

# 64 Edward Street

BH2023/02027



Brighton & Hove  
City Council

# Application Description

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- Demolition of existing building and erection of a new, modern facility to provide youth services to the city including skate park, gymnasium, theatre space and mental health services.



# Map of application site



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# Existing Location Plan



01 EXISTING Site Location Plan  
1:1250



# Aerial photo(s) of site



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# 3D Aerial photo of site

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Brighton & Hove  
City Council

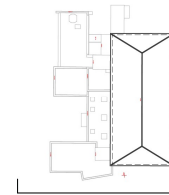
# Street photo of site







# Existing South Elevation



01 EXISTING Front Elevation (South)  
1:100



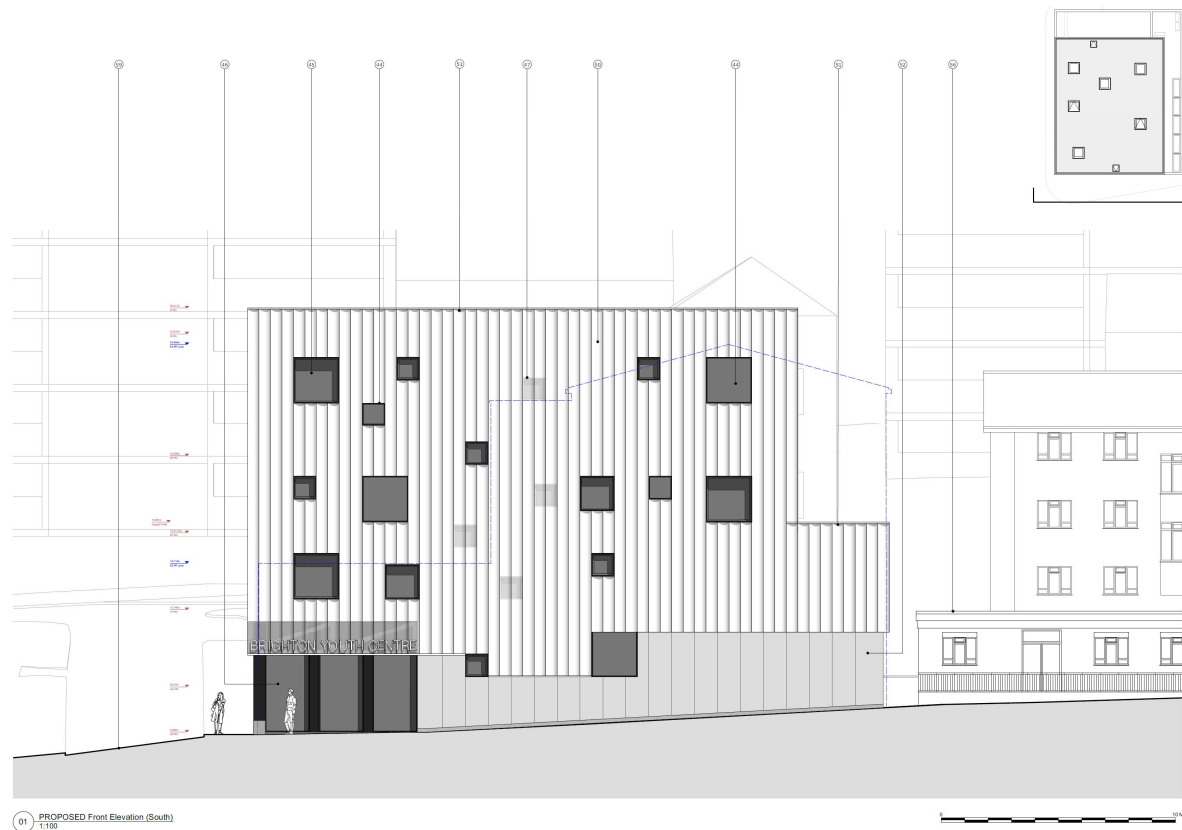
29

EX\_008



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# Proposed South Elevation



01 PROPOSED Front Elevation (South)  
1:100



30

PR\_022

# Existing North Elevation



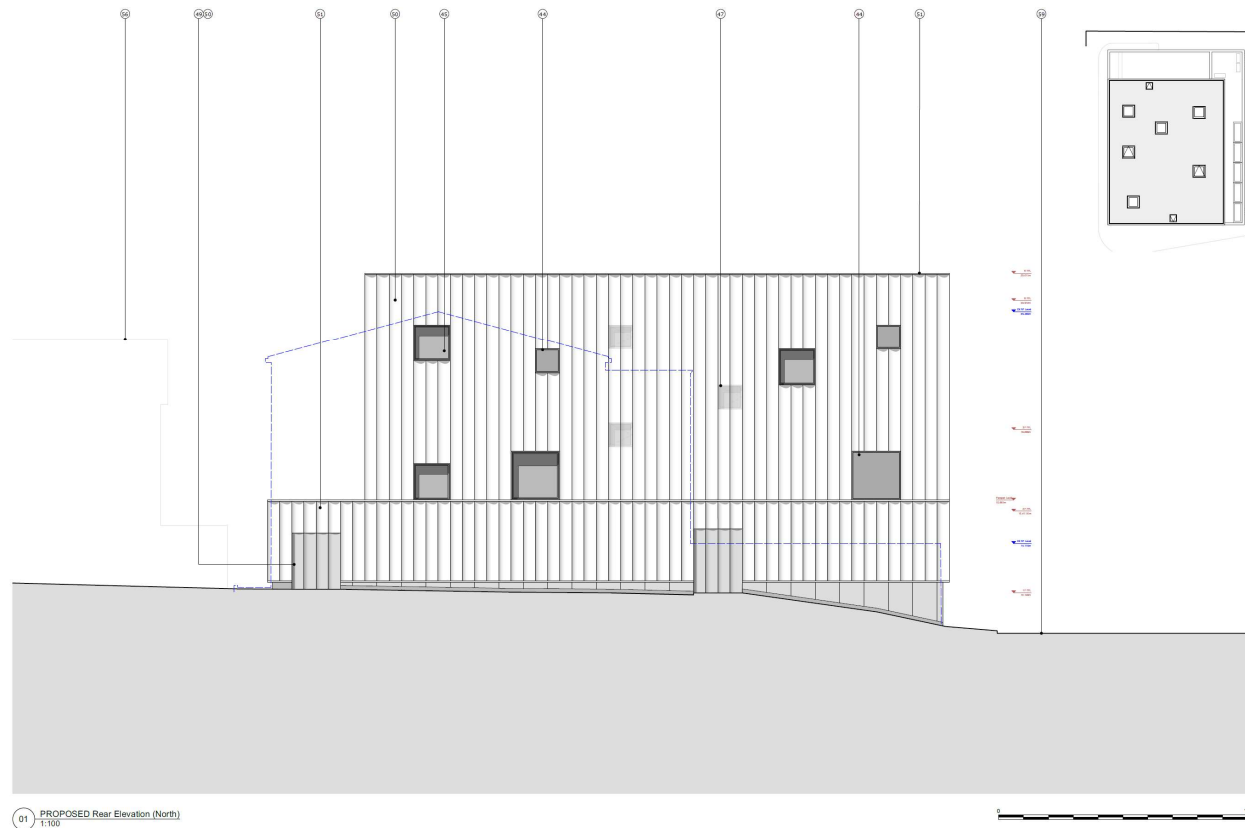
01 EXISTING Rear Elevation (North)  
1:100



31

EX\_009

# Proposed North Elevation



01 PROPOSED Rear Elevation (North)  
1:100



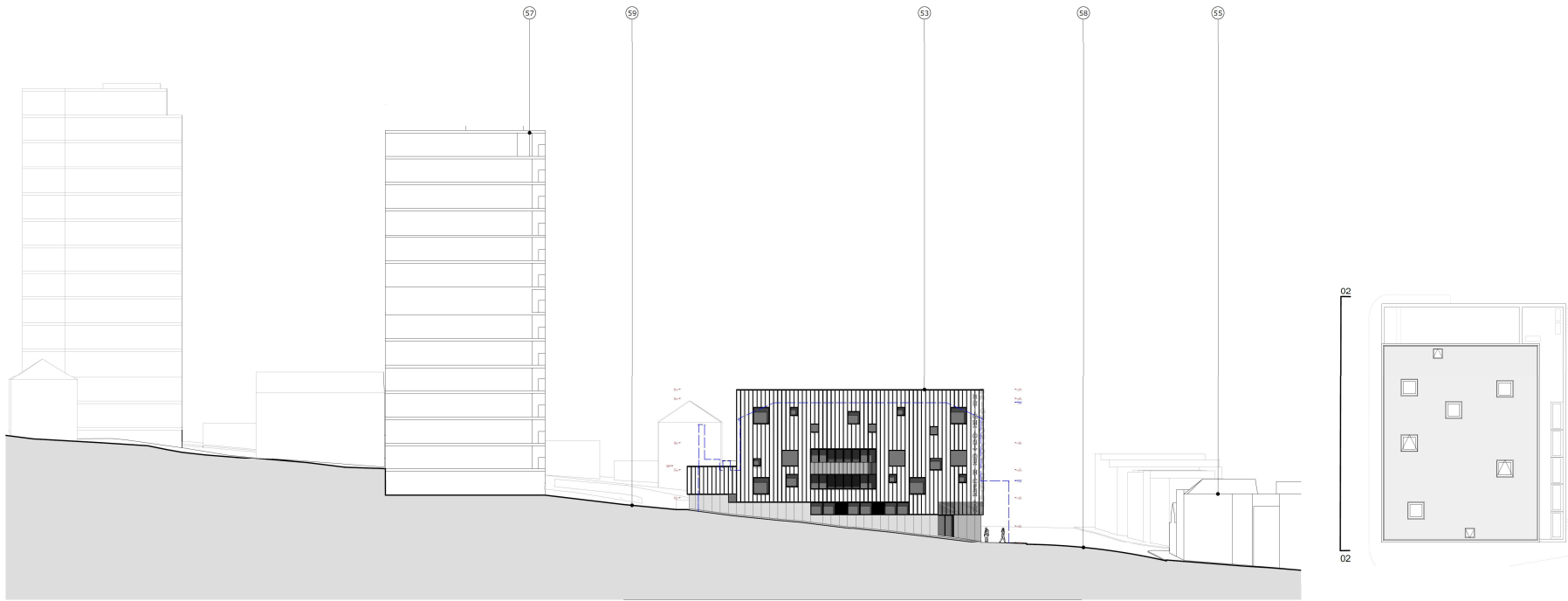
32

PR\_023



# Proposed Contextual West Elevation

33



02 PROPOSED Side Site Elevation West  
1:400

PR\_029



# Proposed Contextual South Elevation



01 PROPOSED Front Site Elevation South  
1:400



# Proposed Visuals (indicative)



35

ID

# Representations

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**Four (4)** representations have been received objecting to the application.

The following concerns have been raised in objections:

- Additional traffic and impact on parking in the area
- Loss of onsite parking
- Construction noise
- Overdevelopment of the area
- Impact on East Cliff conservation area
- Overshadowing and loss of sunlight/daylight of neighbours due to height
- Impact of external lighting on neighbours
- Increased noise from the use of the site

**One (1)** has been received in support on the basis of improved youth services for the city.

**One (1)** neither supporting nor objecting to the application but raising the possibility of a taller building on the site.



# **Key Considerations in the Application**

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- Design and scale of the new building
- Impact on local heritage assets and East Cliff Conservation Area
- Impact on neighbour amenity
- Traffic and highway impact
- Sustainability and biodiversity

# Conclusion and Planning Balance

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- The provision of a modern, purpose-built Youth Centre would contribute positively to the needs of the city.
- The design and scale would be of high quality, be appropriate for the site, an improvement on the existing, and views from the Conservation Area would be across a wide carriageway with large buildings around.
- There would be no significant impact on neighbour amenity.
- Lack of disabled parking on site unfortunate but public parking available immediately next to site.
- There would be a less than substantial impact on the setting of the adjacent heritage assets and the lack of parking is unfortunate, these are not considered sufficient to outweigh the benefits of the proposal in the planning balance.

**Recommend: Approve**