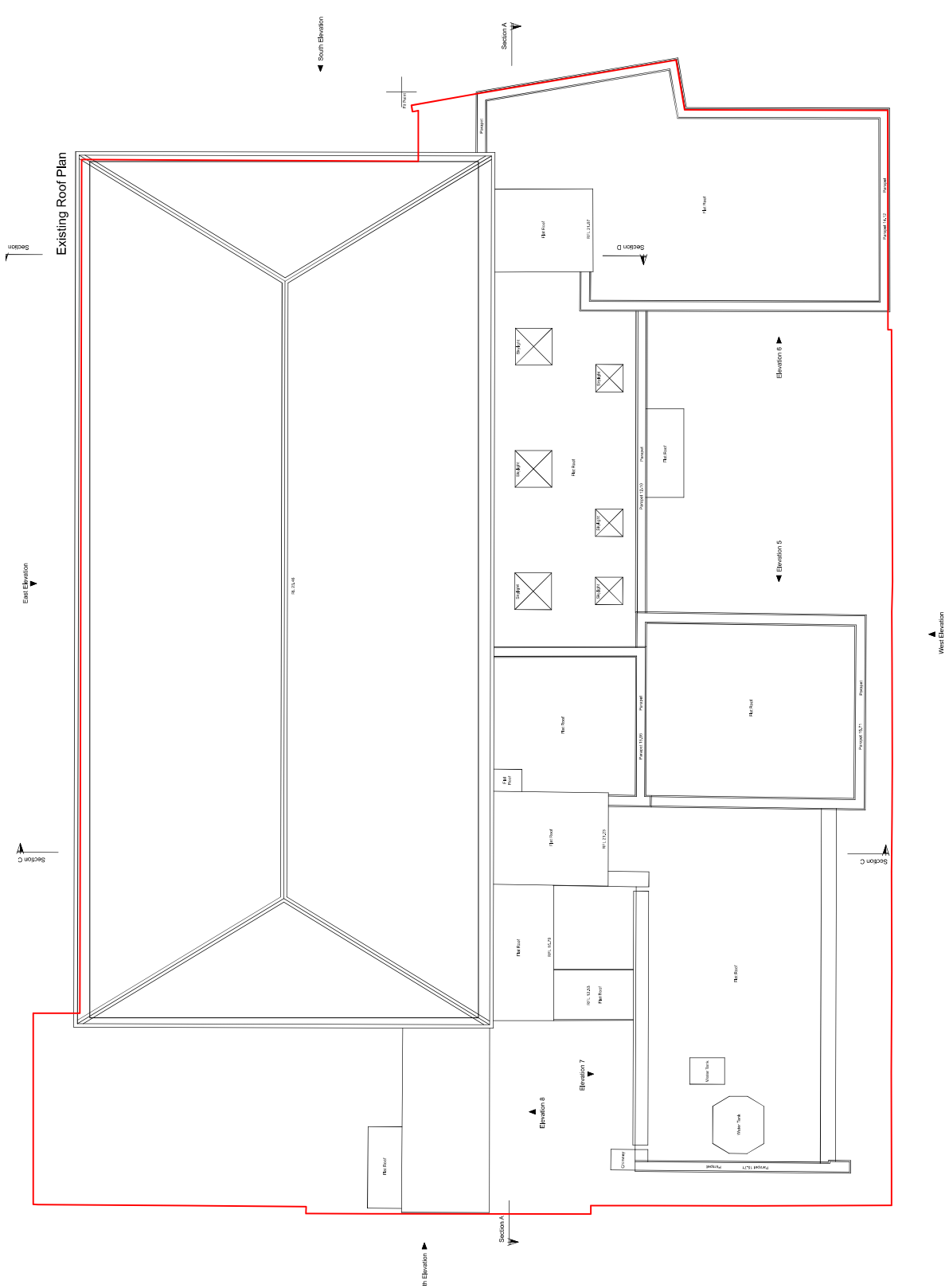
[illegible]

[illegible]

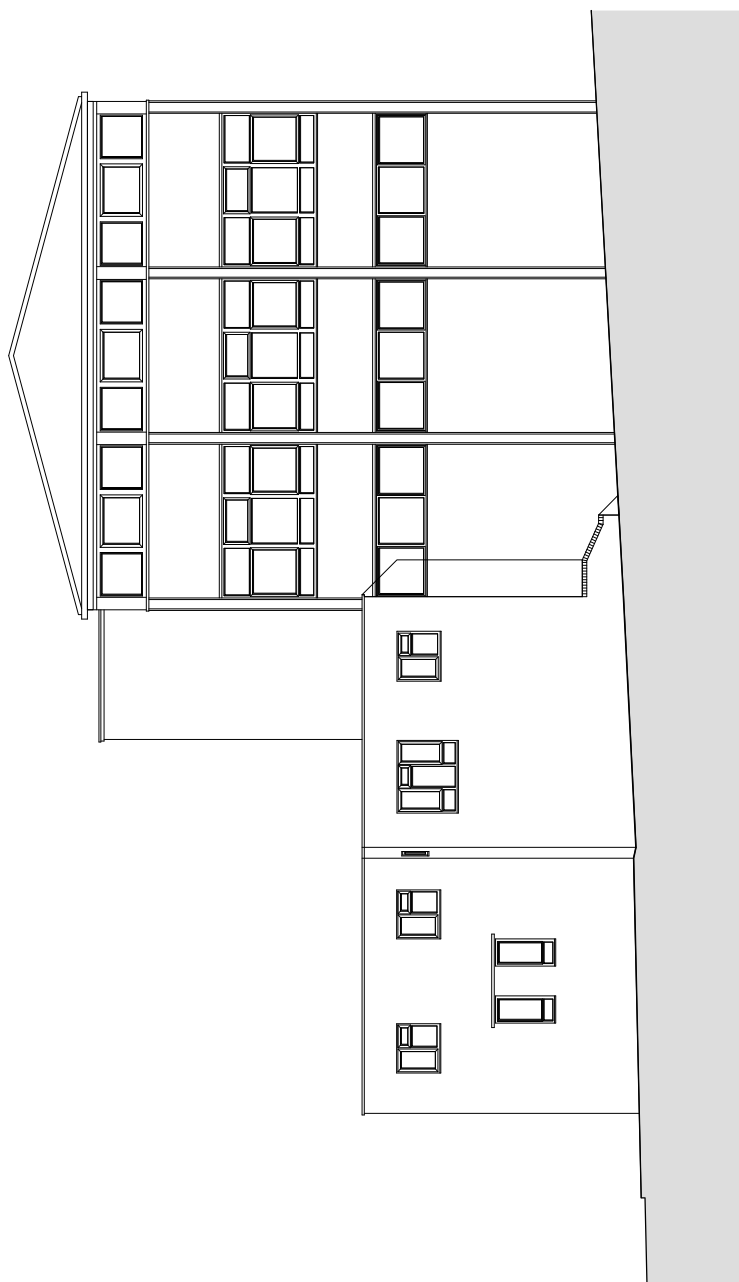
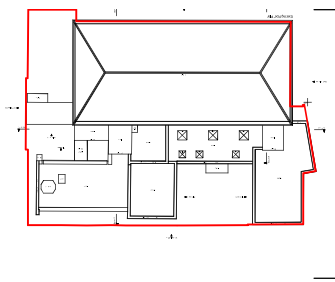
[illegible]

01 EXISTING Third Floor Plan
1:100

[illegible]



<p>This drawing and design is copyright of Albee & Company Ltd and cannot be used without the written permission of Albee & Company Ltd. If you are not the owner of the copyright, you must not scale, use figured dimensions only, or make any other use of the drawing or check dimensions prior to construction. Communication of the works, copying or reproduction of the drawing or the design is prohibited without the written permission of Albee & Company Ltd.</p> <p>Structural information is for illustrative purposes only. It is not intended to be used for engineering drawings for comprehensive structural analysis.</p>		<p>1. DRAWING NO. 1</p> <p>2. DRAWING NO. 2</p> <p>3. DRAWING NO. 3</p> <p>4. DRAWING NO. 4</p> <p>5. DRAWING NO. 5</p> <p>6. DRAWING NO. 6</p> <p>7. DRAWING NO. 7</p> <p>8. DRAWING NO. 8</p> <p>9. DRAWING NO. 9</p> <p>10. DRAWING NO. 10</p> <p>11. DRAWING NO. 11</p> <p>12. DRAWING NO. 12</p> <p>13. DRAWING NO. 13</p> <p>14. DRAWING NO. 14</p> <p>15. DRAWING NO. 15</p> <p>16. DRAWING NO. 16</p> <p>17. DRAWING NO. 17</p> <p>18. DRAWING NO. 18</p> <p>19. DRAWING NO. 19</p> <p>20. DRAWING NO. 20</p> <p>21. DRAWING NO. 21</p> <p>22. DRAWING NO. 22</p> <p>23. DRAWING NO. 23</p> <p>24. DRAWING NO. 24</p> <p>25. DRAWING NO. 25</p> <p>26. DRAWING NO. 26</p> <p>27. DRAWING NO. 27</p> <p>28. DRAWING NO. 28</p> <p>29. DRAWING NO. 29</p> <p>30. DRAWING NO. 30</p> <p>31. DRAWING NO. 31</p> <p>32. DRAWING NO. 32</p> <p>33. DRAWING NO. 33</p> <p>34. DRAWING NO. 34</p> <p>35. DRAWING NO. 35</p> <p>36. DRAWING NO. 36</p> <p>37. DRAWING NO. 37</p> <p>38. DRAWING NO. 38</p> <p>39. DRAWING NO. 39</p> <p>40. DRAWING NO. 40</p> <p>41. DRAWING NO. 41</p> <p>42. DRAWING NO. 42</p> <p>43. DRAWING NO. 43</p> <p>44. DRAWING NO. 44</p> <p>45. DRAWING NO. 45</p> <p>46. DRAWING NO. 46</p> <p>47. DRAWING NO. 47</p> <p>48. DRAWING NO. 48</p> <p>49. DRAWING NO. 49</p> <p>50. DRAWING NO. 50</p> <p>51. DRAWING NO. 51</p> <p>52. DRAWING NO. 52</p> <p>53. DRAWING NO. 53</p> <p>54. DRAWING NO. 54</p> <p>55. DRAWING NO. 55</p> <p>56. DRAWING NO. 56</p> <p>57. DRAWING NO. 57</p> <p>58. DRAWING NO. 58</p> <p>59. DRAWING NO. 59</p> <p>60. DRAWING NO. 60</p> <p>61. DRAWING NO. 61</p> <p>62. DRAWING NO. 62</p> <p>63. DRAWING NO. 63</p> <p>64. DRAWING NO. 64</p> <p>65. DRAWING NO. 65</p> <p>66. DRAWING NO. 66</p> <p>67. DRAWING NO. 67</p> <p>68. DRAWING NO. 68</p> <p>69. DRAWING NO. 69</p> <p>70. DRAWING NO. 70</p> <p>71. DRAWING NO. 71</p> <p>72. DRAWING NO. 72</p> <p>73. DRAWING NO. 73</p> <p>74. DRAWING NO. 74</p> <p>75. DRAWING NO. 75</p> <p>76. DRAWING NO. 76</p> <p>77. DRAWING NO. 77</p> <p>78. DRAWING NO. 78</p> <p>79. DRAWING NO. 79</p> <p>80. DRAWING NO. 80</p> <p>81. DRAWING NO. 81</p> <p>82. DRAWING NO. 82</p> <p>83. DRAWING NO. 83</p> <p>84. DRAWING NO. 84</p> <p>85. DRAWING NO. 85</p> <p>86. DRAWING NO. 86</p> <p>87. DRAWING NO. 87</p> <p>88. DRAWING NO. 88</p> <p>89. DRAWING NO. 89</p> <p>90. DRAWING NO. 90</p> <p>91. DRAWING NO. 91</p> <p>92. DRAWING NO. 92</p> <p>93. DRAWING NO. 93</p> <p>94. DRAWING NO. 94</p> <p>95. DRAWING NO. 95</p> <p>96. DRAWING NO. 96</p> <p>97. DRAWING NO. 97</p> <p>98. DRAWING NO. 98</p> <p>99. DRAWING NO. 99</p> <p>100. DRAWING NO. 100</p>
---	--	---

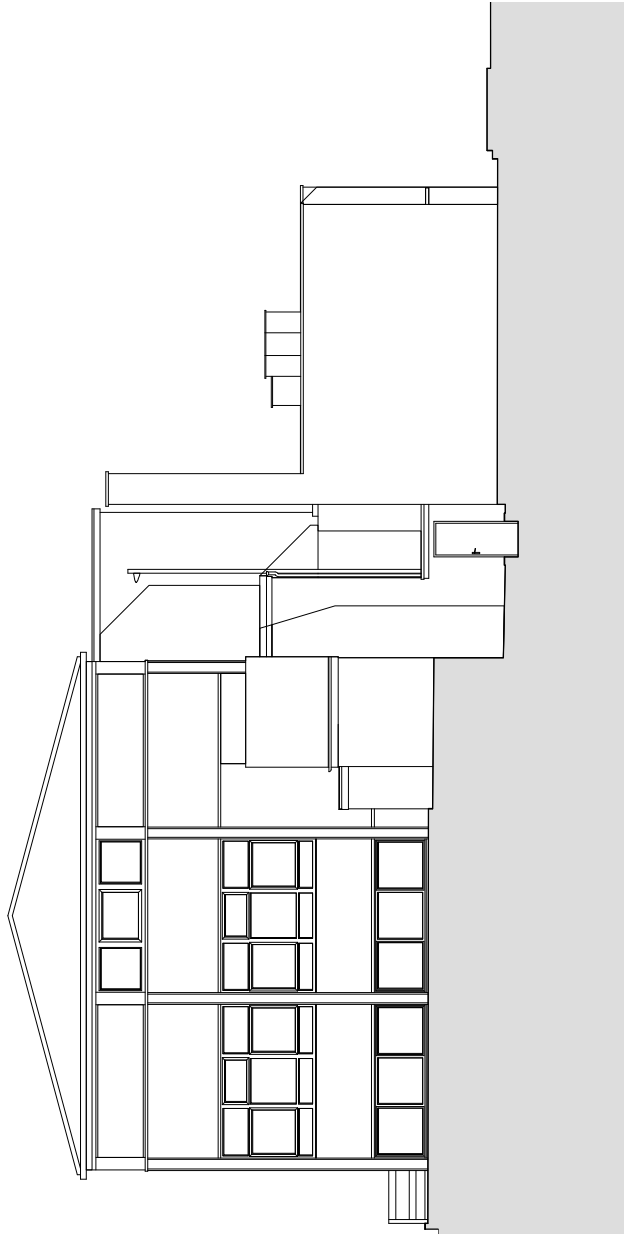
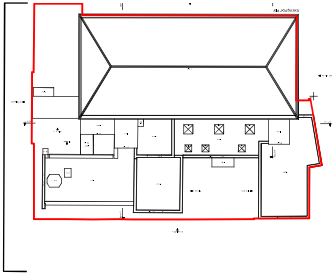


01 EXISTING Front Elevation (South)
1:100



1	04/05/2023	Release	Present
<p>ALTER & COMPANY</p> <p>Address: Studio 10, 11 Jew Street, Brighton, BN1 1JT Email: info@alterandcompany.co.uk Website: www.alterandcompany.co.uk</p> <p>Project: UK, Edward Street, Brighton BN1 4JF</p> <p>Client: Brighton Town Centre</p> <p>Location: UK, BN1 4JF, Brighton (Study)</p> <p>Scale: 1:500 @ A2</p> <p>Drawn: Present</p> <p>Status: PENDING</p> <p>Drawings number: PAC00000000</p>			

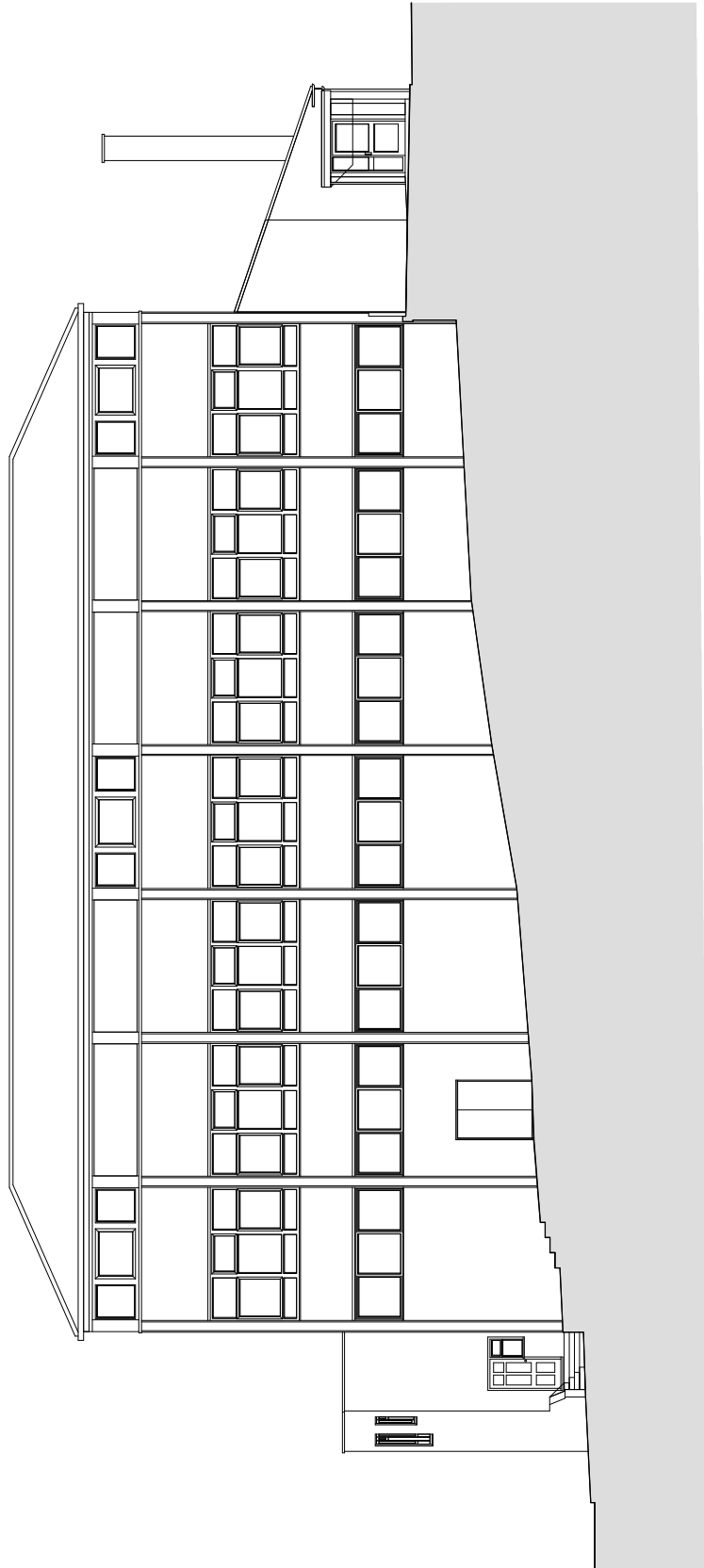
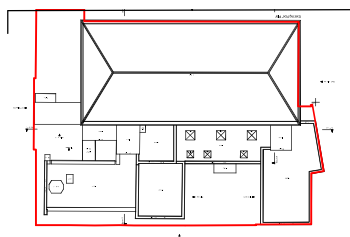
<p>This drawing and design is copyright of Altec & Company Ltd and cannot be used without the written permission of Altec & Company Ltd. If you are not the owner of the copyright, you must not scale, use figured dimensions only, or make any other use of the drawing or check dimensions prior to construction without the written permission of Altec & Company Ltd.</p> <p>Structural information is for illustrative purposes only. It is not intended to be used for engineering drawings for comprehensive structural design.</p>		<p>1. DRAWING NO. 2. DATE 3. SCALE 4. SHEET NO. 5. TOTAL SHEETS 6. PROJECT NO. 7. PROJECT NAME 8. PROJECT ADDRESS 9. PROJECT CONTACT 10. PROJECT PHONE 11. PROJECT FAX 12. PROJECT EMAIL 13. PROJECT WEBSITE 14. PROJECT DESCRIPTION 15. PROJECT STATUS 16. PROJECT PHASE 17. PROJECT LOCATION 18. PROJECT CLIENT 19. PROJECT ARCHITECT 20. PROJECT ENGINEER 21. PROJECT SURVEYOR 22. PROJECT PHOTOGRAPHER 23. PROJECT VIDEOGRAPHER 24. PROJECT AUDIOGRAPHER 25. PROJECT TRANSLATOR 26. PROJECT INTERPRETER 27. PROJECT TRANSLATOR 28. PROJECT INTERPRETER 29. PROJECT TRANSLATOR 30. PROJECT INTERPRETER 31. PROJECT TRANSLATOR 32. PROJECT INTERPRETER 33. PROJECT TRANSLATOR 34. PROJECT INTERPRETER 35. PROJECT TRANSLATOR 36. PROJECT INTERPRETER 37. PROJECT TRANSLATOR 38. PROJECT INTERPRETER 39. PROJECT TRANSLATOR 40. PROJECT INTERPRETER 41. PROJECT TRANSLATOR 42. PROJECT INTERPRETER 43. PROJECT TRANSLATOR 44. PROJECT INTERPRETER 45. PROJECT TRANSLATOR 46. PROJECT INTERPRETER 47. PROJECT TRANSLATOR 48. PROJECT INTERPRETER 49. PROJECT TRANSLATOR 50. PROJECT INTERPRETER 51. PROJECT TRANSLATOR 52. PROJECT INTERPRETER 53. PROJECT TRANSLATOR 54. PROJECT INTERPRETER 55. PROJECT TRANSLATOR 56. PROJECT INTERPRETER 57. PROJECT TRANSLATOR 58. PROJECT INTERPRETER 59. PROJECT TRANSLATOR 60. PROJECT INTERPRETER 61. PROJECT TRANSLATOR 62. PROJECT INTERPRETER 63. PROJECT TRANSLATOR 64. PROJECT INTERPRETER 65. PROJECT TRANSLATOR 66. PROJECT INTERPRETER 67. PROJECT TRANSLATOR 68. PROJECT INTERPRETER 69. PROJECT TRANSLATOR 70. PROJECT INTERPRETER 71. PROJECT TRANSLATOR 72. PROJECT INTERPRETER 73. PROJECT TRANSLATOR 74. PROJECT INTERPRETER 75. PROJECT TRANSLATOR 76. PROJECT INTERPRETER 77. PROJECT TRANSLATOR 78. PROJECT INTERPRETER 79. PROJECT TRANSLATOR 80. PROJECT INTERPRETER 81. PROJECT TRANSLATOR 82. PROJECT INTERPRETER 83. PROJECT TRANSLATOR 84. PROJECT INTERPRETER 85. PROJECT TRANSLATOR 86. PROJECT INTERPRETER 87. PROJECT TRANSLATOR 88. PROJECT INTERPRETER 89. PROJECT TRANSLATOR 90. PROJECT INTERPRETER 91. PROJECT TRANSLATOR 92. PROJECT INTERPRETER 93. PROJECT TRANSLATOR 94. PROJECT INTERPRETER 95. PROJECT TRANSLATOR 96. PROJECT INTERPRETER 97. PROJECT TRANSLATOR 98. PROJECT INTERPRETER 99. PROJECT TRANSLATOR 100. PROJECT INTERPRETER</p>
---	--	---



01 EXISTING Rear Elevation (North)

1:100

0 10 M



01 EXISTING Side Elevation (East)
1:100



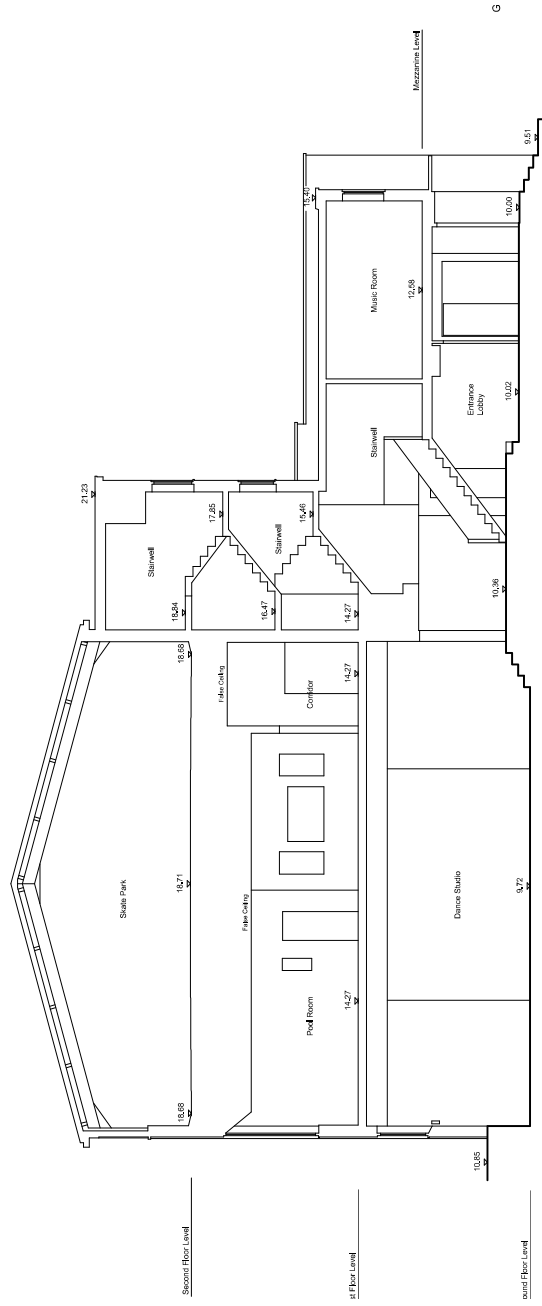
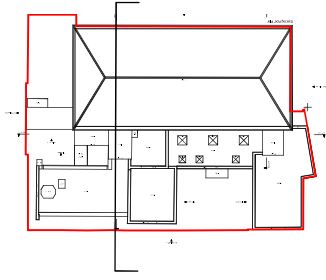


01 EXISTING Side Elevation (West)
1:100

Ref	Date	Reason	Person
ALTER & COMPANY			
Address: Studio 1C, 11 Jew Street, Brighton, BN1 1UT Email: info@alterandcompany.co.uk Website: www.alterandcompany.co.uk			
Client:	BTC	84 Edward Street, Brighton	B02.018
Project:	Brighton Youth Centre		
Drawing:	11.01.2013	11.01.2013	11.01.2013
Scale:	1:500 @ A2		Date: April 2013
Project number:	AC006		Ref:
Status:	PLANNING		Driving number: B53

This drawing and design is copyright of Aker & Company Ltd and cannot be used or reproduced without written consent. Do not scale, use figured dimensions only. The contractor is to site measure and check dimensions prior to commencement of the works, ordering or fabrication. Use the drawing only for use specified.

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



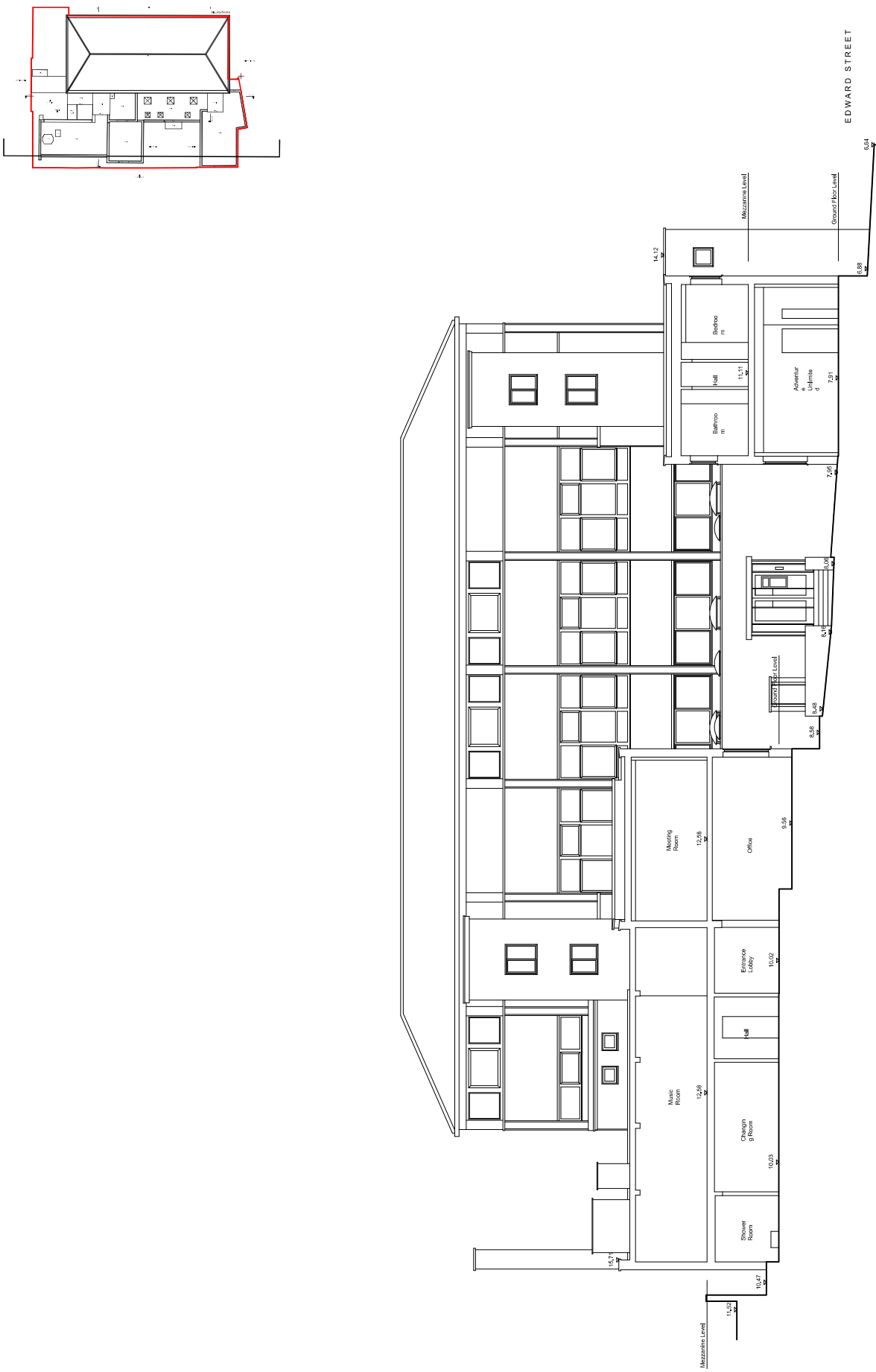
01 EXISTING Cross Section 01
1:100



/	06-08-2020	/		Purpose:
Ref.	Date	Received		
ALTER & COMPANY				
Address: Studio C1, 11 Jew Street, Brighton, BN1 1UT Email: info@altercompany.com Website: www.alter-company.com				
Client: Brighton Youth Centre				
Project: RVC, 40 Elmwood Street, Brighton BN2 4JF				
Drawing: 1d (RVC) (Not Cont Section 9)				
Scale:	1:500 A2	Date:	April 2021	
Project number:	AD005	Rev:		
Status:	PLANNING	Drawing Number:	PA001	

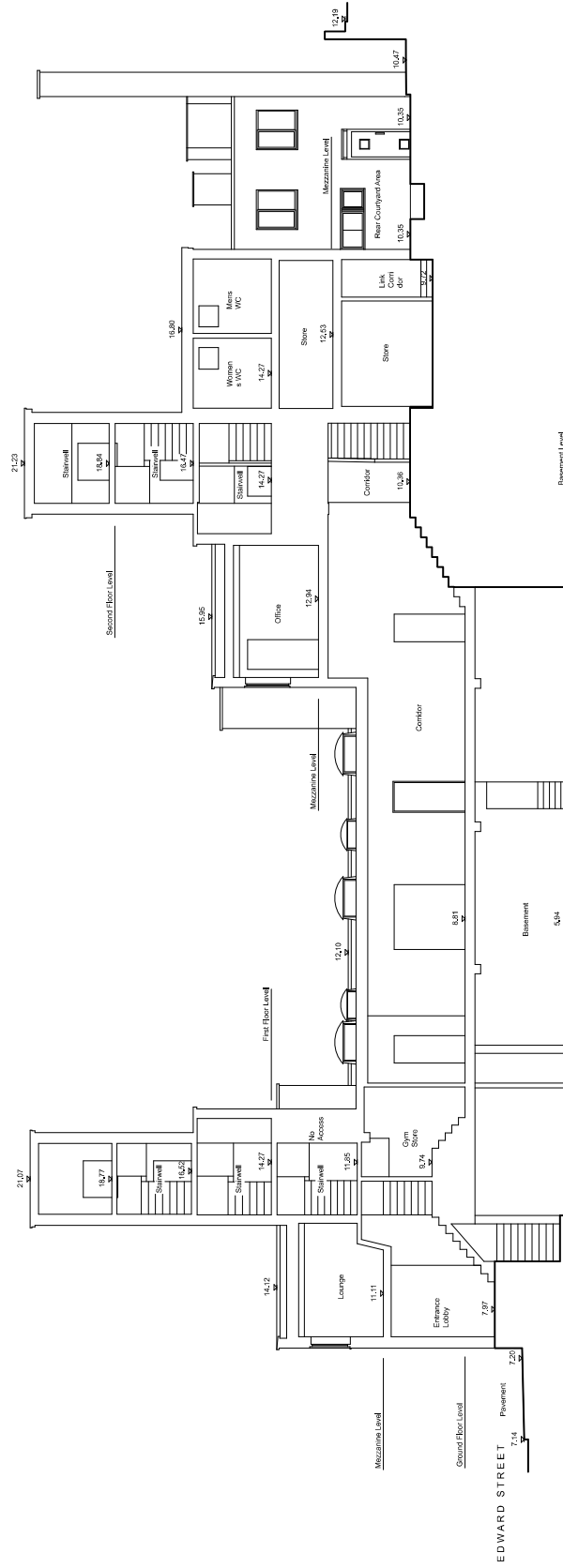
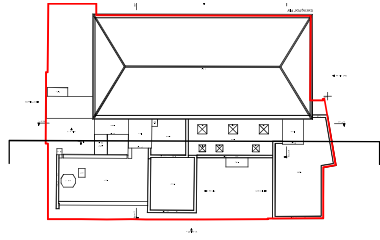


Rev	Code	Reason	Person
ALTER & COMPANY			
Address: Studio 1C, 11 Jaw Street, Brighton, BN1 1JT			
Email: info@alterandcompany.co.uk			
Website: www.alterandcompany.co.uk			
Client: BIC, 40 Edward Street, Brighton BN2 4UR			
Project: Brighton Youth Centre			
Drawing title: EXHIBIT C Cross Section 02			
Scale:	1:500 @ A2	Date:	April 2023
Project number:	AC006	Rev:	
Status:	PLANNING	Drawing number:	PG-213



This drawing and design is copyright of Aker & Company Ltd and cannot be used or reproduced without written consent. Do not scale, use figured dimensions only. The contractor is to site measure and check dimensions prior to commencement of the works, ordering or fabrication. Use the drawing only for use specified.

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



01 EXISTING Long Section 02
1:100

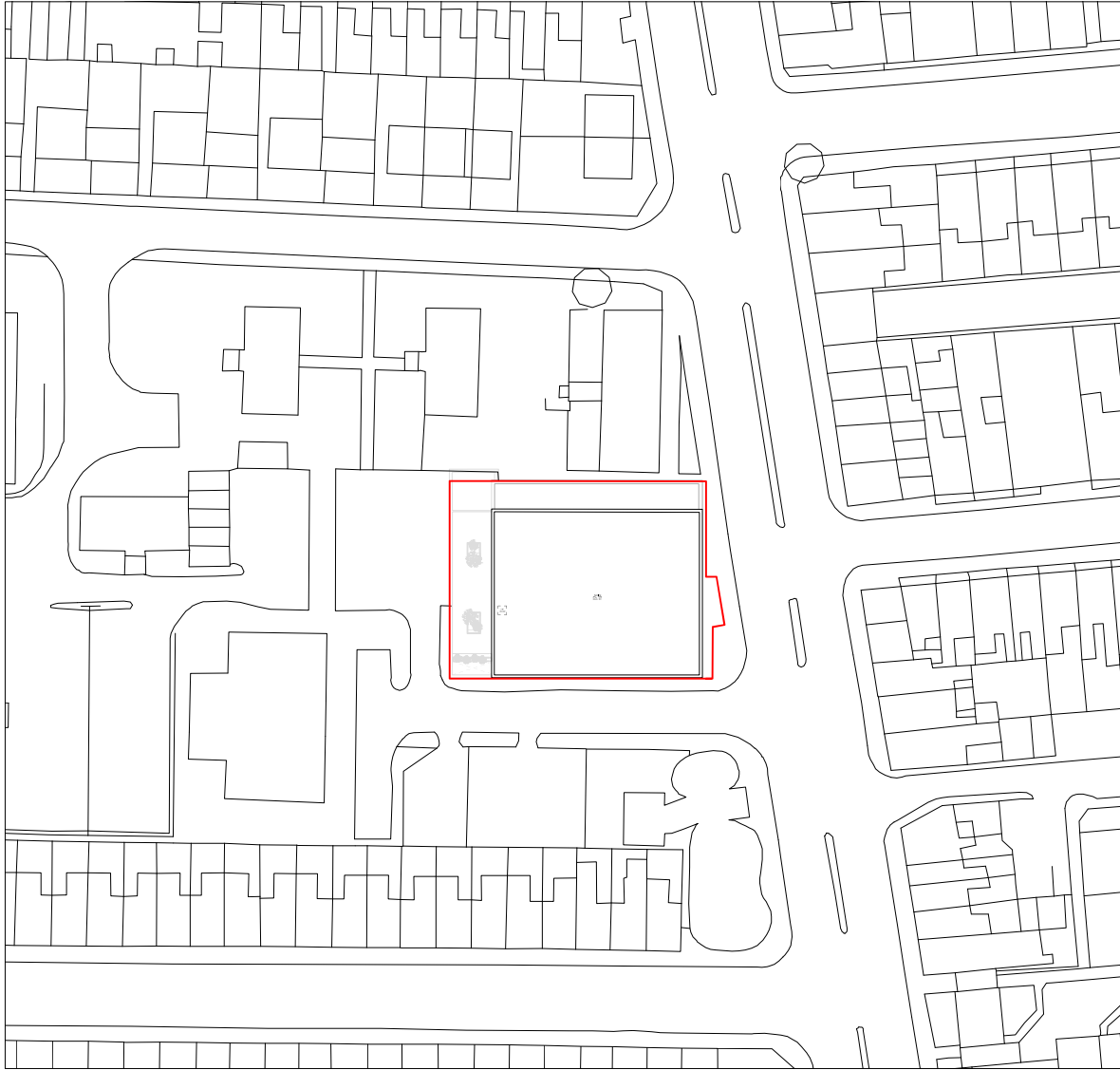


Sl. No.	Date	Particulars	Person
1	01-02-2023	1	
ALTER & COMPANY			
Address: Studio 1C, 11 and 12th, BRIGHTON, BN1 1UT			
Email: info@alterandcompany.com			
Website: www.alterandcompany.com			
Project: WTC, 48 Edward Street, Brighton BN1 4UP			
Client: Brighton Youth Centre			
Drawing: 1:100 (H) 1:100 (V) Section 02			
Scale: 1:100 (A2)			
Project number: ADO05			
Rev:			
Status: PLANNING			
Drawing number: P2			

This drawing and design is copyright of Akbar & Company Ltd and cannot be used or reproduced without written consent. Do not scale, use figured dimensions only. The contractor is to site measure and check dimensions prior to commencement of the works, ordering or fabrication. Use the drawing only for use specified.

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

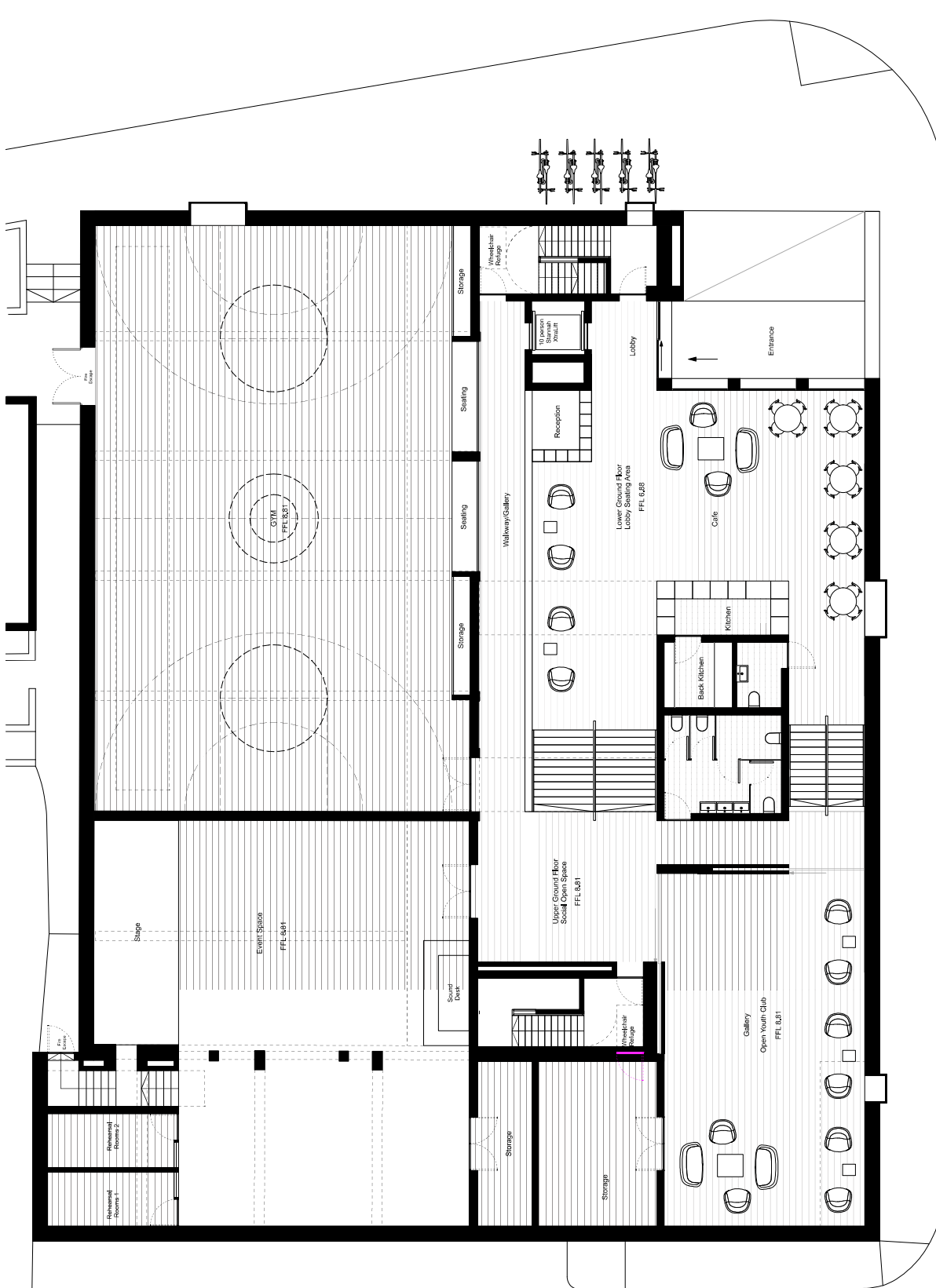
Ref	01-02-2022	/	/	Person
Size	Case	Exposure		
ALTER & COMPANY				
Address: Studio 11, 11 and 12th, Brighton, BN1 1UT				
E-mail: info@alterandcompany.com				
Website: www.alterandcompany.com				
Project: WTC, 40 Edward Street, Brighton BN1 4UR				
Client: Brighton Youth Centre				
Drawing: PROPOSED Site Location in Urban Area				
Scale:	1:2500@95'x43'	Date: April 2023		
Project number:	AC006	Rev:		
Status:	PLANNING	Drawing number:		
PEL001				



02 PROPOSED Site Block Plan
1-500



01 PROPOSED Site Location Plan
1-1250



The floor plan illustrates the layout of the first floor, featuring a central corridor (Walkway/Gallery) that provides access to various rooms. On the left side, there is a large Gymnasium and an adjacent Event Space Balcony. The central area contains the Youth Club Space, which includes a Youth Club Balcony. To the right of the central corridor are the Kitchen, Plant Room, Storage, and Workshop Range. The plan also shows a large Event Space Balcony and a Youth Club Balcony. The building's exterior is characterized by a decorative, scalloped wall.

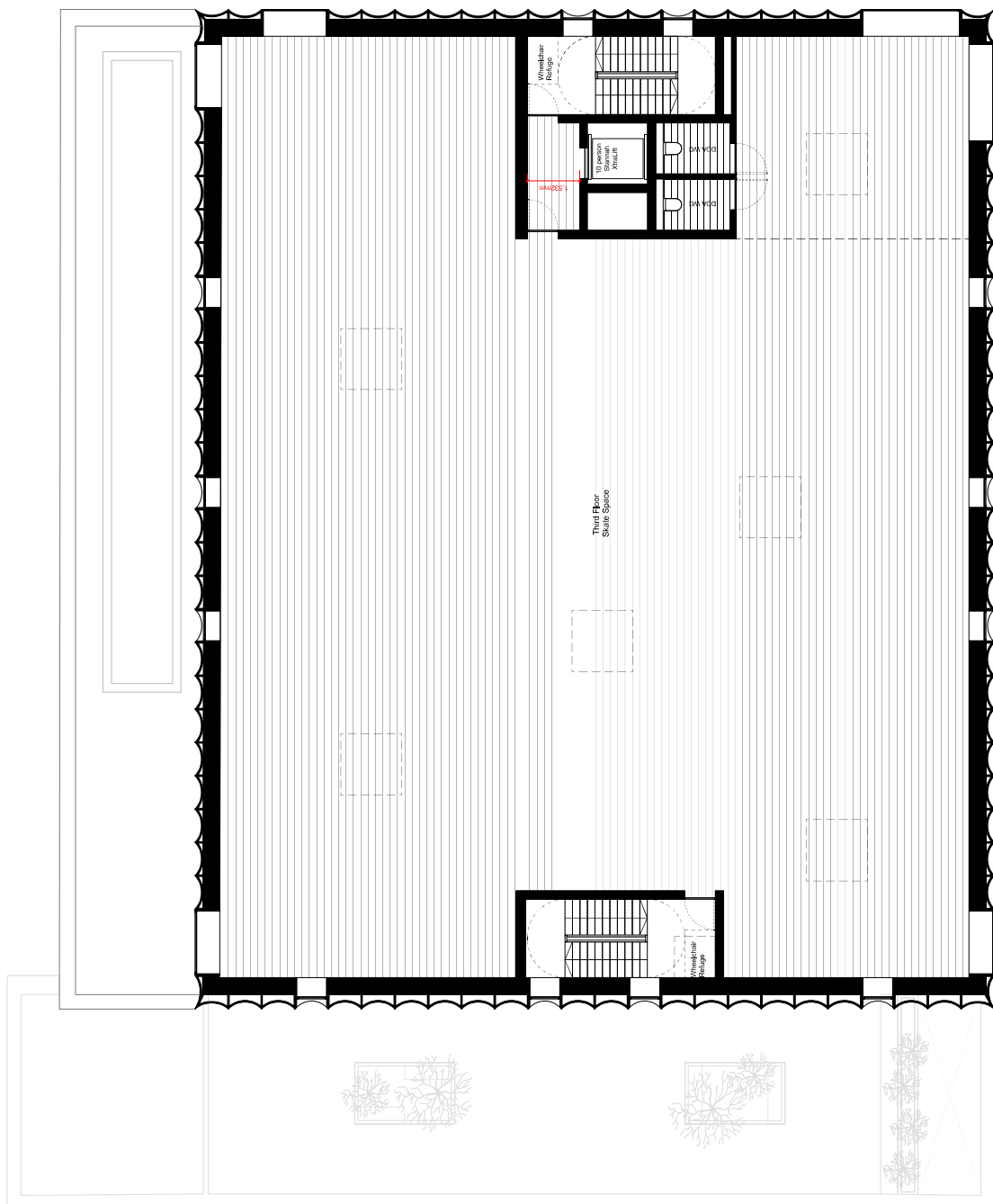
Architectural floor plan of the Second Floor, Circulation Space. The plan shows a central corridor labeled "Second Floor Circulation Space" connecting various rooms. On the left side, there are two large rooms: "Partner Room 01" and "Partner Room 02". To the right of the corridor are several smaller rooms: "Staff Room" (containing two 4-person tables), "Plant Room", "Storage", "Art Room" (containing two 4-person tables), and "Digital Room" (containing two 4-person tables). A "Balcony" is located between the "Plant Room" and "Storage". The plan also shows "Wheelchair Refuge" and "Mens/Women Refuge" areas. The building is surrounded by a "Roof Space Green Roof" and a "Roof Light" area. The plan is oriented with North at the top.

186

This drawing and design is copyright of After & company Ltd and cannot be used or reproduced without written consent. Do not scale, use figured dimensions **only**. The contractor is to site measure and check dimensions prior to commencement of the works, ordering or fabrication. Use the drawing **only** for use specified.

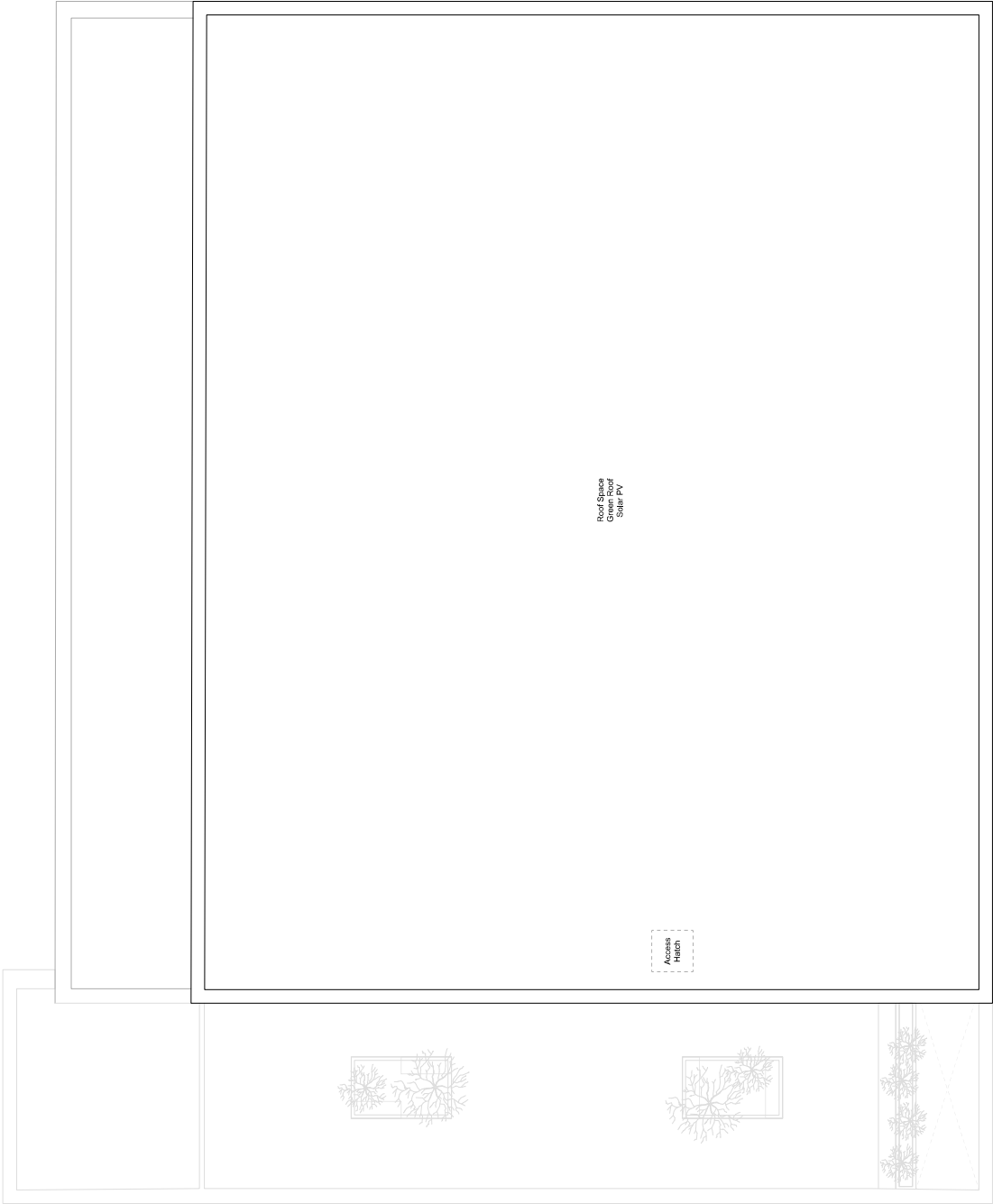
Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

/	/	/	/	/
/	09/06/2023	/		23/07/23
Rev.	Chm	Released		
AULTON & COMPANY				
Address: Studio 1C, 11 New Street, Brighton, BN1 1UT Email: info@aulton.co.uk Website: www.aulton.co.uk				
Project: BYTC - 681 Content Editor, Brighton, BN1 1UR				
Client: Brighton Youth Group				
Drawing: PROPOSED Third Floor Plan				
Scale: 1:500 @ A2				
Project number: 230406		Date: April 2023		
Status: PLANNING		Rev:		
		Drawing number: PMG02		



01 PROPOSED Third Floor Plan
1:100





01 PROPOSED Roof Plan
1:100



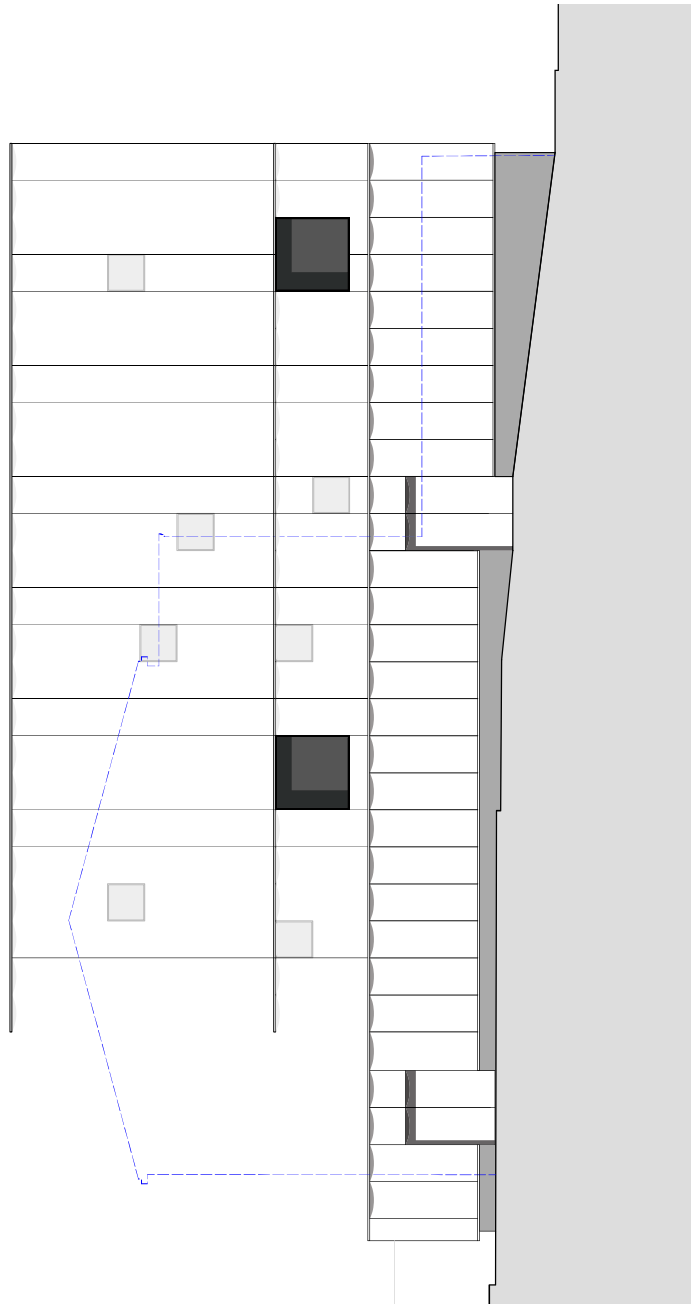
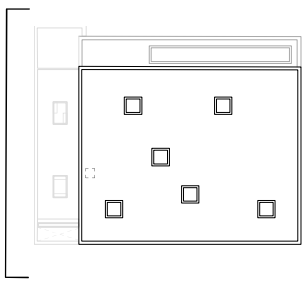
The diagram shows a window with a title bar at the top and a content area below it. The title bar contains a single rectangular button. The content area contains six small square icons arranged in a grid-like pattern. The window is labeled 'C1' in the bottom-left corner.



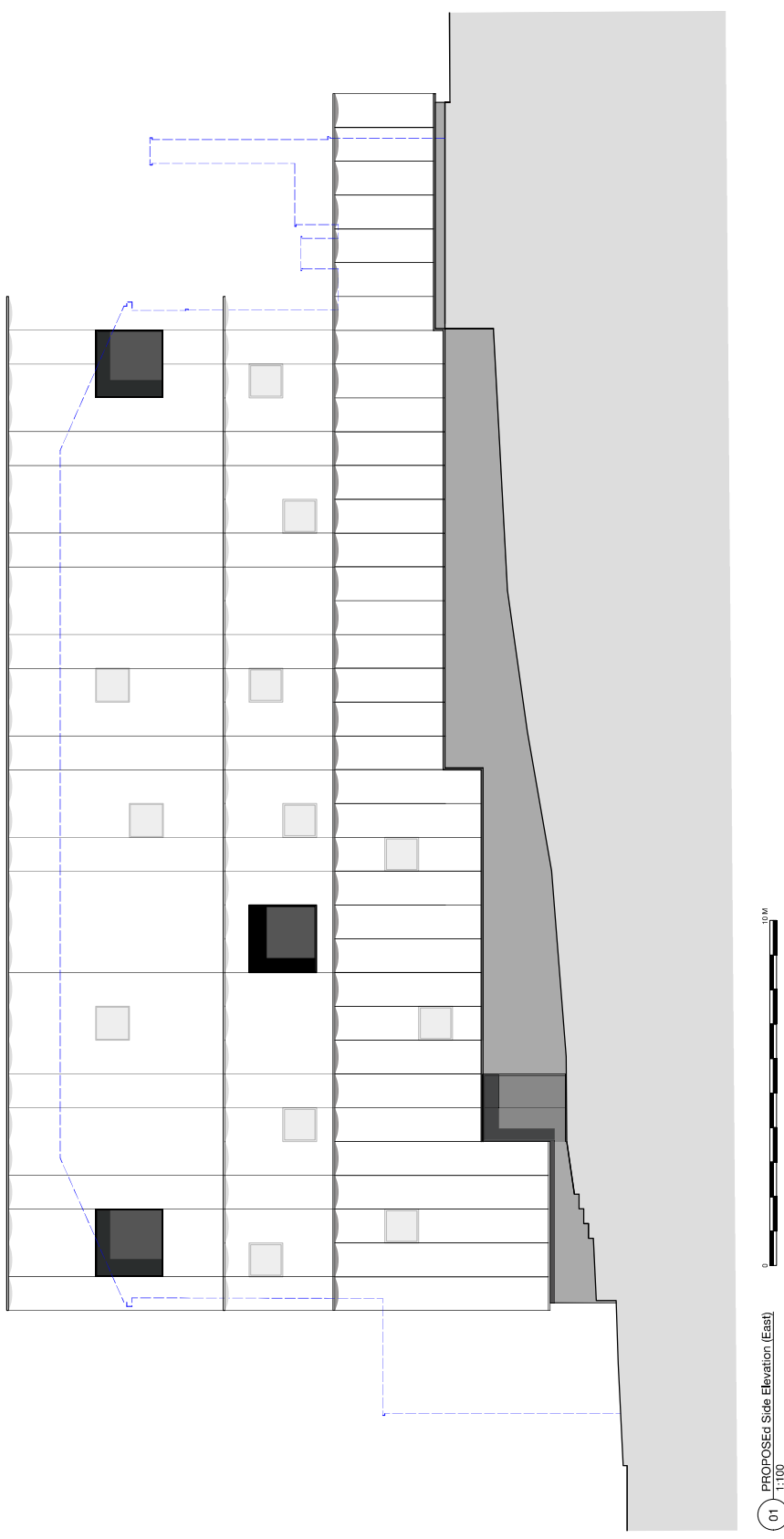
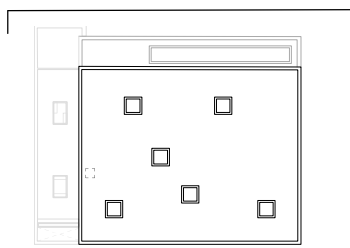
01 PROPOSED Front Elevation (South)
1:100

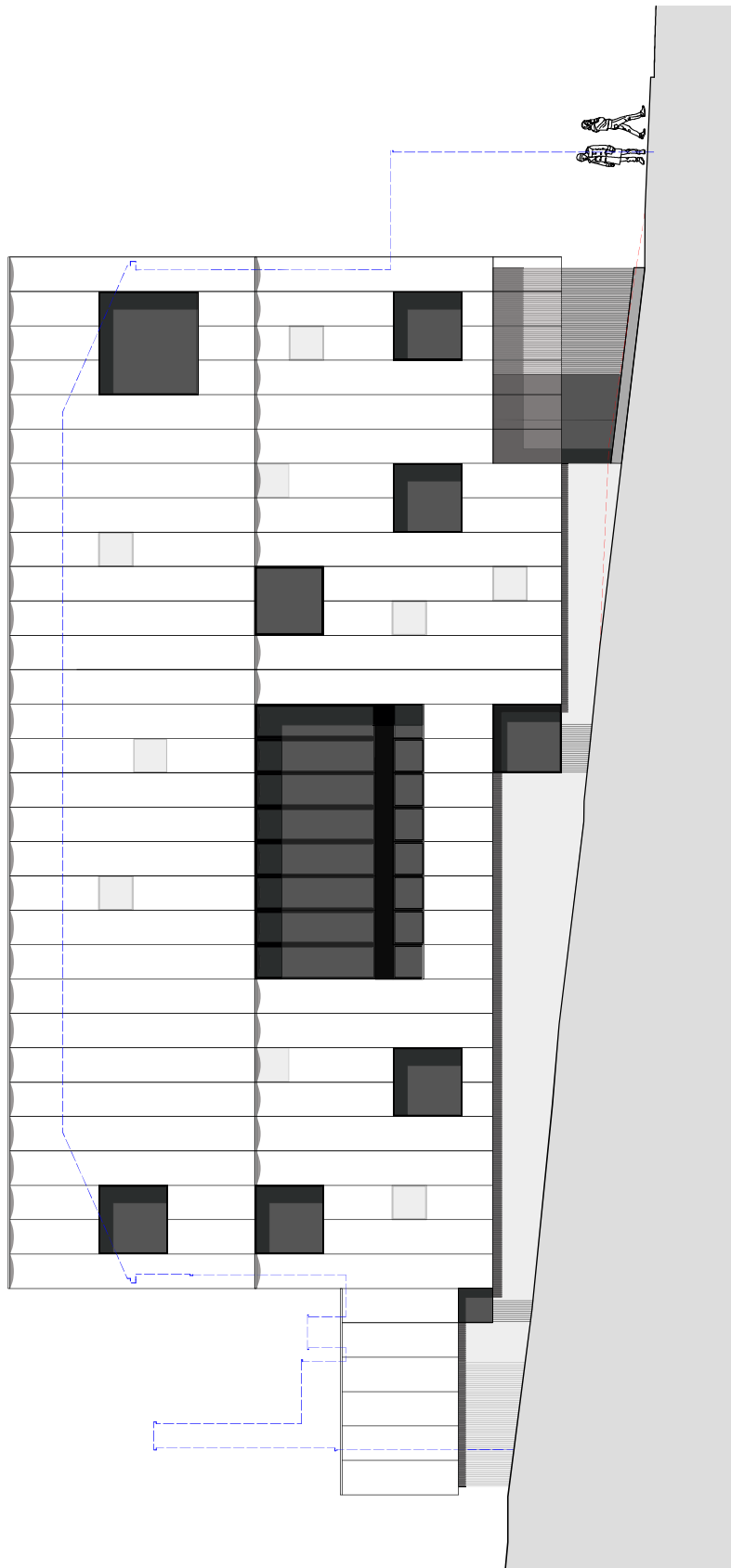
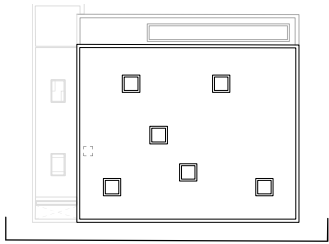
ALTER & COMPANY

Address: Studio 1C, 11 Jane Street, Brighton, BN1 1UT	Project: BPC, 84 Edward Street, Brighton, BN1 4LP
Contact: info@brightonreport.co.uk	Client: Brighton Youth Centre
Website: www.brightonreport.co.uk	Drawing title: PROPOSED front elevation (South)
	Scale: 1:500 @ A2
	Project number: JCL056
	Sheet: PLANNING
	Drawing number: PL_022



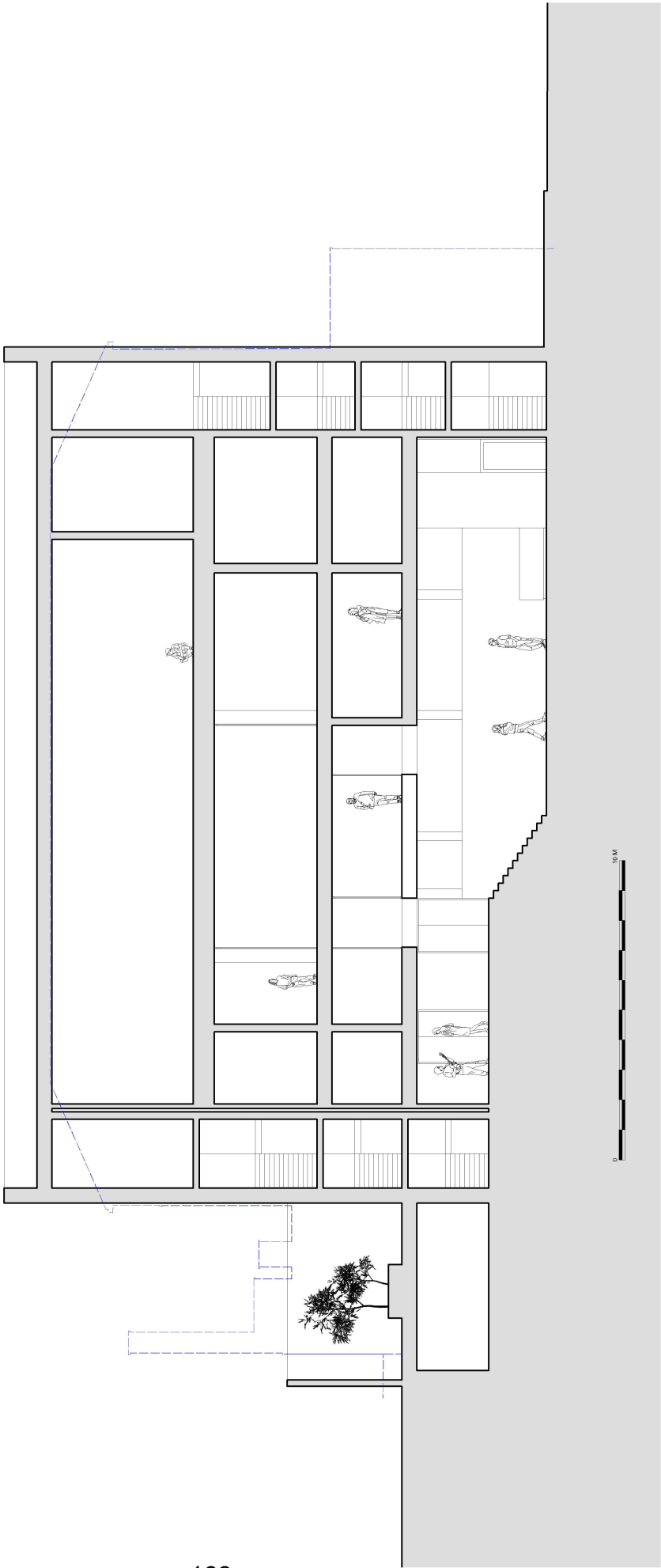
01 PROPOSED Rear Elevation (North) 0 1:100 10 M



[illegible]

01 PROPOSED Side Elevation (West)
1:100

193



01 PROPOSED Long Section
1:100

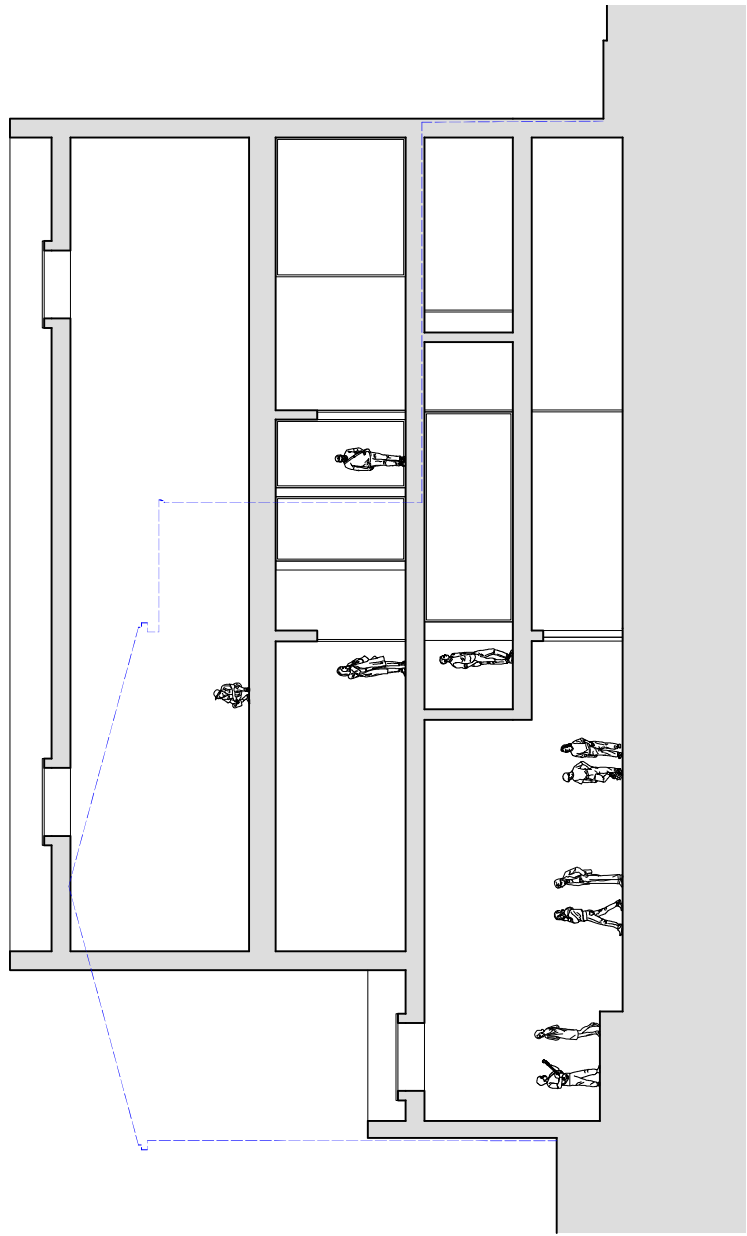
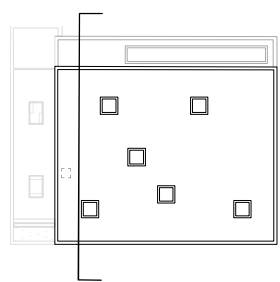


Ref	Rev	Date	Reason	Period
001050208				
<p>ALTER & COMPANY</p> <p>Address: Suite 102, 11 West Street, Brighton, BN1 1JF Email: info@alterandcompany.com Website: www.alterandcompany.com</p> <p>Project: RYC (at Edward Court, Brighton, BN1 0JA) Client: Brighton Water Council Drawing title: PROPOSED LIFT SECTION</p> <p>Scale: 1:500 G.A2 Drawing number: A2-05 Status: PENDING Date: April 2023 Rev:</p>				

This drawing and design is copyright of Akbar & Company Ltd and cannot be used or reproduced without written consent. Do not scale, use figured dimensions only. The contractor is to site measure and check dimensions prior to commencement of the works, ordering or fabrication. Use the drawing only for use specified.

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

Ref	05/05/2020	Invoice	Invoice
ALTER & COMPANY Address: Studio 11, 11 Ave Street, Brighton, BN1 1UT Email: info@alterandcompany.com Website: www.alterandcompany.com			
Project	WTC, 40 Fleet Street, Brighton BN1 1JF	Client	Brighton Team Centre
Drawing: UNPROPOSED Long Section			
Scale	1:500 (A2)	Date	April 2021
Project number	AD005	Rev	Rev
Status	PLANNING	Drawing number	PL001



01 EXISTING Cross Section 01
1:100



0 10 M

A diagram showing a window with a grid of squares. A vertical line is drawn through the grid, and a horizontal line is drawn above it, forming a frame. The grid contains several squares, some of which are shaded. The vertical line is labeled 'v' at the bottom.



EXISTING
1:100

ALTER & COMPANY
Address: Studio 1C, 11 Jane Street, Brighton, BN1 1JT



APPENDIX 3 - Architect's Proposals

An aerial map of a residential neighborhood. A house at 1000 W 10th St is highlighted with a red outline. The house has a gabled roof and a detailed floor plan showing rooms and furniture. The surrounding area includes other houses, streets, and a parking lot. The map is oriented with North at the top.

02

EXISTING Site Block Plan

1:500



File	Date	Reason	Person
ALTER & COMPANY			
Address: Studio 1C, 11 Jave Street, Brighton, BN1 1UT			

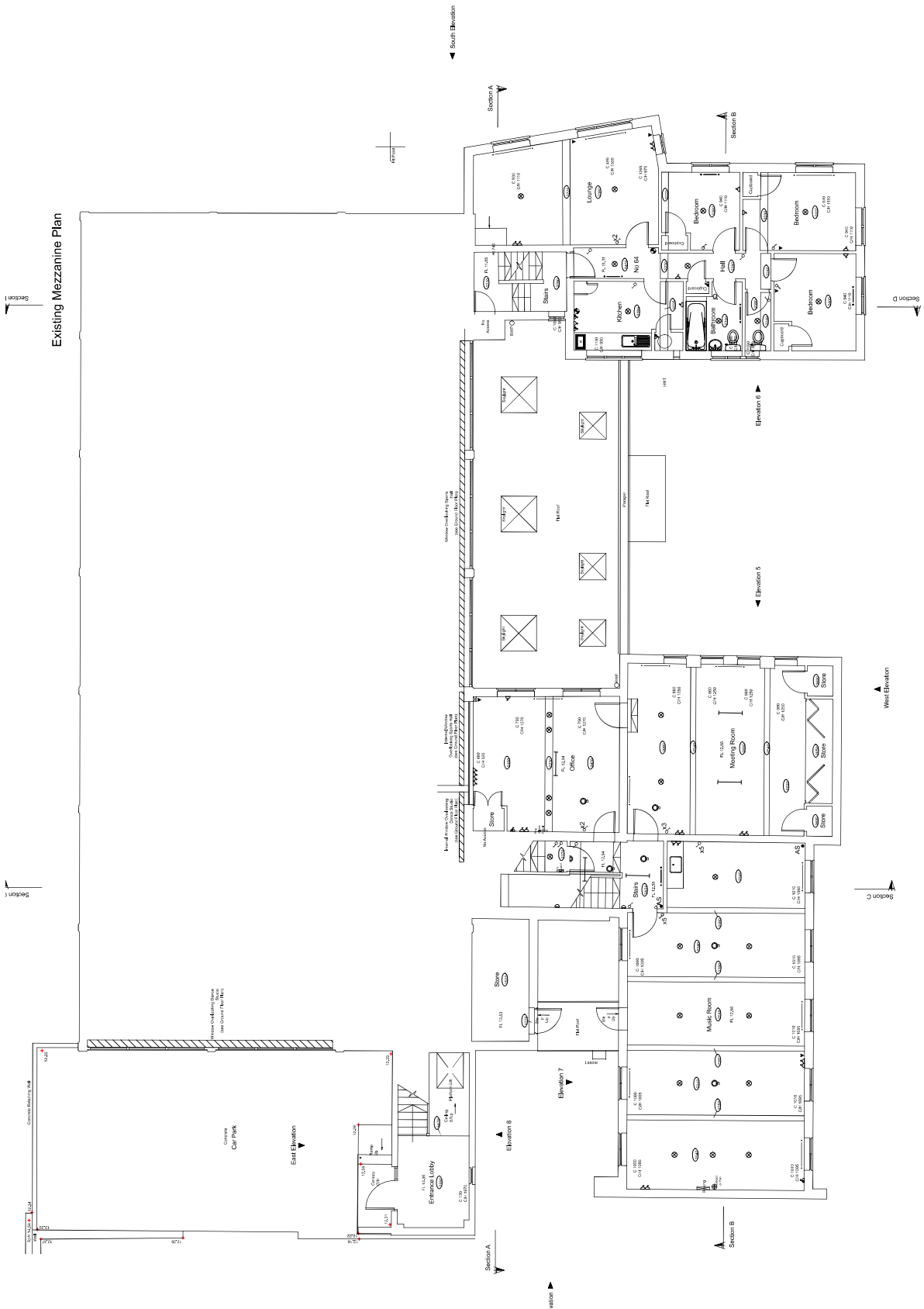
199



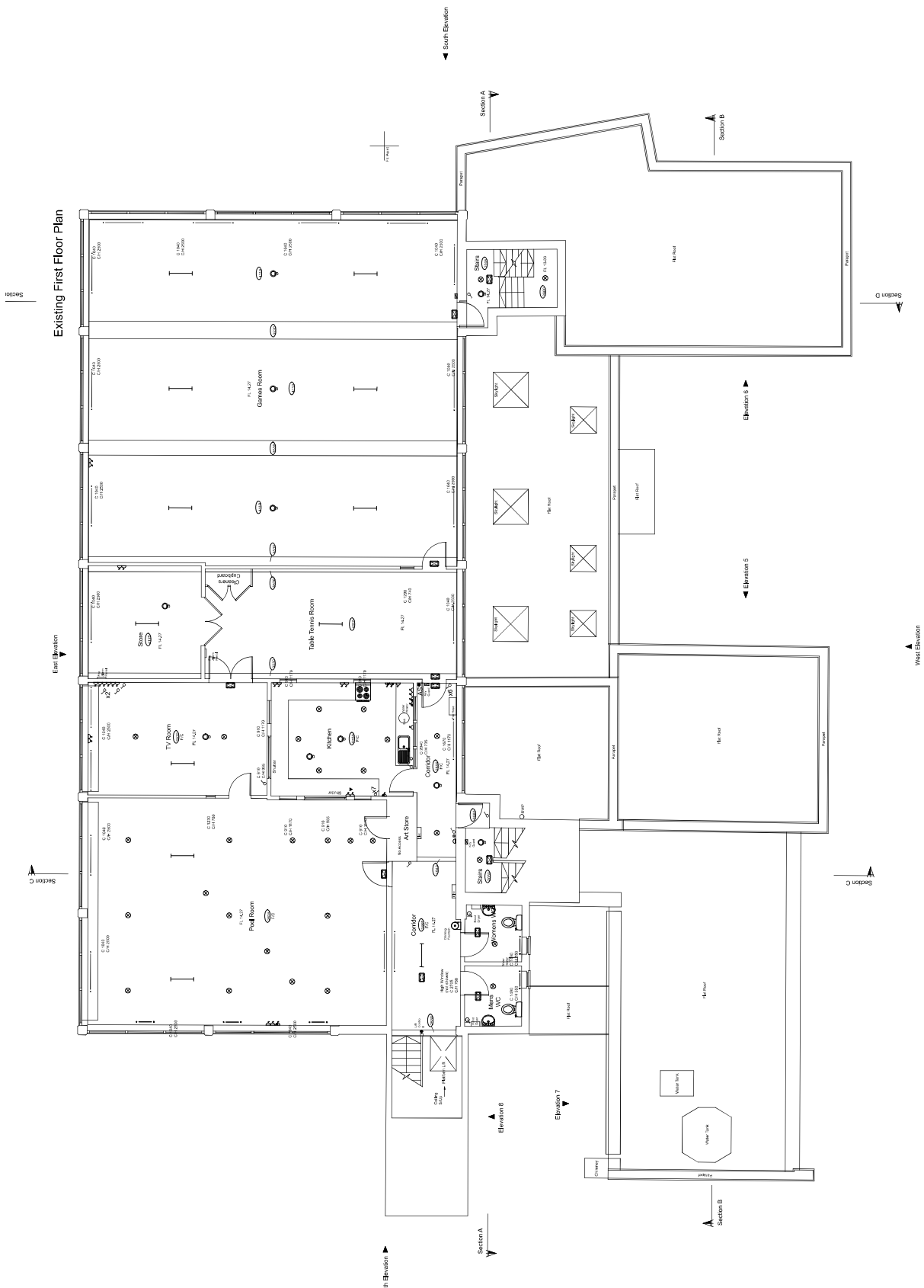
Ref	Date	Reason	Person
ALTER & COMPANY			
Address: Studio 1C, 11 Jew Street, Brighton, BN1 1UT Email: info@alterandcompany.co.uk Website: www.alterandcompany.co.uk			
Client:	BTC	64 Edward Street, Brighton BN2 0LR	
Project:	Garage	Young Centre	
Drawing:	1:10 (BUILDING)	Basement 1 floor plan	
Scale:	1:500 @ A2	Date:	April 2023
Project number:	AC006	Ref:	
Status:	PENDING	Drawing number:	B52

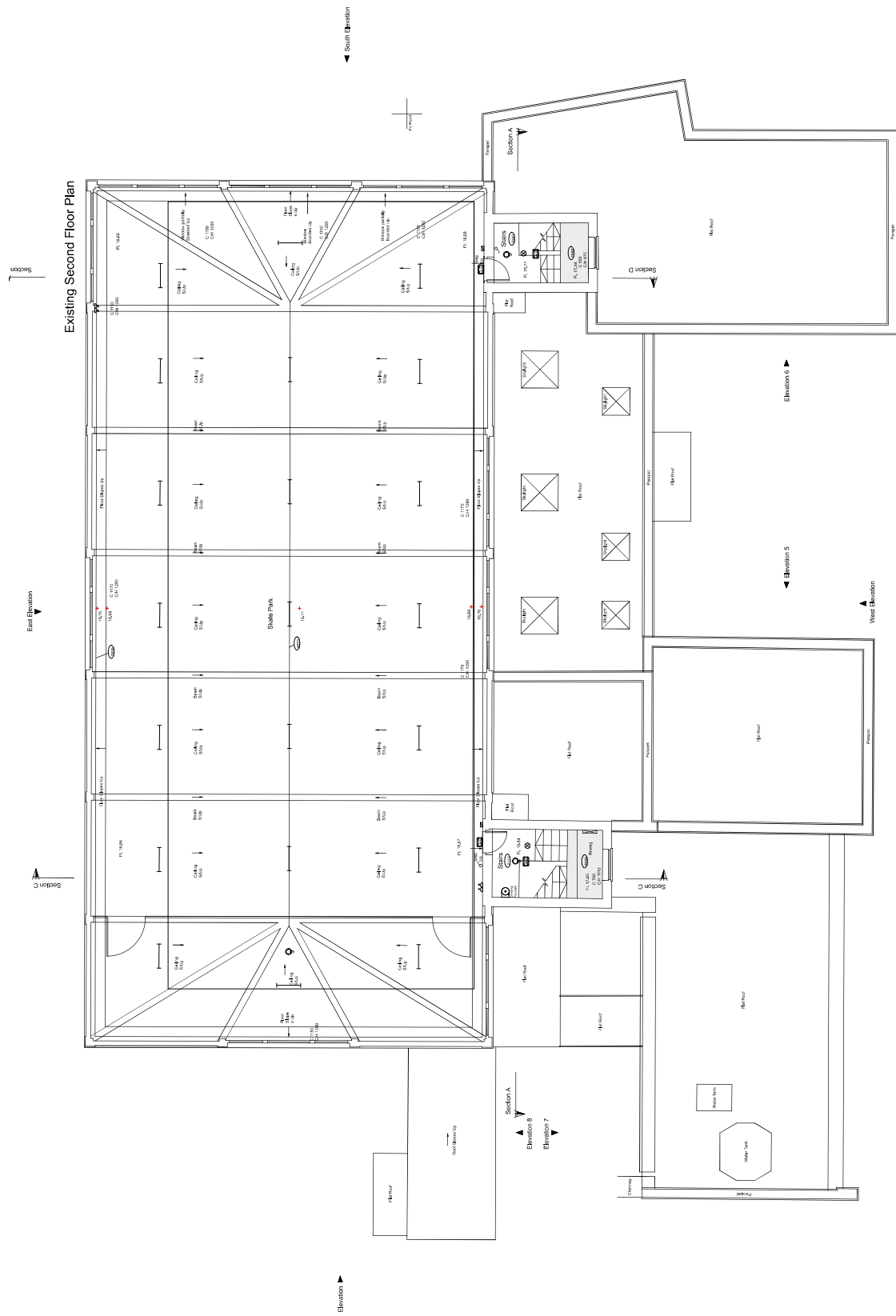
[illegible]

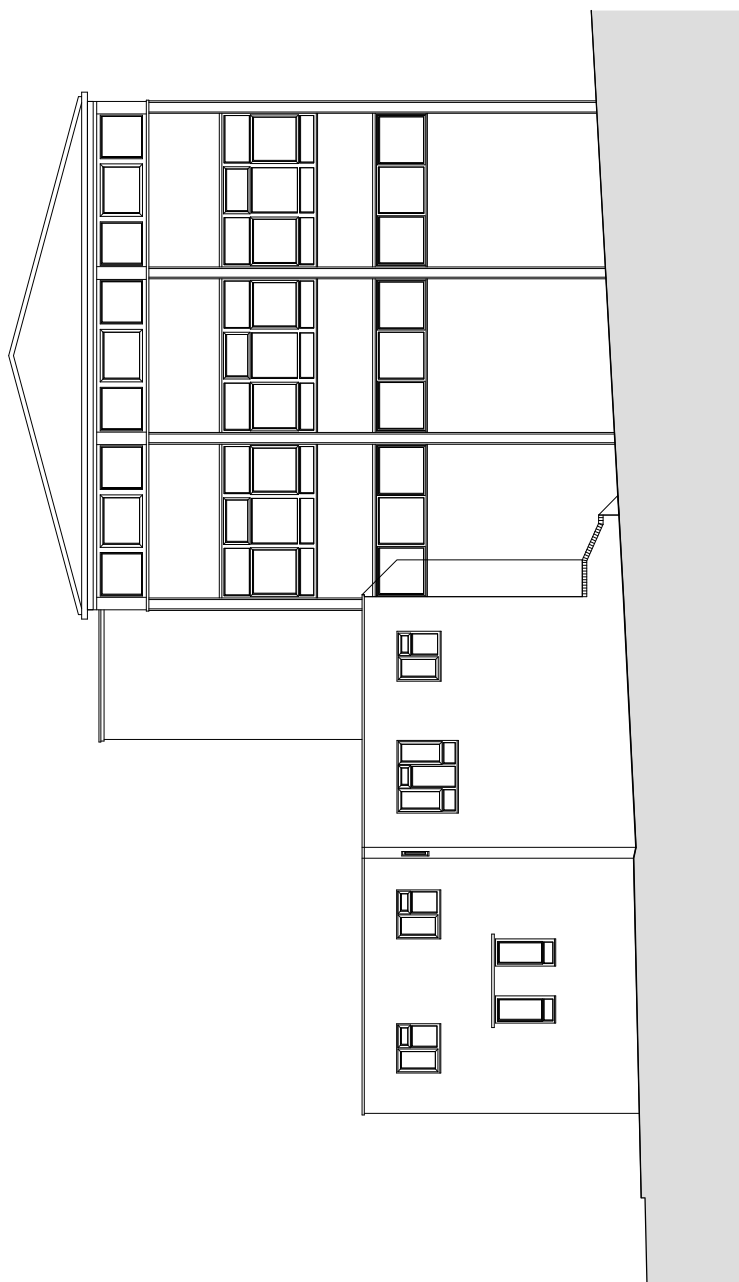
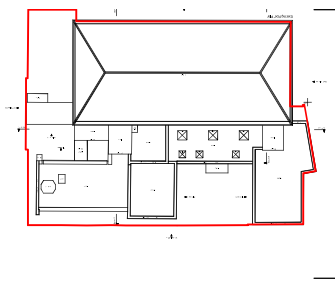
01 EXISTING Ground Floor Plan
1:100

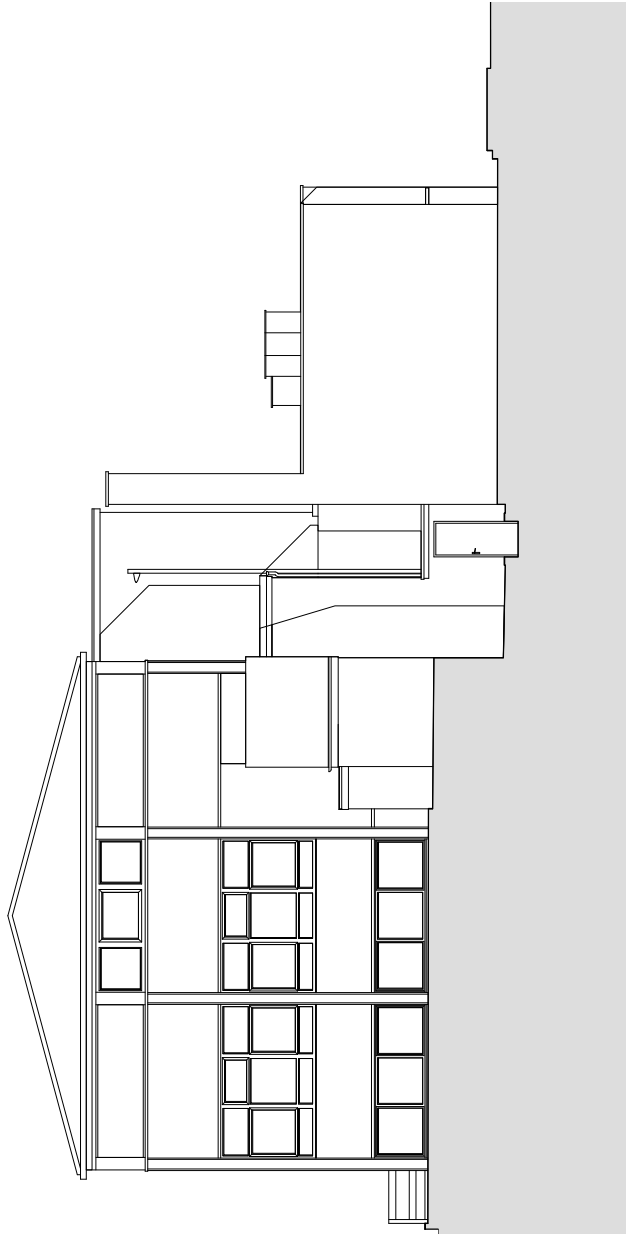
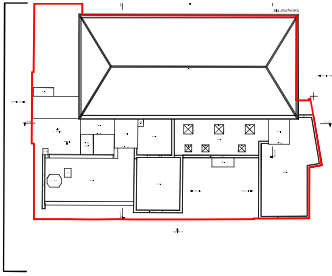
[illegible]

<p>This drawing and design is copyright of Altec & Company Ltd and cannot be used without the written permission of Altec & Company Ltd. All rights are reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Altec & Company Ltd. All dimensions are in millimeters unless otherwise specified.</p> <p>Structural information is for illustrative purposes only. It is not intended to be used for engineering or design purposes. For engineering and design purposes, please refer to the structural drawings for comprehensive structural details.</p>		<p>1. Title: Structural Drawing</p> <p>2. Date: 15/05/2024</p> <p>3. Version: 1.0</p> <p>4. Author: [Name]</p> <p>5. Reviewer: [Name]</p> <p>6. Approved: [Name]</p> <p>7. Status: Draft</p> <p>8. Project: [Project Name]</p> <p>9. Location: [Location]</p> <p>10. Drawing Number: [Drawing Number]</p> <p>11. Revision: [Revision]</p> <p>12. Date: [Date]</p> <p>13. By: [Name]</p> <p>14. For: [Name]</p> <p>15. Project: [Project Name]</p> <p>16. Location: [Location]</p> <p>17. Drawing Number: [Drawing Number]</p> <p>18. Revision: [Revision]</p> <p>19. Date: [Date]</p> <p>20. By: [Name]</p> <p>21. For: [Name]</p> <p>22. Project: [Project Name]</p> <p>23. Location: [Location]</p> <p>24. Drawing Number: [Drawing Number]</p> <p>25. Revision: [Revision]</p> <p>26. Date: [Date]</p> <p>27. By: [Name]</p> <p>28. For: [Name]</p> <p>29. Project: [Project Name]</p> <p>30. Location: [Location]</p> <p>31. Drawing Number: [Drawing Number]</p> <p>32. Revision: [Revision]</p> <p>33. Date: [Date]</p> <p>34. By: [Name]</p> <p>35. For: [Name]</p> <p>36. Project: [Project Name]</p> <p>37. Location: [Location]</p> <p>38. Drawing Number: [Drawing Number]</p> <p>39. Revision: [Revision]</p> <p>40. Date: [Date]</p> <p>41. By: [Name]</p> <p>42. For: [Name]</p> <p>43. Project: [Project Name]</p> <p>44. Location: [Location]</p> <p>45. Drawing Number: [Drawing Number]</p> <p>46. Revision: [Revision]</p> <p>47. Date: [Date]</p> <p>48. By: [Name]</p> <p>49. For: [Name]</p> <p>50. Project: [Project Name]</p> <p>51. Location: [Location]</p> <p>52. Drawing Number: [Drawing Number]</p> <p>53. Revision: [Revision]</p> <p>54. Date: [Date]</p> <p>55. By: [Name]</p> <p>56. For: [Name]</p> <p>57. Project: [Project Name]</p> <p>58. Location: [Location]</p> <p>59. Drawing Number: [Drawing Number]</p> <p>60. Revision: [Revision]</p> <p>61. Date: [Date]</p> <p>62. By: [Name]</p> <p>63. For: [Name]</p> <p>64. Project: [Project Name]</p> <p>65. Location: [Location]</p> <p>66. Drawing Number: [Drawing Number]</p> <p>67. Revision: [Revision]</p> <p>68. Date: [Date]</p> <p>69. By: [Name]</p> <p>70. For: [Name]</p> <p>71. Project: [Project Name]</p> <p>72. Location: [Location]</p> <p>73. Drawing Number: [Drawing Number]</p> <p>74. Revision: [Revision]</p> <p>75. Date: [Date]</p> <p>76. By: [Name]</p> <p>77. For: [Name]</p> <p>78. Project: [Project Name]</p> <p>79. Location: [Location]</p> <p>80. Drawing Number: [Drawing Number]</p> <p>81. Revision: [Revision]</p> <p>82. Date: [Date]</p> <p>83. By: [Name]</p> <p>84. For: [Name]</p> <p>85. Project: [Project Name]</p> <p>86. Location: [Location]</p> <p>87. Drawing Number: [Drawing Number]</p> <p>88. Revision: [Revision]</p> <p>89. Date: [Date]</p> <p>90. By: [Name]</p> <p>91. For: [Name]</p> <p>92. Project: [Project Name]</p> <p>93. Location: [Location]</p> <p>94. Drawing Number: [Drawing Number]</p> <p>95. Revision: [Revision]</p> <p>96. Date: [Date]</p> <p>97. By: [Name]</p> <p>98. For: [Name]</p> <p>99. Project: [Project Name]</p> <p>100. Location: [Location]</p>
--	--	--



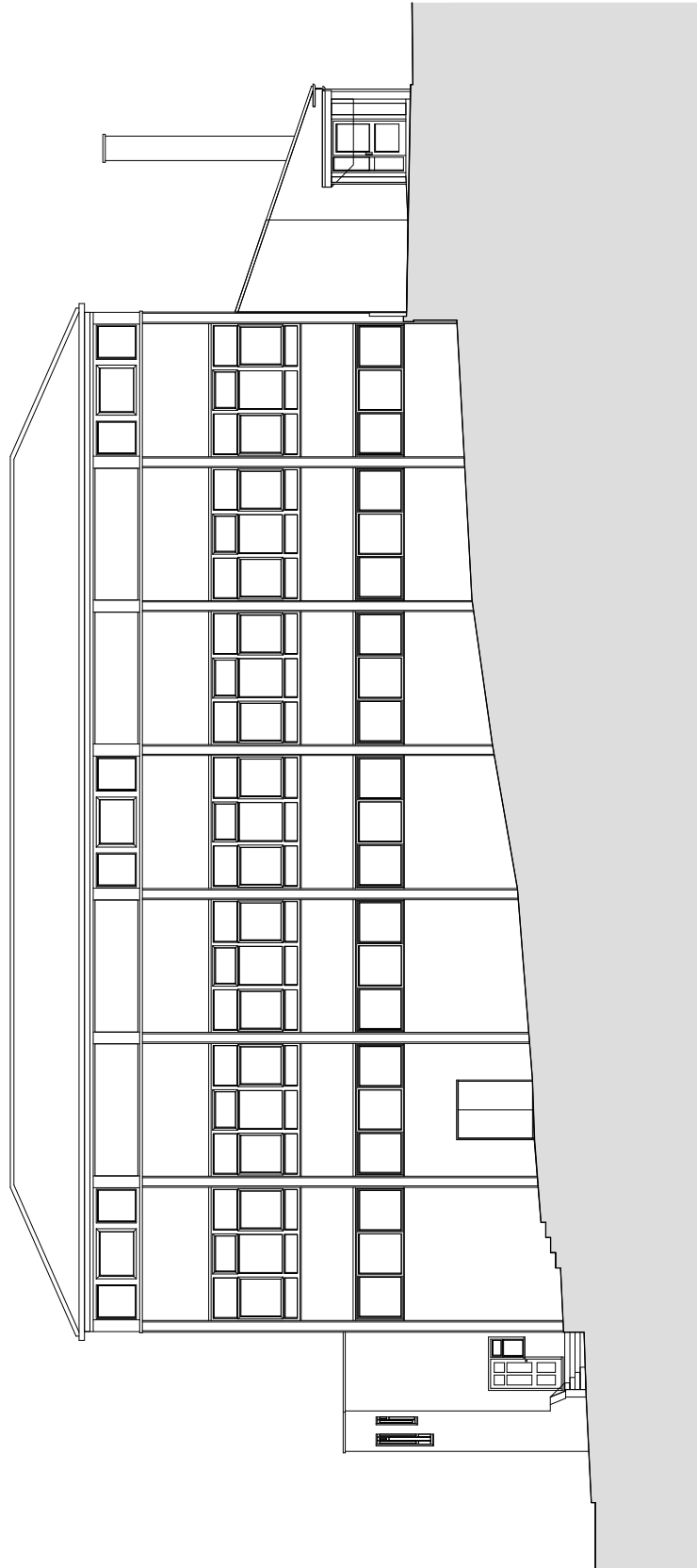
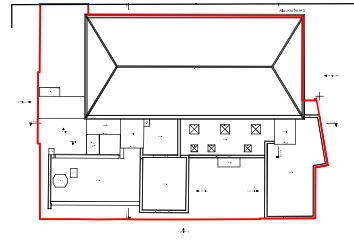
[illegible]



[illegible]

01 EXISTING Rear Elevation (North)

<p>This drawing and design is copyright of Altec & Company Ltd and cannot be used without the written permission of Altec & Company Ltd. If you are not the owner of the copyright, you must not scale, use figured dimensions only, or make any other use of the drawing or check dimensions prior to construction without the written permission of Altec & Company Ltd.</p> <p>Structural information is for illustrative purposes only. It is not intended to be used for engineering drawings for comprehensive structural design.</p>		<p>1. DRAWING NO. 2. DATE 3. SCALE 4. SHEET NO. 5. TOTAL SHEETS 6. PROJECT NO. 7. PROJECT NAME 8. PROJECT ADDRESS 9. PROJECT CONTACT 10. PROJECT PHONE 11. PROJECT FAX 12. PROJECT EMAIL 13. PROJECT WEBSITE 14. PROJECT DESCRIPTION 15. PROJECT STATUS 16. PROJECT PHASE 17. PROJECT LOCATION 18. PROJECT CLIENT 19. PROJECT ARCHITECT 20. PROJECT ENGINEER 21. PROJECT CONSULTANT 22. PROJECT SPECIALIST 23. PROJECT SUBMITTER 24. PROJECT REVIEWER 25. PROJECT APPROVER 26. PROJECT SIGNATURE 27. PROJECT DATE 28. PROJECT TIME 29. PROJECT PLACE 30. PROJECT COUNTRY 31. PROJECT CITY 32. PROJECT STATE 33. PROJECT ZIP 34. PROJECT COUNTY 35. PROJECT DISTRICT 36. PROJECT WARD 37. PROJECT PARISH 38. PROJECT TOWN 39. PROJECT VILLAGE 40. PROJECT HAMLET 41. PROJECT COTTAGE 42. PROJECT HOUSE 43. PROJECT FARM 44. PROJECT MANOR 45. PROJECT CASTLE 46. PROJECT PALACE 47. PROJECT MONASTERY 48. PROJECT CHURCH 49. PROJECT CHAPEL 50. PROJECT PRIORY 51. PROJECT ABBEY 52. PROJECT CONVENT 53. PROJECT NUNNERY 54. PROJECT HERMITAGE 55. PROJECT RECTORY 56. PROJECT VICARAGE 57. PROJECT PARSONAGE 58. PROJECT RECTORY 59. PROJECT VICARAGE 60. PROJECT PARSONAGE 61. PROJECT RECTORY 62. PROJECT VICARAGE 63. PROJECT PARSONAGE 64. PROJECT RECTORY 65. PROJECT VICARAGE 66. PROJECT PARSONAGE 67. PROJECT RECTORY 68. PROJECT VICARAGE 69. PROJECT PARSONAGE 70. PROJECT RECTORY 71. PROJECT VICARAGE 72. PROJECT PARSONAGE 73. PROJECT RECTORY 74. PROJECT VICARAGE 75. PROJECT PARSONAGE 76. PROJECT RECTORY 77. PROJECT VICARAGE 78. PROJECT PARSONAGE 79. PROJECT RECTORY 80. PROJECT VICARAGE 81. PROJECT PARSONAGE 82. PROJECT RECTORY 83. PROJECT VICARAGE 84. PROJECT PARSONAGE 85. PROJECT RECTORY 86. PROJECT VICARAGE 87. PROJECT PARSONAGE 88. PROJECT RECTORY 89. PROJECT VICARAGE 90. PROJECT PARSONAGE 91. PROJECT RECTORY 92. PROJECT VICARAGE 93. PROJECT PARSONAGE 94. PROJECT RECTORY 95. PROJECT VICARAGE 96. PROJECT PARSONAGE 97. PROJECT RECTORY 98. PROJECT VICARAGE 99. PROJECT PARSONAGE 100. PROJECT RECTORY 101. PROJECT VICARAGE 102. PROJECT PARSONAGE 103. PROJECT RECTORY 104. PROJECT VICARAGE 105. PROJECT PARSONAGE 106. PROJECT RECTORY 107. PROJECT VICARAGE 108. PROJECT PARSONAGE 109. PROJECT RECTORY 110. PROJECT VICARAGE 111. PROJECT PARSONAGE 112. PROJECT RECTORY 113. PROJECT VICARAGE 114. PROJECT PARSONAGE 115. PROJECT RECTORY 116. PROJECT VICARAGE 117. PROJECT PARSONAGE 118. PROJECT RECTORY 119. PROJECT VICARAGE 120. PROJECT PARSONAGE 121. PROJECT RECTORY 122. PROJECT VICARAGE 123. PROJECT PARSONAGE 124. PROJECT RECTORY 125. PROJECT VICARAGE 126. PROJECT PARSONAGE 127. PROJECT RECTORY 128. PROJECT VICARAGE 129. PROJECT PARSONAGE 130. PROJECT RECTORY 131. PROJECT VICARAGE 132. PROJECT PARSONAGE 133. PROJECT RECTORY 134. PROJECT VICARAGE 135. PROJECT PARSONAGE 136. PROJECT RECTORY 137. PROJECT VICARAGE 138. PROJECT PARSONAGE 139. PROJECT RECTORY 140. PROJECT VICARAGE 141. PROJECT PARSONAGE 142. PROJECT RECTORY 143. PROJECT VICARAGE 144. PROJECT PARSONAGE 145. PROJECT RECTORY 146. PROJECT VICARAGE 147. PROJECT PARSONAGE 148. PROJECT RECTORY 149. PROJECT VICARAGE 150. PROJECT PARSONAGE 151. PROJECT RECTORY 152. PROJECT VICARAGE 153. PROJECT PARSONAGE 154. PROJECT RECTORY 155. PROJECT VICARAGE 156. PROJECT PARSONAGE 157. PROJECT RECTORY 158. PROJECT VICARAGE 159. PROJECT PARSONAGE 160. PROJECT RECTORY 161. PROJECT VICARAGE 162. PROJECT PARSONAGE 163. PROJECT RECTORY 164. PROJECT VICARAGE 165. PROJECT PARSONAGE 166. PROJECT RECTORY 167. PROJECT VICARAGE 168. PROJECT PARSONAGE 169. PROJECT RECTORY 170. PROJECT VICARAGE 171. PROJECT PARSONAGE 172. PROJECT RECTORY 173. PROJECT VICARAGE 174. PROJECT PARSONAGE 175. PROJECT RECTORY 176. PROJECT VICARAGE 177. PROJECT PARSONAGE 178. PROJECT RECTORY 179. PROJECT VICARAGE 180. PROJECT PARSONAGE 181. PROJECT RECTORY 182. PROJECT VICARAGE 183. PROJECT PARSONAGE 184. PROJECT RECTORY 185. PROJECT VICARAGE 186. PROJECT PARSONAGE 187. PROJECT RECTORY 188. PROJECT VICARAGE 189. PROJECT PARSONAGE 190. PROJECT RECTORY 191. PROJECT VICARAGE 192. PROJECT PARSONAGE 193. PROJECT RECTORY 194. PROJECT VICARAGE 195. PROJECT PARSONAGE 196. PROJECT RECTORY 197. PROJECT VICARAGE 198. PROJECT PARSONAGE 199. PROJECT RECTORY 200. PROJECT VICARAGE 201. PROJECT PARSONAGE 202. PROJECT RECTORY 203. PROJECT VICARAGE 204. PROJECT PARSONAGE 205. PROJECT RECTORY 206. PROJECT VICARAGE 207. PROJECT PARSONAGE 208. PROJECT RECTORY 209. PROJECT VICARAGE 210. PROJECT PARSONAGE 211. PROJECT RECTORY 212. PROJECT VICARAGE 213. PROJECT PARSONAGE 214. PROJECT RECTORY 215. PROJECT VICARAGE 216. PROJECT PARSONAGE 217. PROJECT RECTORY 218. PROJECT VICARAGE 219. PROJECT PARSONAGE 220. PROJECT RECTORY 221. PROJECT VICARAGE 222. PROJECT PARSONAGE 223. PROJECT RECTORY 224. PROJECT VICARAGE 225. PROJECT PARSONAGE 226. PROJECT RECTORY 227. PROJECT VICARAGE 228. PROJECT PARSONAGE 229. PROJECT RECTORY 230. PROJECT VICARAGE 231. PROJECT PARSONAGE 232. PROJECT RECTORY 233. PROJECT VICARAGE 234. PROJECT PARSONAGE 235. PROJECT RECTORY 236. PROJECT VICARAGE 237. PROJECT PARSONAGE 238. PROJECT RECTORY 239. PROJECT VICARAGE 240. PROJECT PARSONAGE 241. PROJECT RECTORY 242. PROJECT VICARAGE 243. PROJECT PARSONAGE 244. PROJECT RECTORY 245. PROJECT VICARAGE 246. PROJECT PARSONAGE 247. PROJECT RECTORY 248. PROJECT VICARAGE 249. PROJECT PARSONAGE 250. PROJECT RECTORY 251. PROJECT VICARAGE 252. PROJECT PARSONAGE 253. PROJECT RECTORY 254. PROJECT VICARAGE 255. PROJECT PARSONAGE 256. PROJECT RECTORY 257. PROJECT VICARAGE 258. PROJECT PARSONAGE 259. PROJECT RECTORY 260. PROJECT VICARAGE 261. PROJECT PARSONAGE 262. PROJECT RECTORY 263. PROJECT VICARAGE 264. PROJECT PARSONAGE 265. PROJECT RECTORY 266. PROJECT VICARAGE 267. PROJECT PARSONAGE 268. PROJECT RECTORY 269. PROJECT VICARAGE 270. PROJECT PARSONAGE 271. PROJECT RECTORY 272. PROJECT VICARAGE 273. PROJECT PARSONAGE 274. PROJECT RECTORY 275. PROJECT VICARAGE 276. PROJECT PARSONAGE 277. PROJECT RECTORY 278. PROJECT VICARAGE 279. PROJECT PARSONAGE 280. PROJECT RECTORY 281. PROJECT VICARAGE 282. PROJECT PARSONAGE 283. PROJECT RECTORY 284. PROJECT VICARAGE 285. PROJECT PARSONAGE 286. PROJECT RECTORY 287. PROJECT VICARAGE 288. PROJECT PARSONAGE 289. PROJECT RECTORY 290. PROJECT VICARAGE 291. PROJECT PARSONAGE 292. PROJECT RECTORY 293. PROJECT VICARAGE 294. PROJECT PARSONAGE 295. PROJECT RECTORY 296. PROJECT VICARAGE 297. PROJECT PARSONAGE 298. PROJECT RECTORY 299. PROJECT VICARAGE 300. PROJECT PARSONAGE 301. PROJECT RECTORY 302. PROJECT VICARAGE 303. PROJECT PARSONAGE 304. PROJECT RECTORY 305. PROJECT VICARAGE 306. PROJECT PARSONAGE 307. PROJECT RECTORY 308. PROJECT VICARAGE 309. PROJECT PARSONAGE 310. PROJECT RECTORY 311. PROJECT VICARAGE 312. PROJECT PARSONAGE 313. PROJECT RECTORY 314. PROJECT VICARAGE 315. PROJECT PARSONAGE 316. PROJECT RECTORY 317. PROJECT VICARAGE 318. PROJECT PARSONAGE 319. PROJECT RECTORY 320. PROJECT VICARAGE 321. PROJECT PARSONAGE 322. PROJECT RECTORY 323. PROJECT VICARAGE 324. PROJECT PARSONAGE 325. PROJECT RECTORY 326. PROJECT VICARAGE 327. PROJECT PARSONAGE 328. PROJECT RECTORY 329. PROJECT VICARAGE 330. PROJECT PARSONAGE 331. PROJECT RECTORY 332. PROJECT VICARAGE 333. PROJECT PARSONAGE 334. PROJECT RECTORY 335. PROJECT VICARAGE 336. PROJECT PARSONAGE 337. PROJECT RECTORY 338. PROJECT VICARAGE 339. PROJECT PARSONAGE 340. PROJECT RECTORY 341. PROJECT VICARAGE 342. PROJECT PARSONAGE 343. PROJECT RECTORY 344. PROJECT VICARAGE 345. PROJECT PARSONAGE 346. PROJECT RECTORY 347. PROJECT VICARAGE 348. PROJECT PARSONAGE 349. PROJECT RECTORY 350. PROJECT VICARAGE 351. PROJECT PARSONAGE 352. PROJECT RECTORY 353. PROJECT VICARAGE 354. PROJECT PARSONAGE 355. PROJECT RECTORY 356. PROJECT VICARAGE 357. PROJECT PARSONAGE 358. PROJECT RECTORY 359. PROJECT VICARAGE 360. PROJECT PARSONAGE 361. PROJECT RECTORY 362. PROJECT VICARAGE 363. PROJECT PARSONAGE 364. PROJECT RECTORY 365. PROJECT VICARAGE 366. PROJECT PARSONAGE 367. PROJECT RECTORY 368. PROJECT VICARAGE 369. PROJECT PARSONAGE 369. PROJECT RECTORY 370. PROJECT VICARAGE 371. PROJECT PARSONAGE 372. PROJECT RECTORY 373. PROJECT VICARAGE 374. PROJECT PARSONAGE 375. PROJECT RECTORY 376. PROJECT VICARAGE 377. PROJECT PARSONAGE 378. PROJECT RECTORY 379. PROJECT VICARAGE 380. PROJECT PARSONAGE 381. PROJECT RECTORY 382. PROJECT VICARAGE 383. PROJECT PARSONAGE 384. PROJECT RECTORY 385. PROJECT VICARAGE 386. PROJECT PARSONAGE 387. PROJECT RECTORY 388. PROJECT VICARAGE 389. PROJECT PARSONAGE 390. PROJECT RECTORY 391. PROJECT VICARAGE 392. PROJECT PARSONAGE 393. PROJECT RECTORY 394. PROJECT VICARAGE 395. PROJECT PARSONAGE 396. PROJECT RECTORY 397. PROJECT VICARAGE 398. PROJECT PARSONAGE 399. PROJECT RECTORY 400. PROJECT VICARAGE 401. PROJECT PARSONAGE 402. PROJECT RECTORY 403. PROJECT VICARAGE 404. PROJECT PARSONAGE 405. PROJECT RECTORY 406. PROJECT VICARAGE 407. PROJECT PARSONAGE 408. PROJECT RECTORY 409. PROJECT VICARAGE 410. PROJECT PARSONAGE 411. PROJECT RECTORY 412. PROJECT VICARAGE 413. PROJECT PARSONAGE 414. PROJECT RECTORY 415. PROJECT VICARAGE 416. PROJECT PARSONAGE 417. PROJECT RECTORY 418. PROJECT VICARAGE 419. PROJECT PARSONAGE 420. PROJECT RECTORY 421. PROJECT VICARAGE 422. PROJECT PARSONAGE 423. PROJECT RECTORY 424. PROJECT VICARAGE 425. PROJECT PARSONAGE 426. PROJECT RECTORY 427. PROJECT VICARAGE 428. PROJECT PARSONAGE 429. PROJECT RECTORY 430. PROJECT VICARAGE 431. PROJECT PARSONAGE 432. PROJECT RECTORY 433. PROJECT VICARAGE 434. PROJECT PARSONAGE 435. PROJECT RECTORY 436. PROJECT VICARAGE 437. PROJECT PARSONAGE 438. PROJECT RECTORY 439. PROJECT VICARAGE 440. PROJECT PARSONAGE 441. PROJECT RECTORY 442. PROJECT VICARAGE 443. PROJECT PARSONAGE 444. PROJECT RECTORY 445. PROJECT VICARAGE 446. PROJECT PARSONAGE 447. PROJECT RECTORY 448. PROJECT VICARAGE 449. PROJECT PARSONAGE 450. PROJECT RECTORY 451. PROJECT VICARAGE 452. PROJECT PARSONAGE 453. PROJECT RECTORY 454. PROJECT VICARAGE 455. PROJECT PARSONAGE 456. PROJECT RECTORY 457. PROJECT VICARAGE 458. PROJECT PARSONAGE 459. PROJECT RECTORY 460. PROJECT VICARAGE 461. PROJECT PARSONAGE 462. PROJECT RECTORY 463. PROJECT VICARAGE 464. PROJECT PARSONAGE 465. PROJECT RECTORY 466. PROJECT VICARAGE 467. PROJECT PARSONAGE 468. PROJECT RECTORY 469. PROJECT VICARAGE 470. PROJECT PARSONAGE 471. PROJECT RECTORY 472. PROJECT VICARAGE</p>
---	--	---



01 EXISTING Side Elevation (East)
1:100



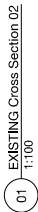
01

ALTER & COMPANY

Scale: 1,000 @ A2	Date: April 2023
Project number: MCD045	Rev:

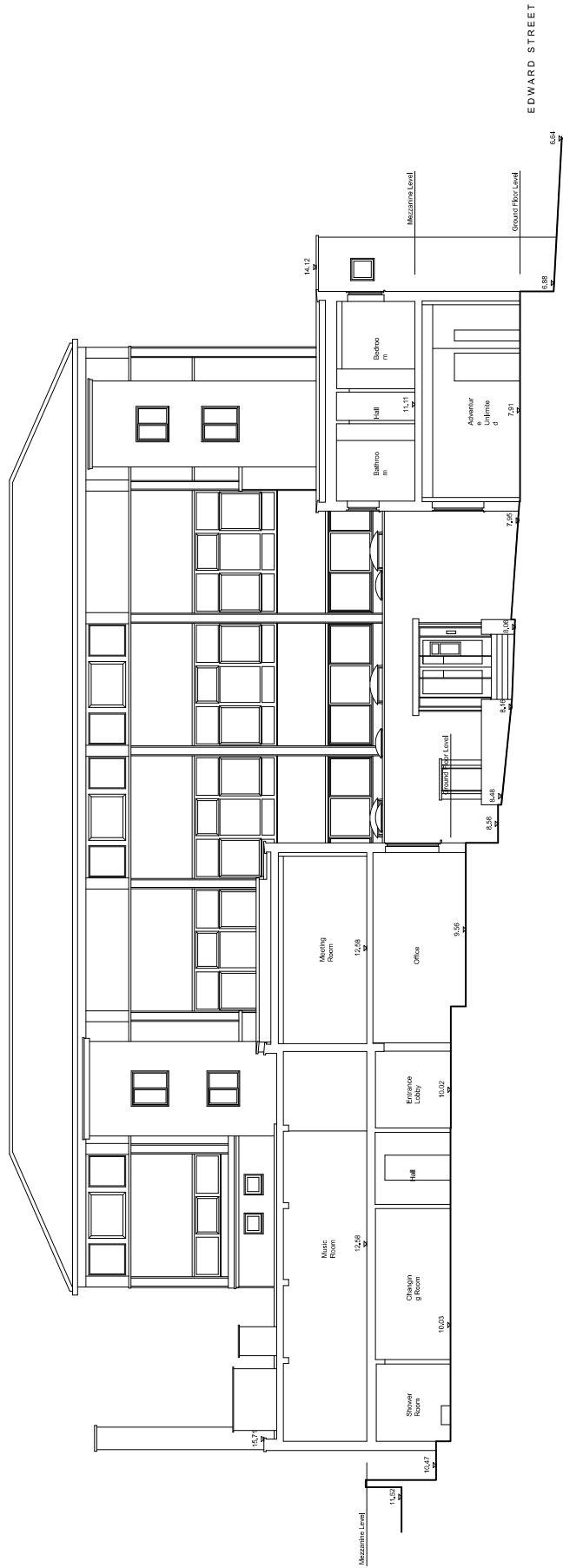
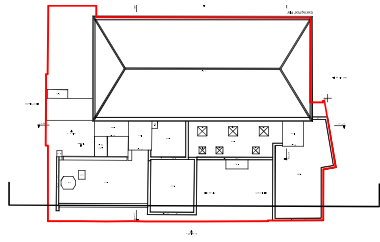
[illegible]

Rate	Code	Reason	Person
		WALTER & COMPANY	
		Address: Studio 1C, 11 Jaw Street, Singapore, BN1 1UT	
		Email: info@walterandcompany.com	
		Website: www.walterandcompany.com	
		Product: 87C, 84 Revised Draft, Register, BMD OUR	
		Client: Singapore Youth Centre	
		Drawing title: EXHIBING Cross Section 01	
		Date: April 2023	
		Scale: 1:500 @ A2	
		Project number: A0005	
		Status: PLANNING	
		Driving number: B33	



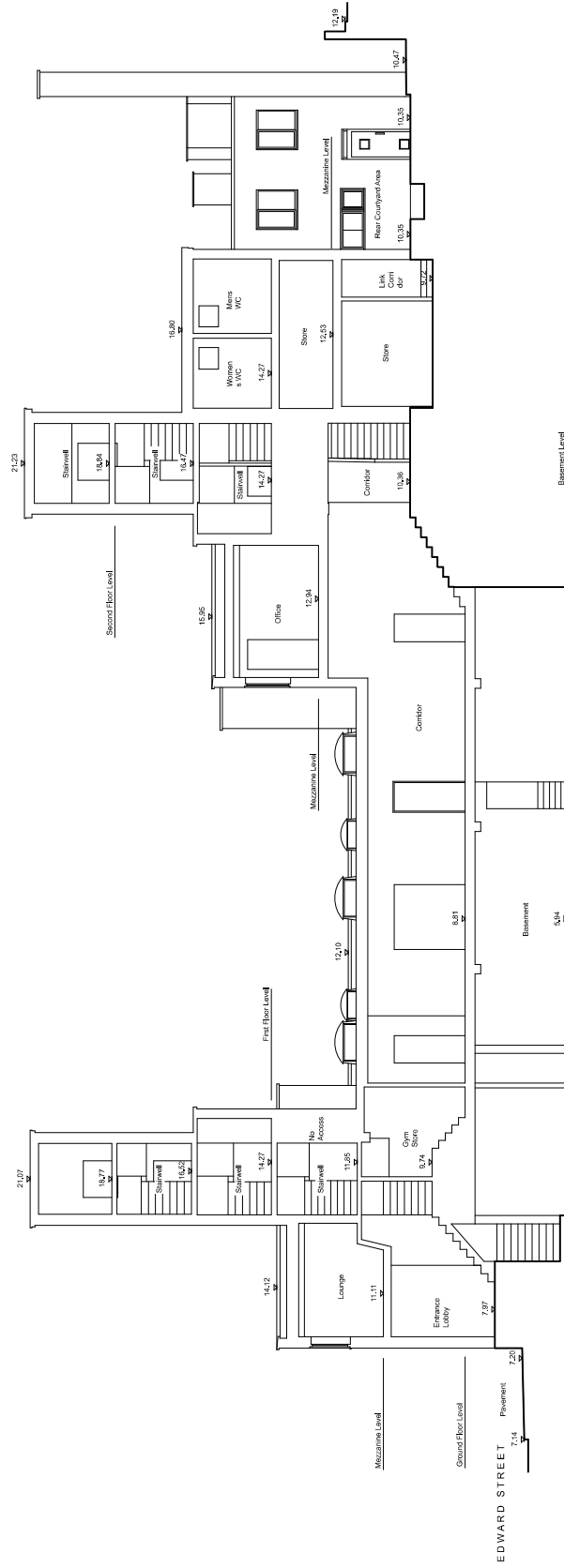
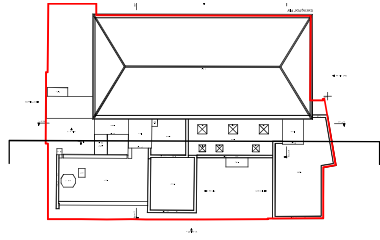
ALTER & COMPANY
Address: Studio 1C 11 Jew Street, Brighton, BN1 1UT

This drawing and design is copyright of Altec & Company Ltd and cannot be used without the written permission of Altec & Company Ltd. No part of this drawing may be reproduced in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Altec & Company Ltd.	
Structural information is for illustrative purposes only. It is not intended to be used for construction or engineering drawings for comprehensive structural design.	
<p> 1. Title: WATER & COMPANY 2. Description: Water & Company 3. Date: 10/10/2023 4. Author: WATER & COMPANY 5. Reviewer: WATER & COMPANY 6. Approved: WATER & COMPANY 7. Drawing Number: WATER & COMPANY 8. Drawing Title: WATER & COMPANY 9. Drawing Description: WATER & COMPANY 10. Drawing Date: 10/10/2023 11. Drawing Author: WATER & COMPANY 12. Drawing Reviewer: WATER & COMPANY 13. Drawing Approved: WATER & COMPANY 14. Drawing Number: WATER & COMPANY 15. Drawing Title: WATER & COMPANY 16. Drawing Description: WATER & COMPANY 17. Drawing Date: 10/10/2023 18. Drawing Author: WATER & COMPANY 19. Drawing Reviewer: WATER & COMPANY 20. Drawing Approved: WATER & COMPANY 21. Drawing Number: WATER & COMPANY 22. Drawing Title: WATER & COMPANY 23. Drawing Description: WATER & COMPANY 24. Drawing Date: 10/10/2023 25. Drawing Author: WATER & COMPANY 26. Drawing Reviewer: WATER & COMPANY 27. Drawing Approved: WATER & COMPANY 28. Drawing Number: WATER & COMPANY 29. Drawing Title: WATER & COMPANY 30. Drawing Description: WATER & COMPANY 31. Drawing Date: 10/10/2023 32. Drawing Author: WATER & COMPANY 33. Drawing Reviewer: WATER & COMPANY 34. Drawing Approved: WATER & COMPANY 35. Drawing Number: WATER & COMPANY 36. Drawing Title: WATER & COMPANY 37. Drawing Description: WATER & COMPANY 38. Drawing Date: 10/10/2023 39. Drawing Author: WATER & COMPANY 40. Drawing Reviewer: WATER & COMPANY 41. Drawing Approved: WATER & COMPANY 42. Drawing Number: WATER & COMPANY 43. Drawing Title: WATER & COMPANY 44. Drawing Description: WATER & COMPANY 45. Drawing Date: 10/10/2023 46. Drawing Author: WATER & COMPANY 47. Drawing Reviewer: WATER & COMPANY 48. Drawing Approved: WATER & COMPANY 49. Drawing Number: WATER & COMPANY 50. Drawing Title: WATER & COMPANY 51. Drawing Description: WATER & COMPANY 52. Drawing Date: 10/10/2023 53. Drawing Author: WATER & COMPANY 54. Drawing Reviewer: WATER & COMPANY 55. Drawing Approved: WATER & COMPANY 56. Drawing Number: WATER & COMPANY 57. Drawing Title: WATER & COMPANY 58. Drawing Description: WATER & COMPANY 59. Drawing Date: 10/10/2023 60. Drawing Author: WATER & COMPANY 61. Drawing Reviewer: WATER & COMPANY 62. Drawing Approved: WATER & COMPANY 63. Drawing Number: WATER & COMPANY 64. Drawing Title: WATER & COMPANY 65. Drawing Description: WATER & COMPANY 66. Drawing Date: 10/10/2023 67. Drawing Author: WATER & COMPANY 68. Drawing Reviewer: WATER & COMPANY 69. Drawing Approved: WATER & COMPANY 70. Drawing Number: WATER & COMPANY 71. Drawing Title: WATER & COMPANY 72. Drawing Description: WATER & COMPANY 73. Drawing Date: 10/10/2023 74. Drawing Author: WATER & COMPANY 75. Drawing Reviewer: WATER & COMPANY 76. Drawing Approved: WATER & COMPANY 77. Drawing Number: WATER & COMPANY 78. Drawing Title: WATER & COMPANY 79. Drawing Description: WATER & COMPANY 80. Drawing Date: 10/10/2023 81. Drawing Author: WATER & COMPANY 82. Drawing Reviewer: WATER & COMPANY 83. Drawing Approved: WATER & COMPANY 84. Drawing Number: WATER & COMPANY 85. Drawing Title: WATER & COMPANY 86. Drawing Description: WATER & COMPANY 87. Drawing Date: 10/10/2023 88. Drawing Author: WATER & COMPANY 89. Drawing Reviewer: WATER & COMPANY 90. Drawing Approved: WATER & COMPANY 91. Drawing Number: WATER & COMPANY 92. Drawing Title: WATER & COMPANY 93. Drawing Description: WATER & COMPANY 94. Drawing Date: 10/10/2023 95. Drawing Author: WATER & COMPANY 96. Drawing Reviewer: WATER & COMPANY 97. Drawing Approved: WATER & COMPANY 98. Drawing Number: WATER & COMPANY 99. Drawing Title: WATER & COMPANY 100. Drawing Description: WATER & COMPANY 101. Drawing Date: 10/10/2023 102. Drawing Author: WATER & COMPANY 103. Drawing Reviewer: WATER & COMPANY 104. Drawing Approved: WATER & COMPANY 105. Drawing Number: WATER & COMPANY 106. Drawing Title: WATER & COMPANY 107. Drawing Description: WATER & COMPANY 108. Drawing Date: 10/10/2023 109. Drawing Author: WATER & COMPANY 110. Drawing Reviewer: WATER & COMPANY 111. Drawing Approved: WATER & COMPANY 112. Drawing Number: WATER & COMPANY 113. Drawing Title: WATER & COMPANY 114. Drawing Description: WATER & COMPANY 115. Drawing Date: 10/10/2023 116. Drawing Author: WATER & COMPANY 117. Drawing Reviewer: WATER & COMPANY 118. Drawing Approved: WATER & COMPANY 119. Drawing Number: WATER & COMPANY 120. Drawing Title: WATER & COMPANY 121. Drawing Description: WATER & COMPANY 122. Drawing Date: 10/10/2023 123. Drawing Author: WATER & COMPANY 124. Drawing Reviewer: WATER & COMPANY 125. Drawing Approved: WATER & COMPANY 126. Drawing Number: WATER & COMPANY 127. Drawing Title: WATER & COMPANY 128. Drawing Description: WATER & COMPANY 129. Drawing Date: 10/10/2023 130. Drawing Author: WATER & COMPANY 131. Drawing Reviewer: WATER & COMPANY 132. Drawing Approved: WATER & COMPANY 133. Drawing Number: WATER & COMPANY 134. Drawing Title: WATER & COMPANY 135. Drawing Description: WATER & COMPANY 136. Drawing Date: 10/10/2023 137. Drawing Author: WATER & COMPANY 138. Drawing Reviewer: WATER & COMPANY 139. Drawing Approved: WATER & COMPANY 140. Drawing Number: WATER & COMPANY 141. Drawing Title: WATER & COMPANY 142. Drawing Description: WATER & COMPANY 143. Drawing Date: 10/10/2023 144. Drawing Author: WATER & COMPANY 145. Drawing Reviewer: WATER & COMPANY 146. Drawing Approved: WATER & COMPANY 147. Drawing Number: WATER & COMPANY 148. Drawing Title: WATER & COMPANY 149. Drawing Description: WATER & COMPANY 150. Drawing Date: 10/10/2023 151. Drawing Author: WATER & COMPANY 152. Drawing Reviewer: WATER & COMPANY 153. Drawing Approved: WATER & COMPANY 154. Drawing Number: WATER & COMPANY 155. Drawing Title: WATER & COMPANY 156. Drawing Description: WATER & COMPANY 157. Drawing Date: 10/10/2023 158. Drawing Author: WATER & COMPANY 159. Drawing Reviewer: WATER & COMPANY 160. Drawing Approved: WATER & COMPANY 161. Drawing Number: WATER & COMPANY 162. Drawing Title: WATER & COMPANY 163. Drawing Description: WATER & COMPANY</p>	



01 EXISTING Long Section 01
1:100

/	04/05/2028	/	/	Present
ALTER & COMPANY				
Address: Studio 10, 11 Jew Street, Brighton, BN1 1UT				
Email: info@alterandcompany.co.uk				
Website: www.alterandcompany.co.uk				
Project: P17C, 41 Edward Street, Brighton BN1 4UR				
Client: Brighton Tram Centre				
Location: 10-11 Jew Street, Brighton BN1 1UT				
Scale: 1000 sq. m2				
Start Date: August 2016				
Status: PENDING				
Drawing number: P17C-01				
Date: April 2023				
Rev:				

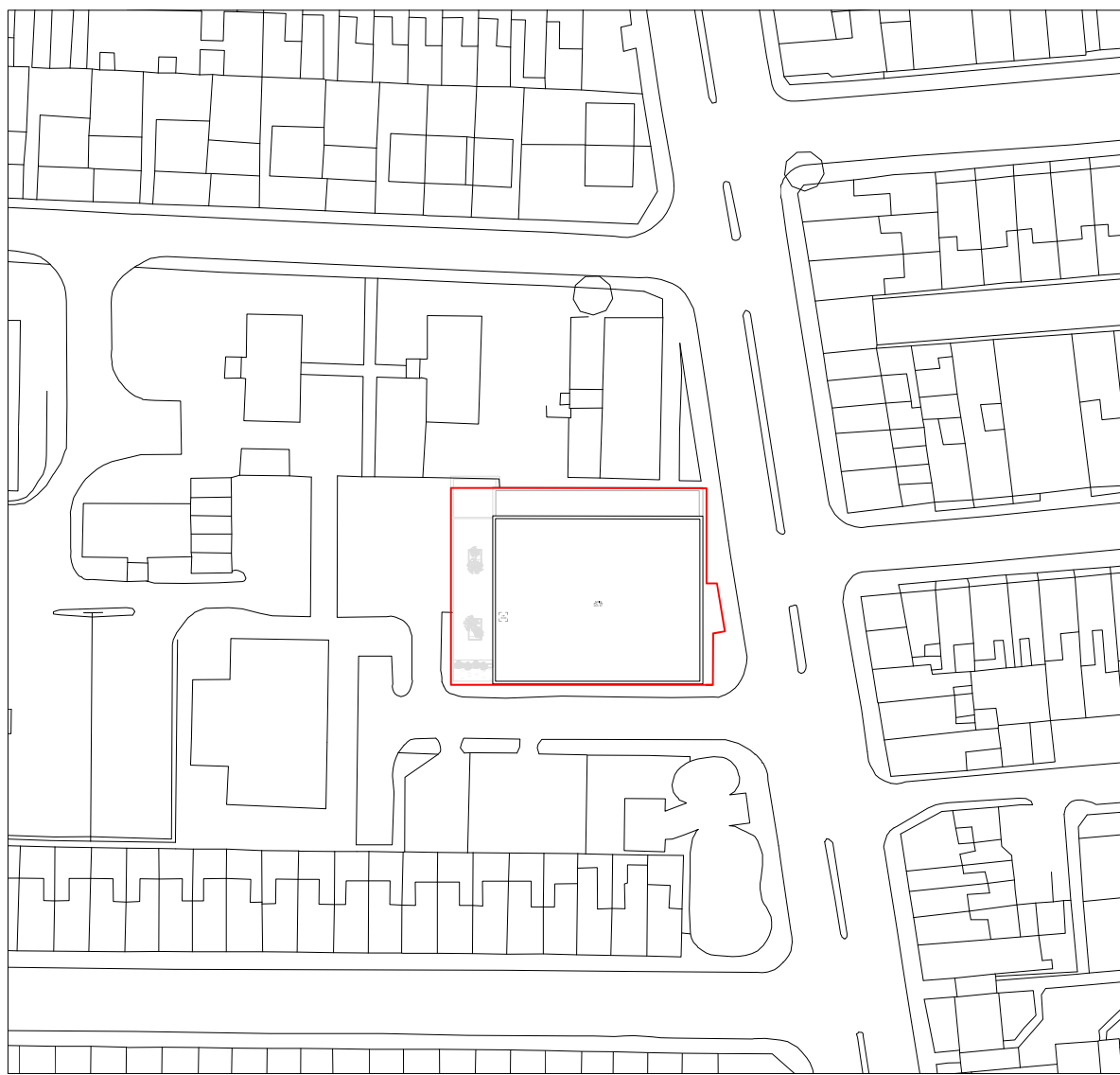
[illegible]

01 EXISTING Long Section 02
1:100

/	04/05/2020	/	/	Present
ALTER & COMPANY				
Address: Studio 10, 11 Jew Street, Brighton, BN1 1UT				
Email: info@alterandcompany.co.uk				
Website: www.alterandcompany.co.uk				
Project: P17C, 44 Edward Street, Brighton BN1 4UR				
Client: Brighton Tram Centre				
Location: 10-11 Jew Street Long Section 02				
Scale: 1:500 @ A2				
Date: April 2020				
Revision: Rev				
Status: P17C, P17C				
Drawing number: P17C				

This drawing and design is copyright of Akbar & Company Ltd and cannot be used or reproduced without written consent. Do not scale, use figured dimensions only. The contractor is to site measure and check dimensions prior to commencement of the works, ordering or fabrication. Use the drawing only for use specified.

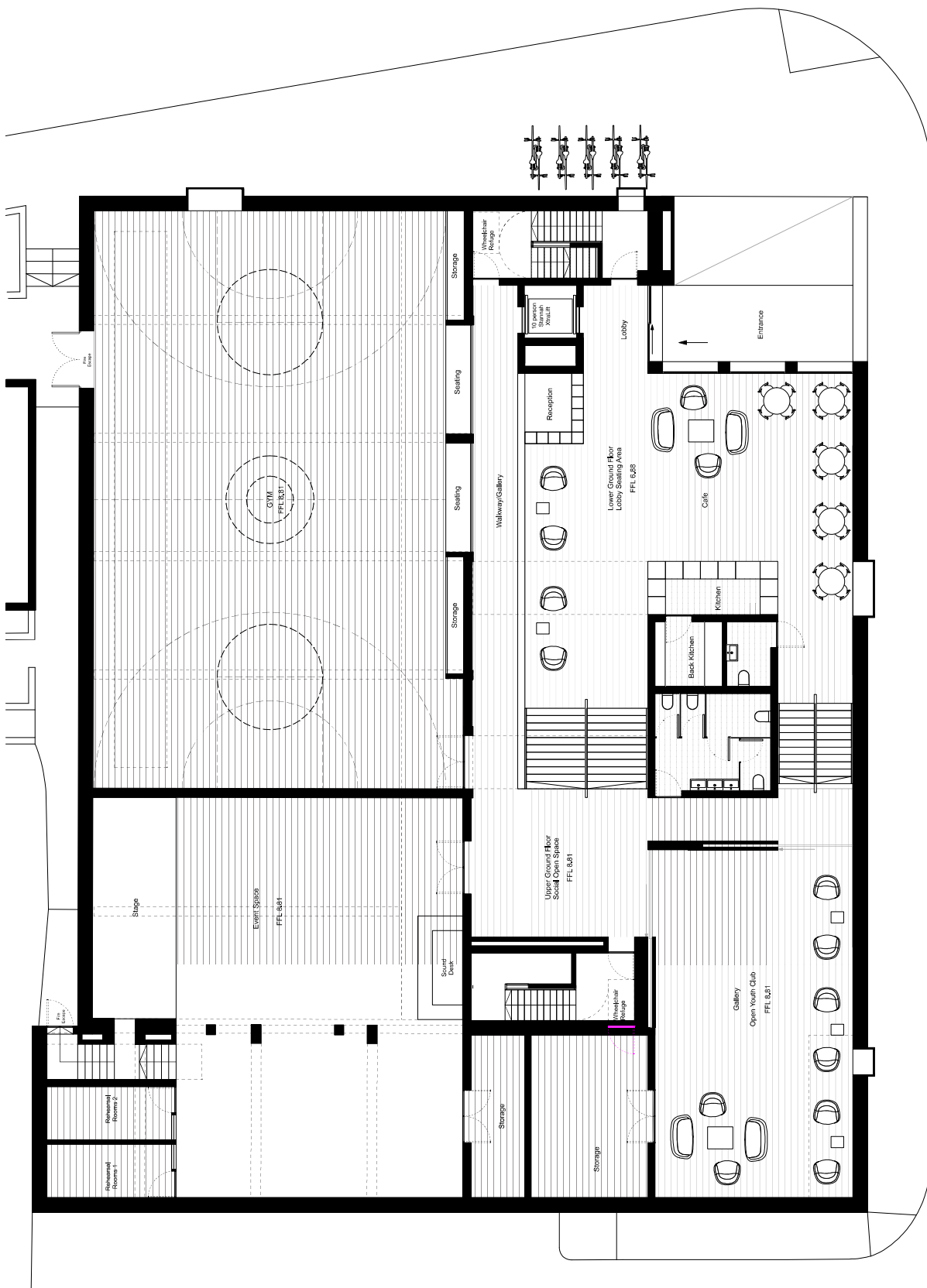
1	05/05/2020	1	Present
<p>ALTER & COMPANY</p> <p>Address: Studio 11, 11 Ave Street, Brighton, BN1 1UT Email: info@alterandcompany.com Website: www.alterandcompany.com</p>			
2		2	Present
<p>Client: Brighton Youth Centre</p> <p>Project: RVC, 40 Elmwood Street, Brighton BN2 4JF</p> <p>Drawing: 100% POSITIVE SHL Location & Impact Here</p>			
3		3	Present
<p>Scale: 1:250/50% A3</p> <p>Project number: AC006</p> <p>Site: RVC</p> <p>Status: PLANNING</p> <p>Planning number: PL00000000</p>			



02 PROPOSED Site Block Plan 1:500



01 PROPOSED Site Location Plan
1:1250

[illegible]

PROPOSED Ground Floor Plan
1:100



Ref	Chase	Release	Person
1	000000000	1	1

ALTER & COMPANY

Address: Studio 1C, 11, Jane Street, Brighton, BN1 1UT
 Email: info@alterandcompany.co.uk
 Website: www.alterandcompany.co.uk

Project: BVC, 64 Edward Street, Brighton, BN1 6UR
 Client: Brighton Train Centre
 Drawing title: INTERIOR 03 Closed - Year Plan

Scale: 1:100 @ A2
 Sheet number: AC005
 Date: April 2023
 Status: PLANNING
 Drawing number: PM_017

Architectural floor plan of the second floor. The plan is symmetrical around a central corridor labeled "Second Floor Circulation Space".

Rooms and Spaces:

- Partner Room 01:** Located on the left side, featuring a large open area and a smaller room with a desk and chair.
- Partner Room 02:** Located on the right side, featuring a large open area and a smaller room with a desk and chair.
- Staff Room:** Located at the top center, containing two tables and chairs.
- Art Room:** Located at the bottom center, containing several tables and chairs.
- Digital Room:** Located on the far right, containing a long table and chairs.
- Balcony:** Located on the far left, featuring a large open area with a railing.
- Plant Room:** Located near the center, containing a large plant.
- Storage:** Located near the center, containing various storage units.
- Washbasin:** Located near the center, containing a sink and mirror.
- Washbasin Refuge:** Located near the center, containing a sink and mirror.
- Roof Space Green Roof:** Located on the far left, featuring a large open area with a green roof.
- Roof Space Light:** Located on the far right, featuring a large open area with a light roof.

Other Features:

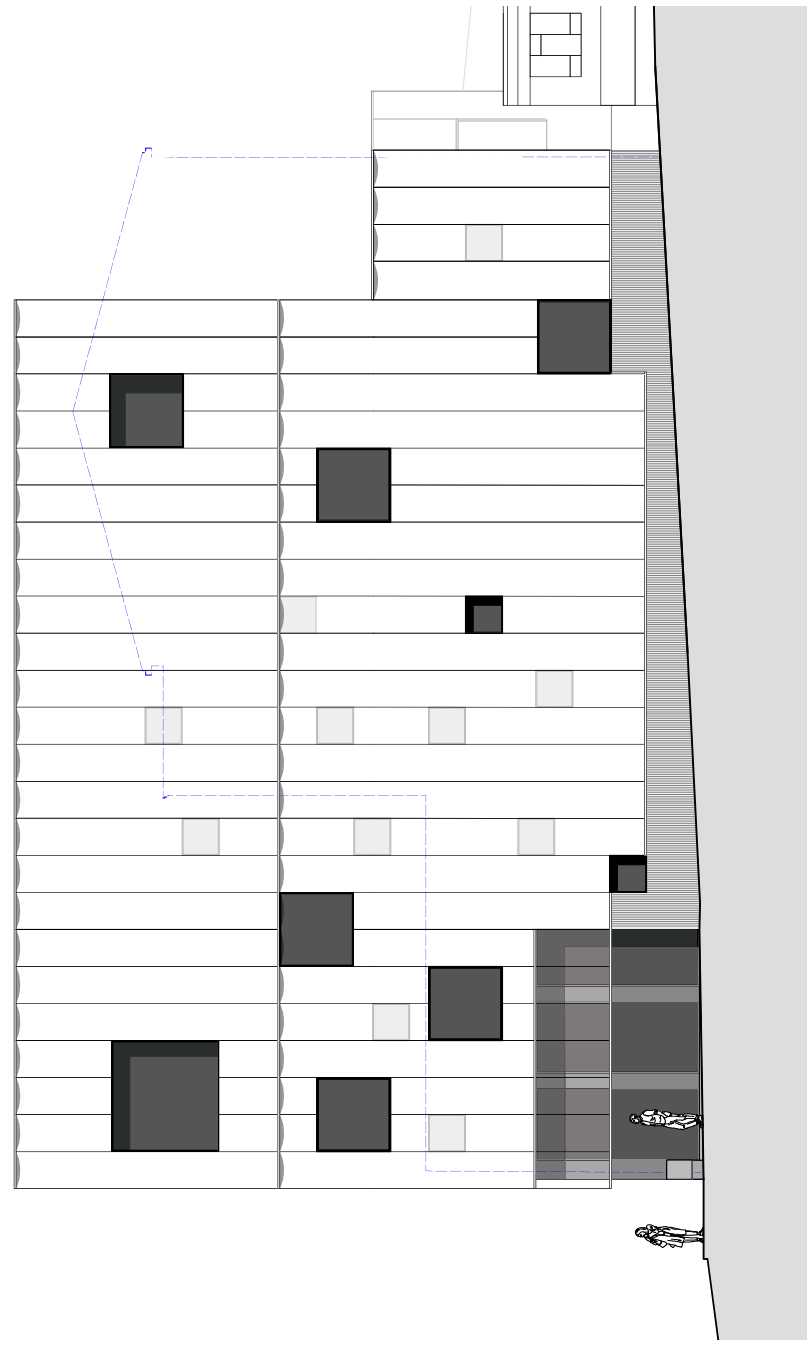
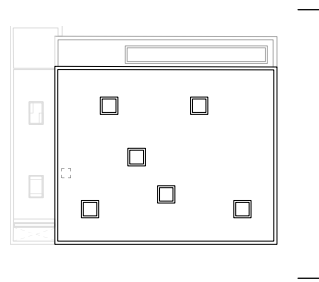
- Stairs:** Located near the center, providing access to other floors.
- Windows:** Numerous windows are shown throughout the plan, providing natural light.
- Doors:** Various doors are shown, indicating entry and exit points for each room.

[illegible]

This drawing and design is copyright of Akbar & Company Ltd and cannot be used or reproduced without written consent. Do not scale, use figured dimensions only. The contractor is to site measure and check dimensions prior to commencement of the works, ordering or fabrication. Use the drawing only for use specified.

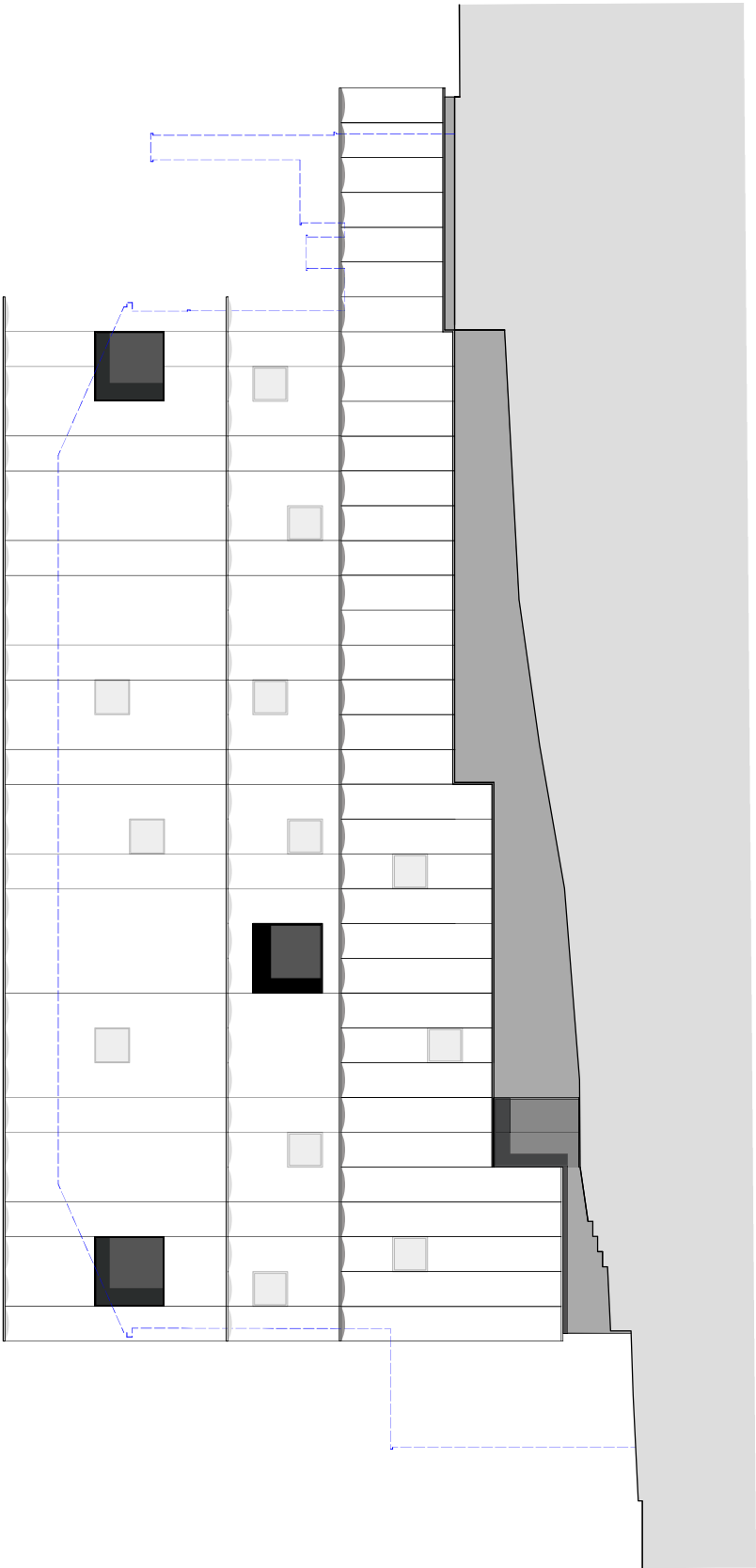
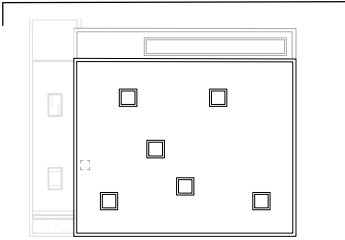
Structural information is for illustrative purposes please refer to structural engineer drawings for comprehensive structural strategy.

<i>i</i>	06-08-2020	<i>j</i>	<i>k</i>	<i>l</i>	<i>m</i>	<i>n</i>	<i>o</i>	<i>p</i>	<i>q</i>	<i>r</i>	<i>s</i>	<i>t</i>	<i>u</i>	<i>v</i>	<i>w</i>	<i>x</i>	<i>y</i>	<i>z</i>	<i>aa</i>	<i>ab</i>	<i>ac</i>	<i>ad</i>	<i>ae</i>	<i>af</i>	<i>ag</i>	<i>ah</i>	<i>ai</i>	<i>aj</i>	<i>ak</i>	<i>al</i>	<i>am</i>	<i>an</i>	<i>ao</i>	<i>ap</i>	<i>aq</i>	<i>ar</i>	<i>as</i>	<i>at</i>	<i>au</i>	<i>av</i>	<i>aw</i>	<i>ax</i>	<i>ay</i>	<i>az</i>	<i>ba</i>	<i>bb</i>	<i>bc</i>	<i>bd</i>	<i>be</i>	<i>bf</i>	<i>bg</i>	<i>bh</i>	<i>bi</i>	<i>bj</i>	<i>bk</i>	<i>bl</i>	<i>bm</i>	<i>bn</i>	<i>bo</i>	<i>bp</i>	<i>bq</i>	<i>br</i>	<i>bs</i>	<i>bt</i>	<i>bu</i>	<i>bv</i>	<i>bw</i>	<i>bx</i>	<i>by</i>	<i>bz</i>	<i>ca</i>	<i>cb</i>	<i>cc</i>	<i>cd</i>	<i>ce</i>	<i>cf</i>	<i>cg</i>	<i>ch</i>	<i>ci</i>	<i>cj</i>	<i>ck</i>	<i>cl</i>	<i>cm</i>	<i>cn</i>	<i>co</i>	<i>cp</i>	<i>cq</i>	<i>cr</i>	<i>cs</i>	<i>ct</i>	<i>cu</i>	<i>cv</i>	<i>cw</i>	<i>cx</i>	<i>cy</i>	<i>cz</i>	<i>da</i>	<i>db</i>	<i>dc</i>	<i>dd</i>	<i>de</i>	<i>df</i>	<i>dg</i>	<i>dh</i>	<i>di</i>	<i>dj</i>	<i>dk</i>	<i>dl</i>	<i>dm</i>	<i>dn</i>	<i>do</i>	<i>dp</i>	<i>dq</i>	<i>dr</i>	<i>ds</i>	<i>dt</i>	<i>du</i>	<i>dv</i>	<i>dw</i>	<i>dx</i>	<i>dy</i>	<i>dz</i>	<i>ea</i>	<i>eb</i>	<i>ec</i>	<i>ed</i>	<i>ee</i>	<i>ef</i>	<i>eg</i>	<i>eh</i>	<i>ei</i>	<i>ej</i>	<i>ek</i>	<i>el</i>	<i>em</i>	<i>en</i>	<i>eo</i>	<i>ep</i>	<i>eq</i>	<i>er</i>	<i>es</i>	<i>et</i>	<i>eu</i>	<i>ev</i>	<i>ew</i>	<i>ex</i>	<i>ey</i>	<i>ez</i>	<i>fa</i>	<i>fb</i>	<i>fc</i>	<i>fd</i>	<i>fe</i>	<i>ff</i>	<i>fg</i>	<i>fh</i>	<i>fi</i>	<i>fj</i>	<i>fk</i>	<i>fl</i>	<i>fm</i>	<i>fn</i>	<i>fo</i>	<i>fp</i>	<i>fq</i>	<i>fr</i>	<i>fs</i>	<i>ft</i>	<i>fu</i>	<i>fv</i>	<i>fw</i>	<i>fx</i>	<i>fy</i>	<i>fz</i>	<i>ga</i>	<i>gb</i>	<i>gc</i>	<i>gd</i>	<i>ge</i>	<i>gf</i>	<i>gg</i>	<i>gh</i>	<i>gi</i>	<i>gj</i>	<i>gk</i>	<i>gl</i>	<i>gm</i>	<i>gn</i>	<i>go</i>	<i>gp</i>	<i>gq</i>	<i>gr</i>	<i>gs</i>	<i>gt</i>	<i>gu</i>	<i>gv</i>	<i>gw</i>	<i>gx</i>	<i>gy</i>	<i>gz</i>	<i>ha</i>	<i>hb</i>	<i>hc</i>	<i>hd</i>	<i>he</i>	<i>hf</i>	<i>hg</i>	<i>hh</i>	<i>hi</i>	<i>hj</i>	<i>hk</i>	<i>hl</i>	<i>hm</i>	<i>hn</i>	<i>ho</i>	<i>hp</i>	<i>hq</i>	<i>hr</i>	<i>hs</i>	<i>ht</i>	<i>hu</i>	<i>hv</i>	<i>hw</i>	<i>hx</i>	<i>hy</i>	<i>hz</i>	<i>ia</i>	<i>ib</i>	<i>ic</i>	<i>id</i>	<i>ie</i>	<i>if</i>	<i>ig</i>	<i>ih</i>	<i>ii</i>	<i>ij</i>	<i>ik</i>	<i>il</i>	<i>im</i>	<i>in</i>	<i>io</i>	<i>ip</i>	<i>iq</i>	<i>ir</i>	<i>is</i>	<i>it</i>	<i>iu</i>	<i>iv</i>	<i>iw</i>	<i>ix</i>	<i>iy</i>	<i>iz</i>	<i>ja</i>	<i>jb</i>	<i>jc</i>	<i>jd</i>	<i>je</i>	<i>jf</i>	<i>jj</i>	<i>jk</i>	<i>jl</i>	<i>jm</i>	<i>jn</i>	<i>jo</i>	<i>jp</i>	<i>jq</i>	<i>jr</i>	<i>js</i>	<i>jt</i>	<i>ju</i>	<i>jv</i>	<i>jw</i>	<i>jx</i>	<i>ky</i>	<i>kz</i>	<i>la</i>	<i>lb</i>	<i>lc</i>	<i>ld</i>	<i>le</i>	<i>lf</i>	<i>lg</i>	<i>lh</i>	<i>li</i>	<i>lj</i>	<i>lk</i>	<i>ll</i>	<i>lm</i>	<i>ln</i>	<i>lo</i>	<i>lp</i>	<i>lq</i>	<i>lr</i>	<i>ls</i>	<i>lt</i>	<i>lu</i>	<i>lv</i>	<i>lw</i>	<i>lx</i>	<i>ly</i>	<i>lz</i>	<i>ma</i>	<i>mb</i>	<i>mc</i>	<i>md</i>	<i>me</i>	<i>mf</i>	<i>mg</i>	<i>mh</i>	<i>mi</i>	<i>mj</i>	<i>mk</i>	<i>ml</i>	<i>mm</i>	<i>mn</i>	<i>mo</i>	<i>mp</i>	<i>mq</i>	<i>mr</i>	<i>ms</i>	<i>mt</i>	<i>mu</i>	<i>mv</i>	<i>nw</i>	<i>nx</i>	<i>ny</i>	<i>nz</i>	<i>oa</i>	<i>ob</i>	<i>oc</i>	<i>od</i>	<i>oe</i>	<i>of</i>	<i>og</i>	<i>oh</i>	<i>oi</i>	<i>oj</i>	<i>ok</i>	<i>ol</i>	<i>om</i>	<i>on</i>	<i>oo</i>	<i>op</i>	<i>oq</i>	<i>or</i>
----------	------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------

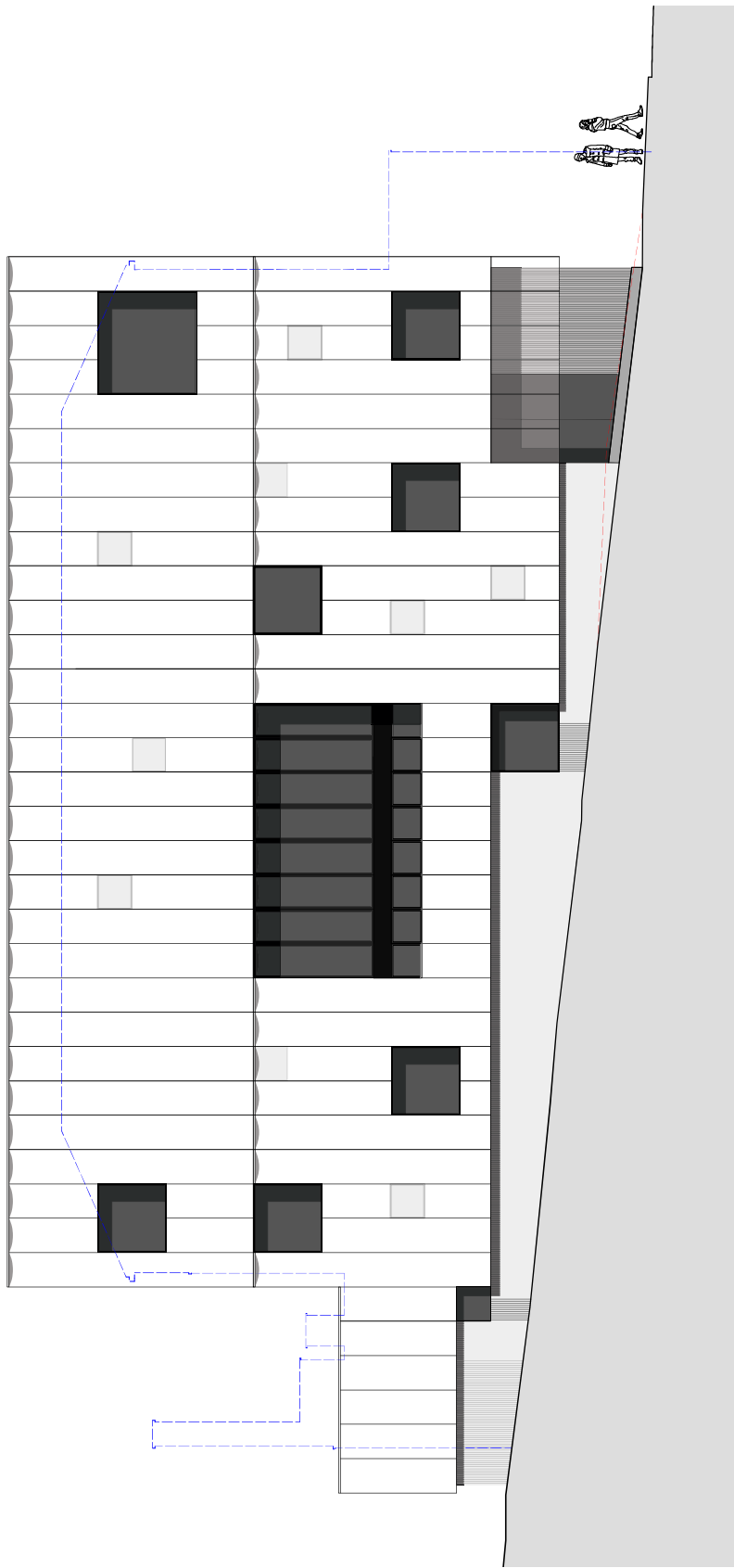
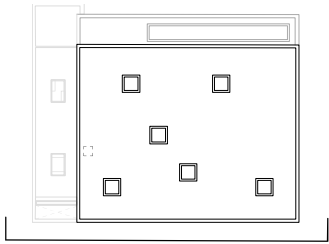


01 PROPOSED Front Elevation (South)
1:100





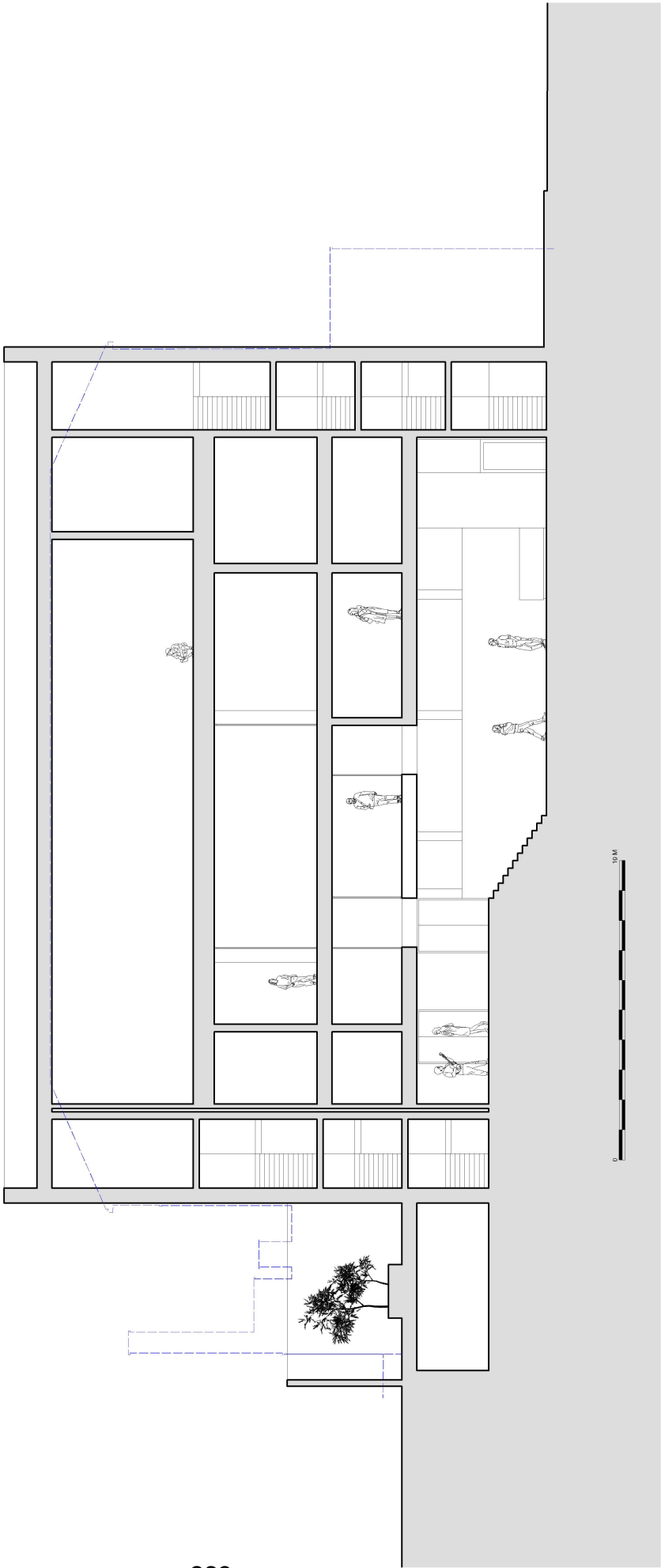
01 PROPOSED Side Elevation (East)
1:100

[illegible]

01 PROPOSED Side Elevation (West)
1:100

7	05/05/2023	7	Person
<p>ALTER & COMPANY</p> <p>Address: Studio 11, 11th Street, Brighton, BN1 1UT Email: info@alterandcompany.co.uk Website: www.alterandcompany.co.uk</p> <p>Project: B7C, 44 Edward Street, Brighton, BN1 4UR Client: Brighton Youth Centre</p> <p>Drawn: 1:100 (as proposed) 3/4th Elevation West</p> <p>Scale: 1:100 @ A2 Project number: AC006 Status: P.LANNING Drawing number: PL005</p>			

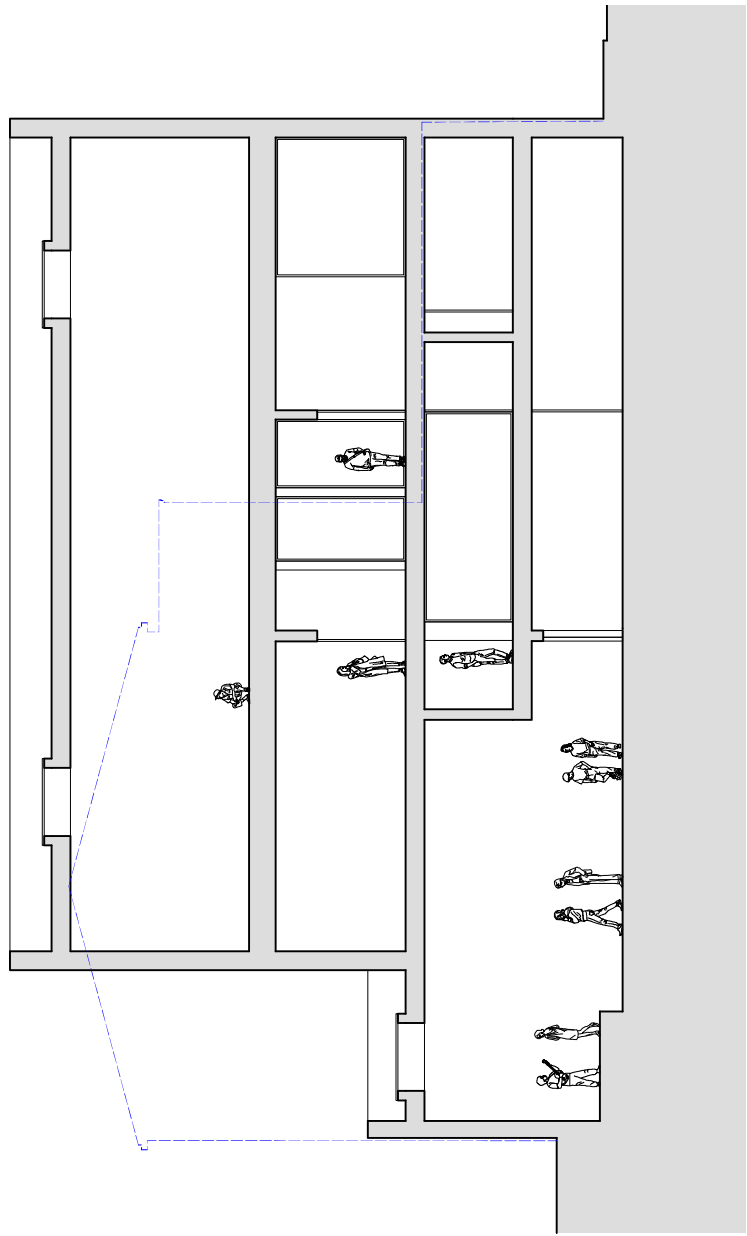
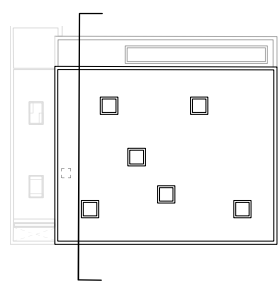
223



01 PROPOSED Long Section
1:100

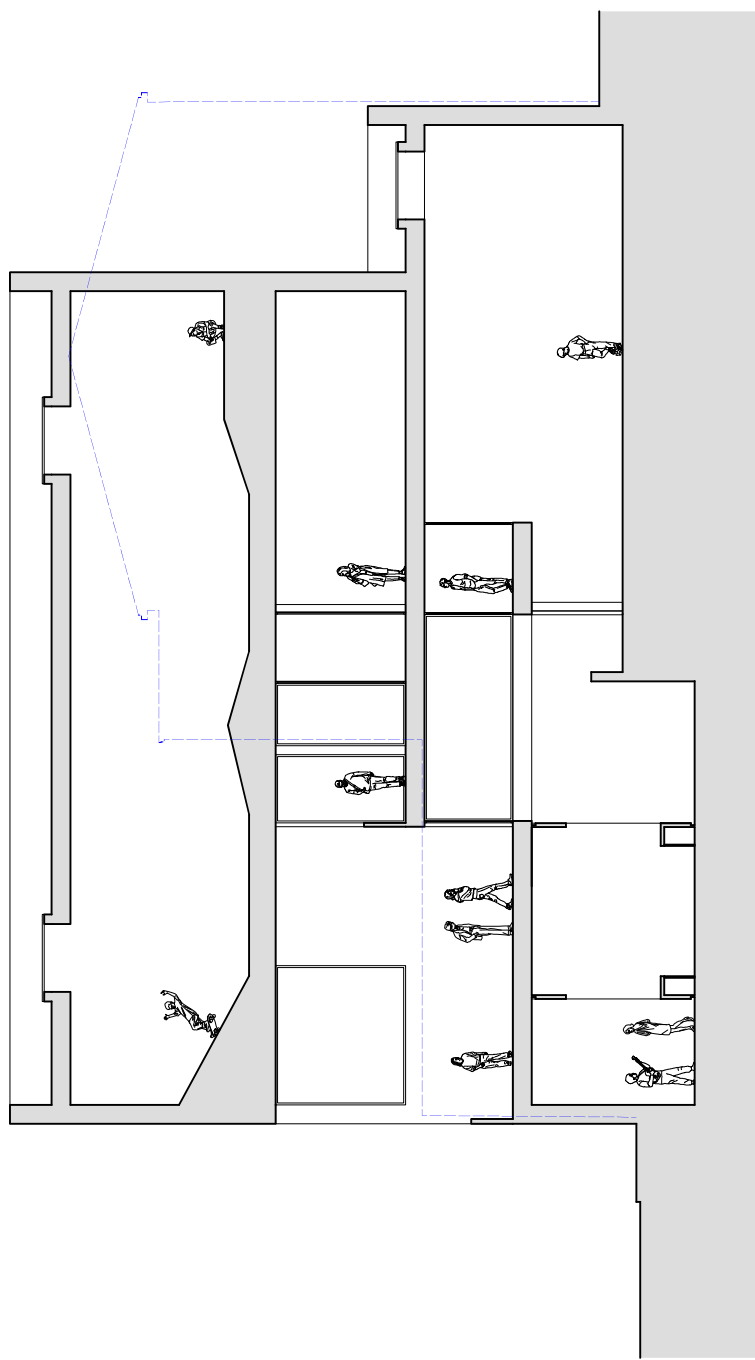
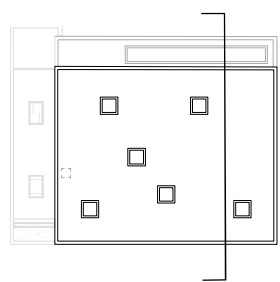


Ref	Rev	Date	Reason	Period
001050208				
<p>ALTER & COMPANY</p> <p>Address: Suite 102, 11 West Street, Brighton, BN1 1JF Email: info@alterandcompany.com Website: www.alterandcompany.com</p> <p>Project: RVC (4 Edward Street, Brighton, BN1 4JR) Client: Brighton Water Council Drawing title: PROPOSED LIFT SECTION</p> <p>Scale: 1:500 G.A2 Drawing number: A2-05 Status: PENDING Date: April 2023 Rev:</p>				



01 EXISTING Cross Section 01
1:100





01 EXISTING Cross Section 02
1:100



