

# The Hippodrome, 51 & 52-58 Middle Street

BH2025/02723

And BH2025/02716

**1<sup>st</sup> April 2026**

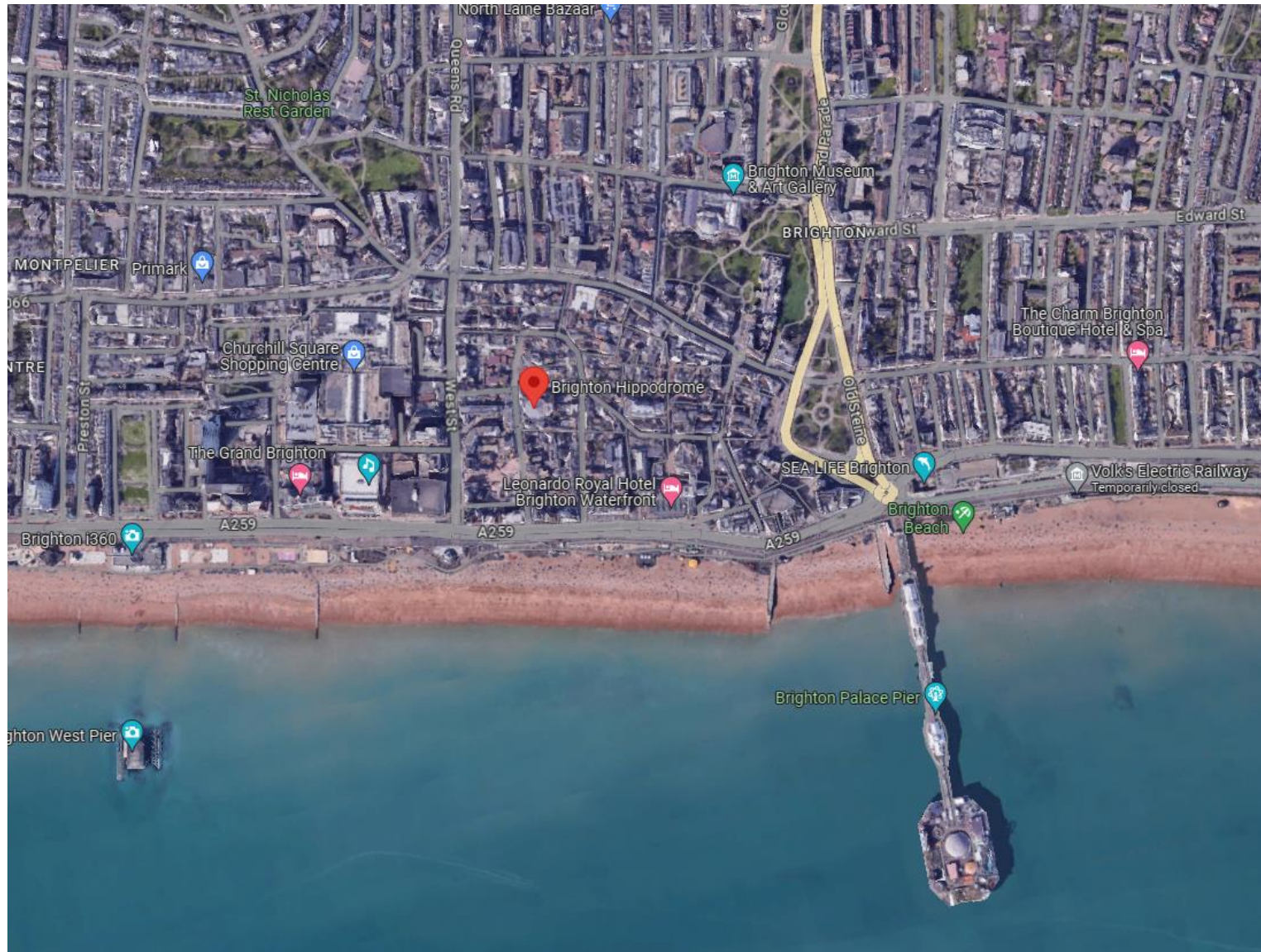


**Brighton & Hove  
City Council**

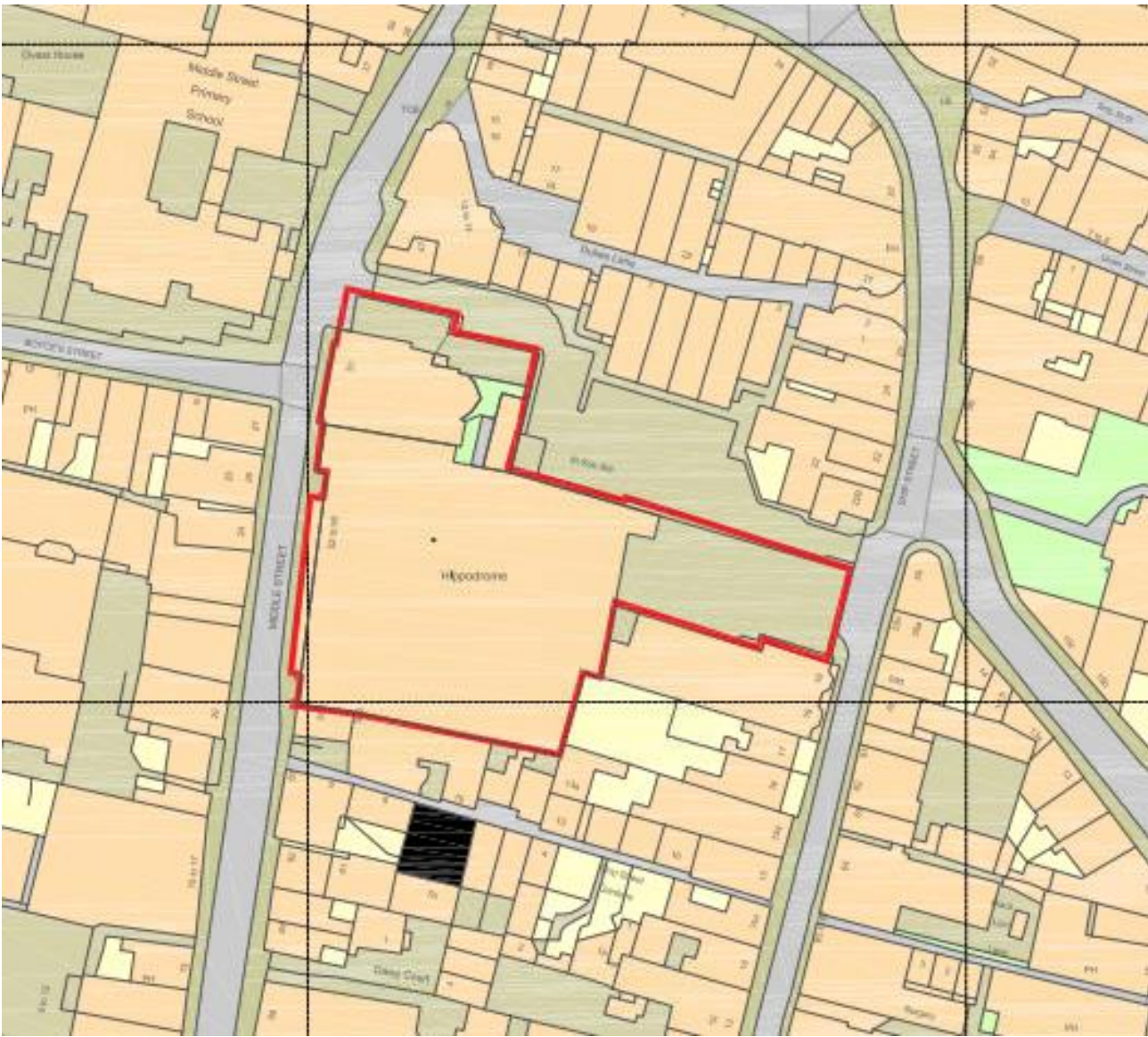
# Application Description

- ▶ Restoration, renovation, part-demolition works and extensions to The Hippodrome to create a new mixed use development including multi-format performance space (Sui Generis), and apart-hotel (C1), including; erection of new apart-hotel building fronting Ship Street of 3 to 7 storeys with retail (E) at ground floor, conversion of Hippodrome House to provide ancillary bar and apart-hotel, and other associated works.
- ▶ Section 73 and amended Listed Building consent.
- ▶ Application to vary conditions 1, 13, 17 and 36 of planning permission BH2022/02443 (as amended by BH2025/00668) to amend approved drawings and the wording of conditions, remove conditions 31, 32, 33 and 34 and discharge conditions 15, 16 and 23 to implement changes to the design in line with the requirements of the operator including increase in maximum audience capacity.

# Location



# Location Plan



# Aerial Photo of Site – view NE



# Aerial Photo of Site – view SW



# Hippodrome Auditorium Street Frontage (52-58 Middle Street)

---



# Hippodrome Auditorium Street Frontage (52-58 Middle Street)

---



# Hippodrome Auditorium Street Frontage (52-58 Middle Street)

---



# Hippodrome Auditorium Street Frontage (52-58 Middle Street)

---



# Hippodrome Auditorium Street Frontage (52-58 Middle Street)

---



# Hippodrome Auditorium Street Frontage (52-58 Middle Street)

---



# Hippodrome Auditorium Street Frontage (52-58 Middle Street)



# History of the building

Built as **ice skating rink** in 1897

Converted to **circus** 1901 (Frank Matcham)

**Variety Theatre** 1902

**Variety Theatre / Concert Hall / Cinema**

1928 – 1964

**TV Studio** 1966

**Bingo Hall** 1967 – 2006

**Vacant** 2006 - Present

# HIPPODROME

THEATRE OF VARIETIES

MIDDLE STREET, BRIGHTON.

Proprietors - Messrs. BARRASFOED & SMITH  
Managing Director - Mr. THOS. BARRASFOED

MONDAY, DEC. 5th, 1904, and during the week

TWO PERFORMANCES NIGHTLY  
At 6.50 and 9 o'clock.

MATINEES—WEDNESDAY AND SATURDAY at 2.30

THE ORIGINAL! NOT A COPY! THE ORIGINAL!

# HOUDINI

The Jail Breaker and Handcuff King of the World. Winner of the Great Handcuff Contest as Challenged by the "London Daily Illustrated Mirror." All other shows of this order are copies of the above. This is no Act or Performance.

HOUDINI forfeits £100 to anyone who can open and escape from the Regulation Handcuffs used in his performance.

BERT LESLIE DORA MARTINE  
Refined Comedian. Graceful and Daring Gymnast.

**THE ILFORDS**  
Novelty Gymnasts.

CARINA SISTERS THE CABIACS  
Artistic Musical Melange. Aerobats.

MIDDLE FLORA LUMIERE  
"The Human Butterfly." Kaleidoscopic, Serpentine, and Fire Dancer.

J. W. BRAY ANIMATED PICTURES  
Comedian. Of all the latest subjects.

BERGOTTI AND KING LUIS  
DERRICK DELFOINT'S  
RESIDENT SUMMER REVUE

Grand Circle, 1/-  
Box Seats, 6d  
Children, 3d  
SECON  
SEATS NOT GU  
BOOKINGS,  
Box Office Open  
Motors and C

WINIFRED ATWELL  
"The BIG SHOW"  
WITH DAVID NIXON  
HIPPODROME BRIGHTON  
PROGRAMME PRICE 3/-

ONE DAY ONLY  
HIPPODROME BRIGHTON  
Sunday 2nd June at 6.15 and 8.30 p.m.  
"PLEASE PLEASE ME"  
"FROM ME TO YOU"  
GERRY AND THE PACEMAKERS  
DAVID MACBETH  
ROY ORBISON  
Seats: 10/6 9/6 8/6 5/-

Hippodrome BRIGHTON  
6.15 MONDAY, OCTOBER 27th 8.30  
THE PROVOCATIVE, SCINTILLATING  
SHIRLEY BASSEY  
WINTERS & FIELDING  
HOWARD JONES & REGGIE ARNOLD  
LANE TWINS  
BILLY O'SULLIVAN  
BOB & MARION KONYOT  
EVA MAY WONG

Hippodrome BRIGHTON  
One Week Only  
MON., MAY 26  
BRIGHTON'S OWN  
MAX MILLER  
CHEEKY CHAPPIE  
TWO GONDONS  
CLIFFORD STANTON  
PAULA COUTTS  
GLAYTON & WARD  
HARRY WORTH  
GWEN LIDDLE  
NEWS OF THE WORLD DISCOVERY  
SEVEN VOLANTS  
WITH BILLY CHESHIRE

HIPPODROME BRIGHTON  
MARCH 27  
6-15 TWICE NIGHTLY 8-30  
BERNARD DELFONTO presents  
IN PERSON  
TONY HANCOCK  
AND COLOSSAL CAST IN  
THE HANCOCK SHOW  
AUDREY JEANS  
ALBERT & LES WARD  
HEIL & PAT DELRINA

ONE NIGHT ONLY  
HIPPODROME BRIGHTON  
SUNDAY 16th. FEBRUARY  
6 P.M. AND 8 P.M.  
GERRY AND THE PACEMAKERS  
THE BEACH BOYS  
THE FOUR SEASONS  
BILLY J KRAMER and the DAKOTAS  
THE SEARCHERS  
DUSTY SPRINGFIELD  
PETER AND GORDON

HIPPODROME - BRIGHTON  
6.00 SUNDAY, JULY 19 8.30  
ERIC EASTON presents

THE SENSATIONAL  
ROLLING STONES  
THE ECHOES  
KEVIN SCOTT and The KINSMEN  
JILLIE GRANT  
KENNY LYNCH

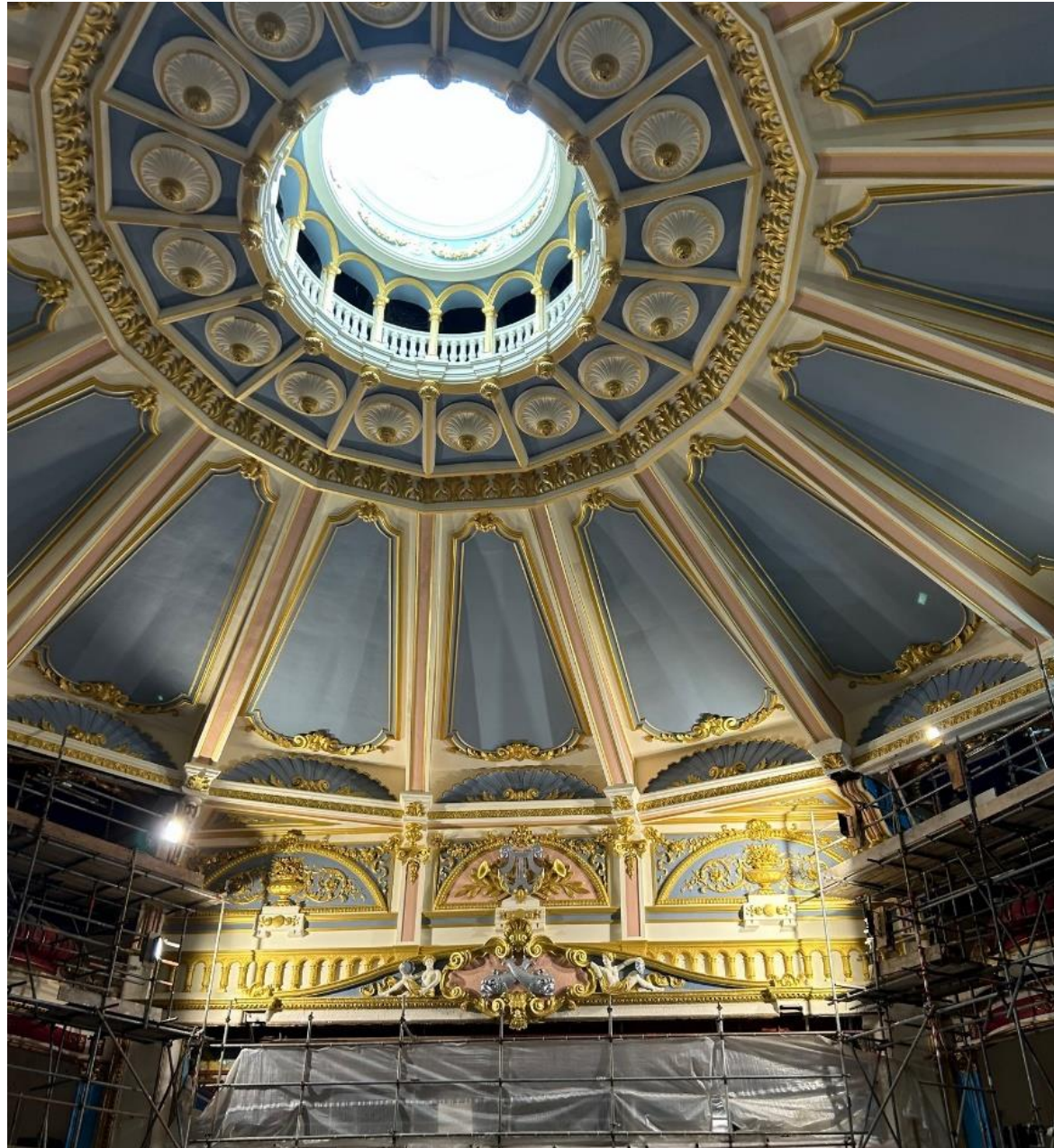
# Auditorium



# Auditorium



# Auditorium



# Grand Master Control Panel



# BH2022/02443 and BH2022/02444

---

- ▶ **Approved July 2024**
- ▶ Restoration, renovation, part-demolition works and extensions to The Hippodrome
- ▶ Proposed multi-format flexible performance space in auditorium
- ▶ New “foyer bar”, internal bar areas, member club and roof terrace/s
- ▶ Erection of new 3-7 storey “apart-hotel” on existing rear service yard fronting Ship Street with retail at ground floor

# Current applications

---

- ▶ Restoration, renovation, part-demolition works and extensions to The Hippodrome
- ▶ Proposed performance space in auditorium with ancillary bars
- ▶ Application indicates audience capacity uplift from 1800 - 2300
- ▶ New “foyer bar”, external bar areas, members club and roof terrace/s removed
- ▶ Erection of new 3-7 storey “apart-hotel” on existing rear service yard fronting Ship Street with retail at ground floor (minimal change from existing consent)

# As approved



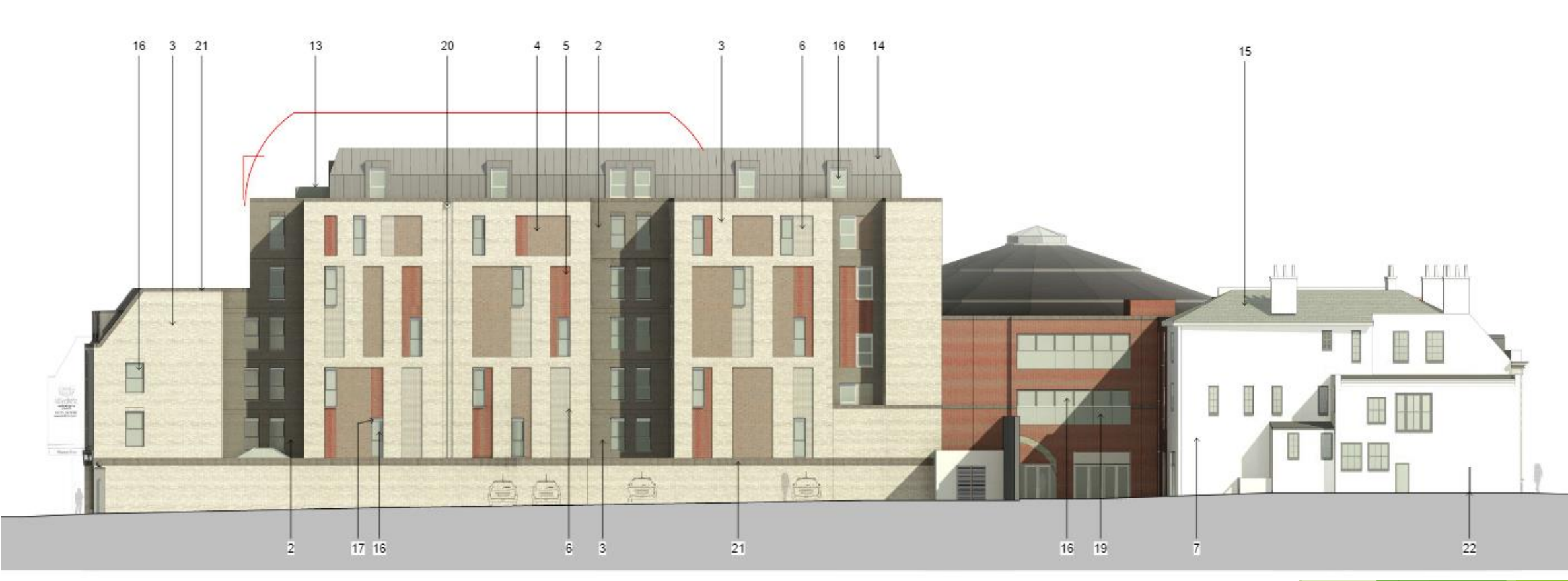
# As approved



25

# As approved

26



# As approved



# Key variations (S73 and LBC)

- ▶ New auditorium roof structure (increase in total height of by 3m) to meet acoustic, ventilation and structural requirements.
- ▶ Revised details of Middle Street frontage
- ▶ Revised floor plans removing members club and restaurant café and proposed new venue layout
- ▶ Removal of upper level windows and external bar and terrace from the proposal
- ▶ Demolition of WC extension at the rear of Hippodrome House to widen the fire escape route
- ▶ Minor design variation to northern elevation of auditorium/apart hotel to remove set back at lower levels in one section
- ▶ Uplift in audience capacity considered from 1800 - 2300 patrons

# Key condition variations (S73 and LBC)

- ▶ Condition 13 is proposed to be amended to allow for external detailing to be approved prior to installation and not prior to works above slab level as the condition currently requires.
- ▶
- ▶ Condition 17 is proposed to be amended to allow for the shell and core demolition and works to proceed with a detailed fit out and restoration subsequently.
- ▶
- ▶ Condition 36 is to be amended to reflect the new layout and confirm all bars are Class E(b) or ancillary to the main venue use.
- ▶
- ▶ *Removal of Conditions*
- ▶ Conditions 31, 32, 33 and 34 all relate to elements of the scheme which are proposed to be removed such as hours of use of the foyer bar and external balcony bar as well as controls on external amplified music on the terrace.
- ▶ Condition 34 is recommended to be amended to still control external areas

# Condition discharge (S73 and LBC)

## ▶ *Discharge of Conditions*

- ▶ Detail is provided in the application to satisfy the requirement for further information relating to conditions 15, 16 and 23 of BH2022/02443.
- ▶
- ▶ Condition 15 requires details of the replacement entrance canopy to the Hippodrome Middle Street frontage and the entrance portico to Hippodrome House.
- ▶
- ▶ Condition 16 requires details of the submission of location and method for repositioning the Grand Master Control panel.
- ▶
- ▶ Condition 23 requires details of the auditorium ceiling paint scheme.

# Representations

**Forty (40)** public representations from **nineteen (19)** individuals and a group, the “**Old Town Alliance**”, have been received objecting to the proposed development

- Adverse effect on listed building
- Adversely affects Conservation Area
- Inappropriate height of development
- Noise
- Overdevelopment
- Overshadowing
- Poor design, new roof too large and will block view and restrict light
- Restriction of view
- Overlooking from south facing windows
- New build at rear would block natural light and right to light
- External terraces likely to cause noise and disturbance
- Concerns on removal of conditions 31-34 as these safeguard residential amenity.
- Concerns on noise management through the building envelope
- Concerns on increased audience capacity regarding noise, congestion and safety.
- Request to install a gate either end of twitten (Ship Street Gardens) to limit anti-social behaviour
- Opening hours should be limited to 11pm
- Concerns that public consultation is unclear
- Capacity increase should be tested after 1800 is operational
- No evident wheelchair access to some internal areas
- Questions on accessibility provision overall

# Representations

- New hotel will exacerbate parking/traffic issues on Ship Street
- Concerns on rear yard being used for smoking
- Conditions should be required on external areas.
- Requests for Verified soundproofing testing
- Should not be a Section 73 application
- No crowd management information
- Middle Street should be pedestrianised
- Site is within Cumulative Stress Area and Middle Street an area already experiencing anti-social behaviour. Will worsen existing situation.
- Rubbish and debris post events
- Concerns on “off premises” alcohol licence
- Hippodrome project failed previously due to licencing concerns. Situation is now worsened.
- Objection to the discharge of waste management condition
- Reference to "Class E(b)" or "ancillary use" under Condition 36 provides no enforceable limits on hours, noise, or operation.

# Proposed variations – West elevation



# Proposed variations – West elevation



# Proposed variations – North elevation



Key amendments: Changes to first floor windows at Hippodrome House, rear of auditorium simplified, removed setback at lower levels on western (RH side) of the new extension

# Proposed variations – North elevation



36



# Proposed variations – East elevation



37

Key amendments: New auditorium roof, no other alterations proposed

# Proposed variations – East elevation



# Proposed variations – South elevation



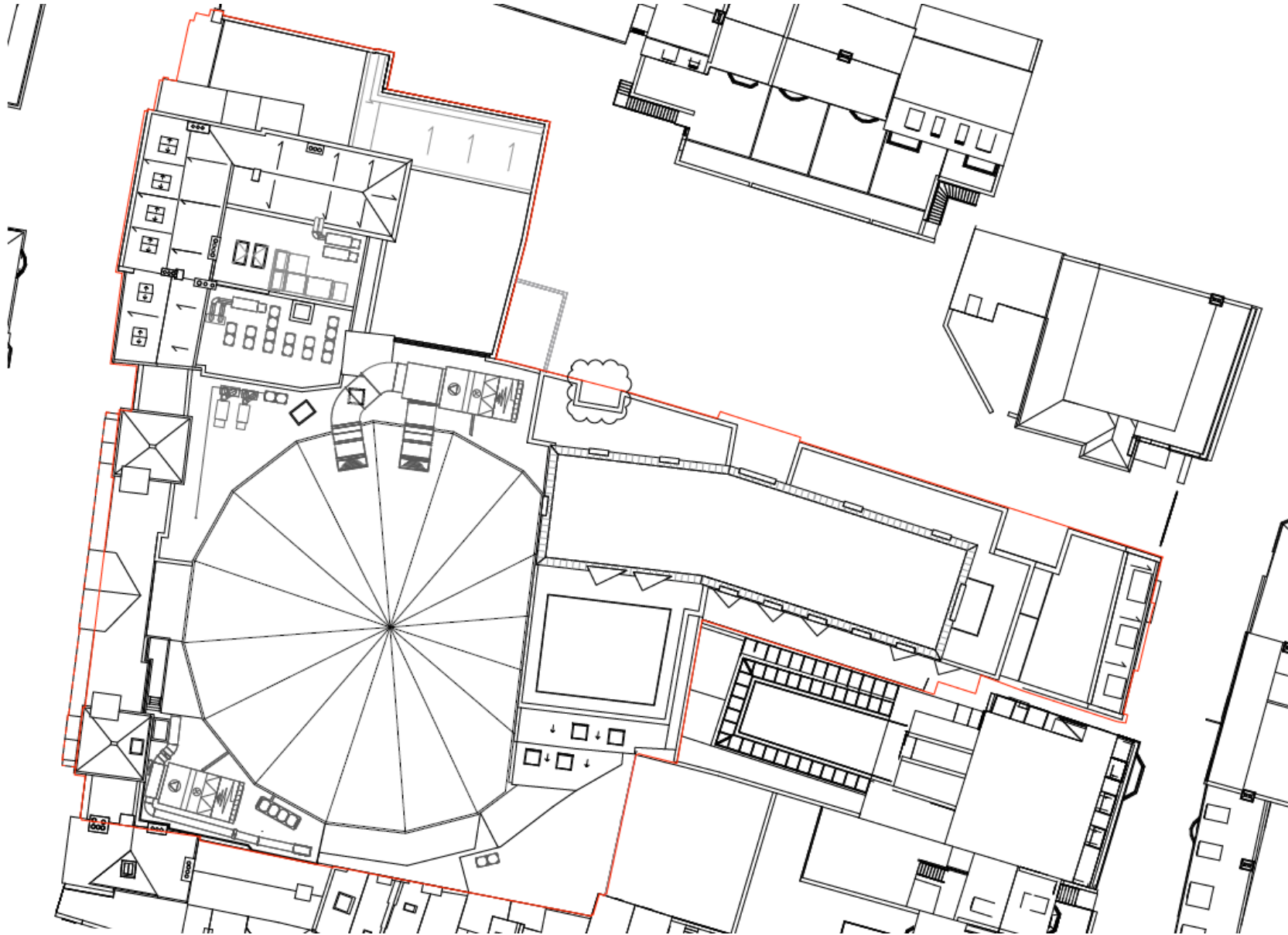
Key amendments: New auditorium roof, removal of south facing windows from the fly tower elevations

# Proposed variations – South elevation



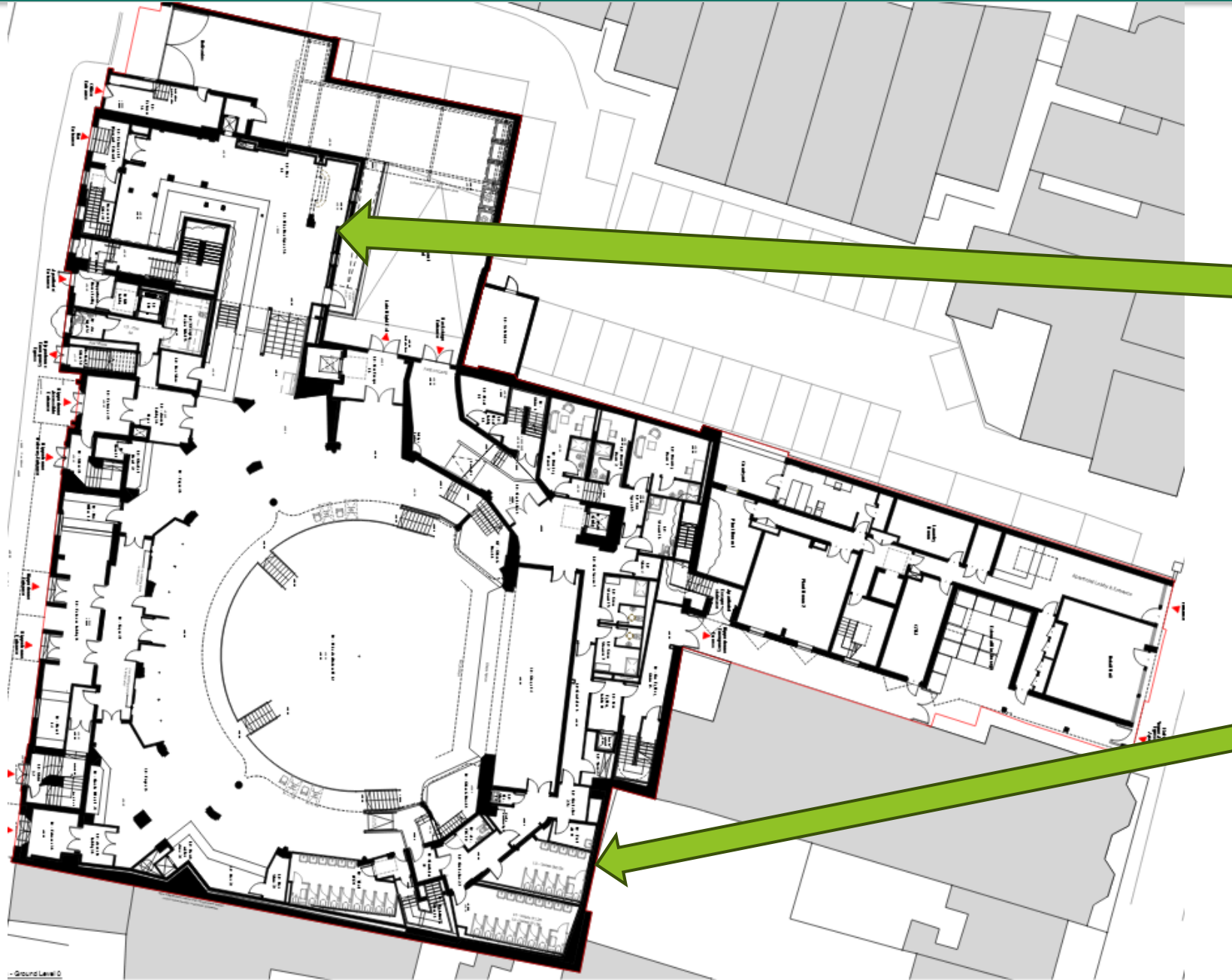
# Proposed roof plan

---





# Proposed Ground Floor



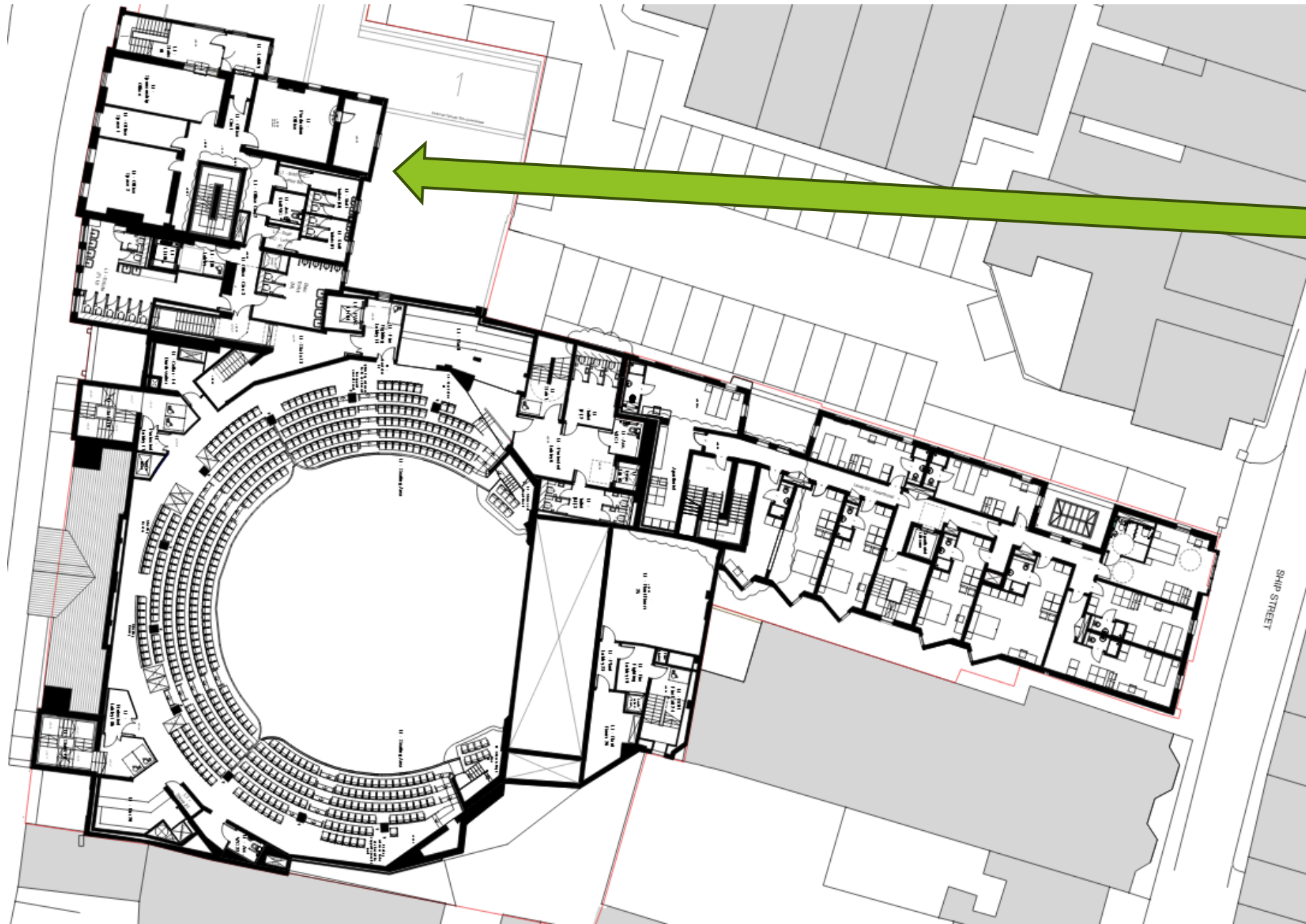
Removal of Private members club now proposed as ancillary bar areas within Hippodrome House

Removal of kitchens and foyer café proposed as ancillary auditorium space

# Proposed First Floor (mezzanine)



# Proposed Second Floor



Ancillary offices

# Proposed Third Floor



# Key Considerations

---

The main considerations in the determination of this application relate to:

- Principal of the proposed variations
- Impact upon the significance of the Grade II\* Listed Buildings
- Impacts on neighbouring and local public amenity
- Design and appearance
- Impacts upon the Conservation Area and other nearby listed buildings
- Highways and transport impacts
- Energy efficiency
- Accessibility
- Sustainability
- Existing consents BH2022/02443 and BH2022/02444 are extant and were approved with a flexible future of the Hippodrome considered

# Conclusion and Planning Balance

- The uplift in audience capacity is not considered to result in a harmful impact to the local or national highways network. Subject to the retention of the necessary Highways conditions and Event Management Plans, Delivery and Servicing Plans, Travel Plans and Construction and Environmental Management Plans as originally imposed
- Amendments to conditions allow variations to the timing of details considered acceptable and would retain sufficient and suitable controls
- Removal of Private Members Club and Foyer Bar/Café and the removal of associated conditions is a simplification of the scheme retains and improves operational viability
- External spaces for patrons (external bars) removed is an overall improvement
- Acoustic measures outlined for new roof and auditorium sound walls considered necessary and suitable
- Further heritage detailing and measures to be required at later stage of interior fit out

# Conclusion and Planning Balance

- Considered to sustain and enhance both the architectural and historic significance of the buildings
- Use proposed is considered suitably viable and consistent with the history of the site and the ongoing conservation of this at risk Grade II\* Listed Building securing what can be considered as the Optimal Viable Use.
- The proposed development would contribute to the re-generation and vitality of this part of the Old Town Conservation Area and would also improve the public realm and make a positive contribution to local character and distinctiveness.
- 
- There would be some heritage harm from the variations proposed. These harms are acknowledged as being some harm to the Conservation Area from the new roof and some heritage harm to the adjoining Hippodrome House from the demolished WC block.
- These harms are considered, in the planning balance, to be outweighed by the public benefits of the proposal which would amount to the restoration and appropriate re-use of the Grade II \* Listed Building with the public able to again appreciate and experience a restored Hippodrome Auditorium as a single volume providing a programme of performances and events and is considered viable and sustainable.
- Recommendation to **approve** S73 Planning permission and Listed Building Consent

