

1 Barrack Yard

BH2025/02689

7th October 2026



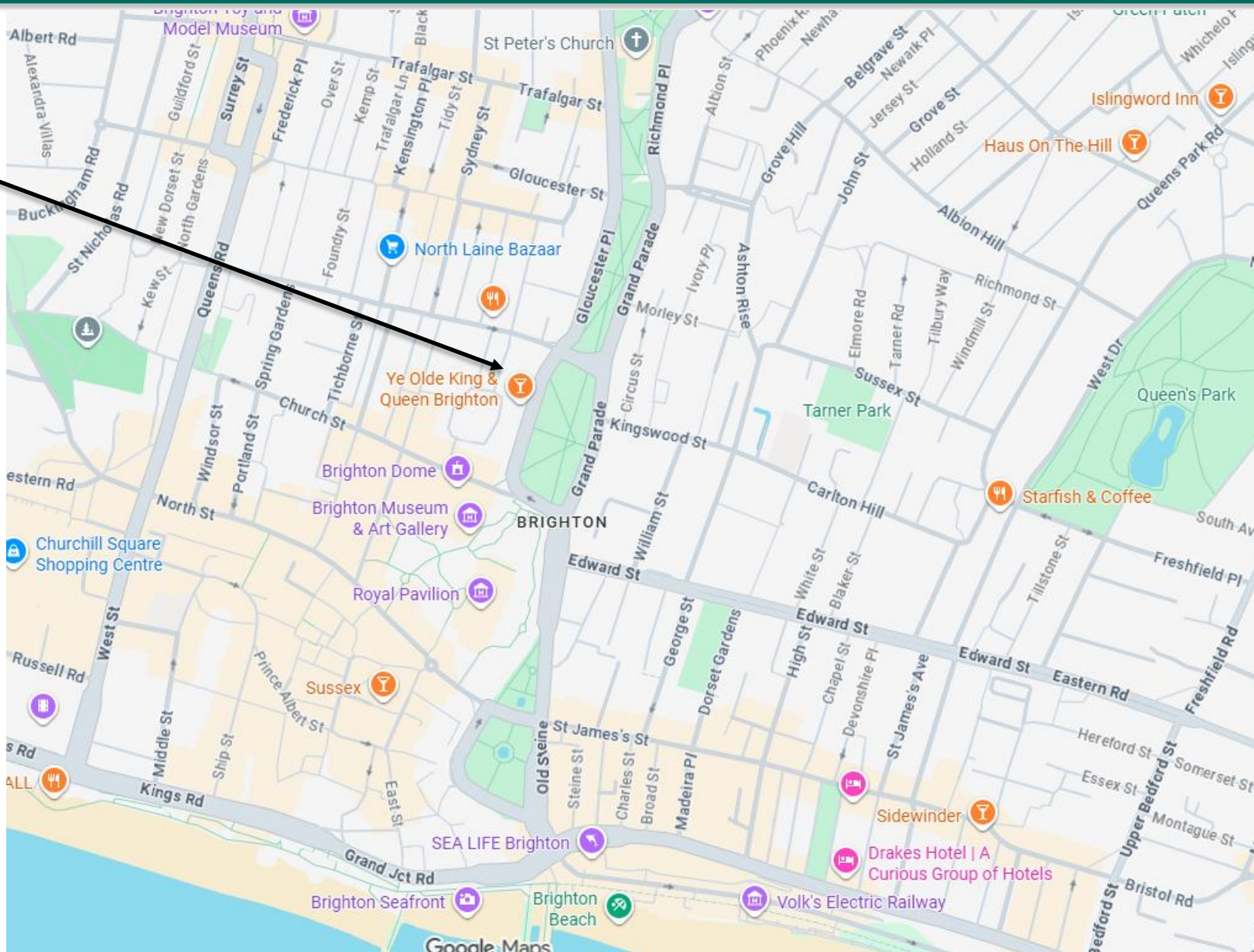
Brighton & Hove
City Council

Application Description

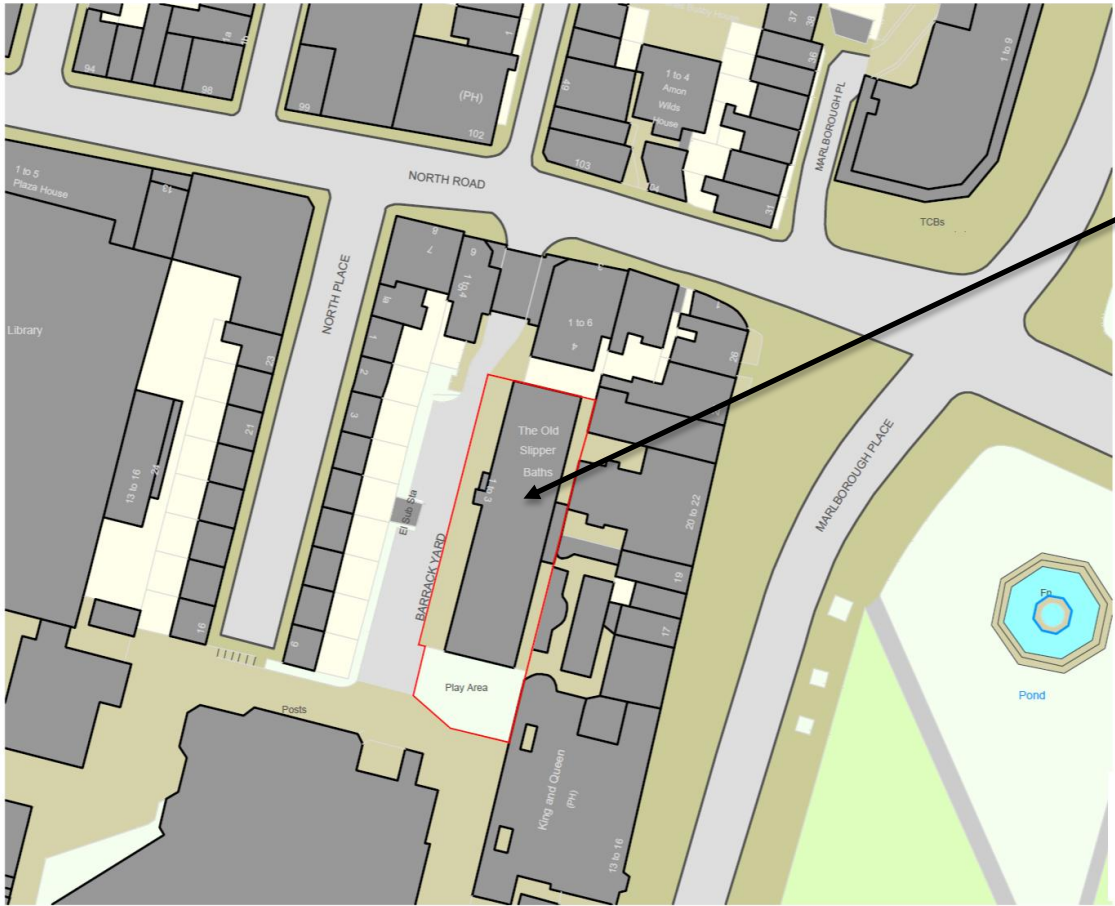
- ▶ Conversion and extension of existing building to provide 11no. flats for temporary accommodation. Alterations to fenestration. Provision of refuse and cycle storage building, communal external space and associated landscaping.
- ▶ Includes mansard roof extension
- ▶ Building is owned by BHCC and they are the applicant

Map of Application Site

Site



Existing Location Plan

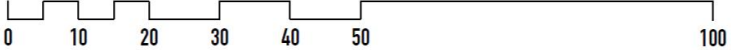


Site

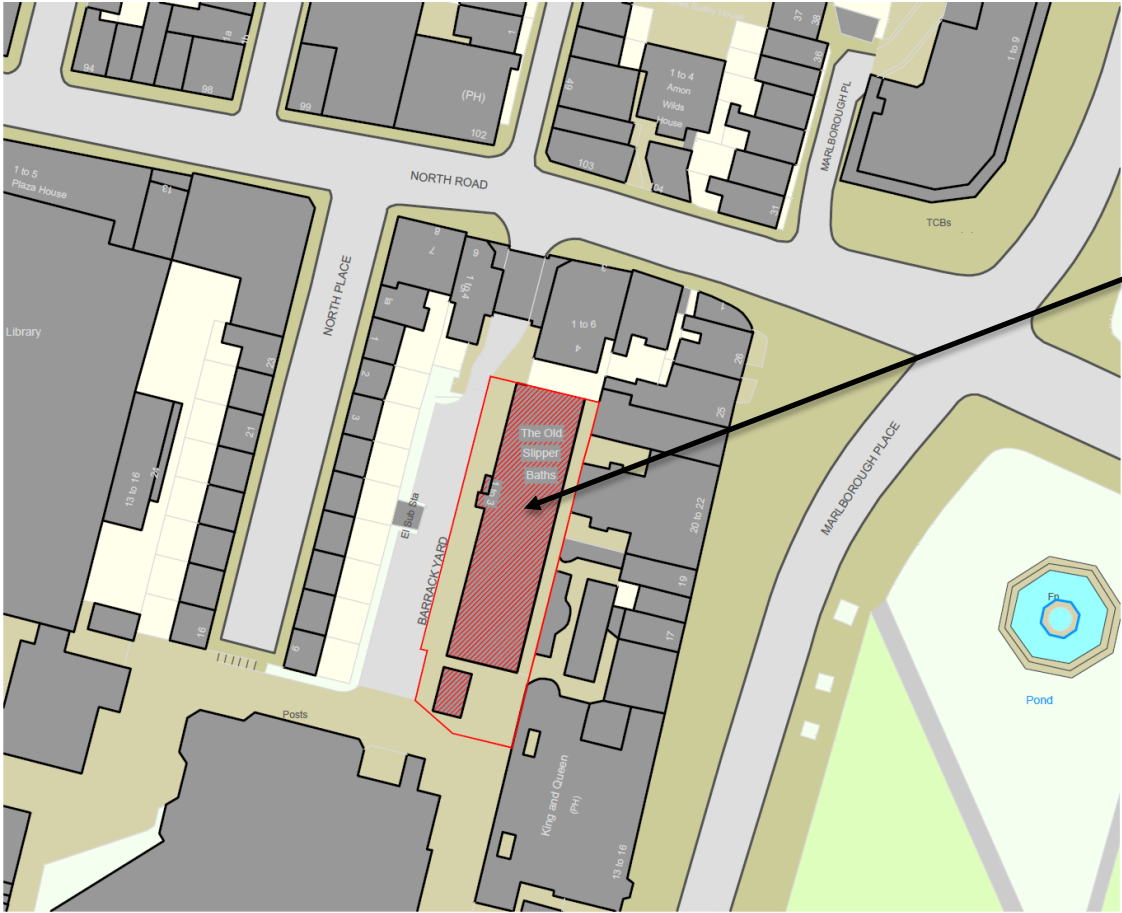


02 Location Plan
Scale: 1:1250

Scale in Metres



Proposed Location Plan

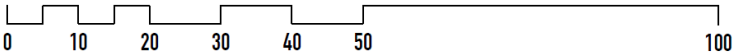


Site

02 Location Plan
Scale: 1:1250



Scale in Metres

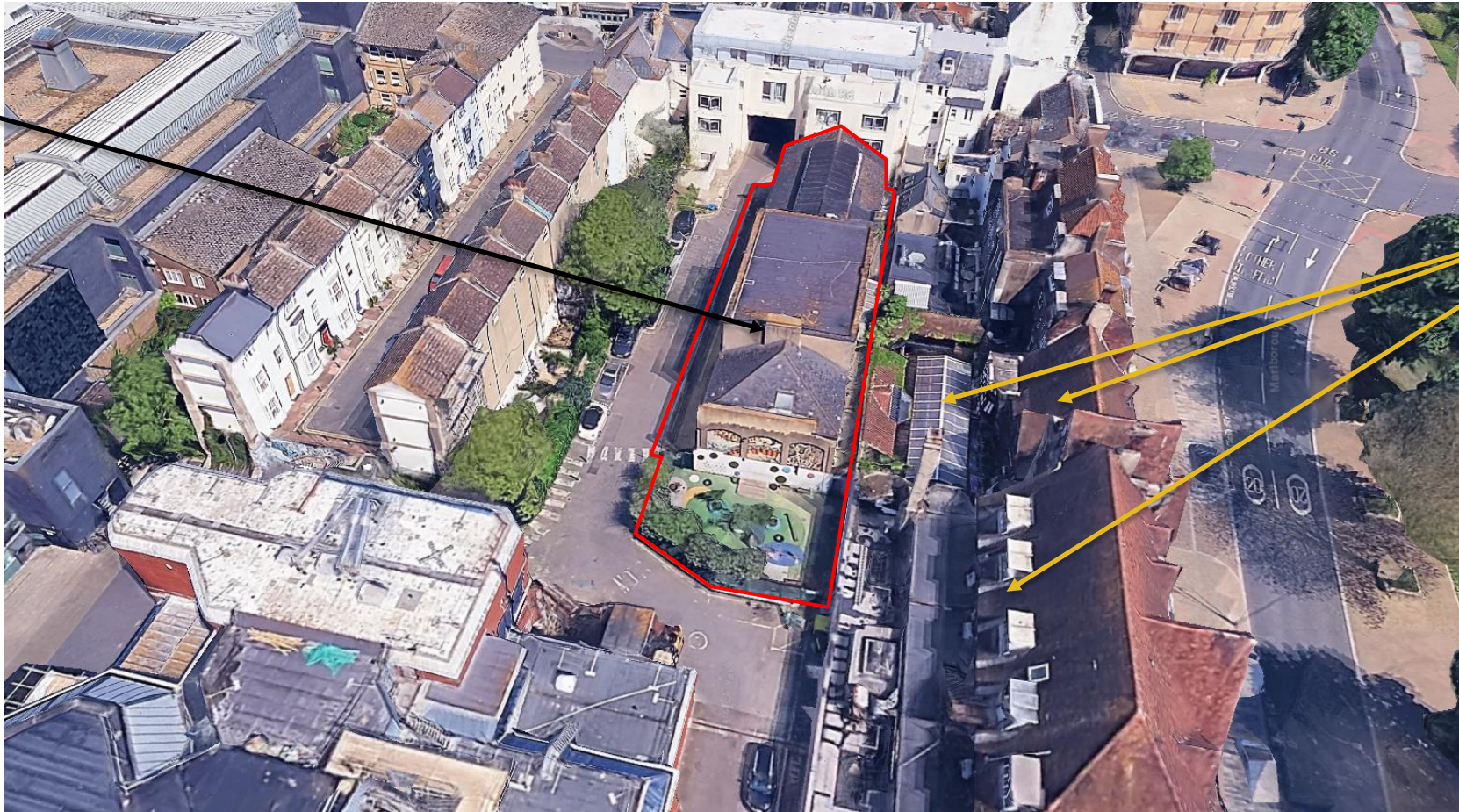


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3D Aerial Photo of Site

Site



Ye Olde King
& Queen -
public house
and The
Wine Cellar
(music/live
venues)

Front Photo of Site – looking South East



Front Photo of Site – looking North East



Side Photo of Site – looking North (murals and play area to south of building)



Side Photo of Site – looking east and southeast



Existing Block Plan



Proposed Block Plan



11 residential units – 100% Affordable

Unit	Floor	Unit Type	Gross Internal Area
1	Ground floor	2 bed 3p	69sqm
2	Ground floor	2 bed 3p	70sqm
3	Ground floor	2 bed 3p (M4(3))	76sqm
4	Ground floor	2 bed 4p	75sqm
5	First Floor	2 bed 3p	72sqm
6	First floor	2 bed 3p	68sqm
7	First floor	2 bed 4p	73sqm
8	First floor	3 bed 4p	80sqm
9	Second floor	3 bed 6p	106sqm
10	Second floor	3 bed 5p	87sqm
11	Second floor	3 bed 4p	93sqm

Existing Elevations – West (front)



01 Front Elevation - West
Scale: 1:100

Existing Elevations – East (Rear)

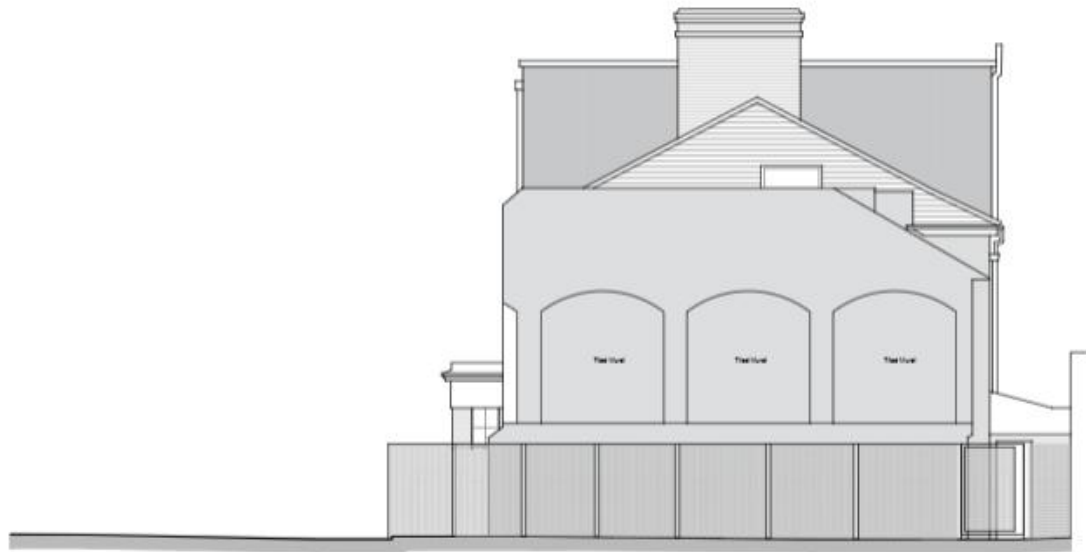
46



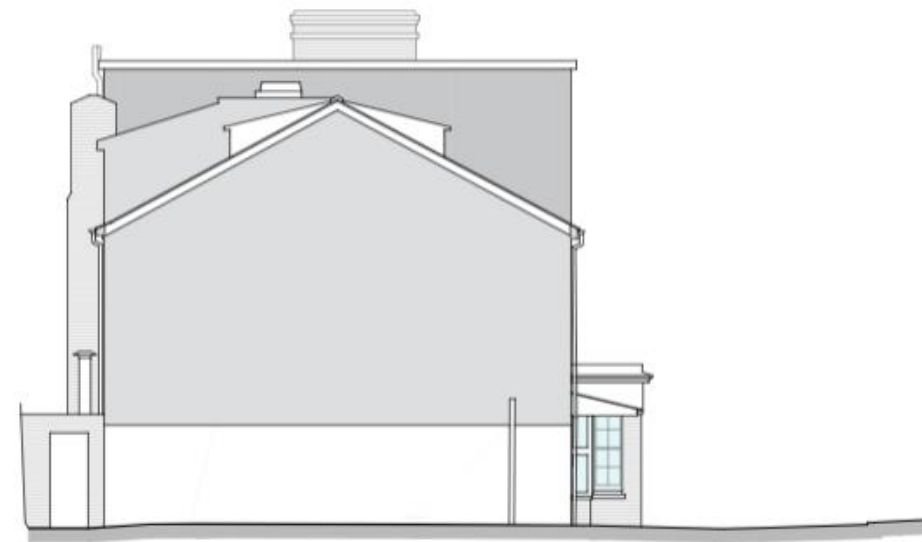
02 Rear Elevation - East
Scale: 1:100

Existing Elevations – South and North (Side)

47

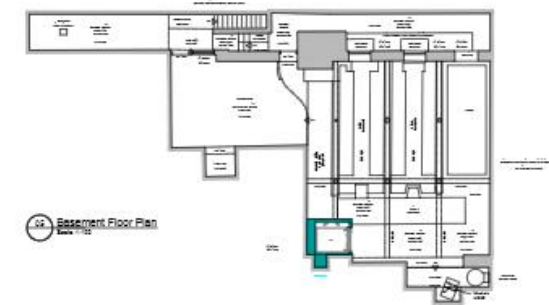
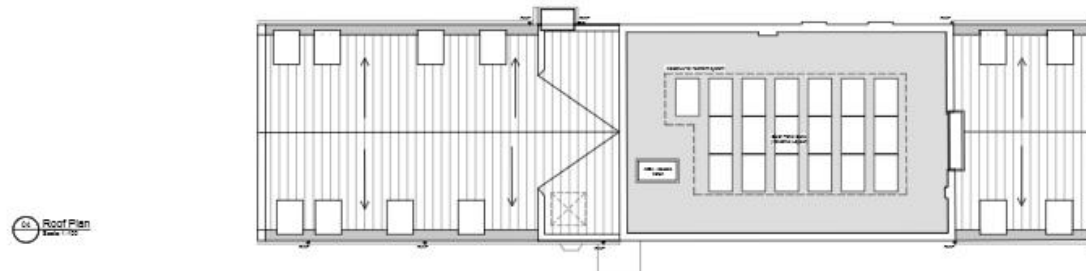
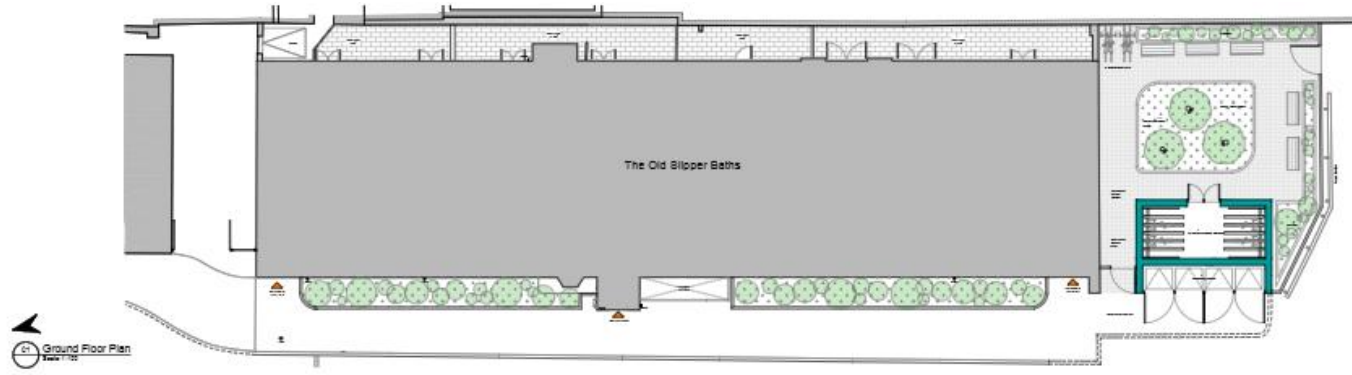


03 Side Elevation - South
Scale: 1:100



04 Side Elevation - North
Scale: 1:100

Proposed Floor Plans



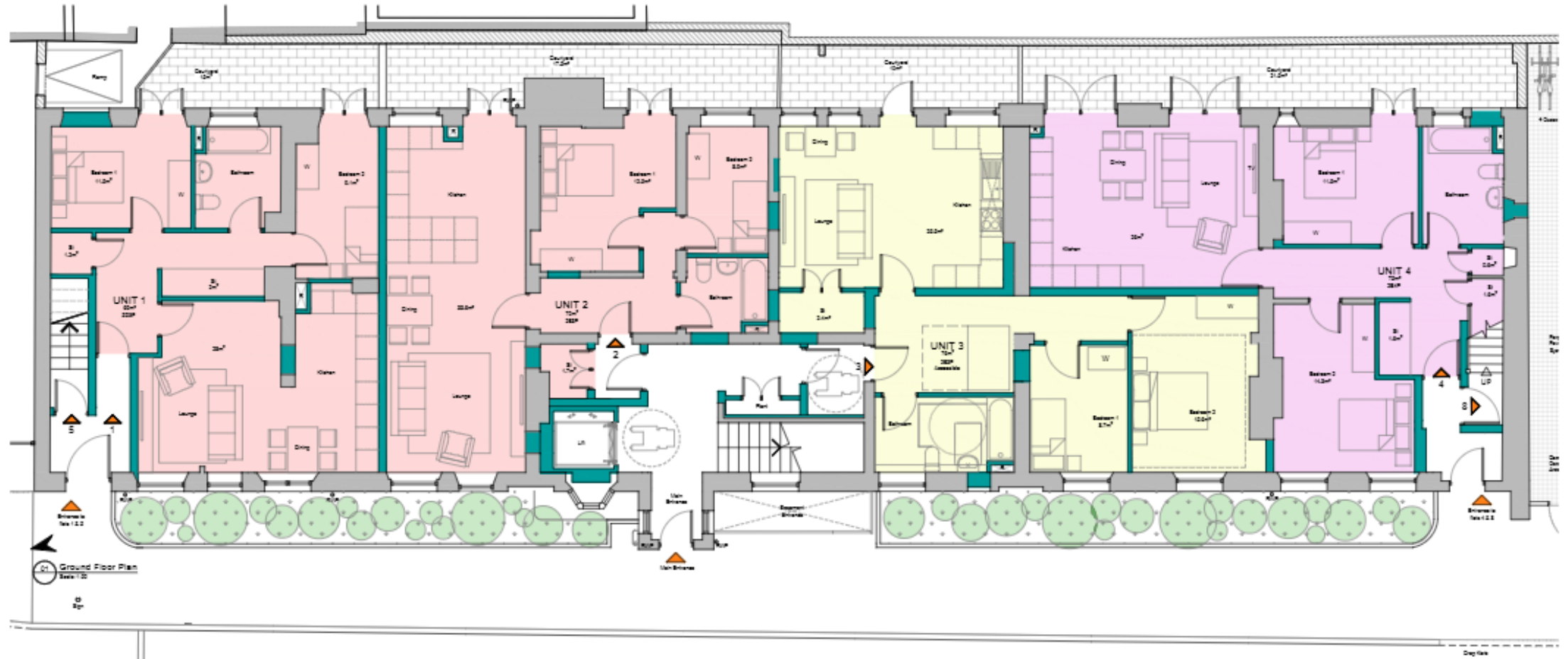
EN EN ARCHITECTS
A
157 150 C 1:100

PLANNING
The Old Slipper Baths
Proposed Plans

Scale 1:100
0 5 10 M

EN ARCHITECTS
157 150 C 1:100

Proposed Ground Floor Plan



Proposed Elevations – West (front)



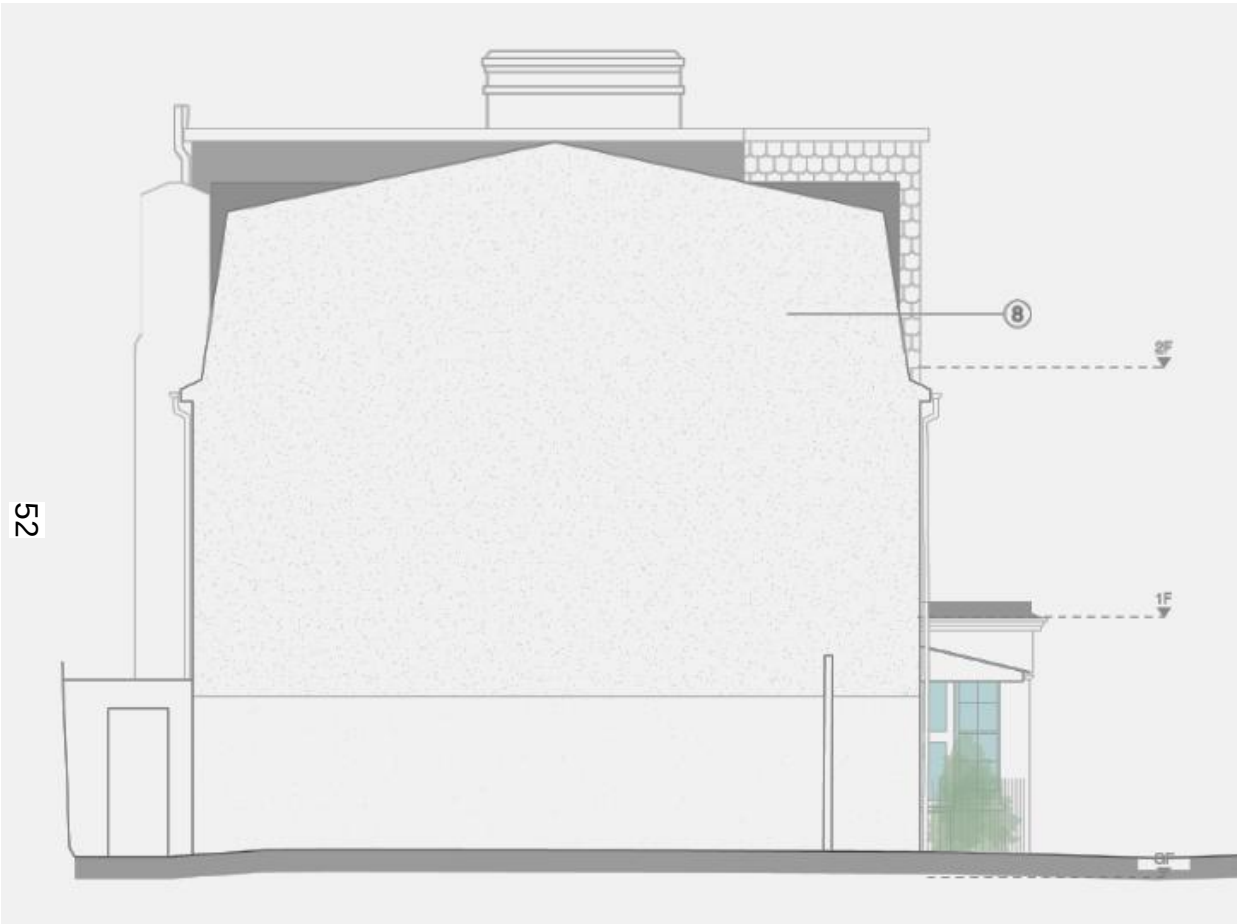
MATERIAL KEY

1. New dormer dressed in zinc
2. Zinc shingles steep pitch mansard
3. Zinc shingles vertical cladding to lift extension
4. Zinc standing seam shallow pitch mansard
5. Block up existing opening with matching brickwork
6. New timber doors & sash windows (throughout)
7. New brickwork matching existing
8. Render to match existing

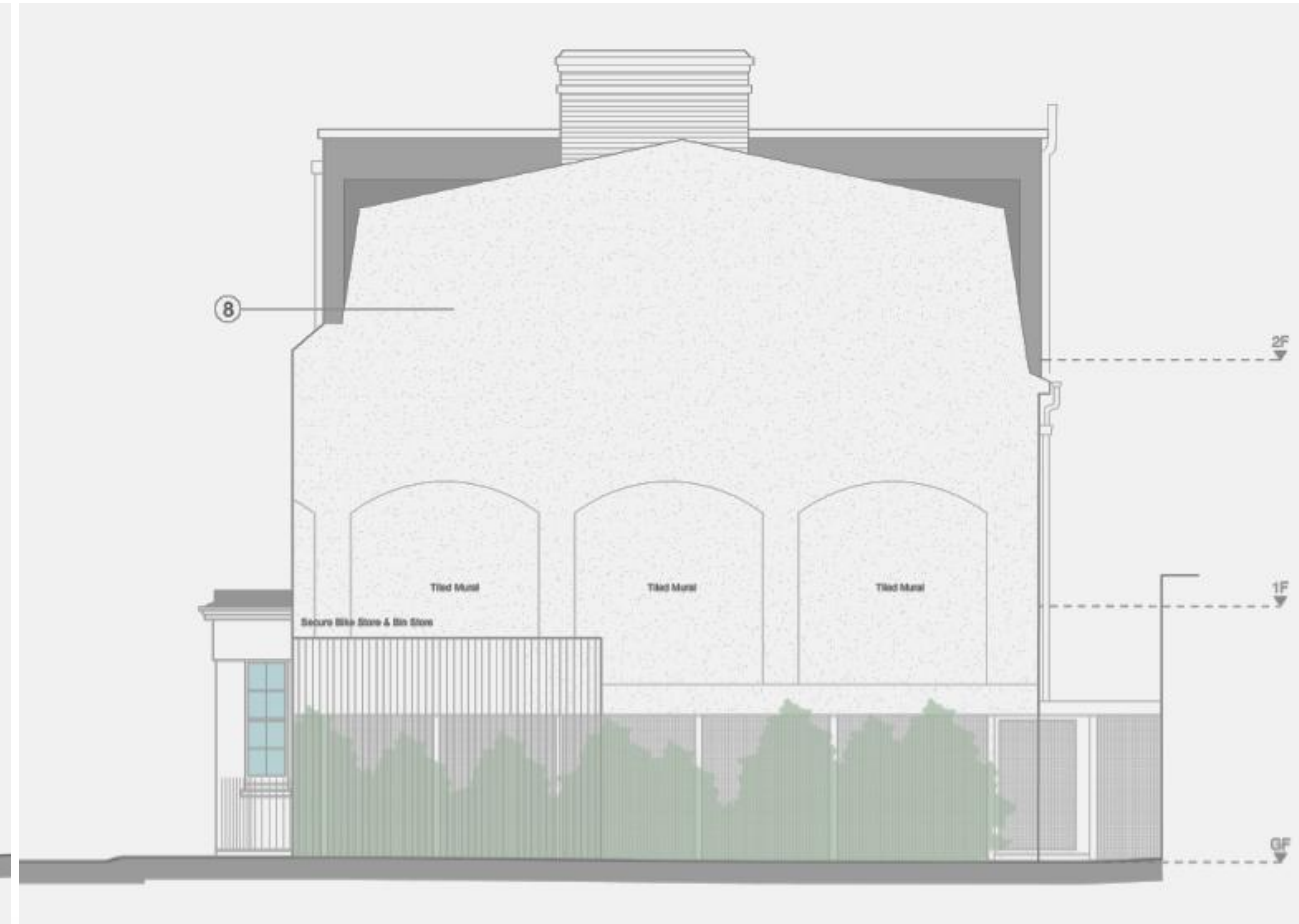
Proposed Elevations – East (Rear)



Proposed Elevations – South and North (Side)



Side elevation North

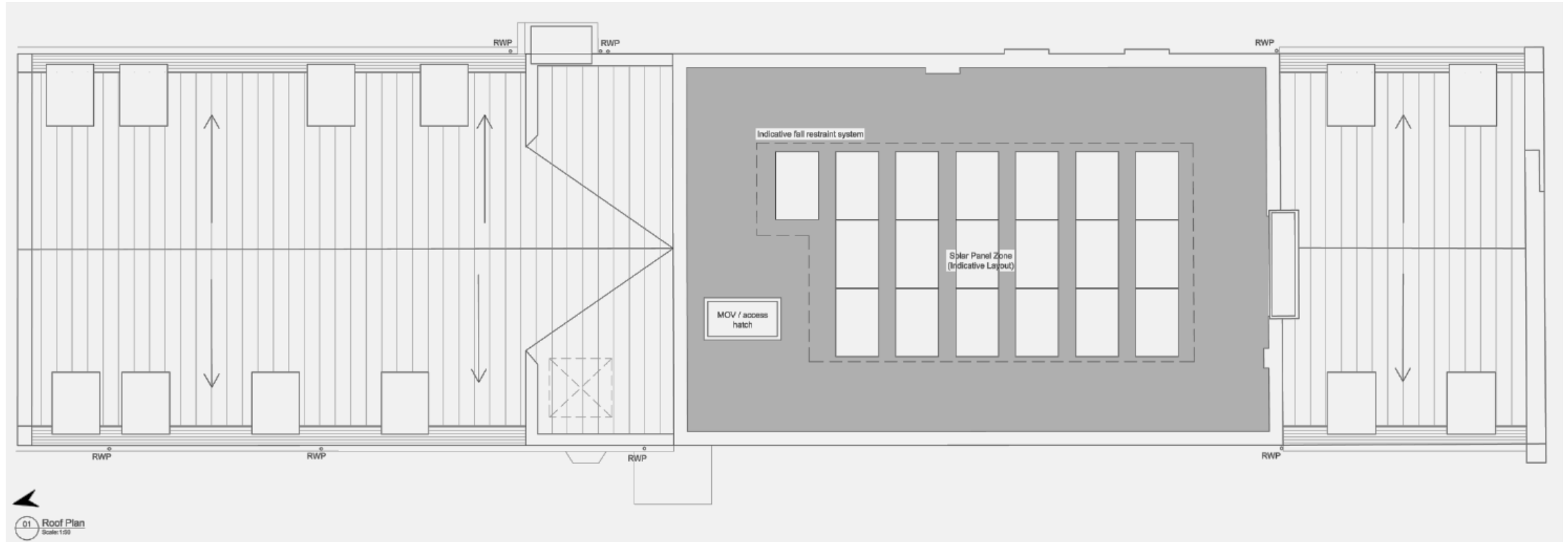


Side elevation South

MATERIAL KEY

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2. Zinc shingles steep pitch mansard
3. Zinc shingles vertical cladding to lift extension
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Proposed Roof Plan



Representations

Three (3) representations have been received objecting to the development for the following reasons

- ▶ **Design Concerns:** scale and form.
- ▶ **Traffic and Highway:** additional traffic, safety, parking.
- ▶ **Amenity:** Temporary accommodation will cause safety issues and affect character/reputation of area, outlook, overshadowing, loss of privacy.
- ▶ **Other:** noise and disruption through construction and potential for noise complaints due to proximity to licensed venues/nighttime economy

One (1) representation has been received commenting on the development for the following reasons:

- ▶ Highlighting potential issues with access/transport during construction and when occupied in relation to the Prince regents Leisure Centre

Key Considerations

- ▶ Principle of development including, loss of community floorspace, and provision of housing;
- ▶ Design and Heritage;
- ▶ Standard of Accommodation;
- ▶ Impact on Amenity and Agent of Change;
- ▶ Housing Mix;
- ▶ Affordable Housing Provision;
- ▶ Sustainable Transport.

Conclusion and Planning Balance

- ▶ The principle of the proposed use has been shown to be acceptable; previous uses relocated, significant weight given to housing (and affordable) provision. Site appropriate for residential use, is mixed residential/commercial area.
- ▶ Introduction of mansard roof would impact a non-designated heritage asset but not to an unacceptable extent. The overall design is sympathetic and has been revised during the course of the application and the degree of harm to the building and surrounding heritage assets has been reduced. There are similar roofs in area and the limited harm identified is weighed against the public benefits of the scheme and found to be acceptable in this case.
- ▶ Standard of Accommodation - is acceptable, albeit recognised that noise impacts will have to be mitigated by enhanced glazing/closure and ventilation systems to meet agent of change impacts.
- ▶ Impact on Neighbouring Amenity - Is considered acceptable in city centre location, also when balanced against the limited degree of harm and benefits of scheme. CEMP condition.
- ▶ Housing Mix and Affordable Housing - Provision acceptable with a family-oriented mix and 100% of units being offered for below market rent to those in high housing need. Acute need for temporary accommodation. Housing given significant weight.
- ▶ Sustainable Transport - is acceptable with a central location and well served by public transport. Cycle parking proposed.

Recommend: Approval