

Ralph Long

From: Angela Dymott [Angela.Dymott@brighton-hove.gov.uk]
Sent: 06 February 2009 13:08
To: Pete West
Cc: Ian Davey; Keith Taylor; 'snkiddell@yahoo.com'; Charlotte Woodworth; Georgia Wrighton; Amy Kennedy; Ralph Long; Richard Butler
Subject: RE: Ice Rink, Queen Square

Pete,

Further to our 'phone conversation, I confirm that this is essentially a property decision and a lot of your questions below relate to the planning process that will need to be undertaken by the successful developer and their architectural team. Their bid is subject to planning, contract and preliminary timetable.

The proposal from the developer's team is at the very earliest stages and will evolve as it is developed through the planning process and associated consultations with the community.

As mentioned I do not feel I can send you the pink paper that your convenor would have received.

We will be happy to take you through the evaluation model and proposed scheme and the contact officer Ralph Long and or Richard Butler, Estates Manager will contact you to arrange a convenient meeting next week.

Regards,

Angela Dymott
Assistant Director
Property & Design
Tel: 01273 291450

-----Original Message-----

From: Pete West [mailto:Pete.West@brighton-hove.gov.uk]
Sent: 06 February 2009 11:48
To: Angela Dymott
Cc: Ian Davey; Keith Taylor; 'snkiddell@yahoo.com'; Charlotte Woodworth
Subject: Ice Rink, Queen Square

Dear Angela,

Thank you for forwarding the report regarding the proposals to be discuss at cabinet next week.

I have place a request with the Leader of the Council that I might address Cabinet on behalf of constituents and fellow ward councillors. I will also be meeting the SNCGSA on Wednesday to discuss and receive their views and have today received contact from the Wykeham Terrace Residents Association too.

I would therefore very much appreciate a chance to meet with yourself and other officers early next week to get a briefing. I would also appreciate receiving a copy of the pink papers which I presume set out the financial case.

In particular I am keen to know the following:

- the supporting evidence of crime and disorder figures that indicate that there is a problem in the church yard;
- supporting evidence that increasing passive surveillance from both foot/cycle traffic and overlooking from the new development will reduce those problems;
- what planning policy is applicable and what rationale supports such a tall development being permissible at this location;
- the details of the financial case options;
- what public and internal consultation has been conducted;
- what the envisaged S106 arrangement would encompass. Would it include a new path across the churchyard and supporting improvements to the existing infrastructure, monies for restoration works of monuments, for example?

Looking forward to your early reply.

Pete West

Cllr Pete West
Green City Councillor for St Peter's & North Laine Ward
Green spokesperson for Enterprise, Employment,
Major Projects and the South Downs

Ralph Long

From: Ralph Long
Sent: 04 February 2009 10:36
To: Ian Davey; Keith Taylor; Pete West
Cc: Angela Dymott
Subject: Disposal of former Ice Rink site
Attachments: Ice Rink disposal - Cabinet 12th Feb 09 pt 1.doc; Plan - Ice Rink Report.doc

Dear Councillors,

I attach for your information the part 1 report and plan for the disposal of the former Ice Rink site going to Cabinet on 12th February.

Yours Sincerely
Ralph Long
Property & Design

01273 291442

Ralph Long

From: Angela Dymott [Angela.Dymott@brighton-hove.gov.uk]
Sent: 16 January 2009 11:45
To: Keith Taylor
Cc: Ian Davey; Pete West; Ralph Long
Subject: RE: Ice Rink site and 11 Queen Square - Report to Cabinet on Disposal 12th Feb

Keith,

The report is not finalised and will not become public until end of Jan/early Feb. We have already promised Pete West that we would send it out to you all then.

Regards,

Angela Dymott
Assistant Director
Property & Design
Tel: 01273 291450

From: Keith Taylor [mailto:Keith.Taylor@brighton-hove.gov.uk]
Sent: 16 January 2009 11:18
To: Ralph Long
Cc: Angela Dymott; Ian Davey; Pete West; Richard Butler
Subject: Re: Ice Rink site and 11 Queen Square - Report to Cabinet on Disposal 12th Feb

Dear Ralph Long

Please can you forward the report to cabinet?

Thanks
Keith Taylor

City Councillor for St Peters & North Laine Ward
Convenor of Green Councillors Group
tel/fax 01273 291165

Ralph Long@Exchange
16/01/2009 10:15

To: Ian Davey@Exchange, Keith Taylor/CLLR/NAB/BHC
cc: Angela Dymott@Exchange, Richard Butler@Exchange
Subject: Ice Rink site and 11 Queen Square - Report to Cabinet c

Dear Councillors,

In advance of the Cabinet meeting on the 12th February please note that there is a report recommending the disposal of the old Ice Rink in Queen Square. The preferred party is proposing a high quality hotel on the site with restaurant facilities/bar/café on the lower floors. As part of the scheme the developers will be providing a pedestrian and cycle access through the site linking Queen Square to St Nicholas churchyard. This would make a considerable improvement to the environment and make St Nicholas Churchyard a safer, better used and more attractive location.

The disposal will be on a long lease at a premium and subject to obtaining planning consent. In this connection the planners have given their indicative approval in an informal planning brief to an hotel

use and are supportive of improvements to St Nicholas churchyard and the local environment. The developers are aware of the sensitivities surrounding the site, in particular the Grade 11 listed buildings in Wykeham Terrace, the Grade 11 listed church and boundaries and the historic churchyard within the Clifton Hill Conservation Area and will be consulting local residents and communities about their proposals.

I attach a copy of the agent's particulars and a site plan which for clarification includes the office premises at 11 Queen Square. The occupiers there, the Youth Advocacy and Participation service (YAP) will be relocated to other Council premises nearby.

If you have any queries please contact me.

Yours Sincerely
Ralph Long
Property & Design

01273 291442

<< File: ICE RINK BROCHURE PDF.pdf >> << File: Appendix to Ice Rink Report.doc >>

Ralph Long

From: Ralph Long
Sent: 16 January 2009 10:15
To: Ian Davey; Keith Taylor; Pete West
Cc: Angela Dymott; Richard Butler
Subject: Ice Rink site and 11 Queen Square - Report to Cabinet on Disposal 12th Feb
Attachments: ICE RINK BROCHURE PDF.pdf; Appendix to Ice Rink Report.doc

Dear Councillors,

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Yours Sincerely
Ralph Long
Property & Design

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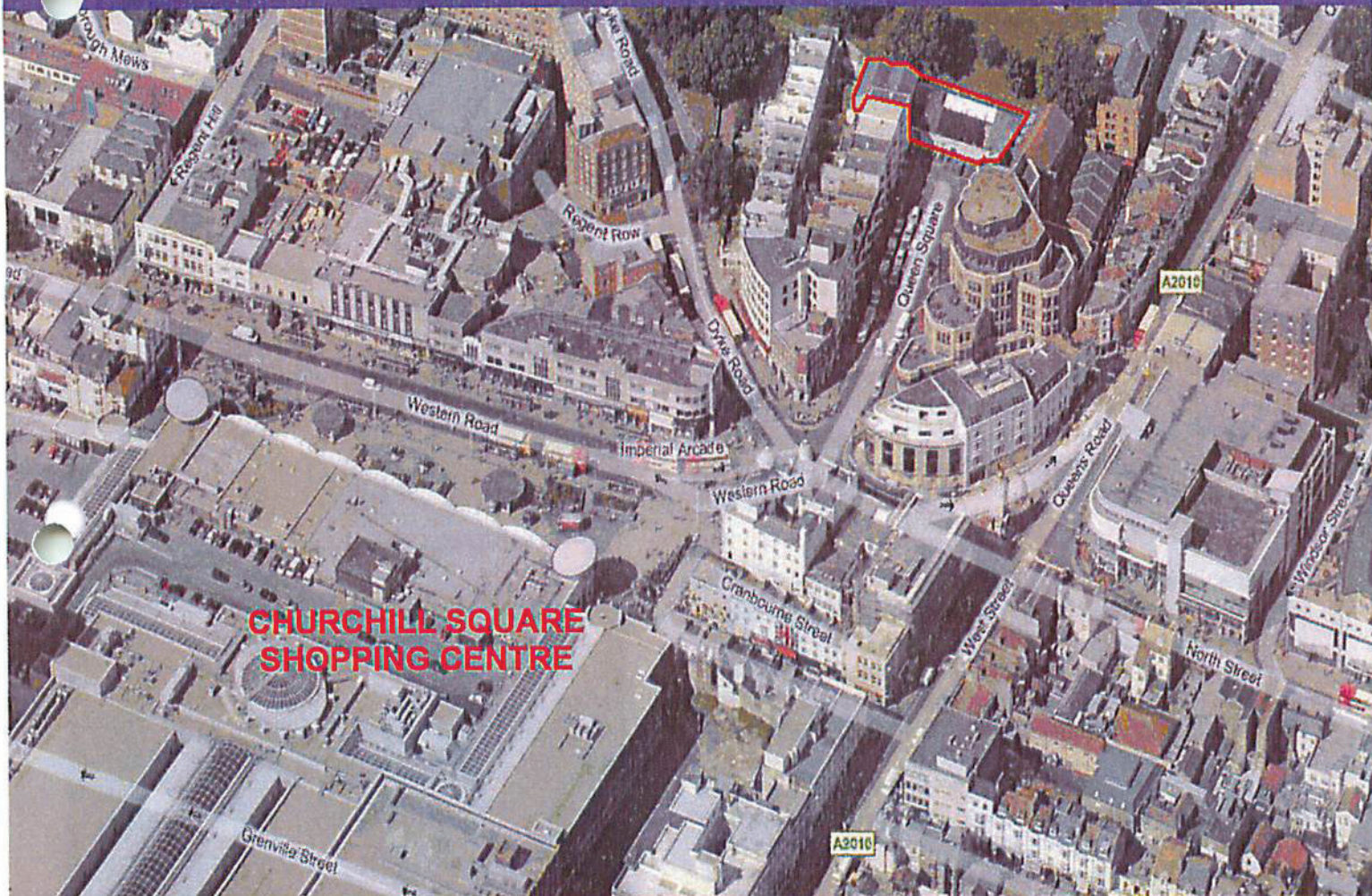
City centre mixed use
DEVELOPMENT OPPORTUNITY

0.2 Acres (0.08 Hectares)

Planning guidance for Residential, Hotel,
Office, Retail, Restaurant, Bar & Leisure Uses

FOR SALE

Best & final offers **12 NOON FRIDAY 7th NOVEMBER 2008**



**Former Brighton Ice Rink
& 11 Queen Square, Brighton**

BRIGHTON

The city of Brighton has a resident population of approximately 250,000 people and as a regional centre draws upon an extensive and affluent catchment population, which extend from Hastings in the east to Chichester in the west and as far north as the M25.

Drive time analysis indicates that Brighton has a core 30 minute catchment population of 450,000, with 1,300,000 people within a 60 minute drive time of the city (CACI). Brighton is a highly affluent area with a high proportion of wealthy achievers, affluent urbanites, prosperous professionals and better off executives, all being above the national average. Both leisure and business tourism make a valuable contribution to the local economy.

Local Authority research shows that there are on average 8,000,000 visits per year to the city, generating an annual spend approaching £400,000,000. Spending is further boosted by Brighton's two Universities which have over 25,000 students. These factors help to support over 400 restaurants in the town which is the largest number outside London. Additionally, there is strong night time economy with the UK's largest number of clubs and theatres per head. The City is acknowledged as a centre for culture, arts and entertainment.

Travel times by train to London Victoria and Gatwick airport are 50 minutes and 26 minutes respectively. The A23/M23 corridor provides fast access to the M25 and national motorway networks.

THE SITE

The site extends to approximately 0.2 acres (0.08 hectares) and comprises the former indoor Brighton Ice Rink which has been vacant for a number of years and is now generally derelict. The adjoining office building at 11 Queens Square is currently let on a short term tenancy but will also be offered with vacant possession.

The site is situated in the heart of Brighton immediately to the north of Western Road and Churchill Square, the core retail area in the City centre. Major multiple retailers nearby include Marks and Spencers, Boots, BHS, Waterstones, Starbucks and Costa Coffee.

Queens Road, the core office centre in the City, is within 200 yards and Brighton main line railway station is within 600 yards. The site is also within 200 yards of West Street which forms the principal night time hub of the City with many clubs and bars located there, including Wetherspoons, Yates and Walkabout.

Queen Square offers a mixture of commercial, residential and office properties. The western side of Queens Square is characterized by a terrace of older style properties in mixed office and residential use. On the eastern side is a modern six storey office building. To the rear of the site, and at a higher level, is the St Nicholas churchyard which provides a tranquil and important public open space in the centre of the City.



St Nicholas Churchyard at rear of the Ice Rink



The Ice Rink viewed from Western Road

PLANNING GUIDANCE

The property is being sold by Brighton & Hove City Council, who have issued planning guidance intended to assist the disposal and subsequent development of the former Ice Rink and adjoining building at 11 Queen Square. The planning guidance is prepared upon an informal basis and does not constitute formal council policy.

The current use of the ice rink falls within Use Class Category 'D2' as Leisure. 11 Queen Square is occupied as offices within Use Class 'B1'.

Prior to the issue of this planning guidance the City Council had previously attempted to market the site for a mixed 'D2' Leisure and residential scheme. The previous sale became abortive, principally because of unsuccessful attempts to secure a 'D2' leisure operator.

Consideration will now be given to other uses, subject to demonstrating that there is no demand for 'D2' use (in part demonstrated by the previous abortive marketing) and the collective weight of other factors surrounding new development proposals for the site.

Of particular interest to the Council is a scheme that helps redefine St Nicholas Churchyard as a safe, accessible and well used public space, possibly achieved by a link through to the churchyard from Queen Square. Weight will also be given to schemes that offer the opportunity to improve the public realm within Queen Square.

Other uses that may now be favourably considered for the Ground Floor of the scheme would include Use Classes A1, A3, A4 and A5 or entertainment type uses. The upper floors could provide residential units, office space and sheltered housing. Comprehensive office or hotel development may also be suitable.

A full copy of the Planning Guidance Note is available within the Information Pack.

INFORMATION PACK

An information pack is available upon request which includes the Planning Guidance Note, Asbestos Survey (Ice Rink), Environmental Risk Assessment (preliminary), Ordnance Survey Extract, Levels Survey and Legal Searches.

GUIDE PRICE

Upon application



BASIS OF SALE

Brighton & Hove City Council are seeking to dispose of the site to a developer who will work within the constraints of the planning guidance note. As such the preferred developer will be expected to enter into a contract, conditional upon receipt of planning permission, for a development which, following consultation with the Council, will meet their aspirations for regenerating this important town centre site.

Best offers should be received no later than **12 noon 7 November 2008**

Accordingly, offers are invited for the site, subject to receipt of planning consent, on the following basis:-

- Offers should be submitted with a proposal for the development of the site in accordance with the planning guidance note. Indicative layout plans, elevations and/or illustrations of the proposed development, to include a summary of the accommodation to be provided, will assist us in evaluating offers.
- State the amount offered for the premises, subject to receipt of the proposed planning consent and contain evidence of the ability to fund the purchase at the proposed price
- Offers should be accompanied with a statement of the Purchasers development experience, details of other successfully completed developments and the professional team to be employed.
- Offers should be submitted within a sealed envelope, marked "Ice Rink Offer" and addressed to Mr C Oakley, Oakley Commercial, 23/24 Marlborough Place, Brighton, East Sussex, BN1 1UB. Faxed or emailed offers may be discounted from the selection process. Offers made with reference to other offers or formulas will not be considered.

VIEWINGS

The site can be viewed externally although for internal access appointments should be made through Oakley Commercial.

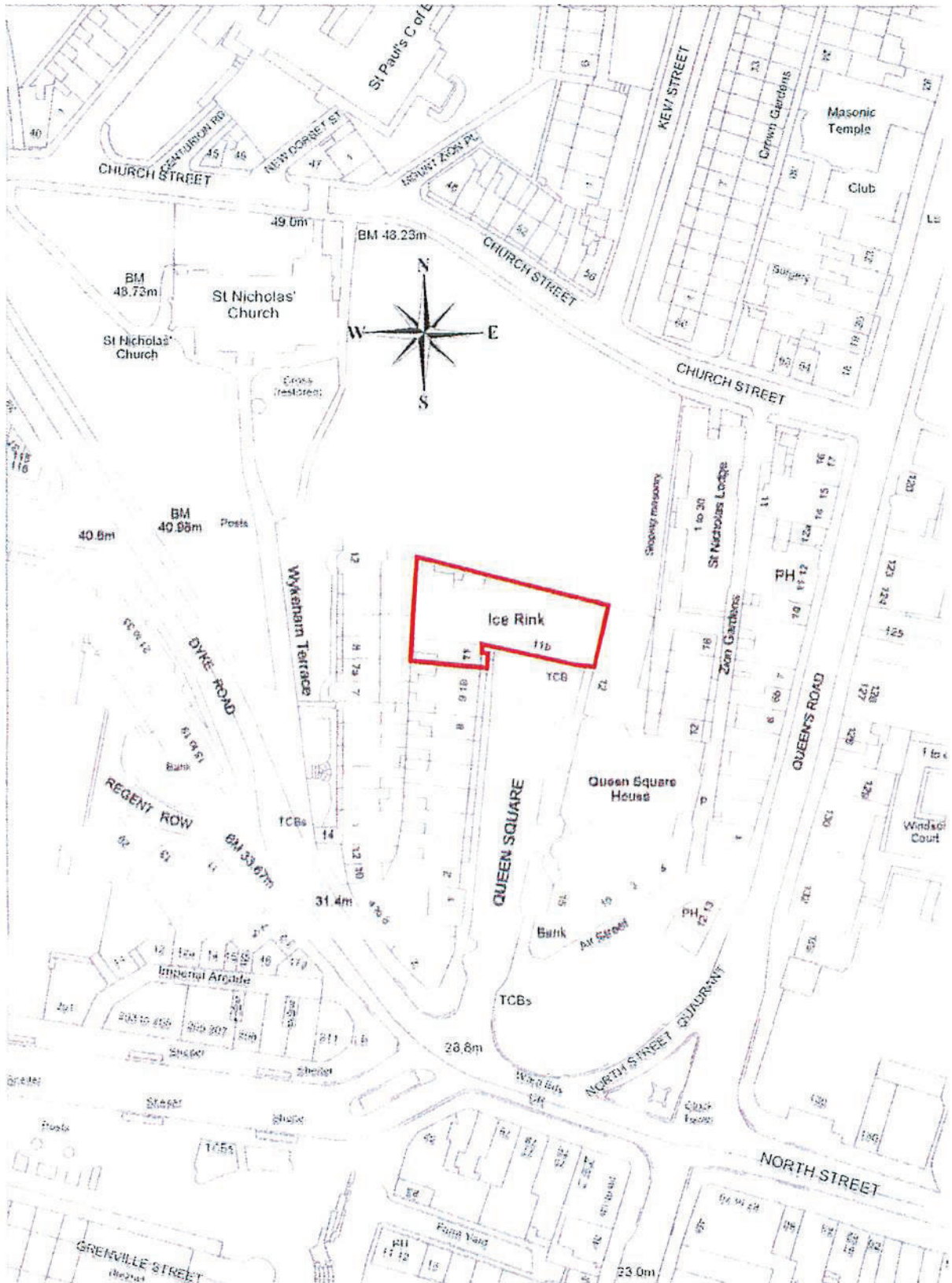
Chris Oakley
chriso@oakleycommercial.com
Tel: 01273 645 776

Simon Forrest
simonf@oakleycommercial.com
Tel: 01273 627 411.

Brighton and South Coast 23 & 24 Marlborough Place, Brighton, East Sussex BN1 1UB
Telephone 01273 688882 | Fax 01273 688884



Queen Square Ice Rink & 11, Queen Square



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Date: 06/06/07

Scale 1:1250

Ralph Long

From: Angela Dymott [Angela.Dymott@brighton-hove.gov.uk]
Sent: 13 January 2009 10:29
To: Pete West
Cc: Ralph Long
Subject: RE: Ice Rink Queen Square

Pete,

Yes – this is part of the informal planning brief and hence a condition of the sale.

Before marketing the site we worked with the planning team to widen brief to enable and support larger market interest.

The updated informal planning brief includes environmental improvements to offset the loss of leisure use of the ice rink. These include a scheme to help redefine St Nicholas Churchyard as a safe, accessible and well used public open space for the City and local residents. This is being achieved in all short listed schemes by incorporating a pedestrian/cycle route through the Ice Rink site and linking the Churchyard and Queen Square.

I believe the proposed scheme will regenerate this area of the City, opening up the site to the North and allowing more permeability whilst enabling environmental improvements to create a lively south facing square.

The reports are in draft form at the moment but once they go through the process and are ready for public circulation I will send you a copy if you wish.

Regards,

Angela Dymott
Assistant Director
Property & Design
Tel: 01273 291450

From: Pete West [mailto:Pete.West@brighton-hove.gov.uk]
Sent: 12 January 2009 16:56
To: Angela Dymott
Subject: Ice Rink Queen Square

Dear Angela,

I see from the forward plan that a decision is expected by the Cabinet on disposal of the Ice Rink at its meeting on 12 February. I also note that consultations have concluded.

As you may be aware there is great interest in the prospect of opening a right of way from the church grounds to Queen Square. It is expected this would become a popular pedestrian route and through its use raise passive surveillance and public safety levels in the park.

Can you tell me if permitting a right of way could be made a part of the condition of sale.

Many thanks

Pete West

Cllr Pete West
Green City Councillor for St Peter's & North Laine Ward
Green spokesperson for Enterprise, Employment,
Major Projects and the South Downs

