

12 Richmond Parade

BH2024/01310

5th March 2025



Brighton & Hove
City Council

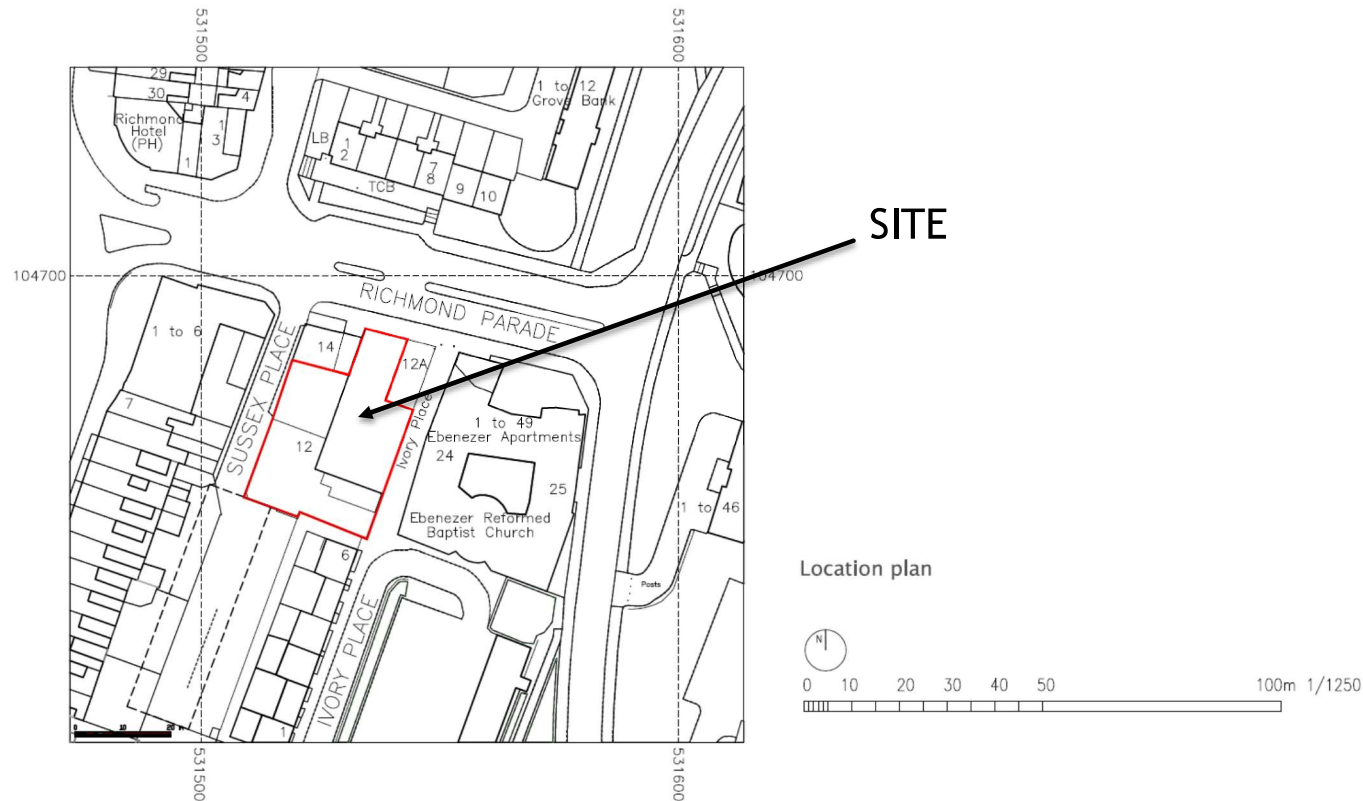
Application Description

- ▶ Conversion of, and extension to, the existing mixed-use building to form a mixed-use Class E/Class F building.
- ▶ Erection of additional storey at third floor level and extension of second floor level.
- ▶ The addition of a lift and stair access core extension, alterations and repositioning of north elevation entrance gates, addition of solar panels to rooftop and provision of additional cycle parking and disabled car parking with associated works.

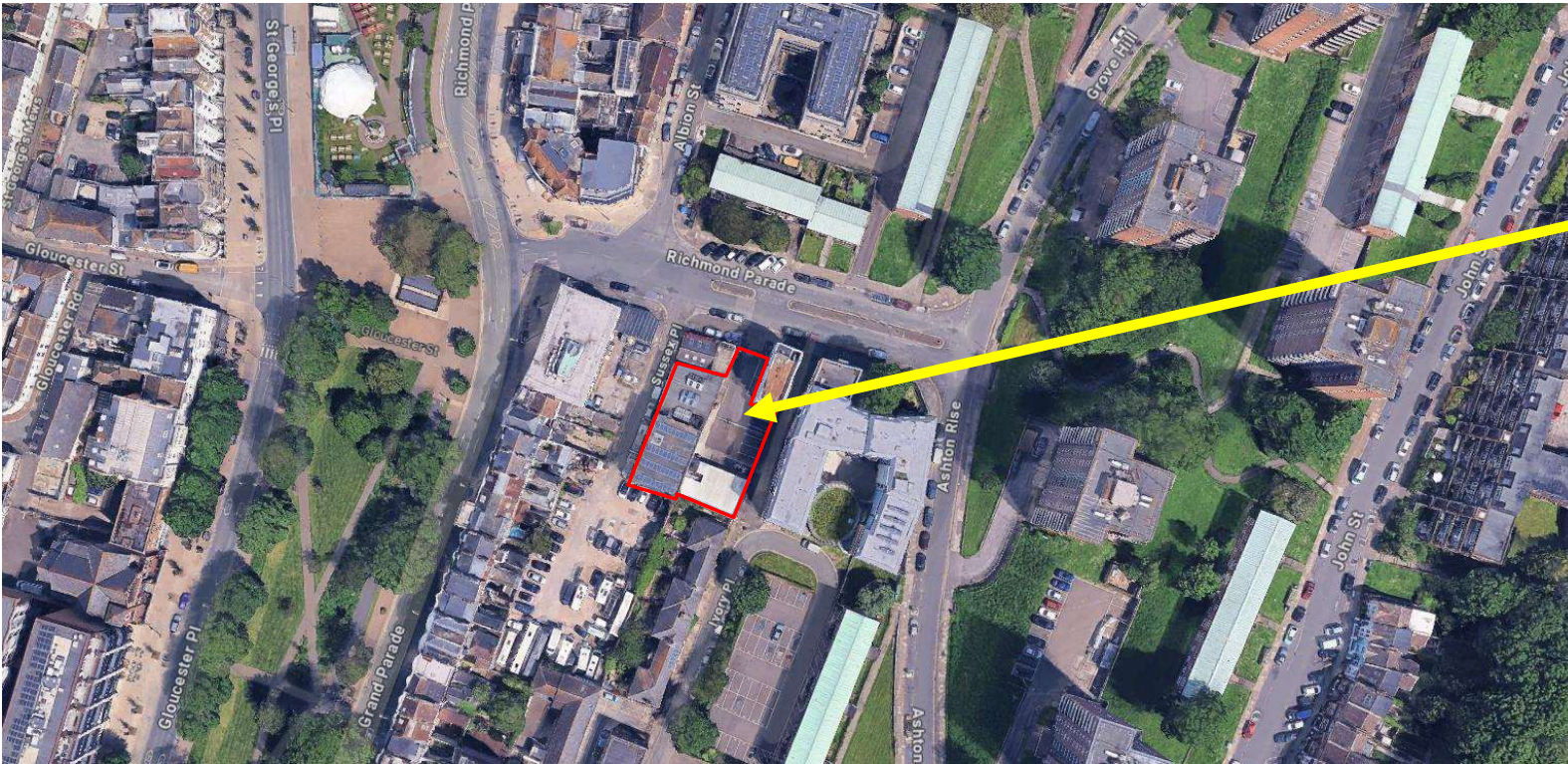
Map of Application Site



Existing Location Plan

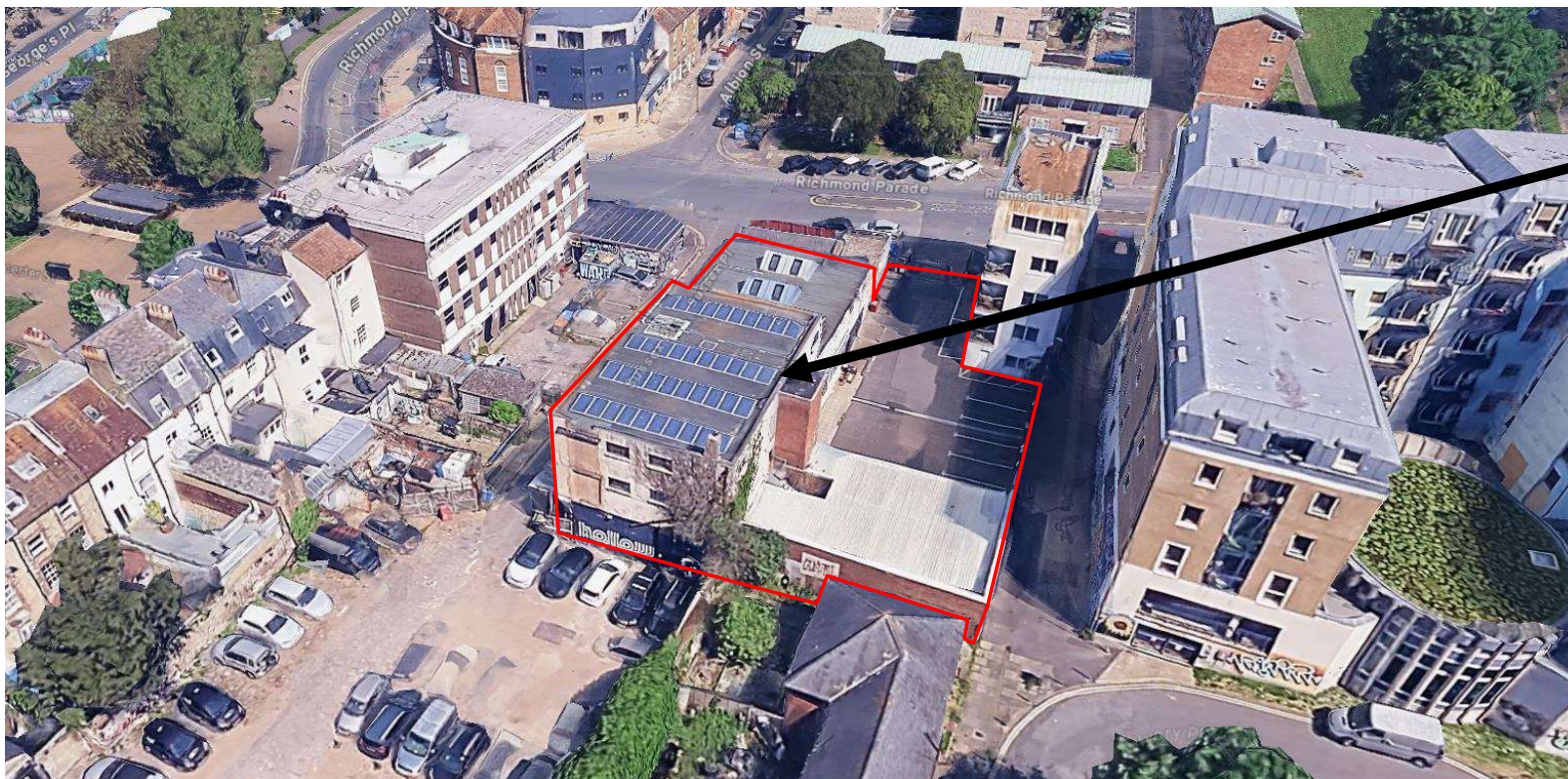


Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Photo of Site – Richmond Parade looking south.

Single
Storey
building
at front
not part
of Site

Circus Street
Development

SITE



Photo of Site – Richmond Parade looking south



SITE

Photo of Site – Richmond Parade looking south



Photo of Site – Sussex Place looking east



SITE

Photo of Site – Ivory Place looking West



SITE

Photo of Site – Ivory Place looking towards rear elevation of 12a Richmond Parade

SITE



12a
Richmond
Parade

Photo of Site – Rear elevation looking north west

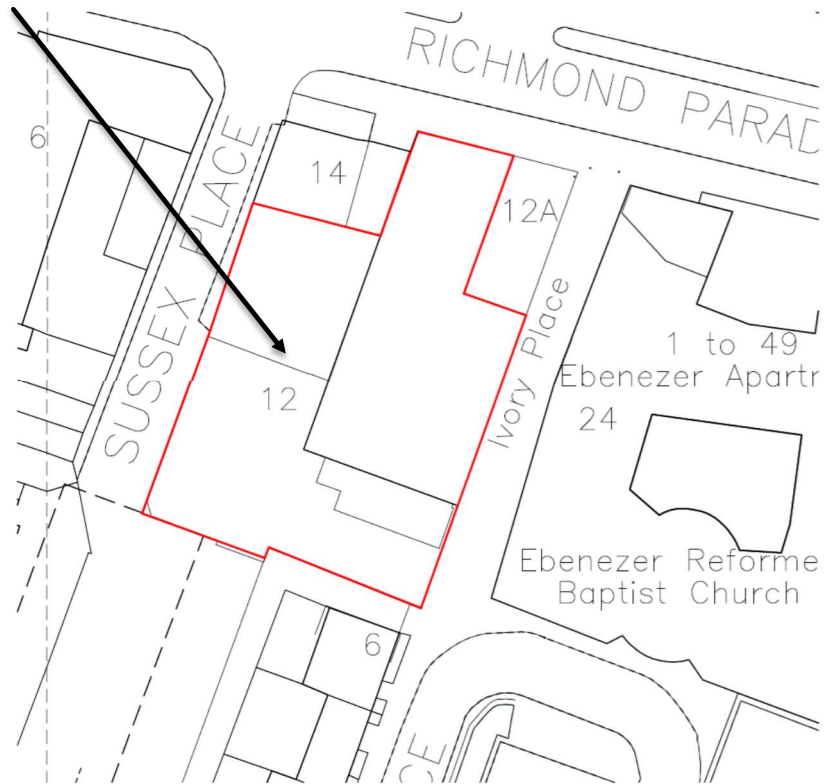
SITE



Ebenezer
Apartments

Existing Block Plan

SITE



Block plan



2101/P/001

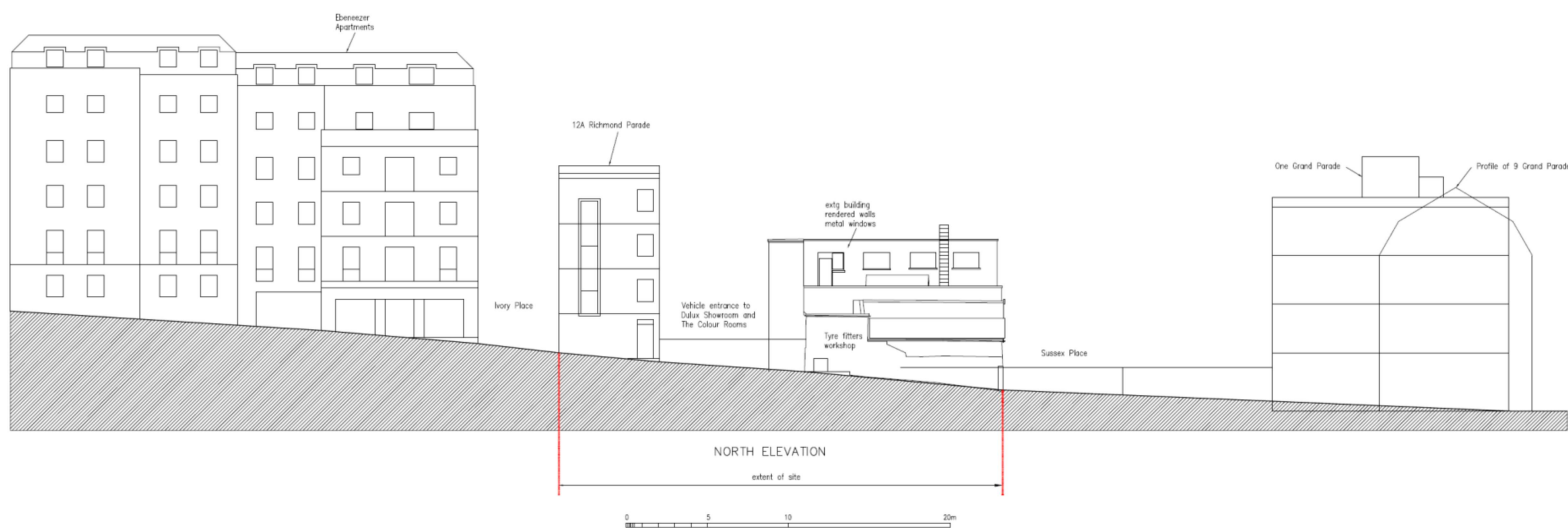
Split of uses

- ▶ Increase in internal floorspace by 372sqm from 978sqm to 1350sqm.
 - 797sqm would be in educational (F1(a)) use,
 - 553sqm, would be in office (E(g) class) use.

Floor Plans of proposed uses



Existing North Elevation



2101/P/004

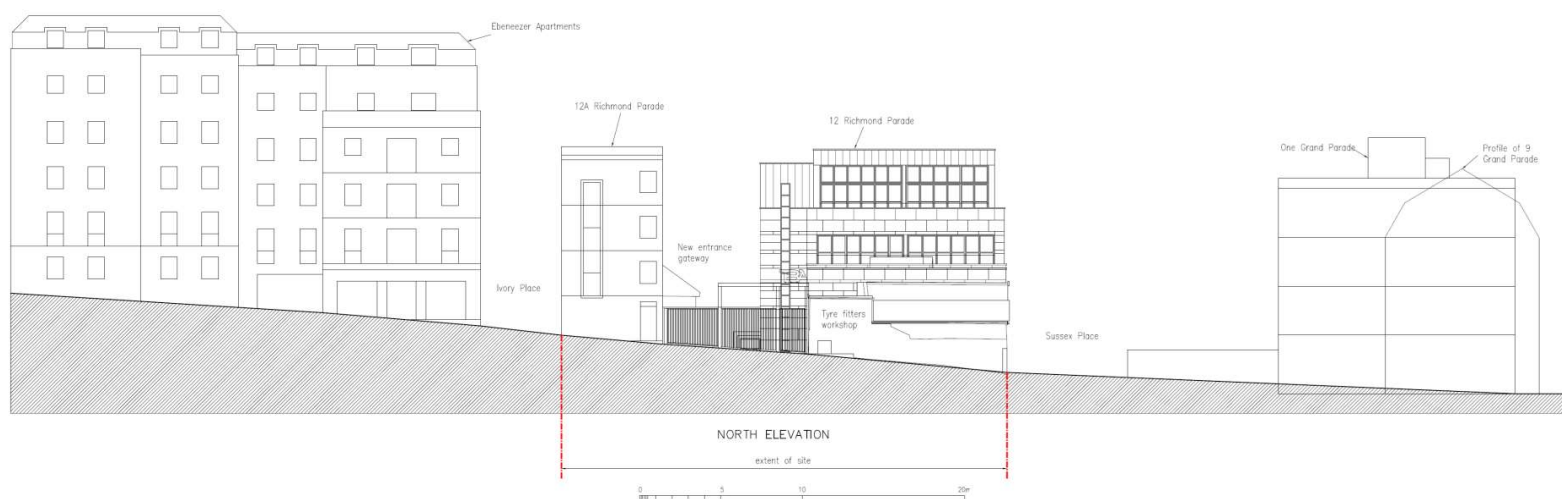
Proposed North Elevation



NORTH ELEVATION

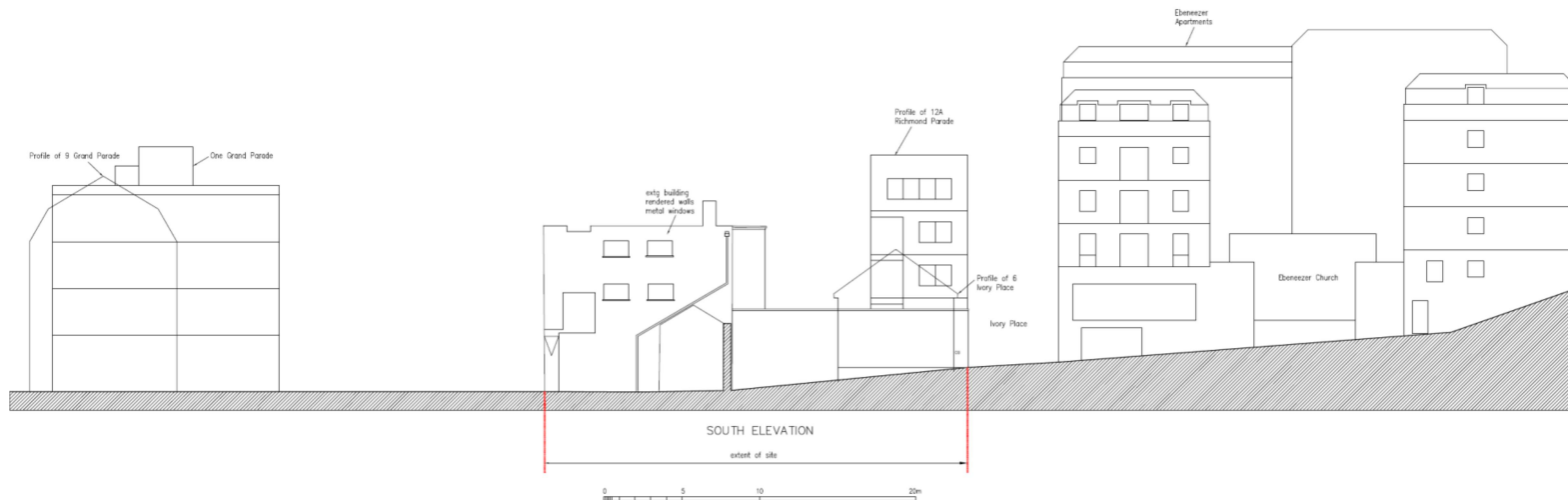
2101/P/202/A

Proposed Contextual North Elevation



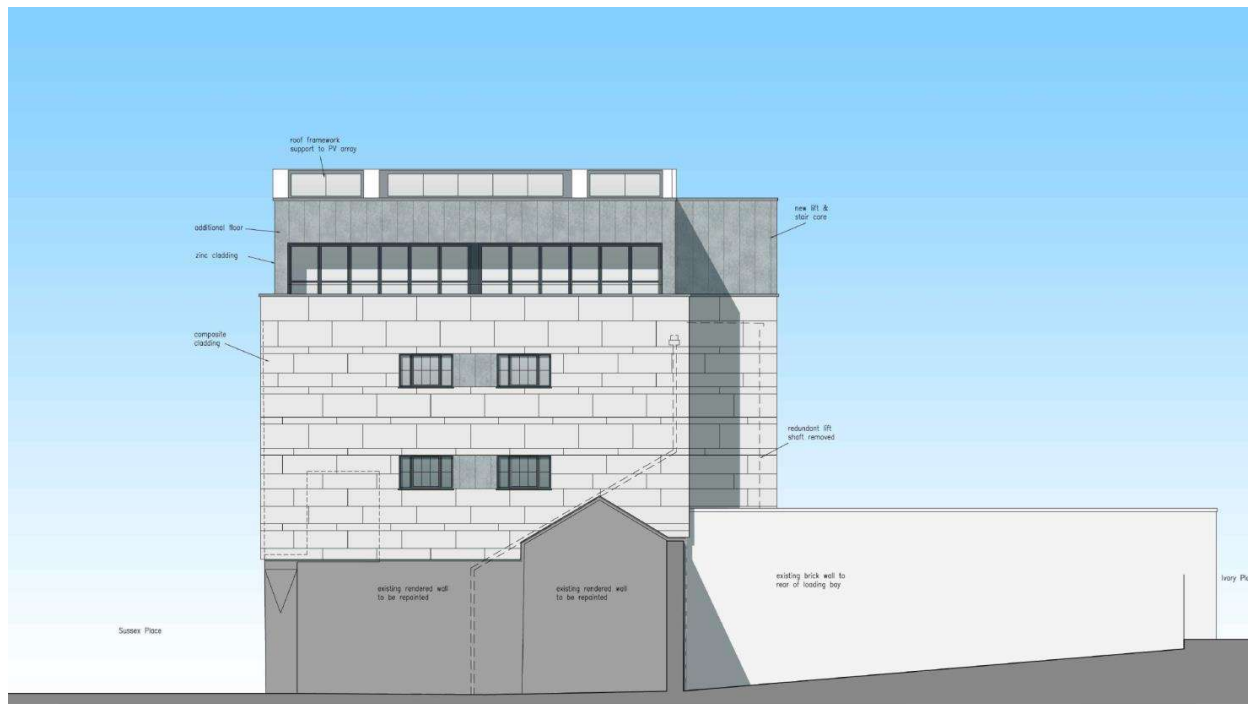
2101/P/201/A

Existing South Elevation



2101/P/004

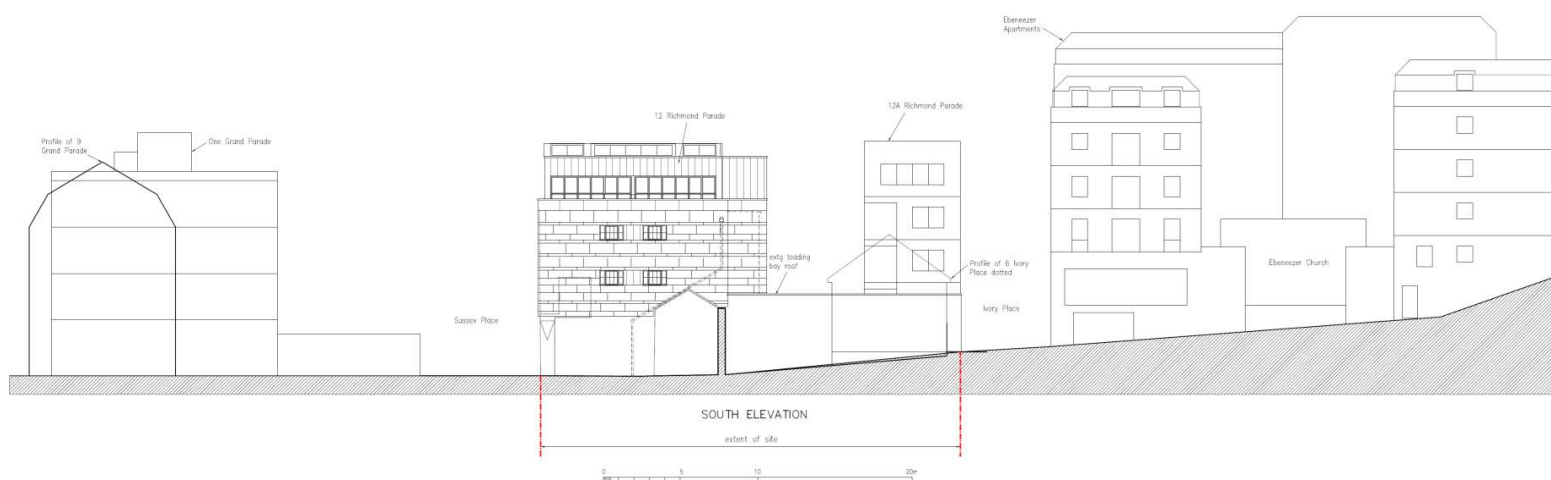
Proposed South Elevation



SOUTH ELEVATION

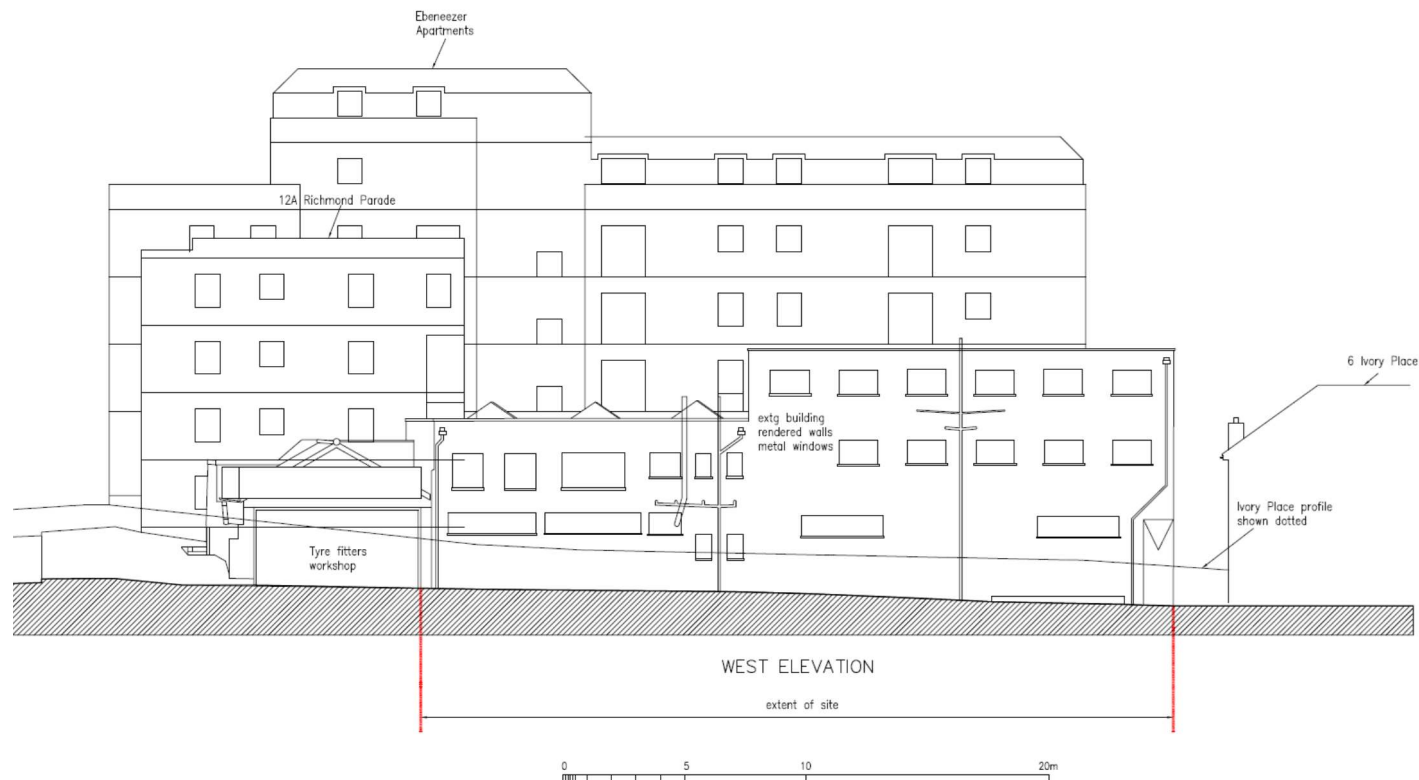
2101/P/203/A

Proposed Contextual South Elevation



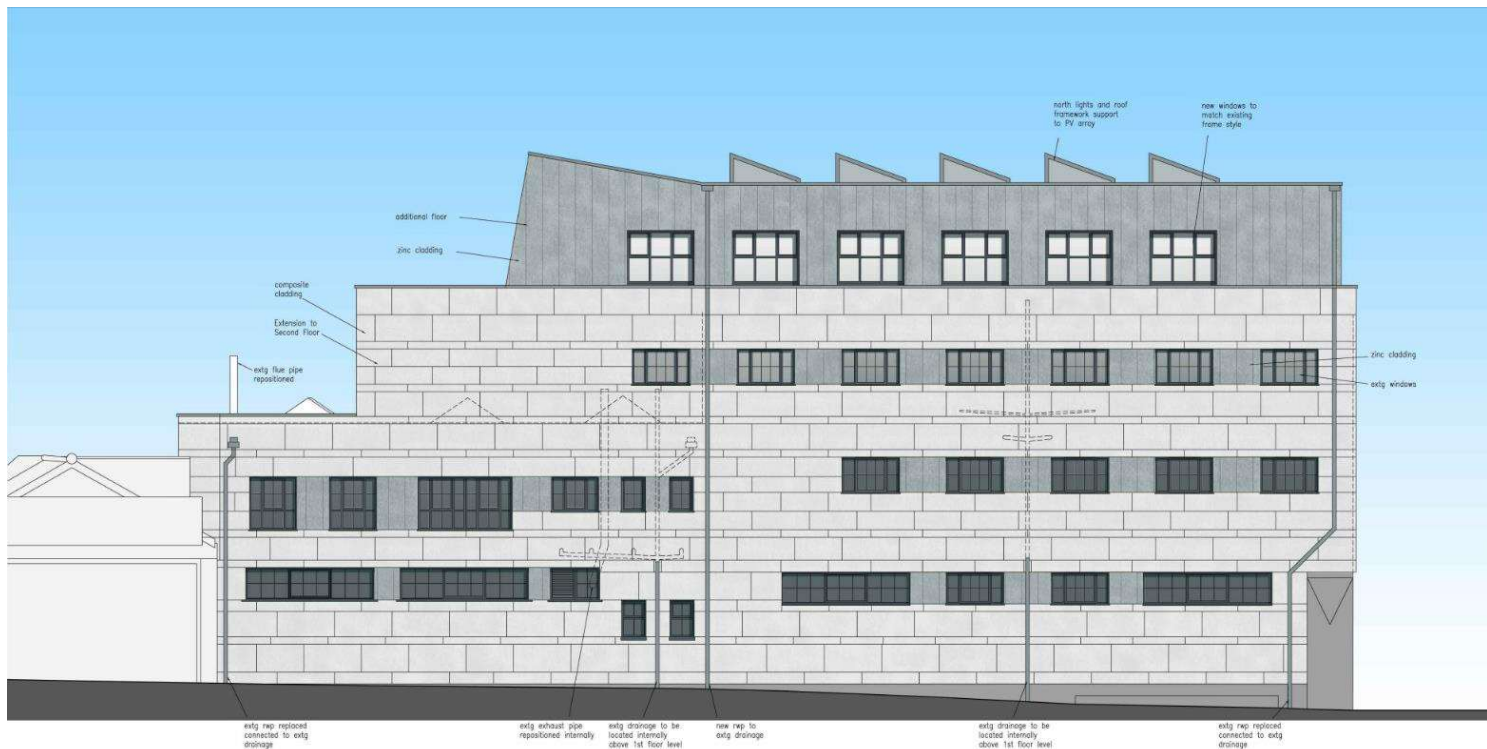
2101/P/201/A

Existing West Elevation



2101/P/004

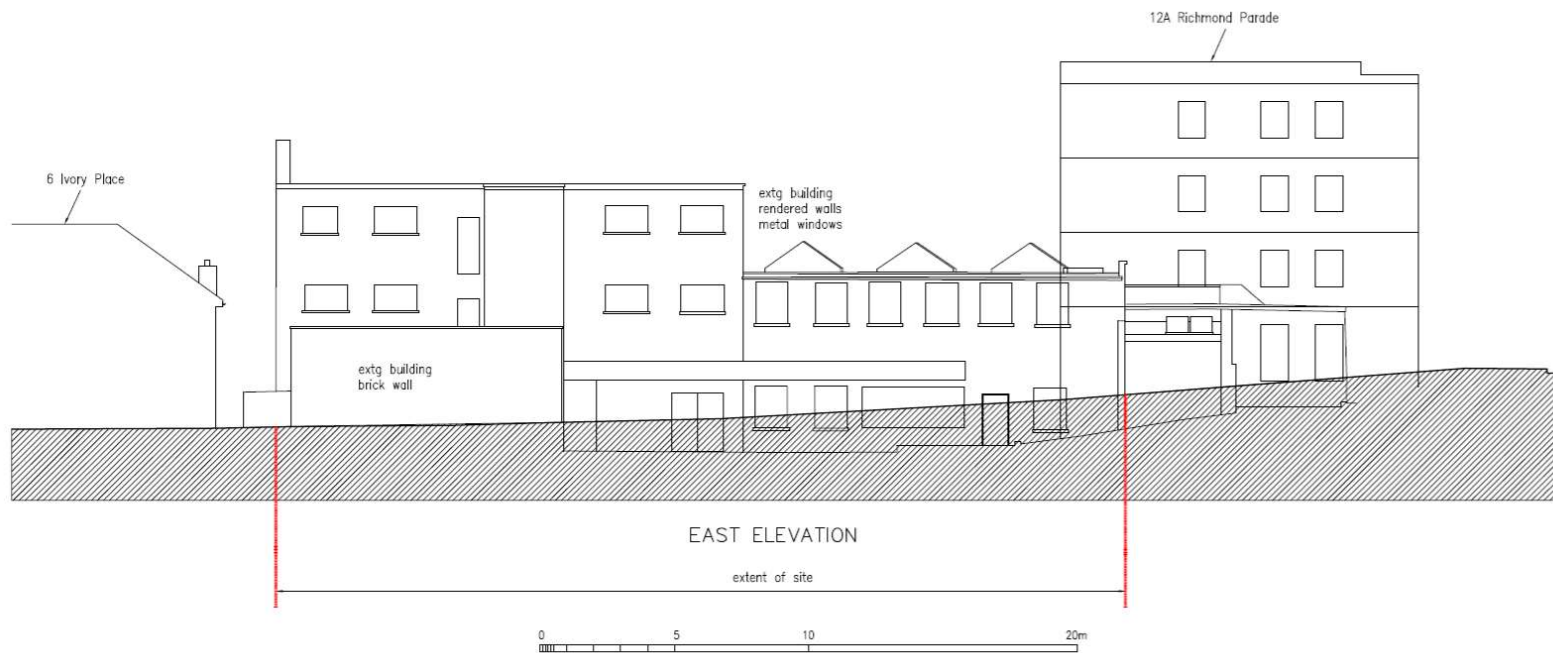
Proposed West Elevation



WEST ELEVATION

2101/P/204/A

Existing East Elevation



2101/P/004

Proposed South Elevation



EAST ELEVATION

2101/P/205/A

Proposed Site Section



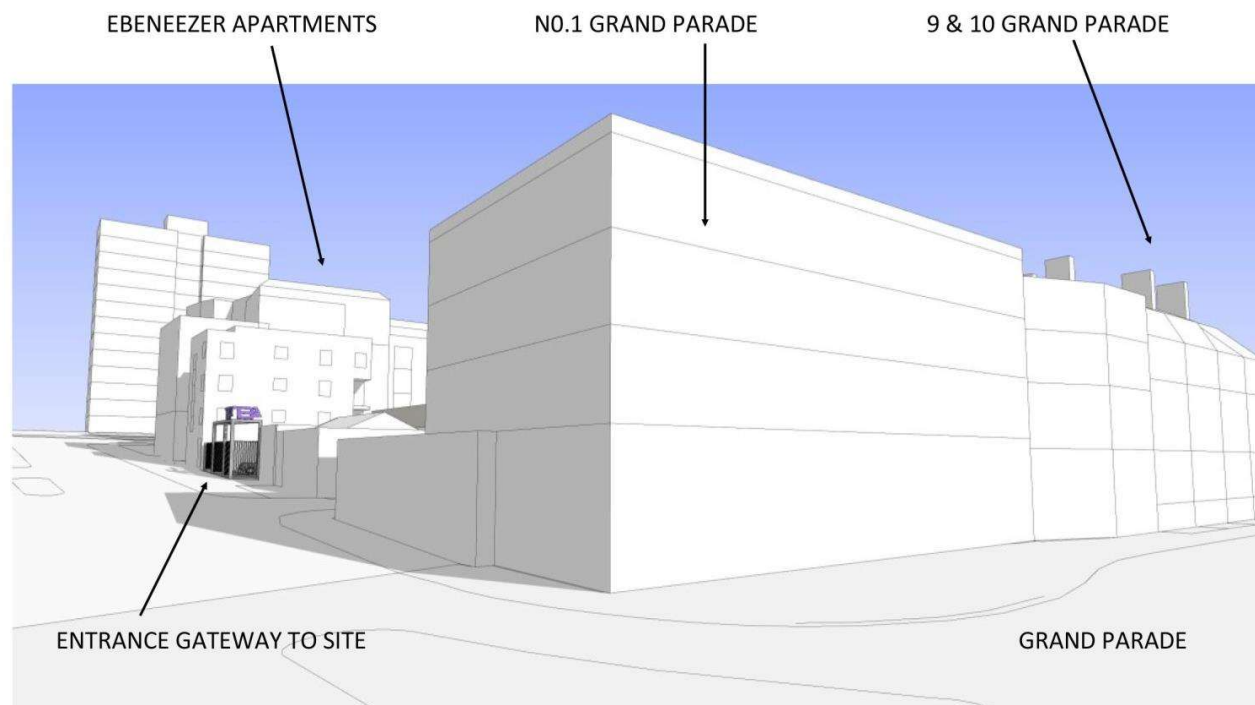
2101/P/206/A



2101/P/207/A

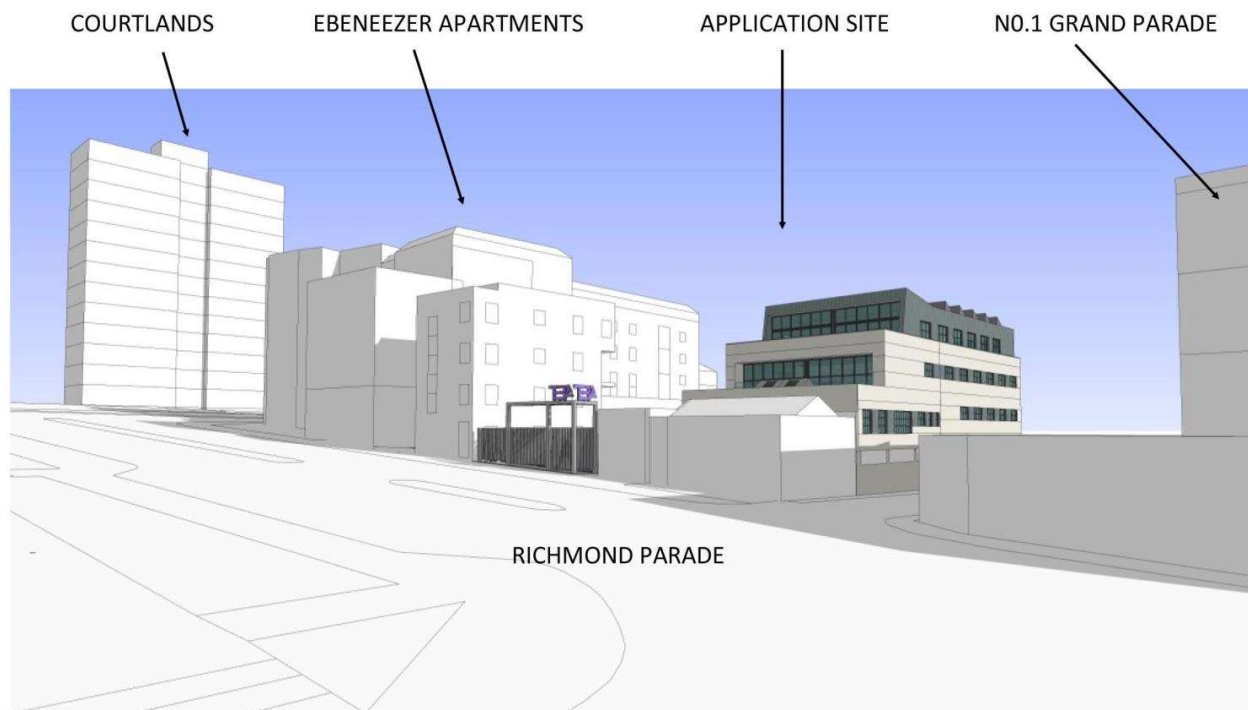


Proposed Visual



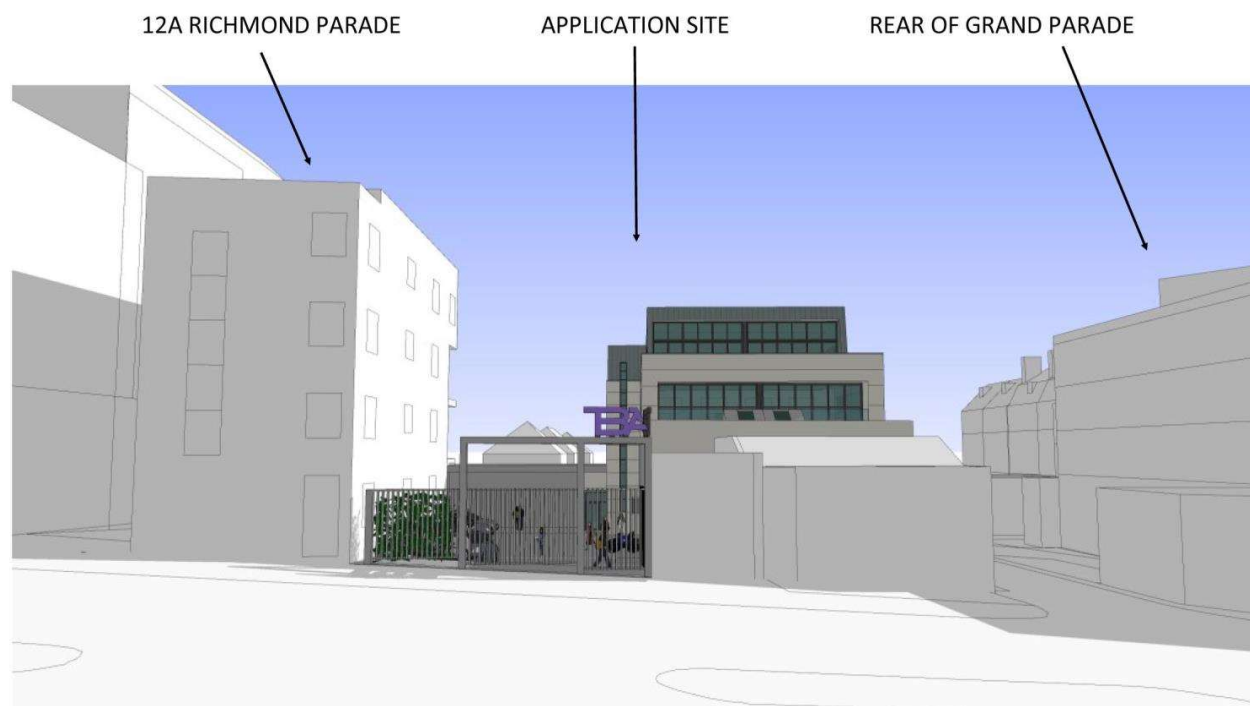
VIEW FROM THE WEST ON THE CORNER OF RICHMOND PLACE

Proposed Visual



VIEW FROM THE NORTHWEST ON RICHMOND PARADE

Proposed Visual



VIEW FROM THE NORTH ON RICHMOND PARADE

Proposed Visual



VIEW FROM THE NORTHEAST ON RICHMOND PARADE

Representations

► **5 objections** on the basis of:

- Design;
- Adverse amenity impacts on neighbours
- Loss of property value [not a material consideration].

Key Considerations

- Heritage impacts
- Design
- Use of building
- Amenity impacts

Conclusion and Planning Balance

- ▶ No harm to the setting of the surrounding heritage assets.
- ▶ Overall improvement to appearance of host property.
- ▶ Would increase the amount of employment floorspace and community facilities in this location.
- ▶ Some amenity harm may occur but is reduced to an acceptable level with proposed conditions.
- ▶ Design not necessarily optimal but proposal is considered acceptable.
- ▶ **Recommend: Approval**

