Corn Exchange, Church Street

BH2025/01654

And

BH2025/01655

5th November 2025
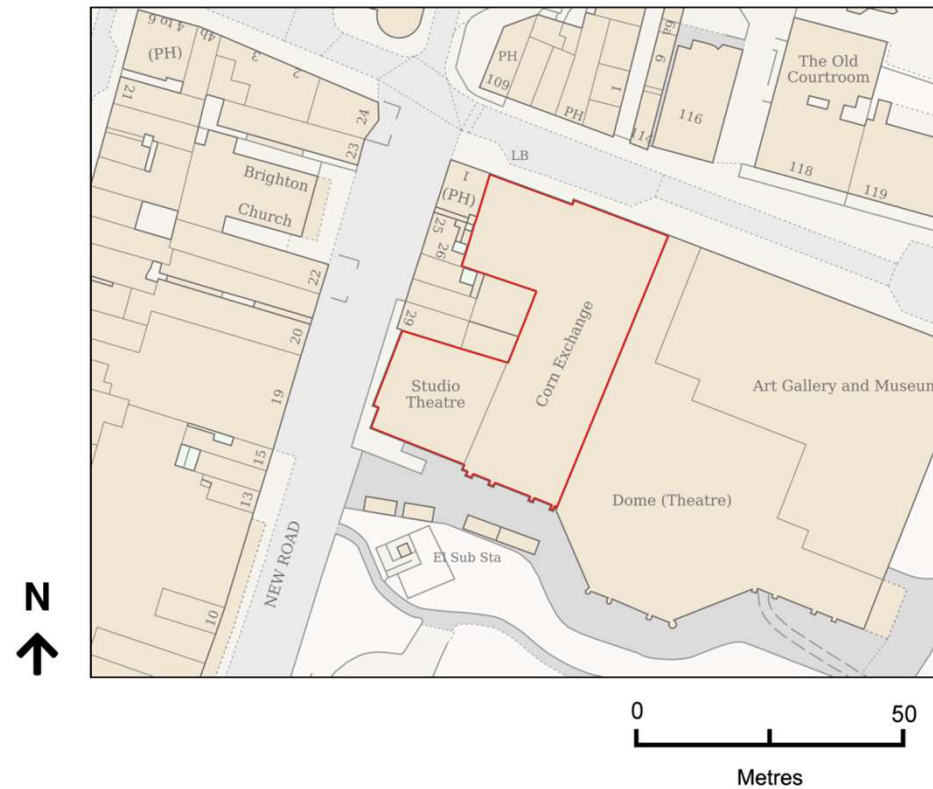
Brighton & Hove
City Council

Application Description

▶ Planning permission is sought for the installation of roof access systems. The proposed roof access system comprises the installation of guard rails to the existing rooflights; replacement of the existing caged ladder; gates added to the existing ladders; new ladders and steps; and new guard rails.
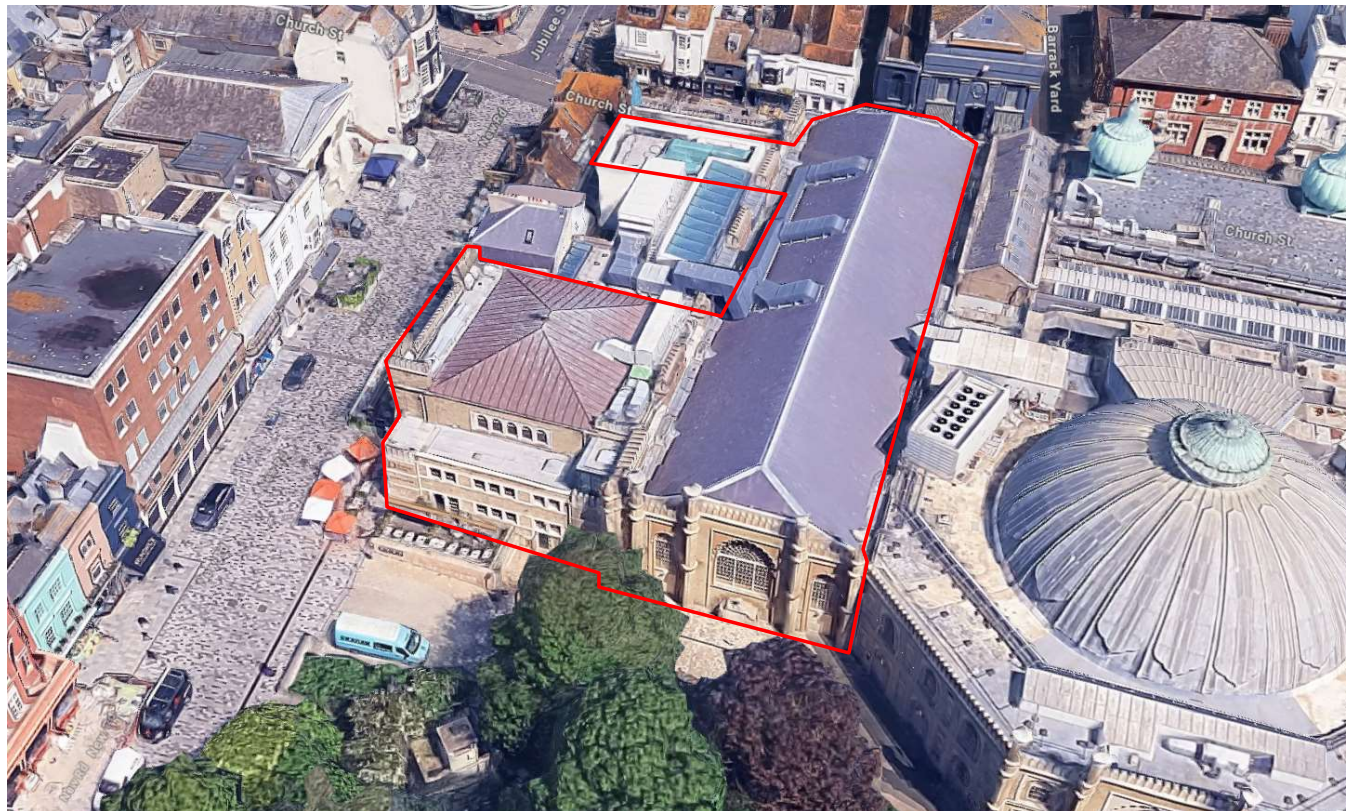
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Map of Application Site
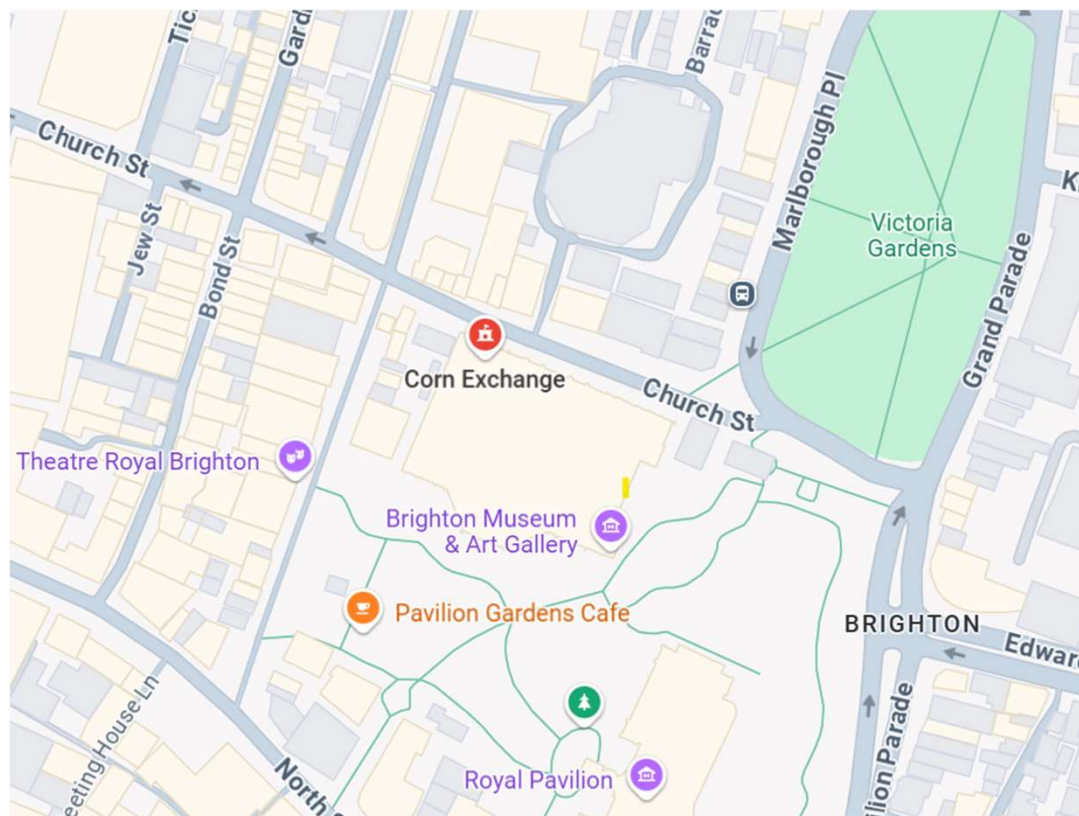
Existing Location Plan

Aerial Photo of Site

3D Aerial Photo of Site

Street Photo of Site (North Elevation)

Other Photo of Site

Existing Roof Plan

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Proposed Roof Plan

GUARD RAILS TO EXISTING
ROOFLIGHT

REPLACEMENT CAGED LADDER

GATE ADDED TO LADDERS

NEW LADDER

NEW STEPS TO PROVIDE
ACCESS OVER DUCTWORK

GATE ADDED TO LADDER

NEW GUARD RAILS

GUARD RAILS ADDED TO
EXISTING ACCESS HATCH

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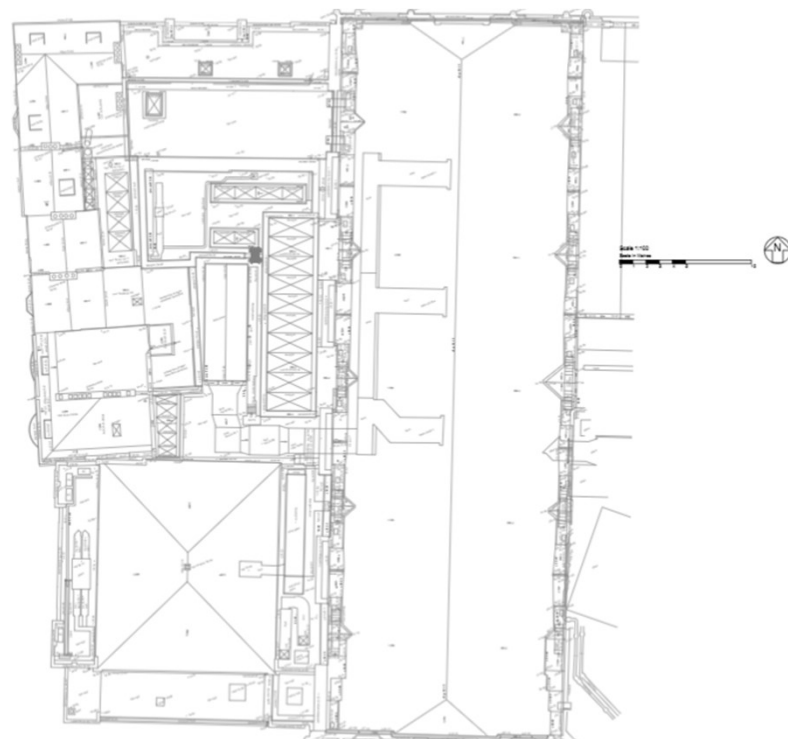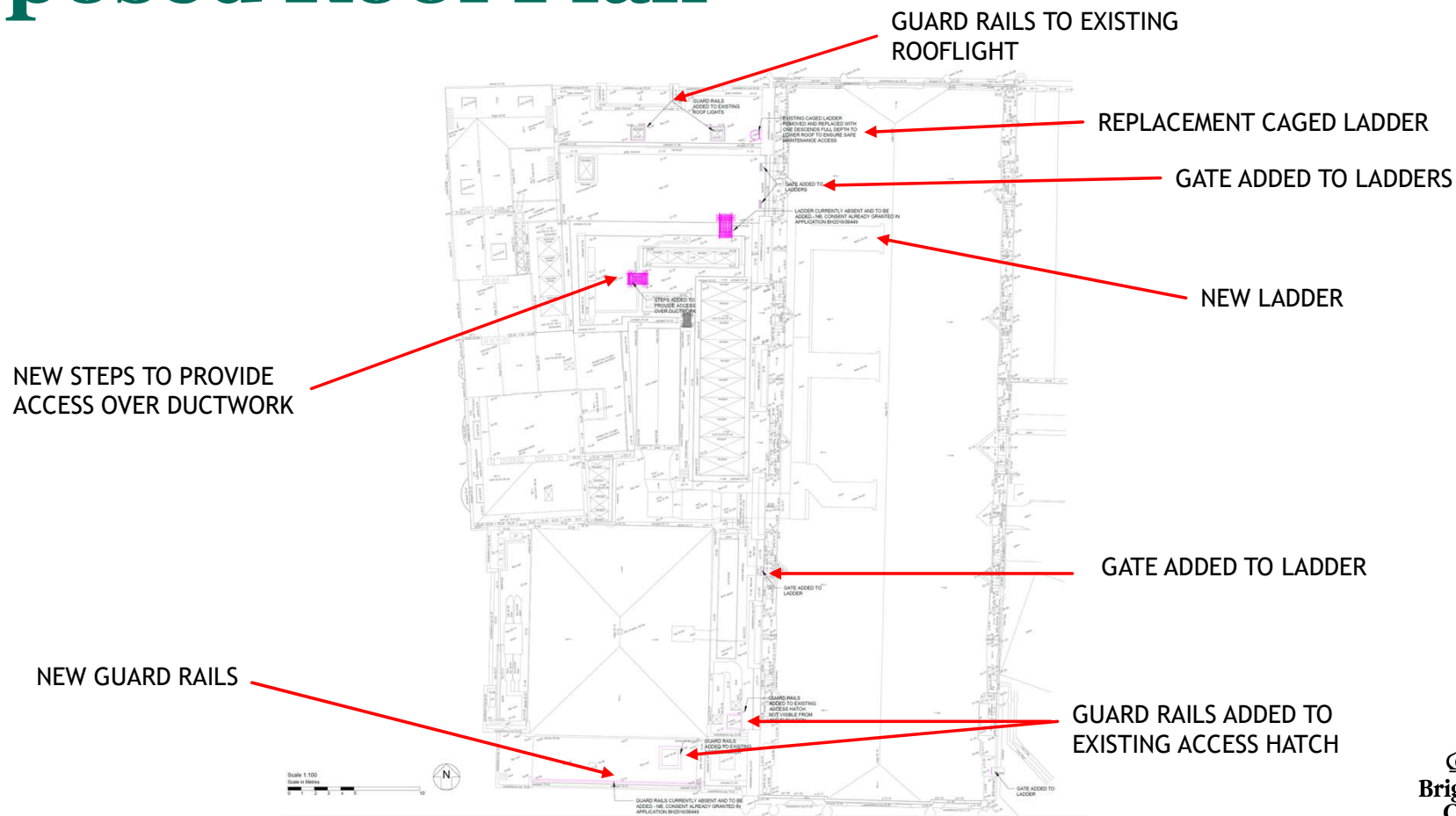
Existing North Elevation

NORTH ELEVATION

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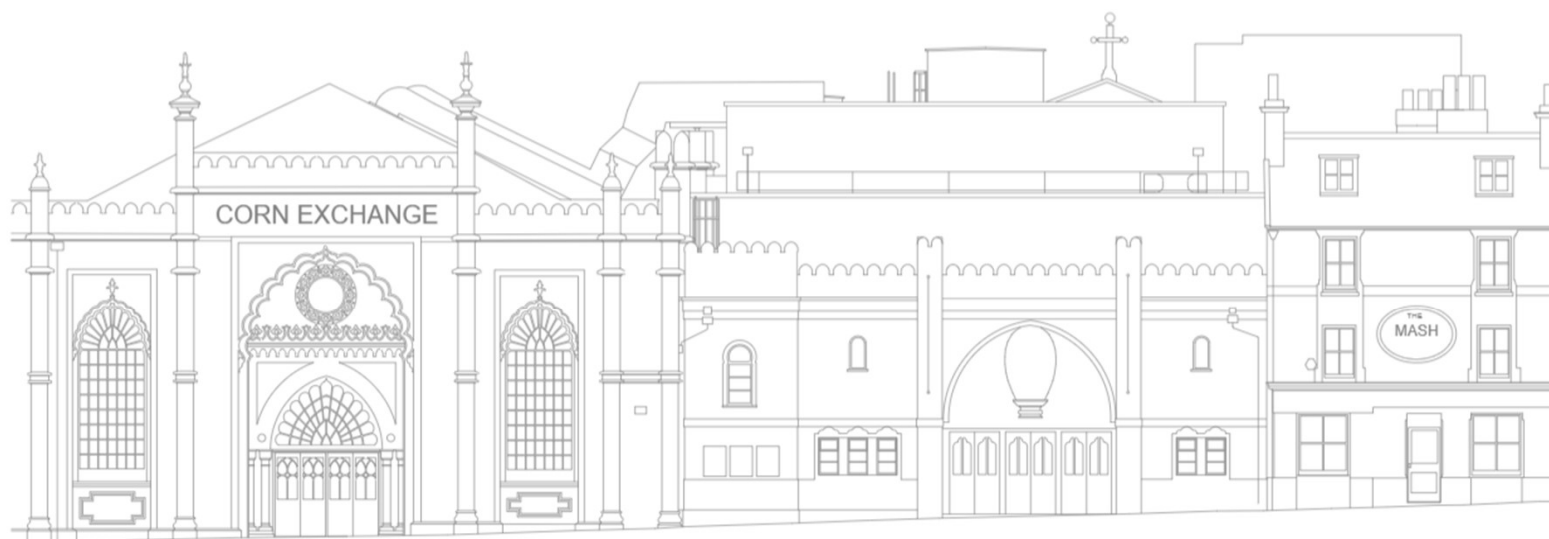
Proposed North Elevation
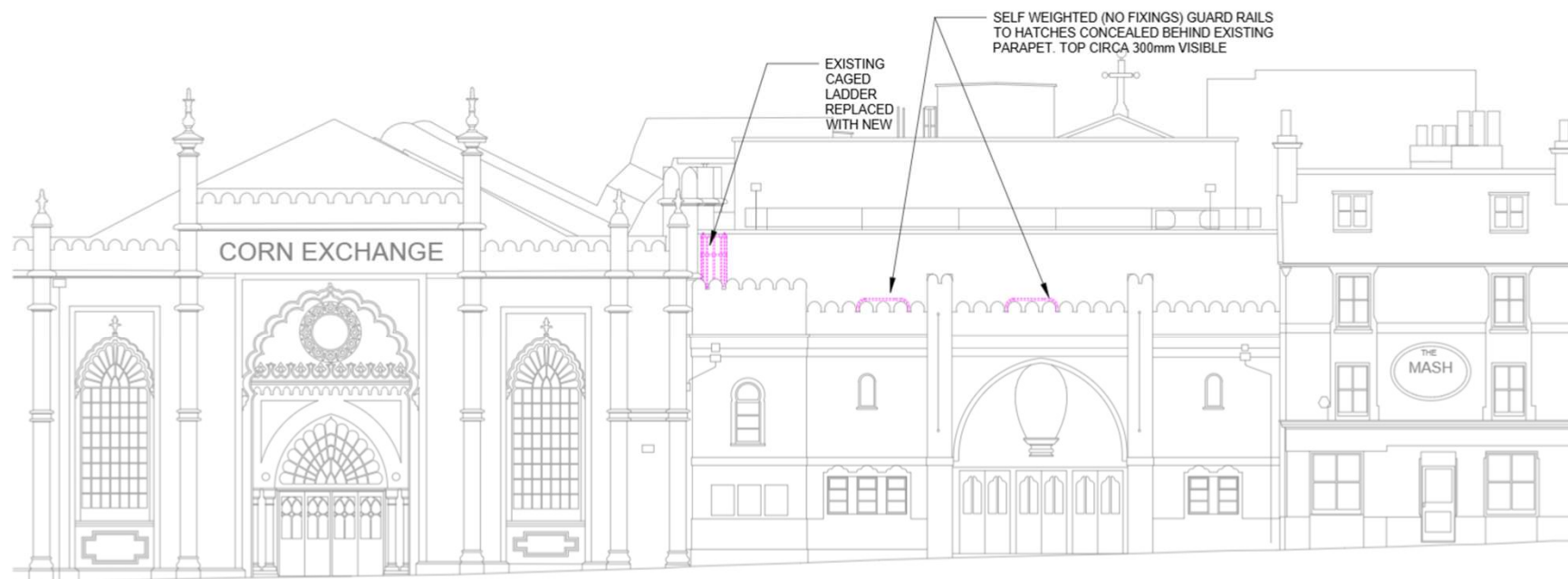
EXISTING
CAGED
LADDER
REPLACED
WITH NEW

SELF WEIGHTED (NO FIXINGS) GUARD RAILS
TO HATCHES CONCEALED BEHIND EXISTING
PARAPET. TOP CIRCA 300mm VISIBLE

CORN EXCHANGE

THE MASH

NORTH ELEVATION

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Existing West Elevation

WEST ELEVATION

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Proposed West Elevation

STEPS CONCEALED
BEHIND PARAPET

THE
MASH

MRS FITZ
HERBERTS

PUZZLE BOARD

D Brighton Dome

D

REDROASTER

WEST ELEVATION

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Existing South Elevation

SOUTH ELEVATION

Proposed South Elevation

SELF WEIGHTED (NO FIXINGS) GUARD RAILS
TO HATCH CONCEALED BEHIND EXISTING
PARAPET AND GUARD RAILS TO BE INSTALLED.
TOP CIRCA 300mm VISIBLE

GUARD RAILS CURRENTLY ABSENT AND TO BE
ADDED - NB, CONSENT ALREADY GRANTED IN
APPLICATION BH2016-05127. ONLY TOP CIRCA
350 TO BE VISIBLE, ABOVE EXISTING PARAPET

SOUTH ELEVATION

D Brighton Dome

REDROASTER

Brighton & Hove City Council

Key Considerations

▶ Design and appearance of the proposed roof access system

▶ Impact on Royal Pavilion Gardens

▶ Impact on Grade I and Grade II listed buildings

▶ Impact on Valley Gardens conservation area.

▶ Impact on amenity

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Conclusion and Planning Balance

▶ All proposed works are located at roof level. The majority of these would not be visible from the public realm.

▶ A guard rail is proposed on the south elevation. While it may be partially visible from the public realm, its impact is limited as the works are situated adjacent to the park area to the rear and are largely screened by existing tree coverage.

▶ The replacement caged ladder and new guard rail on the north elevation would be set back from the front façade and positioned behind the parapet wall. As a result, these elements would not be readily visible from the public realm.

▶ The remaining roof-level works would not be visible from public viewpoints and are considered to have an acceptable impact on both the listed building and the wider conservation area.

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