

Brighton Museum And Art Gallery

**BH2024/00057 (Planning Application) &
BH2024/00058 (Listed Building
Consent)**



**Brighton & Hove
City Council**

Application Descriptions

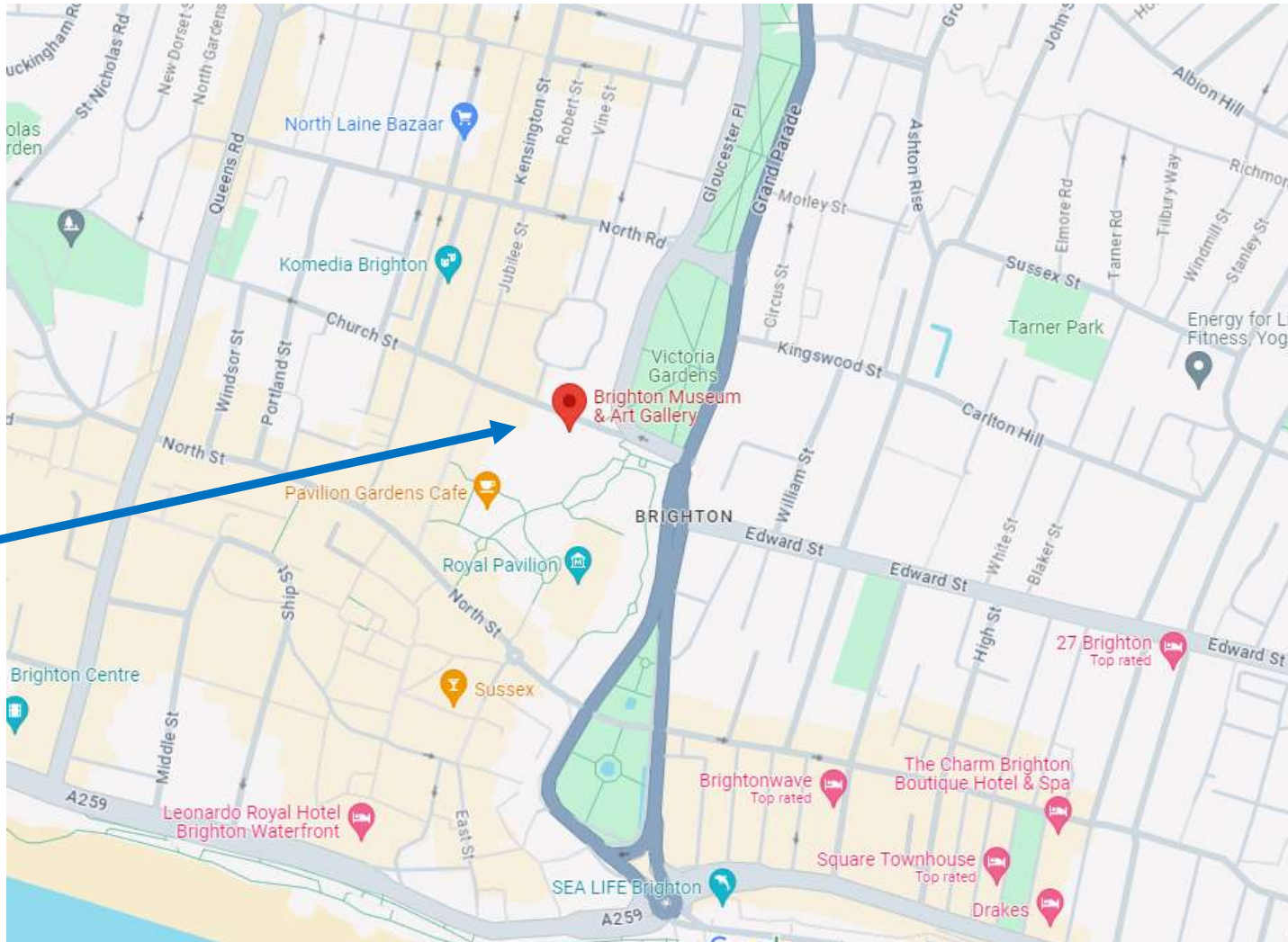
Full Planning application (BH2024/00057):

“Replacement of roof lantern above 20th Century Gallery with lead roof, insulation works, rerouting of ductwork, renewal of roof void walkway and installation of secondary means of escape from North end of roof void. Repair and renewal works to slate roof coverings, leadwork, joinery and guttering.”

Listed Building Consent (BH2024/00058):

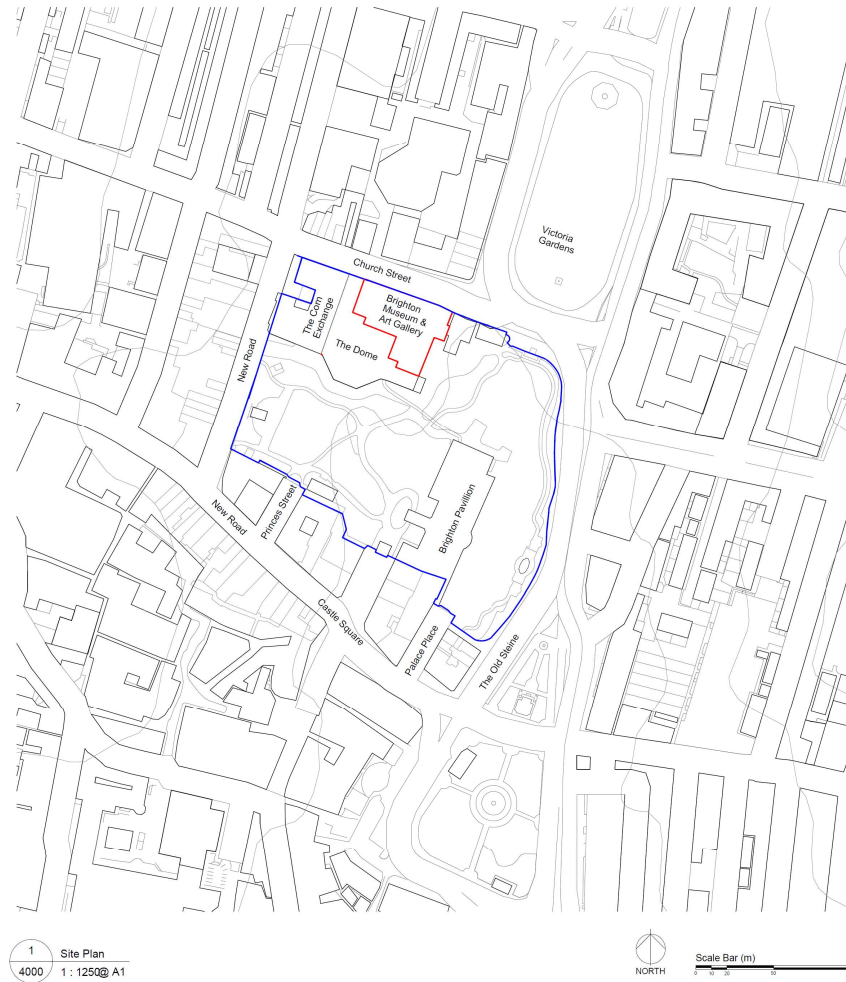
“Replacement of roof lantern above 20th Century Gallery with lead roof, insulation works, rerouting of ductwork, renewal of roof void walkway and installation of secondary means of escape from North end of roof void. Repair and renewal works to slate roof coverings, leadwork, joinery and guttering. Internal works to replace glazing to laylight with installation of lighting rig above and repair and refurbishment to cast iron grilles, lath and plaster vaulting and gallery interior.”

Map of application site



Application site

Existing Location Plan

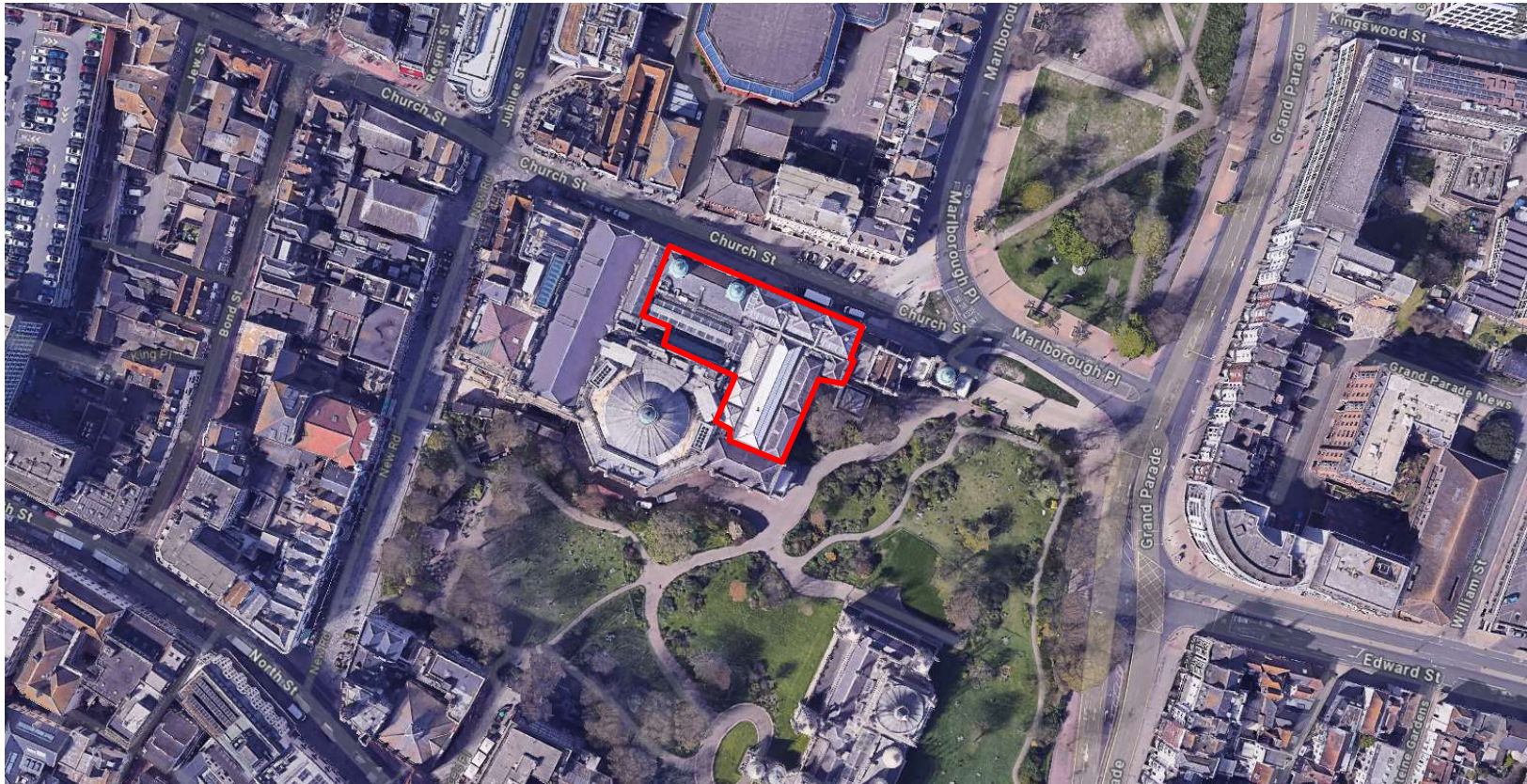


104

4000 P02

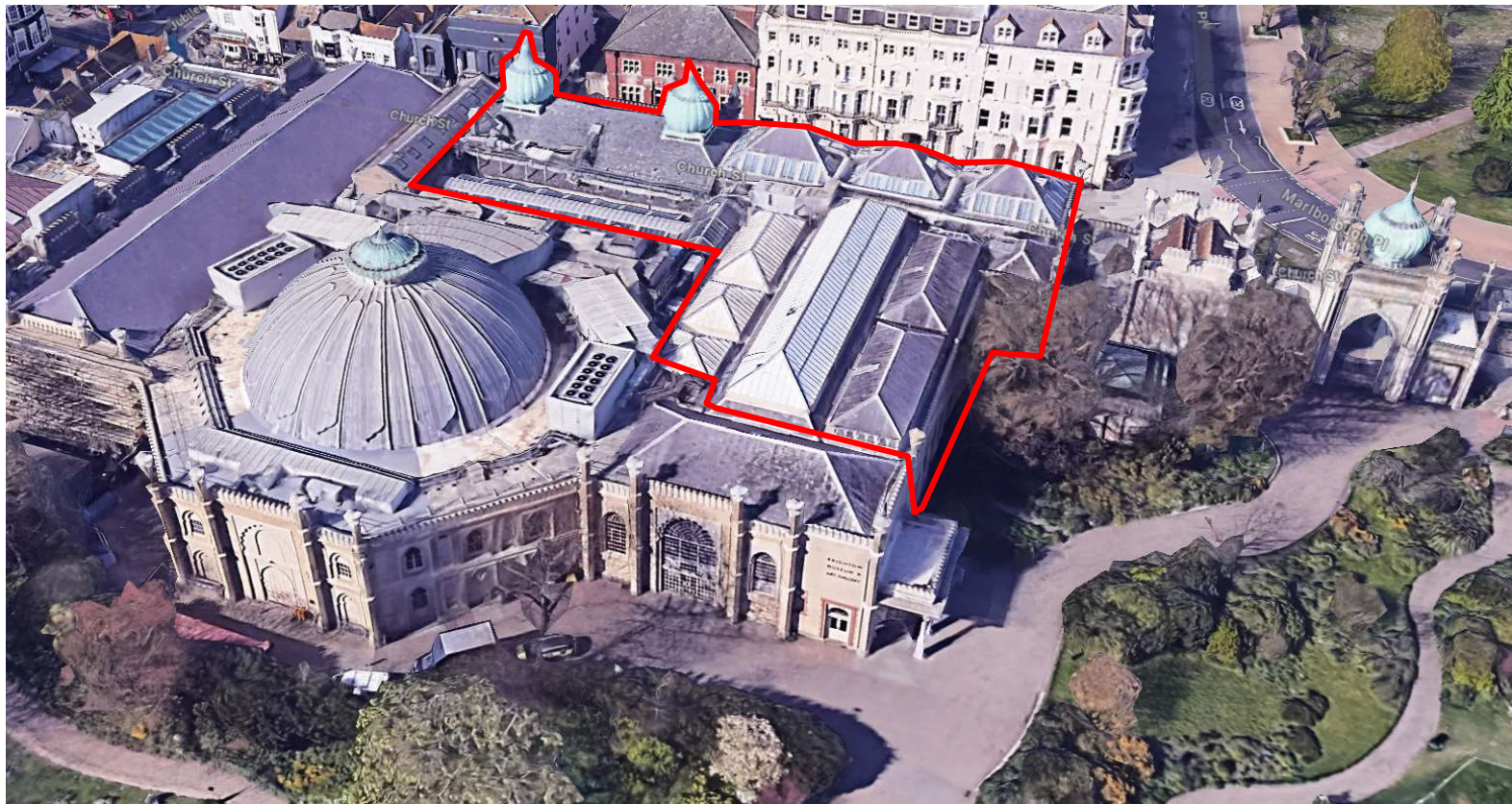


Aerial photo(s) of site



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3D Aerial photo of site



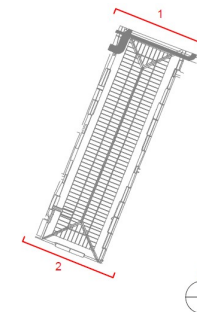
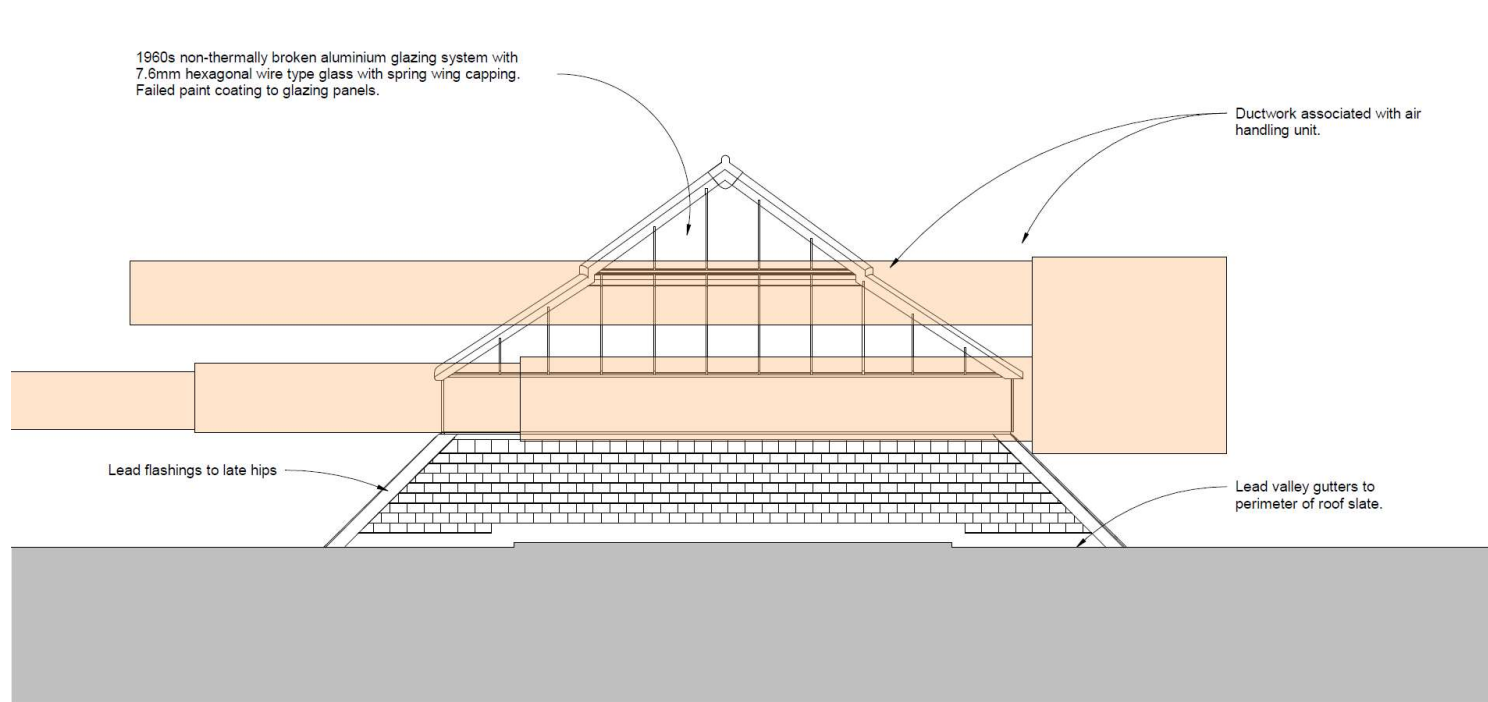
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Street photo of site



Taken from within the Royal Pavilion Gardens looking north-west towards the Museum entrance
(Google, 2023)

Existing North Elevation



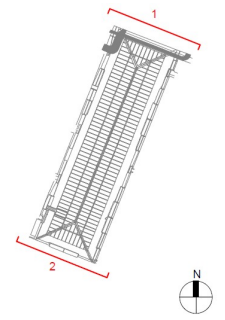
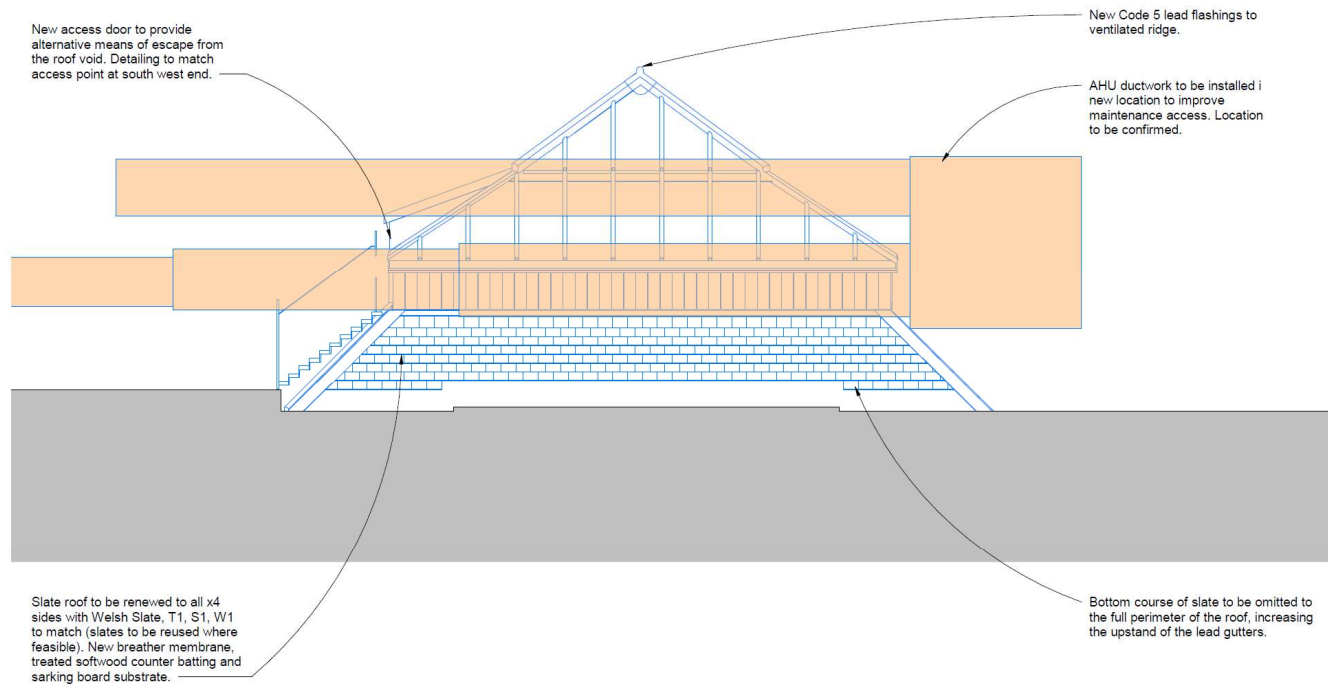
1
1201 Elevation (North) - Existing
1 : 50 @ A1

Scale Bar (m) 1:50 @ A1

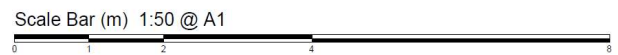
108

1201 P04

Proposed North Elevation



1 Elevation (North) - Proposed
2201 1 : 50 @ A1

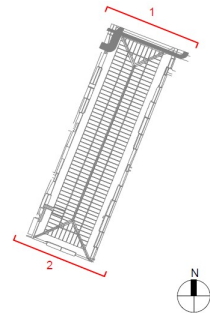
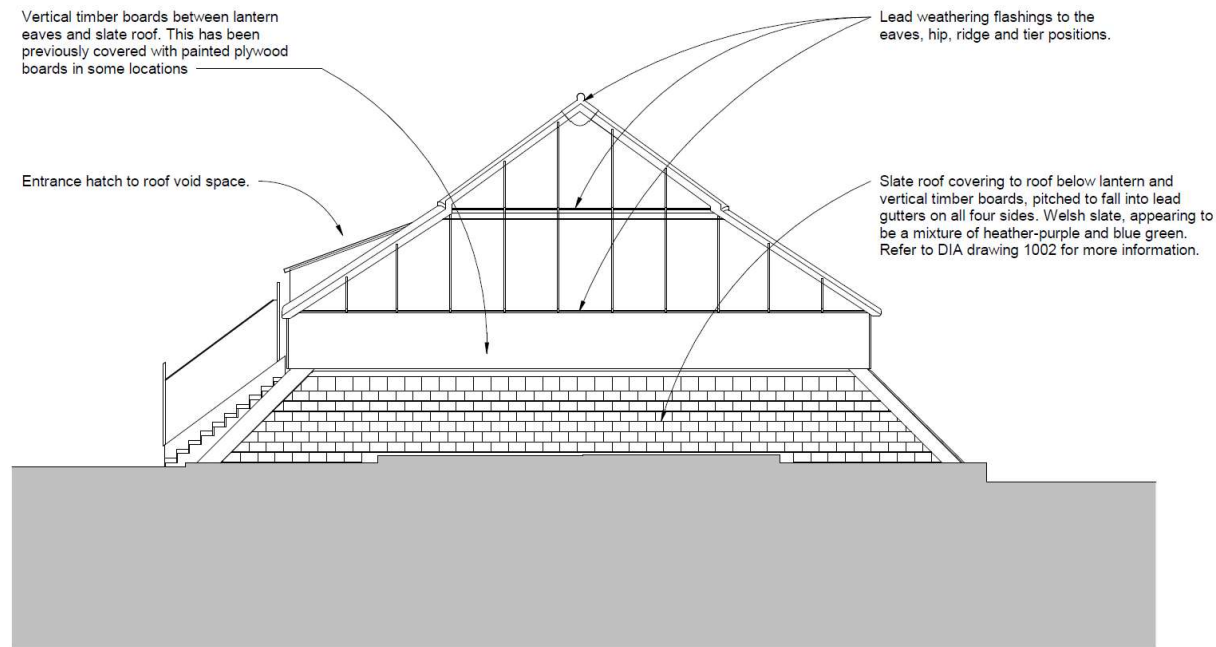


109

2201 P04



Existing South Elevation



2
Elevation (South) - Existing
1201 1 : 50 @ A1

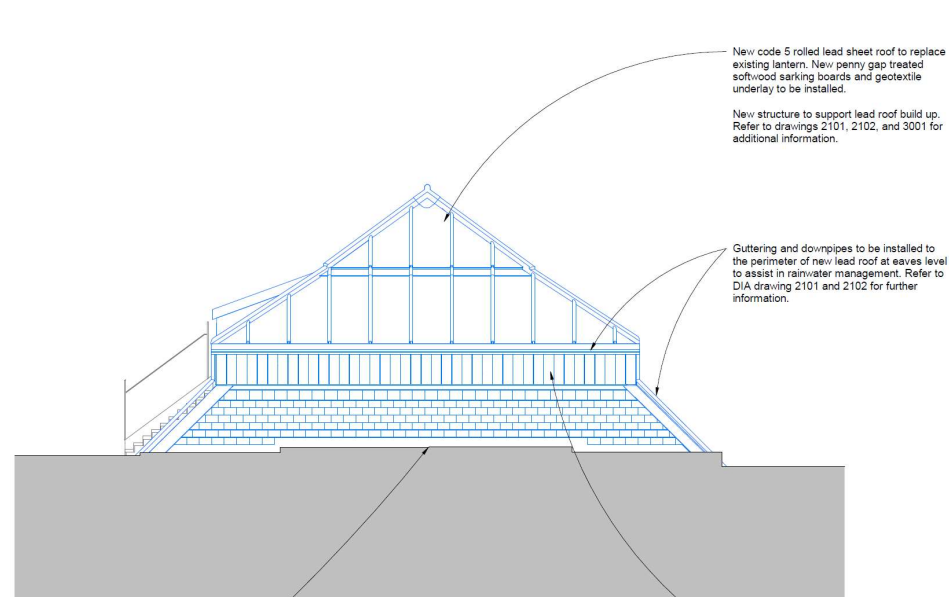
Scale Bar (m) 1:50 @ A1



110

1201 P04

Proposed South Elevation



New code 5 rolled lead sheet roof to replace existing lantern. New penny gap treated softwood sarking boards and geotextile underlay to be installed.

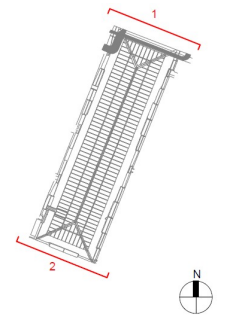
New structure to support lead roof build up. Refer to drawings 2101, 2102, and 3001 for additional information.

Guttering and downpipes to be installed to the perimeter of new lead roof at eaves level to assist in rainwater management. Refer to DIA drawing 2101 and 2102 for further information.

Gutter falls, upstands, sumps and outlets to be amended to current LSTA standards where possible, via minor increases in drip heights and flashings.

Detailing to accommodate installation brackets for temporary works bearing points and for future safe access systems (which is not part of the scope of this application).

Plywood boards to be removed and timber boarding below to be repaired as necessary, like for like.



2 Elevation (South) - Proposed
2201 1 : 50 @ A1

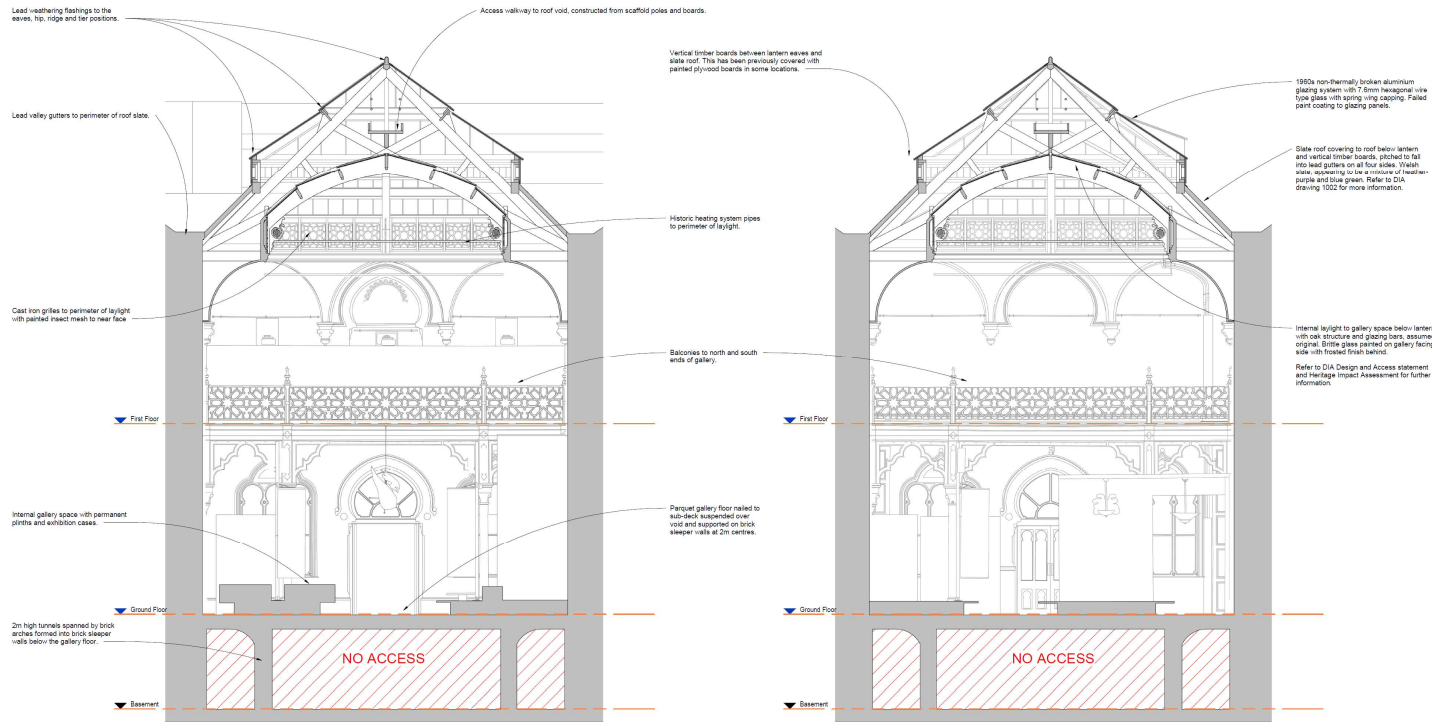


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1
1

2201 P04



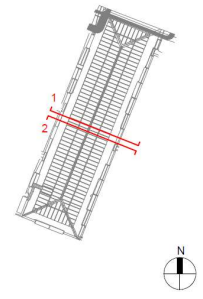
Existing Site Section



1 Short Section A - Existing
1101 1:50 @ A1

Scale Bar (m) 1:50 @ A1

2 Short Section B - Existing
1101 1:50 @ A1

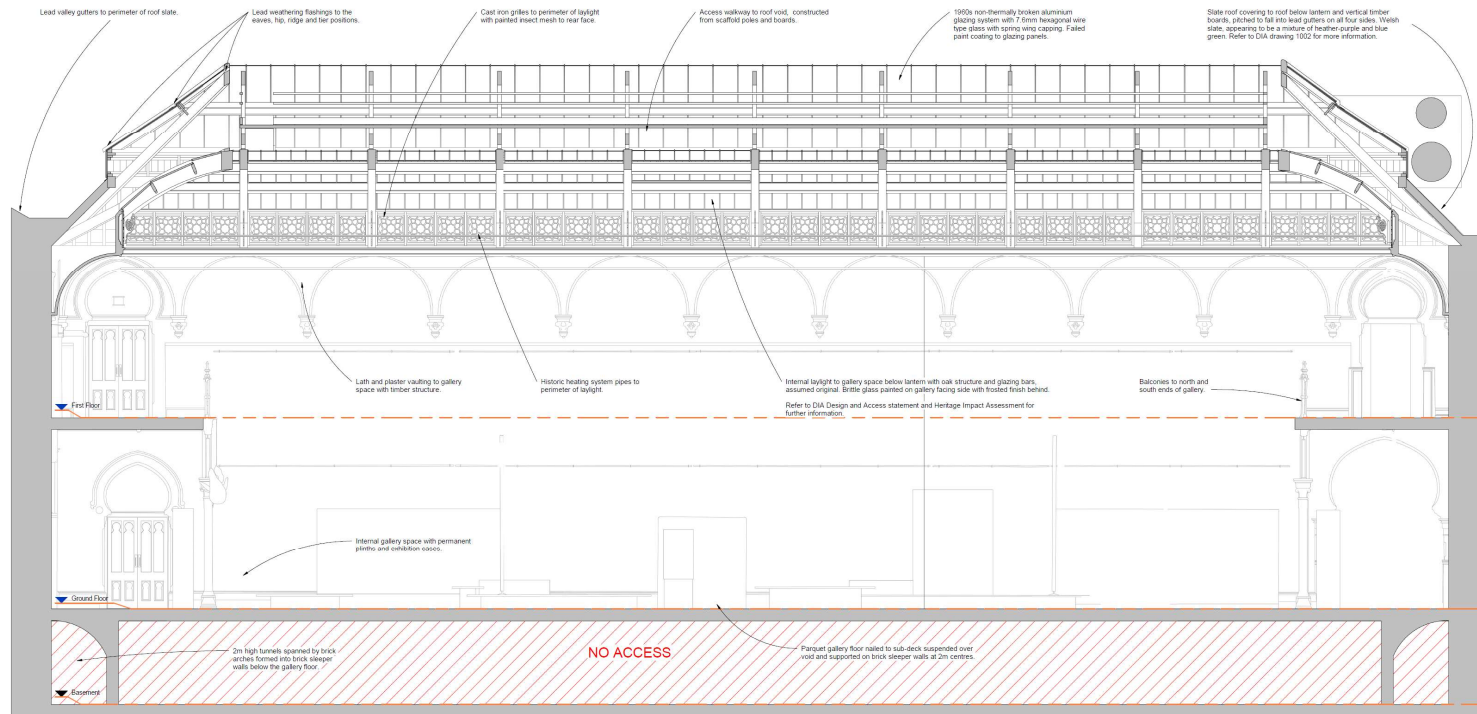


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1101 P02



Existing Site Section



1 Long Section (East) - Existing
1102 1:50 @ A1

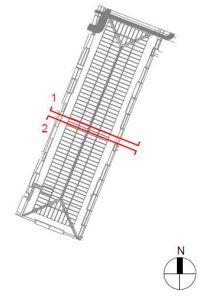
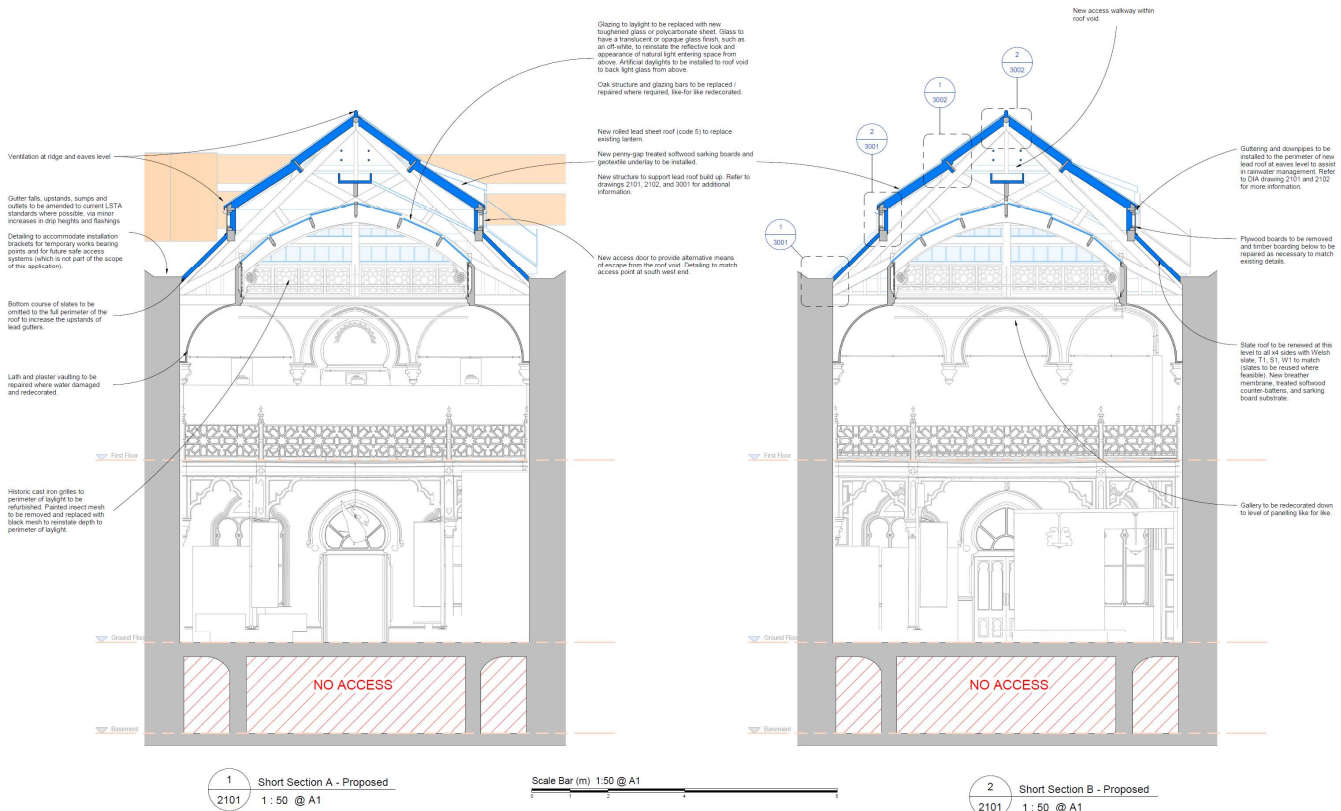
Scale Bar (m) 1:50 @ A1



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1102 P02

Proposed Site Section

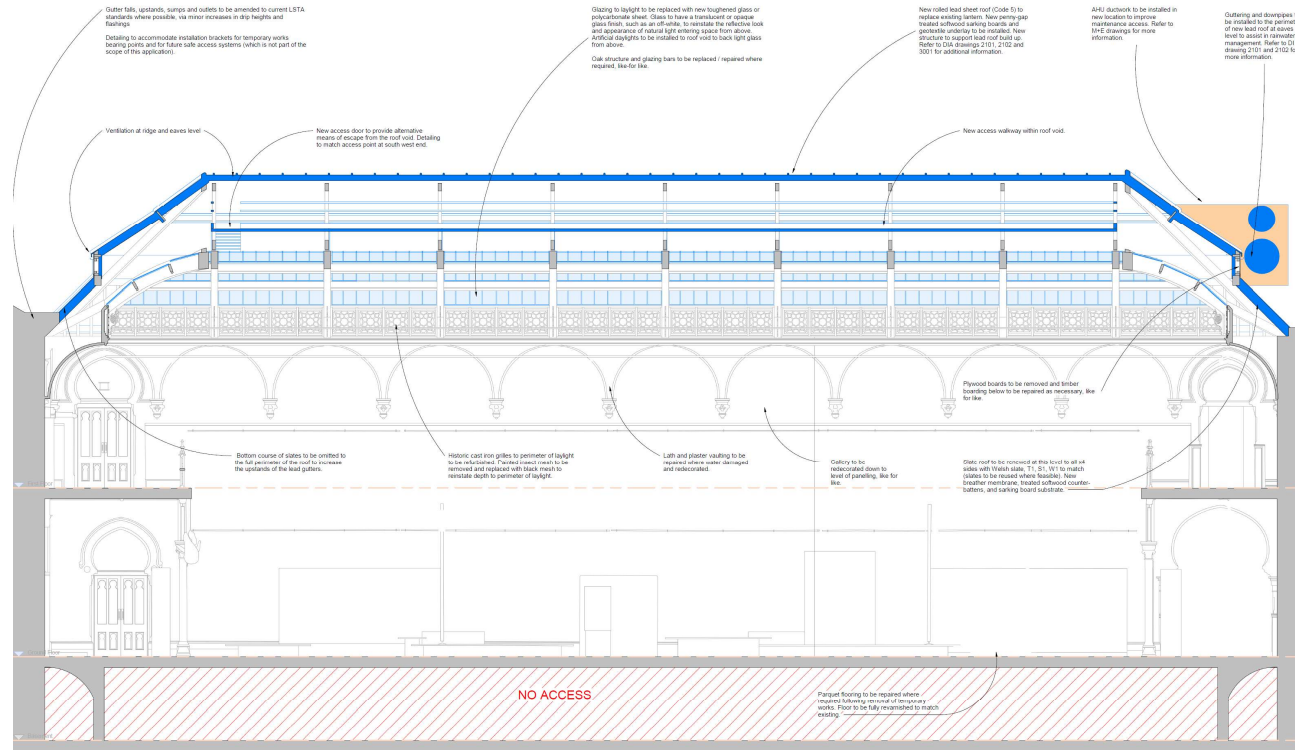


114

2101 P04



Proposed Site Section



1 Long Section (East) - Proposed
2102 1:50 @ A1

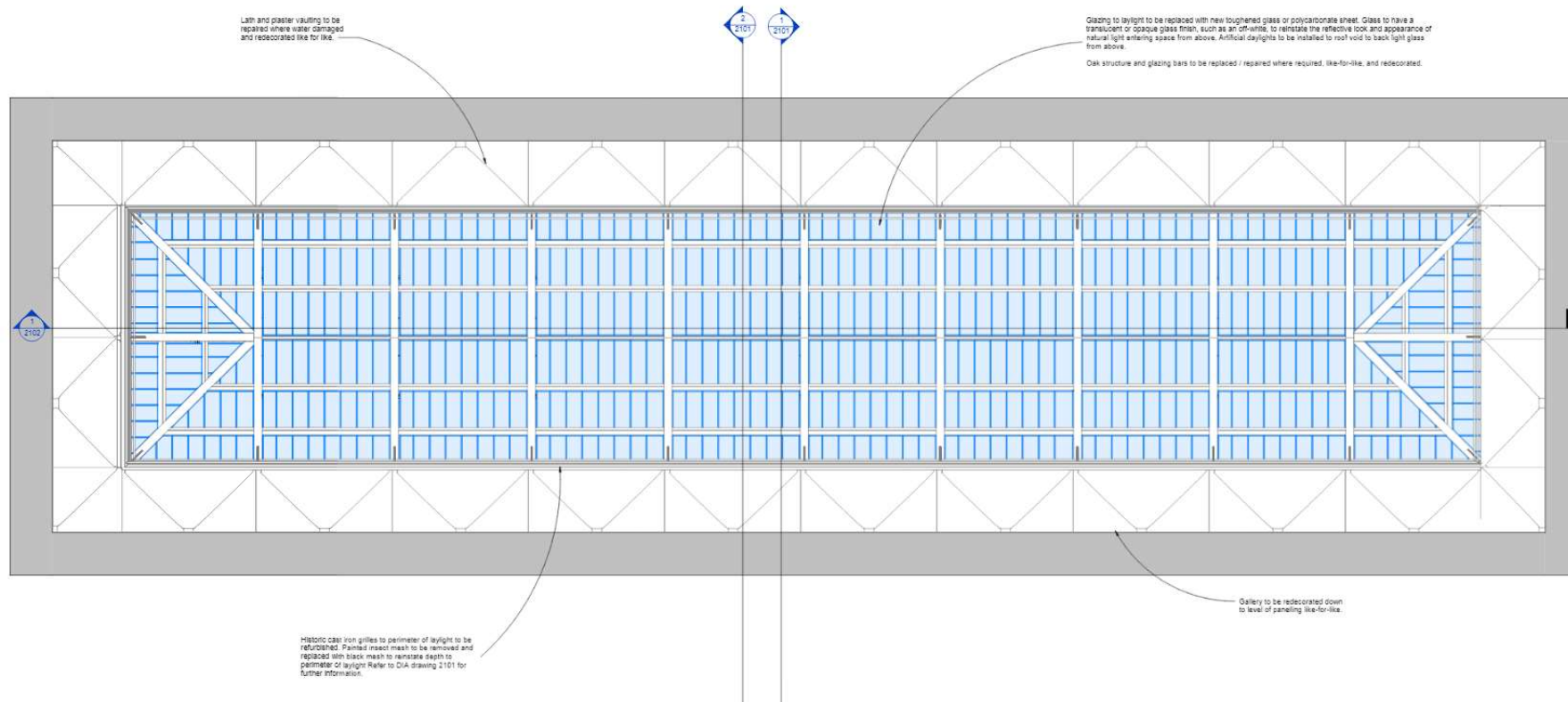
Scale Bar (m) 1:50 @ A1

115

2101 P04



Proposed Reflected Ceiling Plan (LBC only)



116

2001 P03

Representations

No representations have been received from the public in relation to either the Planning Application or the Listed Building Consent application.

The Conservation Advisory Group (CAG) have considered the applications and recommend approval.

The Listed Building Consent application is at Planning Committee as it is required to be determined by members because the Brighton Museum and Art Gallery is one of the buildings listed in 15(1)(e) of the Scheme of Delegation (2022) meaning that the decision cannot be delegated to Officers. The corresponding planning application is presented for completeness but is not excluded from delegated authority.



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Key Considerations in the Applications

- Impacts on Grade II* listed building.
- Impact on Valley Gardens Conservation Area.



Conclusion and Planning Balance

- The proposals seek to make external changes to the existing roof the Brighton Museum and Art Gallery to make the building watertight and improve the thermal performance. It is acknowledged that some low-level harm has been identified to the heritage asset, however this is outweighed by the continuation of the historic use as a gallery which is open to the public.
- The LBC includes additional internal works which have also been reviewed and
- Furthermore, the proposals have the support of the Council's Heritage Officer and support from Historic England. Both support the application on the basis that conditions are applied to control some of the finer details. The conditions seek further detail of the walkway, a method statement for the works and samples to be used externally. Such conditions are attached to this recommendation.
- Therefore, the new roof with external alterations and internal alterations are recommended for approval to preserve the listed building and the setting of the numerous adjacent listed building, including the Pavilion itself, Dome Theatre, Corn Exchange and the registered Pavilion Gardens and there would be no harm to the Valley Gardens conservation area. This is in accordance with polices CP15 of the City plan part One and Polices DM26, DM27 and DM29 of the City Plan Part Two.

Recommendation (for both applications): **Approve with conditions**



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